

FORM OF PROXY

Tower Property Fund Limited

(Incorporated in the Republic of South Africa)

(Registration number: 2012/066457/06)

JSE share code: TWR

ISIN: ZAE000179040

(Approved as a REIT by the JSE)

(**Tower** or the **group** or the **company**).

Where appropriate and applicable, the terms defined in the notice of annual general meeting (**AGM**) to which this form of proxy is attached and forms part of, bear the same meanings in this form of proxy.

For use only by certificated shareholders and dematerialised shareholders with own-name registration, nominee companies of Central Securities Depository Participant's (**CSDP**) and brokers' nominee companies, registered as such at the close of business on Friday, 4 October 2019 (the voting record date) at the AGM to be held at the Belmont Conference Centre, Belmont Road, Rondebosch, on Wednesday, 9 October 2019 at 10:00 or any postponement or adjournment thereof.

If you are a dematerialised shareholder, other than with own-name registration, do not use this form. Dematerialised shareholders, other than with own-name registration, should provide instructions to their appointed CSDP or broker in the form as stipulated in the agreement entered into between the shareholder and the CSDP or broker.

I/We (in block letters please print full names) _____

of (address) _____

being the registered holder/s of _____ ordinary shares hereby appoint

1. _____ or, failing him/her

2. _____ or, failing him/her

3. the chairman of the annual general meeting

as my/our proxy to attend and speak and to vote for me/us and on my/our behalf at the AGM and at any adjournment or postponement thereof, for the considering and, if deemed fit, passing, with or without modification, the resolutions to be proposed at the AGM, and to vote on the resolutions in respect of the ordinary shares registered in my/our name(s), in the following manner:

		Number of Shares		
		In favour	Against	Abstain
Ordinary resolution 1	Adoption of the annual financial statements			
Ordinary resolution 2	Re-appointment of auditors			
Ordinary resolution 3	Re-election of Ms N Milne			
Ordinary resolution 4	Re-election of Mr A Magwentshu			
Ordinary resolution 5.1	Re-election of Mr J Bester as chairman and member of the audit and risk committee			
Ordinary resolution 5.2	Re-election of Ms N Milne as member of the audit and risk committee			
Ordinary resolution 5.3	Re-election of Mr R Naidoo as member of the audit and risk committee			
Ordinary resolution 6	Control over unissued shares			
Ordinary resolution 7	General authority to issue ordinary shares for cash			
Ordinary resolution 8	Specific authority to issue shares pursuant to a re-investment option			
Ordinary resolution 9	Control over unissued ordinary shares in respect of the Tower Property Fund incentive scheme			
Ordinary resolution 10	Implementation of resolutions			
Special resolution 1	Approval of non-executive directors' remuneration			
Special resolution 2	General authority to repurchase shares			
Special resolution 3	Financial assistance for the subscription of securities			
Special resolution 4	Financial assistance to related and inter-related parties			
Non-binding resolution 1	Non-binding advisory vote in respect of Tower's remuneration policy			
Non-binding resolution 2	Non-binding advisory vote in respect of Tower's remuneration implementation report			

Please indicate with an "X" in the appropriate spaces above how you wish your votes to be cast. Unless otherwise instructed, my/our proxy may vote as he/she thinks fit.

Signed at (place) _____ on (date) _____ 2019

Shareholder's signature _____

Assisted by me (where applicable) _____

(in block letters state capacity and full name)

A shareholder entitled to attend and vote at the AGM is entitled to appoint a proxy to attend, speak and vote in his/her stead. A proxy need not be a member of the company.

A shareholder may insert the name of a proxy or the name of two alternative proxies of the shareholder's choice in the space/s provided, with or without deleting "the chairman of the AGM". The person whose name appears first on the form of proxy and who is present at the AGM will be entitled to act as proxy to the exclusion of those whose names follow.

Registered office and postal address

Spire House
23 Belmont Road
PO Box 155
Rondebosch 7700

Transfer secretaries

Link Market Services South Africa Proprietary Limited
PO Box 844
Johannesburg 2000

NOTES TO THE FORM OF PROXY

A shareholder entitled to attend and vote at the abovementioned meeting is entitled to appoint a proxy to attend, speak and vote in his/her stead. The proxy need not be a member of the company.

