EMIRA
PROPERTY FUND

REVIEWED CONDENSED CONSOLIDATED FINANCIAL RESULTS

for the year ended 31 March 2024 and dividend declaration

2024

KEY MESSAGES

Distributable income per share*

119,03c

(up 11,5% from March 2023)

Dividend per share*

117,02c

(up 20,9% from March 2023)

Net asset value per share

1 733,1c

(up 2,2% from March 2023)

Commercial vacancies

4,1%

(improved from 4,7% in March 2023)

Residential occupancy (stabilised portfolio)

97,4%

(no change from March 2023)

Loan to value

42,4%

(improved from 44,0% in March 2023)

Property disposals concluded:
Transferred

R596,0m

To be transferred

R2,4bn

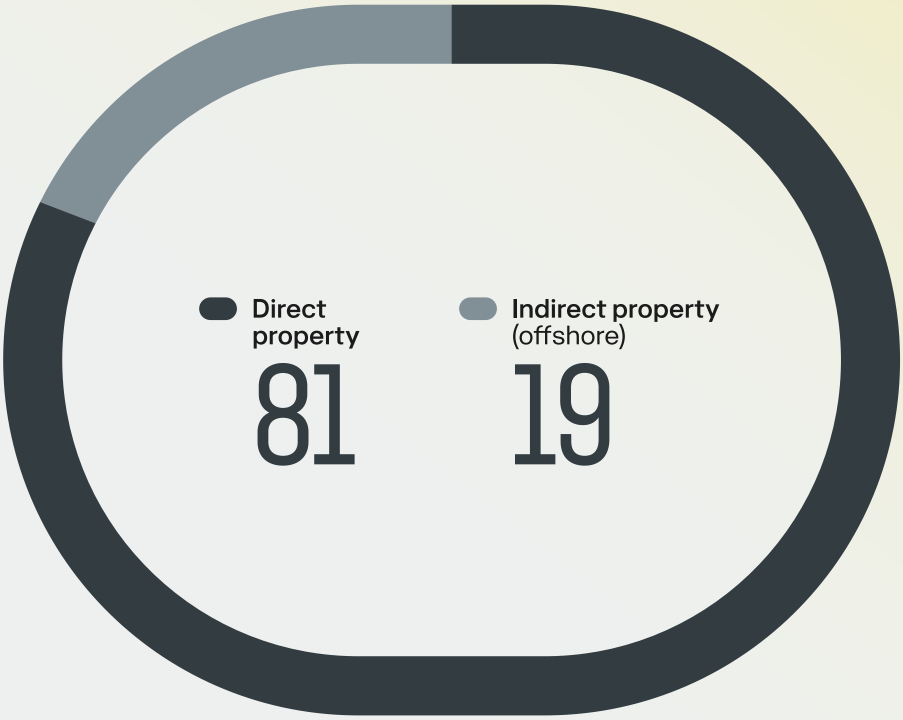
Enyuka disposal

Concluded

Transcend scheme of arrangement

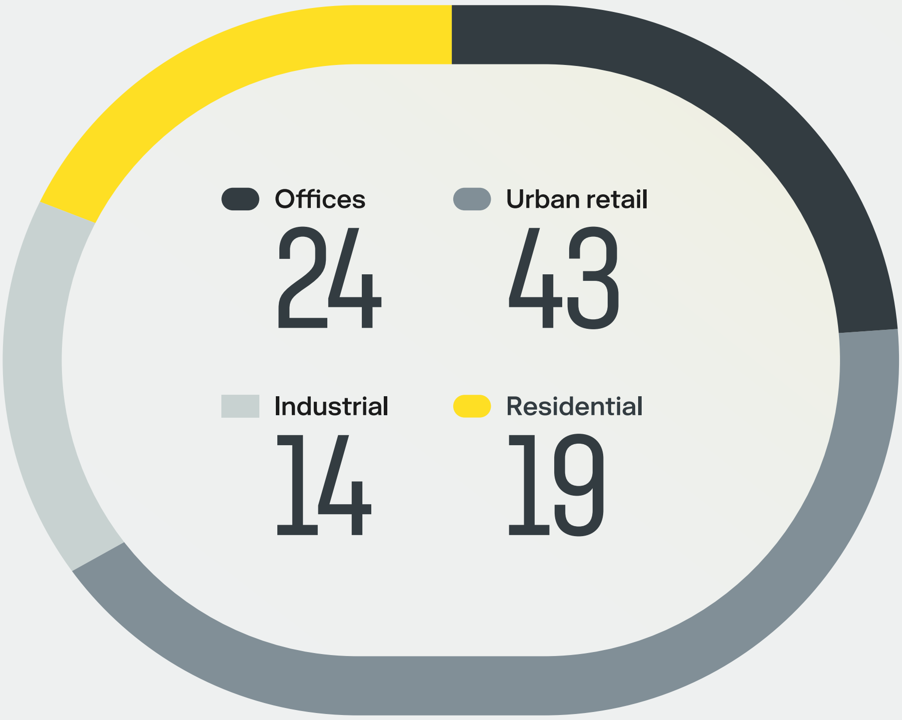
Concluded

INVESTMENTS (%)



DIRECT PROPERTY LOCAL (%)

VALUE SPLIT PER SECTOR



* 12-month current reporting period vs nine month prior period comparative.

NATURE OF BUSINESS

Emira Property Fund Limited (the "Company") is a Real Estate Investment Trust ("REIT") domiciled in South Africa and, together with all its subsidiaries (the "Group" or the "Fund" or "Emira"), owns a portfolio of property investments which are diversified both sectorally and geographically. Emira continues to deliver returns throughout the cycles by way of its risk-mitigating sectoral and geographical diversification strategy.

The Fund has direct property holdings as well as indirect property investments, through equity investments in property owning companies with specialist third-party co-investors.

In South Africa, the Fund owns a direct portfolio of properties diversified across the retail, industrial, office and residential sectors, which it segregates between the Commercial Portfolio (the retail, industrial and office properties) and the Residential Portfolio (the residential properties) respectively.

The Residential Portfolio includes the properties of Transcend Property Fund ("Transcend"), a specialist residential property company owned by Emira which is focused on value-oriented, good-quality suburban units. During the current reporting period the Fund completed the takeover of Transcend through an offer to the minority shareholders via a scheme of arrangement (the "Transcend Scheme") and Transcend has delisted and is now successfully integrated into the Fund's daily operations.

