

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

ISIN: ZAE000180915

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

DIRECTOR'S DEALINGS IN SECURITIES

In compliance with Rules 3.63 - 3.74 of the JSE Limited Listings Requirements, the following information is disclosed:

Name	: Nicholas P Riley
Designation	: Non-Executive Director
Nature of transaction	: Off market termination and release of securities pledged with a financial institution
Class of shares	: Ordinary shares
Nature of interest	: Direct Beneficial
Date of release	: 06 July 2022
Number of shares released	: 487 019
Deemed price per share	: R10.46 (closing price as at 06 July 2022)
Deemed transaction value	: R5 094 218.74
Clearance to deal obtained	: Not required

Investec Property Fund Limited
Johannesburg

07 July 2022

Sponsor: Investec Bank Limited