

INVESTEC AUSTRALIA PROPERTY FUND

Established in Australia and registered with ASIC as a managed investment scheme (ARSN 162 067 736)

Operated by Investec Property Limited (ACN 071 514 246; AFSL 290 909) ("**Responsible Entity**")

Registered as a foreign collective investment scheme in terms of the Collective Investment Schemes Control Act No.45 of 2003

Unit code: IAP

ISIN: AU0000046005

("IAP" or the "Fund")

FINAL DISTRIBUTION

Notice is hereby given of a final distribution for the year ended 31 March 2020, declaration number 14, of:

- 4.30312 AUD cents per unit pre withholding tax ("**WHT**")
- 4.20088 AUD cents per unit post WHT

Tax of 0.10224 AUD cents per unit (being 2.37604% per unit) will be withheld from the distribution paid to non-Australian unitholders holding units on the South African sub register. Amounts will also be withheld from non-Australian unitholders holding units on the Australian sub register.

The salient events and dates relating to the distribution are as follows (all times and dates are Johannesburg time, unless otherwise indicated):

Event	2020
Declaration date	Wednesday, 6 May
Cross border movement of units between the South African sub register and the Australian sub register ceases at the close of business in South Africa or Australia (as applicable)	Friday, 22 May
Announce AUD into Rand currency conversion rate ² for payment of the distribution to unitholders on the South African sub register, by 11h00	Tuesday, 26 May
Last day to trade cum distribution on the JSE ¹	Tuesday, 26 May
Units trade ex-distribution on the JSE	Wednesday, 27 May
Last day to trade cum distribution on the ASX	Wednesday, 27 May (Sydney time)
Units trade ex-distribution on the ASX	Thursday, 28 May (Sydney time)
Record date	Friday, 29 May
Cross border movements of units between sub registers recommence	Monday, 1 June
Payment of distribution	Friday, 12 June

¹ Units may not be dematerialised or rematerialised between commencement of trade on the JSE on Wednesday, 27 May 2020 and close of trade on Friday, 29 May 2020, both dates inclusive

² Exchange rate calculated on Tuesday, 26 May 2020 (for release on SENS by 11h00)

Fund payment amount applicable to the distribution for the year ended 31 March 2020

This information is only applicable to foreign unitholders and other entities that are obliged to withhold tax on payments made to foreign residents. Australian-based unitholders should rely on tax statements that are due to be mailed by Tuesday, 30 June 2020. For completeness, tax will be deducted from payments made to an Australian resident where the Australian investor does not provide an Australian business number ("ABN") or tax file number ("TFN").

This distribution includes a fund payment amount of 0.68163 AUD cents per unit. The fund payment has been determined in accordance with Subdivision 12A-B of Schedule 1 to the Taxation Administration Act 1953, being the amount from which an amount would have been required to be withheld under Subdivision 12-H of Schedule 1 to the Taxation Administration Act 1953 if the payment had been made to an entity covered by section 12-410 of Schedule 1 to the Taxation Administration Act 1953. The fund payment relates to the six months ended 31 March 2020.

The Fund declares that it is an Attribution Managed Investment Trust for the purposes of Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953 in respect of the income year ended 31 March 2020.

Breakdown of the distribution components ³	Total cash distribution	Component subject to fund payment withholding	Component subject to other non-resident withholding	Component subject to New Zealand corporate tax
Fund payment (including Capital Gains)	0.68163	0.68163	0.00000	0.00000
Interest income	0.00000	0.00000	0.00000	0.00000
Foreign income ⁴	0.54978	0.00000	0.00000	0.54978
Non-assessable amount	3.07171	0.00000	0.00000	0.00000
Total distribution	4.30312	0.68163	0.00000	0.54978

³ All amounts shown as AUD cents per unit

⁴ The foreign income component of the distribution is subject to New Zealand corporate tax

General unitholder tax information for unitholders holding units on the South African sub register

The Fund and its management arrangements are structured to meet the required criteria to be classified as an Attribution Managed Investment Trust for Australian tax purposes. As an Attribution Managed Investment Trust, the Responsible Entity will be required to withhold tax on Australian sourced income at a concessional rate of 15% on fund payments (or 10% for certain fund payments from a Clean Building MIT) to individual and institutional unitholders in South Africa and certain other jurisdictions with an exchange of information ("EOI") agreement with Australia. Distributions of Australian sourced income to investors that are not resident in EOI jurisdictions will be subject to withholding tax at the rate of 30%.

The New Zealand sourced income is subject to the corporate tax rate in New Zealand of 28%, and is not subject to Australian withholding tax.

The proportion of the payment in respect of the year ended 31 March 2020 which is attributable to a fund payment from a Clean Building MIT is nil AUD cents per unit.

The effect of these taxes on the Fund's distribution has been to reduce the rate to 2.37604%, equivalent to 0.10224 AUD cents per unit, through certain deductions such as depreciation. Thus, tax of 0.10224 AUD cents per unit will be withheld from the distribution accruing to unitholders and will be paid to the Australian Taxation Office for Australian sourced income.

South African unitholder tax implications

The distribution is regarded as a foreign distribution for South African unitholders.

The distribution comprises gross income, and is to be taxed as such, in the hands of South African unitholders. The pre-tax distribution is to be included in a unitholder's taxable income and subject to normal tax in full. Tax paying unitholders will be able to claim a rebate equivalent to 2.37604%. Non-tax paying unitholders will not be entitled to claim a rebate.

By order of the board of Investec Property Limited as responsible entity of Investec Australia Property Fund.

Paul Lam-Po-Tang
Company Secretary

6 May 2020

Sponsor
Investec Bank Limited