

**DELTA INTERNATIONAL PROPERTY HOLDINGS LIMITED**  
(Registered by continuation in the Republic of Mauritius)  
(Registration number 128881 C1/GBL)  
JSE share code: DLI  
SEM share code: DEL.N0000  
ISIN: MU0473N00002  
("Delta International" or "the Company")



15 April 2015

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## **ACQUISITION OF VODACOM BUILDING AND ZIMPETO SQUARE IN MAPUTO, MOZAMBIQUE AND OPENING OF PRIVATE PLACEMENT**

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### **ACQUISITION OF VODACOM BUILDING AND ZIMPETO SQUARE**

Shareholders are referred to the Capital Raising presentation dated 15 April 2015 that has been posted to the Company's website ([www.deltainternationalproperty.com](http://www.deltainternationalproperty.com)) and are advised that Delta International has concluded agreements, subject to standard conditions precedent, to acquire:

- Vodacom Building - a landmark building in Maputo and located in the new "downtown" business node. The property has a GLA of 10,660 square metres covering 14 floors plus 5 levels of basement parking; and
- Zimpeto Square - a shopping centre located 13km north of the CBD of Maputo. The property has a GLA of 4,764 square metres covering 2 floors and an outdoor parking area.

The acquisition of Vodacom Building and Zimpeto Square constitute an undertaking in the ordinary course of business of Delta International and therefore does not fall under the scope of Chapter 13 of the Listing Rules of the Stock Exchange of Mauritius Ltd. This announcement is provided for information purposes only.

### **OPENING OF PRIVATE PLACEMENT**

Delta International announces a private placement of approximately 26 million new ordinary shares to raise up to approximately ZAR515 million (equivalent to approximately US\$43 million) through the issue of new ordinary shares (the "Placement"). The Placement will open at 09h00 South African time (11h00 Mauritian time) on 15 April 2015 and may close at any time thereafter. The shares will be issued on the Alternative Exchange of the Johannesburg Stock Exchange ("JSE"). Although in its Supplement to the Listing Particulars dated 1 April 2015 the Company had mentioned that the shares would be issued at a US\$ price equivalent to ZAR18 per share, the share price of the Placement will now be based on the closing price on 14 April 2015. In the opinion of the Board this more fairly reflects the prevailing market conditions.

The proceeds of this Placement will be utilised to fund the acquisition of the Vodacom Building, Zimpeto Square and to retire a portion of debt associated with the completed acquisition of the Hollard Building, all of which are located in Maputo, Mozambique.

Delta International reserves the right to increase the size of the Placement subject to demand, but limited to the maximum of 29 million shares in terms of the permission granted by the SEM on 1 April 2015.

This announcement is not an invitation to the public to subscribe for shares in the Company and is provided for information purposes only. Investors will be eligible to participate, subject to a minimum subscription of ZAR1 million per investor.

Delta International has its primary listing on the Stock Exchange of Mauritius Ltd ("SEM") and a secondary listing on the Alternative Exchange of the JSE.

By order of the Board

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15 April 2015

This Notice is issued pursuant to SEM Listing Rules 11.3 and Rule 5(1) of the Securities (Disclosure Obligations of Reporting Issuers) Rules 2007.

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

This announcement is not for publication or distribution or release, directly or indirectly, in the United States of America (including its territories and possessions, any state of the United States and the District of Columbia).

This announcement does not constitute or form part of an offer or solicitation of an offer to purchase or subscribe for securities in the United States or any other jurisdiction. The securities referred to herein have not been and will not be registered under the United States Securities Act of 1933, as amended (the "Securities Act"), and may not be offered or sold, directly or indirectly, in the United States, absent registration or an exemption from, or transaction not subject to, the registration requirements of the Securities Act. No public offering of securities is being made in the United States. This announcement does not and is not intended to constitute an offer to the public in South Africa in terms of the Companies Act. Neither this announcement nor any copy of it may be taken, transmitted or distributed, directly or indirectly in or into the United States, Canada, Australia or Japan.

This announcement is for information purposes only and in member states of the European Economic Area (other than the United Kingdom) is directed only at persons who are qualified investors (as defined in article 2(1)(e) of EU directive 2003/71/EC (the "Prospectus Directive") and the relevant implementing rules and regulations adopted by each Member State). In the United Kingdom, this announcement is directed only at the following persons: investment professionals falling within article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (the "Order"); and high net worth entities, and other person to whom it may lawfully be communicated, falling within article 49(2)(a) to (d) of the Order.

This announcement has been issued by and is the sole responsibility of Delta International. No representation or warranty express or implied, is or will be made as to, or in relation to, and no responsibility or liability is or will be accepted by Macquarie First South Capital Proprietary Limited (Sole Bookrunner), Nedbank Capital (JSE Sponsor) or Apex Fund Services (Company Secretary) or by any of its respective affiliates or agents as to, or in relation to, the accuracy or completeness of this announcement or any other written or oral information made available to or publicly available to any interested party or its advisers, and any liability therefore is expressly disclaimed.

**FORWARD LOOKING INFORMATION**

This announcement contains (or may contain) certain forward-looking statements with respect to certain of Delta International's plans and its current goals and expectations relating to its future financial condition and performance and which involve a number of risks and uncertainties. Delta International cautions readers that no forward-looking statement is a guarantee of future performance and that actual results could differ materially from those contained in the forward-looking statements. By their nature, forward-looking statements involve risk and uncertainty because they relate to future events and circumstances a

number of which are beyond Delta International's control. These forward-looking statements reflect Delta International's judgement at the date of this announcement and are not intended to give any assurance as to future results. Except as required by the SEM, the JSE or applicable law, Delta International expressly disclaims any obligation or undertaking to release publicly any updates or revisions to any forward looking statements contained in this announcement to reflect any changes in the Company's expectations with regard thereto or any changes in events, conditions or circumstances on which any such statement is based. For further information on Delta International, investors should review the Company's Prospectus and Unaudited Interim Financial Results for the six months ended 31 December 2014 hosted at [www.deltainternationalproperty.com](http://www.deltainternationalproperty.com).