

THIS CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION

Action required

- No action is required if you wish to receive the Cash Dividend. If you do not elect the Share Re-Investment Alternative, you will be deemed to have elected the Cash Dividend.**
- If you wish to elect to receive Investec Property Fund ordinary shares of no par value trading on the JSE ("Shares"), and you:
 - are holding certificated Shares ("**Certificated Shareholder**"), you must complete the attached form of election in respect of all or part of your shareholding in accordance with the instructions contained in the form of election and lodge it with, or post it to, the transfer secretaries, Computershare Investor Services Proprietary Limited ("**Computershare**"), Rosebank Towers, 15 Biermann Avenue, Johannesburg, 2196 (PO Box 61763, Marshalltown, 2107) to be received by them by no later than 12:00 on Friday, 15 June 2018. Forms of election received after this date and time will not be accepted; or
 - have dematerialised your Shares ("**Dematerialised Shareholder**") with a Central Securities Depository Participant ("**CSDP**") or broker, you must instruct your CSDP or broker accordingly in terms of the custody agreement entered into between you and your CSDP or broker.
- If you have disposed of your Shares on or before Tuesday, 12 June 2018 but these Shares are included in the number shown in Block (2) on the attached form of election, you should forward this circular, together with the enclosed form of election, to the purchaser to whom, or the broker, CSDP or agent through whom, you disposed of your Shares.
- The distribution of this circular and/or accompanying documents and the right to elect Shares in jurisdictions other than the Republic of South Africa may be restricted by law, and failure to comply with any of these restrictions may constitute a violation of the securities laws of any such jurisdictions. Shareholders' rights to elect Shares are not being offered, directly or indirectly, in the United States of America, the United Kingdom, Canada, Australia or Japan unless certain exemptions from the requirements of those jurisdictions are applicable.
- If you are in any doubt as to what action to take, please consult your broker, CSDP, banker, legal advisor, accountant or other professional advisor.
- Investec Property Fund has the discretion to withdraw the Share Re-Investment Alternative should market conditions warrant such action, before or by the latest on Monday, 4 June 2018.**

Out of the Ordinary®



Investec

Property Fund Limited

INVESTEC PROPERTY FUND LIMITED

Approved as a REIT by the JSE
(Incorporated in the Republic of South Africa)
(Registration number 2008/011366/06)
Share code: IPF ISIN: ZAE000180915
("Investec Property Fund" or "the Fund")

CIRCULAR TO INVESTEC PROPERTY FUND SHAREHOLDERS

regarding:

- the declaration of a cash dividend with the election to re-invest the cash dividend in return for Investec Property Fund Shares;**

SALIENT DATES AND TIMES

	2018
Circular and form of election posted to shareholders and announced on SENS	Tuesday, 29 May
Last day to withdraw the Share Re-Investment Alternative	Monday, 4 June
Announcement of Share Re-Investment Alternative issue price and finalisation information (" Finalisation Date ") on SENS on	Tuesday, 5 June
Last day to trade in order to participate in the election to receive shares in terms of the Share Re-Investment Alternative or to receive a cash dividend (" LDT ")	Tuesday, 12 June
Shares to trade ex-dividend	Wednesday, 13 June
Listing of maximum possible number of Share Re-Investment Alternative shares commences on the JSE	Friday, 15 June
Last day to elect to receive the Share Re-Investment Alternative (no late forms of election will be accepted) at 12:00 (South African time)	Friday, 15 June
Record date (" Record Date ")	Friday, 15 June
Announcement of results of Cash Dividend and Share Re-Investment Alternative on SENS	Monday, 18 June
For Shareholders electing the Cash Distribution cheques posted to Certificated Shareholders and accounts credited by CSDP or broker to Dematerialised Shareholders electing the Cash Dividend on or about	Monday, 18 June
Share certificates posted to Certificated Shareholders and accounts credited by CSDP or broker to Dematerialised Shareholders electing the Share Re-Investment Alternative on	Wednesday, 20 June
Adjustment to the maximum number of shares listed on or about	Thursday, 21 June

Notes:

- Shareholders electing the Share Re-Investment Alternative are requested to note that the new Shares will be listed on LDT + 3 and these new Shares can only be traded on LDT + 3 as the settlement of the Shares will occur three days after record date, which differs from the conventional one day after record date settlement process.**
- Shares may not be dematerialised or rematerialised between commencement of trade on Wednesday, 13 June 2018 and close of trade on Friday, 15 June 2018 both dates inclusive.
- The above dates and times are subject to change. Any changes will be released on SENS.

