

DELTA AFRICA PROPERTY HOLDINGS LIMITED

(Registered by continuation in the Republic of Mauritius)

(Registration number 128881 C1/GBL)

JSE share code: DLA

SEM share code: DEL.N0000

ISIN: MU0473N00010

("the **Company**")



CAUTIONARY ANNOUNCEMENT

Shareholders are advised that the Company has entered into negotiations to acquire a portfolio of assets, which if successfully concluded may have a material effect on the price of the Company's securities.

Accordingly, shareholders are advised to exercise caution when dealing in the Company's securities until a full announcement is made.

4 November 2015

Directors: Sandile Nomvete (chairman), Greg Pearson*, Greg Booyens*, Bronwyn Anne Corbett*, Peter Todd (lead independent), Maheshwar Doorgakant, Chandra Kumar Gujadhur, Ian Macleod and Leon van de Moortele* (**executive director*)

Company Secretary: Apex Fund Services (Mauritius) Ltd

Registered address: 4th Floor, Raffles Tower, 19 Cybercity, Ebene, Mauritius

Transfer secretary in South Africa: Computershare Investor Services (Pty) Ltd

Registrar and Transfer Agent (Mauritius): Mauritius Computing Services Ltd

Corporate advisor and JSE Sponsor: PSG Capital (Pty) Ltd

SEM sponsor: Capital Markets Brokers Ltd (effective from 7 October 2015)

This Notice is issued pursuant to the JSE Listings Requirements, SEM Listing Rule 11.3 and the Securities Act 2005.

The Board of directors of Delta Africa Property Holdings Limited accepts full responsibility for the accuracy of the information contained in this communiqué.