

INVESTEC PROPERTY FUND LIMITED

Incorporated in the Republic of South Africa

Registration number 2008/011366/06

Share code: IPF ISIN: ZAE000180915

("IPF" or "the Fund")

RE-ISSUE OF THE ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2023

The consolidated and separate financial statements for the year ended 31 March 2023 that were previously issued on 30 June 2023 are superseded by this version of the financial statements, which is issued on 1 September 2023.

Certain casting and clerical corrections have been made in the disclosure notes. There is no impact of the corrections on the primary statements* nor do they impact distribution, earnings or headline earnings per share. There is also no impact on covenant or leverage ratios previously disclosed.

The final audited annual financial statements are available on <https://bit.ly/46c2eSD> and <https://senspdf.jse.co.za/documents/2023/jse/isse/IPF/YE2023.pdf>

*The primary statements include consolidated and separate statements of comprehensive income, consolidated and separate statements of financial position, consolidated and separate statements of changes in equity; and/or the consolidated and separate statements of cash flows.

Sandton

1 September 2023

Debt and Equity Sponsor: Investec Bank Limited