Financial advisor and sponsor

Out of the Ordinary®



Investec

Specialist Bank

Date of issue: Tuesday, 29 May 2018

Copies of this circular are only available in English and may be obtained at Investec Property Fund's registered office at 100 Grayston Drive, Sandown, Sandton, 2196 during normal business hours from 08:00 until 17:00 or on the Fund's website www.investecpropertyfund.com from Tuesday, 29 May 2018 to Friday, 15 June 2018.

CIRCULAR TO INVESTEC PROPERTY FUND SHAREHOLDERS

1. INTRODUCTION

Investec Property Fund's results for the twelve-month financial period ended 31 March 2018 were released on SENS on Tuesday, 15 May 2018. Investec Property Fund shareholders ("Shareholders") were advised in these results that the directors of the Fund have declared a cash dividend of 70.16237 cents per share for the six-month period ended 31 March 2018 ("Cash Dividend"). Shareholders have been provided with the election to re-invest the cash dividend in return for Shares ("Share Re-Investment Alternative"). By electing to receive Shares, Shareholders will be able to increase their shareholding in Investec Property Fund without incurring dealing costs. In turn, Investec Property Fund will benefit from an increase in the amount of Shareholders' funds available to support continued growth and future acquisitions.

Shareholders will be entitled, in respect of all or part of their shareholding, to elect to participate in the Share Re-Investment Alternative, failing which they will receive the Cash Dividend of 70.16237 cents per Share, which will be paid to those Shareholders not electing to participate in the Share Re-Investment Alternative. The dividend accrued over the six-month period ended 31 March 2018. The number of Shares to which Shareholders are entitled will be determined with reference to the ratio that 70.16237 cents per Share bears to the ratio price (i.e. the five-day volume weighted average traded price (ex-dividend) of Investec Property Fund Shares on the JSE prior to the Finalisation Date). The price will be announced on the Finalisation Date, which will be no later than Tuesday, 5 June 2018.

2. PURPOSE OF THIS CIRCULAR

The purpose of this circular is to provide Shareholders with information regarding the Cash Dividend and the Share Re-Investment Alternative.

3. THE CASH DIVIDEND AND THE SHARE RE-INVESTMENT ALTERNATIVE

3.1 Terms of the Cash Dividend

Subject to the terms contained in this circular and the attached form of election pertaining to Certificated Shareholders, Shareholders recorded in the register of the Fund at the close of business on the Record Date who have not elected to participate in the Share Re-Investment Alternative, will be paid the Cash Dividend.

3.2 Procedure for Shareholders to receive the cash dividend

Shareholders who wish to receive the Cash Dividend do not need to take any further action. If no election is made to participate in the Share Re-Investment Alternative, Shareholders will receive the Cash Dividend in respect of all the Shares held on the Record Date.

3.3 Procedure for Shareholders who elect to receive the Share Re-Investment Alternative

Certificated Shareholders who wish to elect to receive Shares must complete the attached form of election in accordance with the instructions contained therein and lodge it with the transfer secretaries, Computershare Investor Services Proprietary Limited, Rosebank Towers, 15 Biermann Avenue, Johannesburg, 2196 or post it to their postal address, PO Box 61763, Marshalltown 2107, to be received by no later than 12:00 on the Record Date.

Forms of election can also be sent via email to corporate.events@computershare.co.za.

Computershare will not accept responsibility for any loss and/or damage whatsoever in relation to, or arising from, the late or non-receipt of emailed form of election, or owing to the form of election being forwarded to any other email address other than the one provided above. The form of election shall be deemed to be received on the date reflected in Computershare's electronic systems. Notwithstanding anything to the contrary, it is the shareholder's responsibility to ensure that their form of election is received by Computershare.

Dematerialised Shareholders must not complete the attached form of election, but should instruct their CSDP or broker with regard to their election in terms of the custody agreement entered into between them and their CSDP or broker.

Shareholders may make the election in respect of all or part of their Shares held on the Record Date. If an election is made in respect of part of a shareholding, Shareholders will receive the Cash Dividend in respect of the Shares for which the election is not made.

3.4 Posting of Share certificates and crediting of CSDP or broker accounts

Shareholding certificates in respect of the Shares relating to the Share Re-Investment Alternative will be dispatched to Certificated Shareholders at the risk of such Shareholders on or about Wednesday, 20 June 2018, to their registered addresses or in accordance with instructions given to the transfer secretaries via registered post. Dematerialised Shareholders' CSDP or broker accounts will be credited on Wednesday, 20 June 2018 in respect of the Share Re-Investment Alternative.

