

**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")

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**SALE OF EQUITY INTEREST IN THE UK FUND**

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**1. BACKGROUND AND RATIONALE**

In line with a long-term strategy to build scale and relevance in its core South African and Pan-European markets, Investec Property Fund has been seeking to consolidate its investment portfolio. As a result, the Fund has resolved to sell its investment in the UK. This will enable the Fund to further de-lever its balance sheet and create further capacity to support the growth of its Pan-European logistics business.

**2. KEY TERMS**

Shareholders are therefore advised that the Fund has concluded a share purchase agreement on 8 March 2021 wherein the Fund has agreed to sell its 38.04% equity interest in the UK Fund (the "**UK Fund**" or "**Sale**"), to Argo Real Estate Limited ("**Purchaser**"), for a cash consideration of GBP35 million (the "**Sale Proceeds**"). The selling price represents a £12.7m impairment against the carrying value of £47.7m at 30 September 2020.

Conditions:

- The Sale is subject to satisfactory completion of a due diligence investigation by the Purchaser;
- The Sale Proceeds will be paid on completion, which is anticipated to take place before the end of March 2021;
- The Sale is subject to warranties and undertakings that are standard for a transaction of this nature.

**3. FINANCIAL INFORMATION**

As contained in the latest reviewed interim condensed financial results of the Fund, released on SENS on 18 November 2020, the carrying value of the investment in the UK Fund as at 30 September 2020 was £47.7m (R1.0 bn). The Fund recognized a loss of R92 million attributable to the UK investment in the income statement for the six months ended 30 September 2020. This loss was largely attributable to impairments of the UK Fund's property portfolio.

**4. CATEGORISATION OF THE SALE**

The Sale is classified as a Category 2 transaction in terms of the JSE Listings Requirements. Accordingly, it is not subject to shareholder approval.

Johannesburg  
9 March 2021

**Financial Advisor and Sponsor**  
Investec Bank Limited