

ASX RELEASE

1 April 2020

Settlement of 757 Ann Street

Investec Property Limited as responsible entity of Investec Australia Property Fund (**IAP** or the **Fund**) is pleased to announce that it has completed the sale of 757 Ann Street, Fortitude Valley QLD (**Property**).¹

The sale price for the Property was \$94,000,000², with the proceeds from the sale of the Property used to repay debt.

This announcement has been authorised for release by the Company Secretary.

ENDS

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About Investec Australia Property Fund

Investec Australia Property Fund is an Australian domiciled fund that invests in office, industrial and retail property located in Australia and New Zealand. Investec Australia Property Fund is managed by an experienced team of property specialists on the ground in Australia who have an established track record. For more about Investec Australia Property Fund please visit: www.iapf.com.au.

Investec Property Limited ABN 93 071 514 246 AFSL No. 290909 is the Responsible Entity for Investec Australia Property Fund ARSN 162 067 736, an Australian 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.

¹ The Property is held in Investec Australia Sub Trust No.6, a wholly-owned subsidiary of the Fund.

² Subject to customary adjustments. An amount of \$1,300,000 is being retained by the Fund's solicitors for a period of 12 months following settlement in respect of a planning matter being considered by the Brisbane City Council. On the assumption that the planning matter is resolved, this amount will be released to the Fund on the relevant date.

Not for release or distribution in the United States

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