

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")

Investor pre-close conference call and voluntary trading update for the financial year ending 31 March 2022

Investors are reminded that Investec Property Fund will host a pre-close conference call this morning at 11:00 prior to entering its closed period for the financial year ending 31 March 2022 (FY22).

Participants should register for the conference call by navigating to www.diamondpass.net/8036390. Please note that only **registered** participants will receive the dial-in details.

The investor document has been published on the Fund's website at <https://invest.ec/3NcbUDB>.

Voluntary trading update

The Fund remains on track to meet distributable income per share (DIPS) guidance for FY22 of 106.75cps – 108.75cps provided at interim results. This represents DIPS growth of between 10%-12%, with a continued payout ratio of c.95% anticipated.

This voluntary pre-close trading update assumes that current normalised trading conditions will persist and does not consider the impact of any unforeseen circumstances, further COVID-19 lockdowns and restrictions, potential business failures or the occurrence of any other factors that are beyond the Fund's control. This trading update has not been reviewed or reported on by the Fund's auditors.

Investec Property Fund will release its results for the financial year ended 31 March 2022 on 18 May 2022.

Johannesburg
23 March 2022

Sponsor
Investec Bank Limited