3.5 Shareholders wishing to receive the Cash Dividend

Shareholders who wish to receive the Cash Dividend must not complete the form of election. The Cash Dividend of 70.16237 cents per Share will be paid via electronic transfer into the personal bank accounts of Certificated Shareholders who have not elected the Share Re-Investment Alternative award only in the event that the transfer secretaries are already in possession of their banking details. Where the transfer secretaries do not have the banking details of the aforesaid Certificated Shareholders, dividend cheques will be dispatched at the risk of such Shareholders on or about Monday, 18 June 2018, to their registered addresses, or in accordance with the instructions given to the transfer secretaries, or in the case of Dematerialised Shareholders the cash will be credited to their accounts held at their CSDP or broker.

4. FRACTIONS

Trading in the Strate environment does not permit fractions and fractional entitlements. Accordingly, where a Shareholder's entitlement to the Shares in relation to the Share Re-Investment Alternative, as calculated in accordance with paragraph 1 above, gives rise to a fraction of a new Share, such fraction will be rounded down to the nearest whole number with the balance being paid to the shareholder in cash.

5. TAX IMPLICATIONS

The information below is set out for indicative purposes only, and should not be construed as tax advice. You are advised to consult with your professional adviser should you be uncertain of the tax consequences of the information presented in this circular.

In accordance with Investec Property Fund's status as a Real Estate Investment Trust ("REIT") with effect from 1 April 2013, Shareholders are advised that the dividend meets the requirements of a "qualifying distribution" for the purposes of section 25BB of the Income Tax Act, No 58 of 1962 ("Income Tax Act"). The dividend on the Shares will be a dividend distributed by a REIT for South African tax purposes as defined, and in terms of section 25BB of the Income Tax Act.

5.1 Tax implications for South African resident Shareholders

Dividends received by or accrued to South African tax residents must be included in the gross income of such Shareholders and will not be exempt from income tax in terms of the exclusion to the general dividend exemption contained in section 10(1)(k)(i)(aa) of the Income Tax Act because they are dividends distributed by a REIT. These dividends are, however, exempt from dividend withholding tax ("Dividend Tax") in the hands of South African resident Shareholders provided that the South African resident Shareholders have provided to the CSDP or broker, as the case may be, in respect of uncertificated Shares, or the Fund, in respect of certificated Shares, a declaration by the beneficial owner (in such form as may be prescribed by the Commissioner) that the

dividend is exempt from dividends tax in terms of section 64F and a written undertaking (in such form as may be prescribed by the Commissioner) to forthwith inform the CSDP, broker or the Fund, as the case may be, should the circumstances affecting the exemption change or if the beneficial owner ceases to be the beneficial owner.

If resident Shareholders have not submitted the abovementioned documentation to confirm their status as South African residents, they are advised to contact their CSDP, or broker, as the case may be, to arrange for the documents to be submitted prior to the date determined by the regulated intermediary, or if no date is determined, by the date of payment of the dividend.

5.2 Tax implications for non-resident Shareholders

Dividends received by non-resident Shareholders from a REIT will not be taxable in South Africa as income and instead will be treated as ordinary dividends which are exempt from income tax in terms of the general dividend exemption in section 10(1)(k)(i) of the Income Tax Act. It should be noted that up to 31 December 2013 dividends received by non-residents from a REIT were not subject to Dividend Tax. With effect from 22 February 2017, any dividend received by a non-resident from a REIT will be subject to Dividend Tax at 20%, unless the rate is reduced in terms of any applicable agreement for the avoidance of double taxation ("DTA") between South Africa and the country of residence of the non-resident Shareholder. Assuming Dividend Tax will be withheld at a rate of 20%, the net dividend amount due to non-resident Shareholders is 56.12990 cents per Share. A reduced dividend withholding rate in terms of the applicable DTA may only be relied on if the non-resident Shareholder has provided the following forms to their CSDP or broker, as the case may be, in respect of uncertificated Shares, or the Fund, in respect of certificated Shares:

- A declaration by the beneficial owner (in such form as may be prescribed by the Commissioner) that the dividend is subject to a reduced rate as a result of the application of the DTA; and
- A written undertaking (in such form as may be prescribed by the Commissioner) to forthwith inform, the CSDP, broker or the Fund, as the case may be, should the circumstances affecting the reduced rate change or if the beneficial owner ceases to be the beneficial owner.

