

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")

Passing away of Non-Executive Chair

Investec Property Fund regrets to announce the unfortunate and untimely passing of Sam Hackner, the Non-Executive Chair of the Fund, on Saturday, 07 August 2021.

Sam was appointed Chair of the Fund when it listed in April 2011. He endeared himself to everybody who was fortunate to work with him. His values, passion and clarity of thought became entrenched into the fabric of the business, proving invaluable and contributing to the success and growth of the Fund for over 10 years. His work on the Board and Board Committees showcased his innate leadership strengths and his commitment to coaching and mentoring. His wisdom, integrity, charisma and decades of property industry expertise have been a key driving force behind the Fund's achievements. Sam will be remembered fondly and sorely missed by all who knew him.

Sam retired as an executive at Investec in 2016 where he had built and led several businesses, most notably Investec Private Bank and the Investec Property Group that he ran for 38 years.

The Fund and the property industry have lost one of South Africa's sharpest minds, an icon, a deal maker extraordinaire, a dear friend, a mentor and so much more. Sam will not only be remembered as an industry doyen and fearless leader, but also as a fanatical family man and a huge spirit of generosity.

We wish to convey our deep-felt condolences to Sam's family, friends and associates at this challenging time.

The Fund's Directors (Board) will convene shortly to discuss changes to the Board and its committees, which changes will be communicated to investors in due course.

Investec Property Fund
Johannesburg

10 August 2021

Sponsor: Investec Bank Limited