1. A shareholder may insert the name of a proxy or the name of two alternative proxies of the shareholder's choice in the space/s provided, with or without deleting "the chairman of the AGM". The person whose name appears first on the form of proxy and who is present at the AGM will be entitled to act as proxy to the exclusion of those whose names follow.
2. Certificated shareholders wishing to attend the AGM have to ensure beforehand with the transfer secretaries of the company (being Link Market Services South Africa Proprietary Limited) that their shares are registered in their name.
3. This form of proxy is only to be completed by those ordinary shareholders who are:
 - holding ordinary shares in certificated form; or
 - recorded in the sub-register in electronic form in their own name

on the date on which shareholders must be recorded as such in the register maintained by the transfer secretaries, Link Market Services South Africa Proprietary Limited, in order to vote at the AGM being Friday, 4 October 2019, and who wish to appoint another person to represent them at the AGM.

4. Beneficial shareholders whose shares are not registered in their own name, but in the name of another, for example, a nominee, may not complete a proxy form, unless a form of proxy is issued to them by a registered shareholder and they should contact the registered shareholder for assistance in issuing instruction on voting their shares, or obtaining a proxy to attend, speak and, on a poll, vote at the AGM.
5. A shareholder's instructions to the proxy must be indicated by means of a tick or a cross in the appropriate box provided. However, if you wish to cast your votes in respect of a lesser number of shares than you own in the company, insert the number of shares in respect of which you desire to vote. If: (i) a shareholder fails to comply with the above; or (ii) gives contrary instructions in relation to any matter; or any additional resolution(s) which are properly put before the meeting; or (iii) the resolution listed in the form of proxy is modified or amended, the shareholder will be deemed to authorise the chairman of the AGM, if the chairman is the authorised proxy, to vote in favour of the resolutions at the AGM, or any other proxy to vote or to abstain from voting at the AGM as he/she deems fit, in respect of all the shareholder's votes exercisable thereat. If, however, the shareholder has provided further written instructions which accompany this form of proxy and which indicate how the proxy should vote or abstain from voting in any of the circumstances referred to in (i) to (iii) above, then the proxy shall comply with those instructions.
6. The chairman of the AGM may reject or accept any form of proxy which is completed and/or received other than in compliance with these notes provided that, in respect of acceptances, he is satisfied as to the manner in which the shareholder(s) concerned wish(es) to vote.
7. A minor must be assisted by his/her parent or guardian unless the relevant documents establishing his/her legal capacity are produced or have been registered by Link Market Services South Africa Proprietary Limited.
8. A shareholder or his/her proxy is not obliged to use all the votes exercisable by the shareholder or his/her proxy, but the total of votes cast and in respect of which any abstention is recorded may not exceed the total votes exercisable by the shareholder or his/her proxy.
9. Any deletion, alteration or correction to this form of proxy must be initialled by the signatory/ies.
10. Documentary evidence establishing the authority of a person signing this form of proxy in a representative capacity must be attached to this form of proxy unless previously recorded by the company.
11. Forms of proxy must be lodged at or posted to the transfer secretaries or registered office of the company at the addresses reflected on this form of proxy, and received by 10:00 on Monday, 7 October 2019. Alternatively, the form of proxy may be handed to the transfer secretaries or chairman of the AGM at the AGM or any time prior to the commencement of voting on any resolution at the AGM.
12. Where there are joint holders of shares:
 - any one holder may sign the form of proxy; and
 - the vote of the senior (for that purpose seniority will be determined by the order in which the names of shareholders appear in the register of members) who tenders a vote (whether in person or by proxy) will be accepted to the exclusion of the vote/s of the other joint holder/s of shares.

The completion and lodgement of this form of proxy by certificated shareholders and dematerialised shareholders with own-name registration will not preclude the shareholder from attending the AGM and speaking and voting thereat to the exclusion of any proxy appointed in terms hereof, should such shareholder wish to do so. In addition to the foregoing, a shareholder may revoke the proxy appointment by (i) cancelling it in writing, or making a later inconsistent appointment of a proxy; and (ii) delivering a copy of the revocation instrument to the proxy, and to the company. The revocation of a proxy appointment constitutes a complete and final cancellation of the proxy's authority to act on behalf of the shareholder as at the later of the date stated in the revocation instrument, if any; or the date on which the revocation instrument was delivered in the required manner.

13. Dematerialised shareholders, other than with own-name registration, must advise their CSDP or broker of their voting instructions if they are unable to attend the AGM, but wish to be represented thereat. This should be done by the cut-off time stipulated by their CSDP or broker. If, however, such shareholders wish to attend the AGM in person, then they will need to request their CSDP or broker to provide them with the necessary letter of representation in terms of the custody agreement entered into between the dematerialised shareholder and the CSDP or broker.
14. A form of proxy shall be deemed to include the right to demand or join in demanding a poll.