If applicable, non-resident Shareholders are advised to contact the CSDP, broker or the Fund, as the case may be, to arrange for the abovementioned documents to be submitted prior to the date determined by the regulated intermediary, or if no date is determined, by the date of payment of the dividend, if such documents have not already been submitted.

A worked example illustrating the impact for resident and non-resident Shareholders will be announced as part of the finalisation information on SENS on the Finalisation Date.

Other information:

- As at the date of this circular, the ordinary issued share capital of Investec Property Fund is 731 400 437 ordinary Shares of no par value before any election to reinvest the cash dividend
- Income Tax Reference Number of Investec Property Fund: 9332/719/16/1

Shareholders are encouraged to consult their professional advisors should they be in any doubt as to the appropriate action to take.

6. LISTING OF NEW SHARES

The maximum amount to be capitalised from the reserves of the Fund in order to be able to issue the Shares as fully paid up will be approximately R513.2 million. Application will be made to the JSE for the maximum possible number of Shares to be issued in terms of the Share Re-Investment Alternative to be listed with effect from the commencement of business on Friday, 15 June 2018. A further application will be made to the JSE to adjust the maximum number of new Shares listed to take into account the actual number of Shares issued to Shareholders on or about Thursday, 21 June 2018.

7. FOREIGN SHAREHOLDERS

The distribution of this circular and/or accompanying documents and the right to elect Share Re-Investment Alternative Shares in jurisdictions other than the Republic of South Africa may be restricted by law and a failure to comply with any of these restrictions may constitute a violation of the securities laws of any such jurisdictions. The Shares have not been and will not be registered for the purposes of the election under the securities laws of the United Kingdom, European Economic Area or EEA, Canada, United States of America, Japan, Australia or any jurisdiction where it may be unlawful to do so, and accordingly are not being offered, sold, taken up, re-sold or delivered directly or indirectly to recipients with registered addresses in such jurisdictions.

8. EXCHANGE CONTROL

In terms of the Exchange Control Regulations of South Africa:

8.1 In the case of Certificated Shareholders

- any Share certificate that might be issued to non-resident Shareholders will be endorsed "non-resident";
- any new Share certificates and Cash Dividend payments based on emigrants' Shares controlled in terms of the Exchange Control Regulations will be forwarded to the authorised dealer controlling their blocked assets. The election by emigrants for the above purpose must be made through the authorised dealer controlling their blocked assets. Such new Share certificates will be endorsed "non-resident"; and
- Cash Dividend payments due to non-residents are freely transferable from South Africa. In respect of all non-residents of the Common Monetary Area (collectively the Republic of South Africa, the Republic of Namibia and the Kingdoms of Lesotho and Swaziland), the cash dividend payments due will be sent to the registered address of the Shareholder concerned or in accordance with instructions given to the transfer secretaries.

8.2 In the case of Dematerialised Shareholders

- any Shares issued to emigrants from the Common Monetary Area and all other non-residents of the Common Monetary Area, will be credited to their CSDP or broker's account and a "non-resident" annotation will appear in the CSDP or broker's register;
- any Cash Dividend paid to emigrants from the Common Monetary Area, will be credited to their CSDP or broker's accounts which will arrange for the same to be credited directly to the Shareholder's blocked Rand account held by that Shareholder's authorised dealer and held to the order of that authorised dealer; and
- any Cash Dividend paid to non-resident Shareholders who are not emigrants from the Common Monetary Area, will be credited directly to the bank account nominated for the relevant Shareholders, by their duly appointed CSDP or broker.

Non-resident and emigrant Dematerialised Shareholders will have all aspects relating to Exchange Control managed by their CSDP or broker.

For and on behalf of

Investec Property Fund Limited

Nick Riley
Chief Executive Officer

29 May 2018

Out of the Ordinary®



Property Fund Limited

INVESTEC PROPERTY FUND LIMITED

Approved as a REIT by the JSE
(Incorporated in the Republic of South Africa)
(Registration number 2008/011366/06)
Share code: IPF ISIN: ZAE000180915
("Investec Property Fund" or "the Fund")

FORM OF ELECTION

For use only by shareholders who hold shares in certified form ("**Certificated Shareholders**") who elect to receive the Share Re-Investment Alternative for all or part of their shareholding ("**Election**") in Investec Property Fund.

