

Investec Property Limited

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The Manager Company Announcements Office Australia Securities Exchange Level 4, 20 Bridge Street Sydney NSW 2000

2 October 2019

Dear Sir / Madam

Company announcement: Investec Australia Property Fund (ASX: IAP) Notice under Section 1012DA(5)(e) of the *Corporations Act 2001* (Cth) – Cleansing Statement

This notice is given by Investec Property Limited (ABN 93 071 514 246) ("**Responsible Entity**"), in its capacity as responsible entity of Investec Australia Property Fund (ARSN 162 067 736) (the "**Fund**"), under section 1012DA(5)(e) of the *Corporations Act 2001* (Cth) ("**Act**").

The Responsible Entity advises that:

- (a) it has completed the issue and allotment to institutional investors of 55,572,553 fully paid units in the Fund ("New Units") at a price of \$1.52 per New Unit pursuant to a placement, the results of which were announced to the ASX on Friday, 27 September 2019;
- (b) the New Units were issued without a product disclosure statement for the New Units being prepared;
- (c) this notice is being given under section 1012DA(5)(e) of the Act;
- (d) as a disclosing entity, the Responsible Entity in its capacity as responsible entity of the Fund, and issuer of the New Units, is subject to regular reporting and disclosure obligations;
- (e) as at the date of this notice, the Responsible Entity has complied with:
 - (i) the provisions of Chapter 2M of the Act as they apply to the Fund; and
 - (ii) section 674 of the Act as it applies to the Fund; and
- (f) as at the date of this notice, there is no excluded information of the type referred to in sections 1012DA(7) and 1012DA(8) of the Act.

Yours sincerely

P. Lam. Po-Tone

Paul Lam-Po-Tang Company Secretary

Investec Property Limited ABN 93 071 514 246 AFSL No. 290909 is the Responsible Entity for the Investec Australia Property Fund ARSN 162 067 736, an Australian registered managed investment scheme registered in South Africa as a Foreign Collective Investment Scheme and listed on the JSE Limited and the ASX Limited. Investec Property Limited is not an authorised deposit-taking institution for the purposes of the Banking Act 1959 (Cth). Investec Property Limited's obligations do not represent deposits or other liabilities of Investec Bank plc, including its Australia Branch. Investec Bank plc (including its Australia Branch) does not guarantee or otherwise provide any assurance in respect of the obligations of Investec Property Limited.