

INVESTEC PROPERTY FUND LIMITED

(Incorporated in the Republic of South Africa)

(Reg. No: 2008/011366/06)

Approved as a REIT by the JSE

Share Code: IPF

Bond Code: INV

ISIN: ZAE000180915

("Investec Property Fund" or "the Fund")

NOTICE OF ANNUAL GENERAL MEETING OF INVESTEC PROPERTY FUND LIMITED, ISSUE OF THE 2020 INTEGRATED ANNUAL REPORT AND NO CHANGE STATEMENT

- i) Due to the Covid-19 (Coronavirus) outbreak and the anticipated ongoing restrictions on public gatherings, the Annual General Meeting (AGM) of Investec Property Fund Limited will be held entirely via remote interactive electronic participation at 09h00 on Monday, 03 August 2020.
 - a. The record date on which shareholders must be registered in the Fund's share register in order to attend, participate and vote at the annual general meeting is Friday, 24 July 2020.
 - b. The last day to trade in order to be entitled to vote at the annual general meeting will therefore be Tuesday, 21 July 2020.
 - c. Shareholders (or their representative or proxy) entitled to attend and vote at the AGM, that wish to participate in and/or vote at the AGM by way of electronic participation, must either:
 - Register online using the online registration portal at www.smartagm.co.za, prior to the commencement of the AGM, or
 - Make a written application (refer form attached to the notice of the AGM included in the Integrated Annual Report) to so participate, by delivering the application form to Computershare Investor Services Proprietary Limited (Transfer Secretaries), at First Floor, Rosebank Towers, 15 Biermann Avenue, Rosebank, 2196, or posting it to Private Bag X9000, Saxonwold, 2132 (at the risk of the shareholder), or sending it by email to proxy@computershare.co.za, so as to be received by the Transfer Secretaries by no later than 09:00 on Thursday, 30 July 2020, in order for the Transfer Secretaries to arrange such participation for the shareholder and provide the shareholder with the details as to how to access the AGM by means of electronic participation. Shareholders may still register/apply to participate in and/or vote electronically at the AGM after this date, provided however that those shareholders are verified (as required in terms of Section 63(1) of the Companies Act No 71 of 2008, as amended (the Act)) and are registered at the commencement of the AGM.

- ii) Investec Property Fund's Integrated Annual Report for the financial year ended 31 March 2020 and Notice of the Annual General Meeting has been issued and posted to shareholders today, 30 June 2020 and is available on the Fund's website at https://www.investec.com/content/dam/international/invesetec-property/ipf-investor-relations/Annual_Report_31_March_2020.pdf.
- iii) Shareholders are advised that there are no modifications to Investec Property Fund's financial results for the year ended 31 March 2020, as published on 20 May 2020.
- iv) The unqualified Audit Report by Ernst and Young Inc. is available for inspection at the registered offices of Investec Property Fund until the Annual General Meeting has commenced.

Investec Property Fund Limited
Johannesburg

30 June 2020

Sponsor: Investec Bank Limited