Dematerialised Shareholders must instruct their CSDP or broker accordingly in terms of the custody agreement entered into between them and their CSDP or broker. **Dematerialised Shareholders must not use this form of election.**

Shareholders electing the Share Re-Investment Alternative are requested to note that new shares will be listed on LDT + 3 and these new shares can only be traded on LDT + 3 as the settlement of the shares will occur three days after record date, which differs from the conventional one day after record date settlement process.

Shareholders will be entitled, in respect of all or part of their shareholding, to elect to participate in the Share Re-Investment Alternative failing which they will receive the Cash Dividend of 70.16237 cents per share which will be paid to those Shareholders not electing to participate in the Share Re-Investment Alternative.

Accordingly, Shareholders who wish to receive the Cash Dividend of 70.16237 cents per share must not complete this form of election and no further action is required.

I/We _____ (name/s in block letters)

regarding the Election:

- hereby irrevocably elect to receive the Share Re-Investment Alternative Shares, the number of which will be determined with reference to the ratio that 70.16237 cents per share bears to the ratio price (i.e. the five-day volume weighted average traded price (ex-dividend) of Investec Property Fund Shares on the JSE prior to the Finalisation Date), to be announced no later than Tuesday, 5 June 2018 in respect of the number of shares in the capital of Investec Property Fund reflected in Block (4) overleaf and on terms and conditions contained in this form of election and in the accompanying circular;
- acknowledge that this form of election is applicable only in respect of shares of which I/we was/were the registered holder(s) on the close of business on the Record Date, being Friday, 15 June 2018; and
- acknowledge that I/we am/are not entitled to a Cash Dividend of 70.16237 cents per share in respect of shares for which the Share Re-Investment Alternative is elected.

Signed at _____ on _____ 2018

Signature _____

Assisted by (where applicable) _____

Telephone number _____

Mobile number _____

Email address _____

PLEASE READ THE NOTES OVERLEAF

Forms of election must be lodged with or mailed to the transfer secretaries, Computershare Investor Services Proprietary Limited:

Hand deliveries to:

Computershare Investor Services Proprietary Limited
Rosebank Towers
15 Biermann Avenue
Johannesburg, 2196

Postal deliveries to:

Computershare Investor Services Proprietary Limited
PO Box 61763
Marshalltown, 2107

Email:

corporate.events@computershare.co.za

To be received by no later than 12:00 on Friday, 15 June 2018.

Computershare will not accept responsibility for any loss and/or damage whatsoever in relation to, or arising from, the late or non-receipt of emailed form of election, or owing to the form of election being forwarded to any other facsimile or email address other than those provided above. The form of election shall be deemed to be received on the date reflected in Computershare's electronic or facsimile systems. Notwithstanding anything to the contrary, it is the shareholder's responsibility to ensure that their form of election is received by Computershare.

Name and address of registered Shareholder	Serial number
(1)	Enquiries in connection with this form of instruction should be addressed to the transfer secretaries, quoting this serial number:

Account number	Number of Investec Property Fund Shares held or deemed to be held on the record date, being Friday, 15 June 2018, based on your shareholding at close of business on Friday, 18 May 2018	Maximum cash dividend to which you will become entitled, based on your shareholding at close of business on Friday, 15 June 2018, should you not elect to participate in the Share Re-Investment Alternative
	(2)	(3)

Number of Investec Property Fund Shares for which the Share Re-Investment Alternative is elected. The maximum number of Shares for which the Share Re-Investment Alternative can be made is reflected in block 2 above, or, if Shares have been transacted in the period from Monday, 21 May 2018, then the number of Shares registered in Investec Property Fund' register on the Record Date	
(4)	
Date of signature	Signature

Notes:

1. The Election may be made in respect of all or any of the Investec Property Fund Shares registered or deemed to be registered in the name of the Shareholder at the close of business on the Record Date.
2. The signature on the form of election of any person who is under legal disability shall be accompanied by the signature of such person's parent or guardian or legal representative, as the case may be.
3. In order to be valid, this form of election must be properly completed and lodged with, or posted to the transfer secretaries of Investec Property Fund at the address indicated on the preceding page, to be received by them by no later than 12:00 on the Record Date. **Late forms of election will not be accepted.**
4. Investec Property Fund reserves the right in its discretion to:
 - 4.1 treat as invalid (in which case the cash dividend will be paid) any form of election not complying with the terms of the Election or any instruction contained herein;
 - 4.2 require proof of the authority of the person signing this form of election where such proof has not yet been lodged with or recorded by the transfer secretaries, Computershare Investor Services Proprietary Limited.
5. Any and every alteration or correction made to this form of election must be initialed by the signatory(ies).