The Fund's disposal of Enyuka Property Fund, a rural and lower-LSM retail venture with One Property Holdings, closed on 20 July 2023 for an aggregate consideration of R646,3m.

Emira's only remaining indirect investment is the portfolio of investments in the United States of America (the "USA" or "US"), being equity interests in 12 grocery-anchored dominant value-oriented power centres, held together with its US-based partner, The Rainier Companies.

COMMENTARY

These results are for the 12 months ended 31 March 2024 (the "current reporting period" or "FY24") and are compared to the nine months ended 31 March 2023 (the "prior year" or "FY23"). The short prior year is due to the Company changing its financial year-end in the prior reporting period from 30 June to 31 March. Where required, variances have been disclosed, but given the difference in the number of months between the current reporting period and the prior reporting period, the financial variances are abnormally distorted and are not like-for-like, specifically for profit or loss related items.

Distributable earnings for FY24 is R622,1m compared to R558,0m for the nine-months ended 31 March 2023. After taking the adjustments to reflect the cash backed position into account, Emira's Board of Directors (the "Board") has declared a final dividend of 55,28 cents per share for the six months to 31 March 2024 (three months to 31 March 2023: 30,35 cents). The total dividend per share for the year ended 31 March 2024 is 117,02 cents (nine-months ended 31 March 2023: 96,78 cents), and while not comparable, is an increase of 20,9% from FY23.

The local portfolio has provided a robust operational performance, ahead of expectations. This can be attributed to continued enhancement of key metrics, specifically the reduction of vacancies and improved rent reversions.

While the Fund's US investments were impacted by certain larger tenant failures in the current reporting period, the US portfolio remains stable and is underpinned by the enduring strength of the US economy.

By strategically recycling capital, the Fund aims to optimise its portfolio composition, enhance overall returns, and manage risk effectively. Although the disposal of the high-yielding Enyuka has reduced distributable income in the short term, it aligns with the Fund's strategic objectives of capital recycling and reducing risk which reflects a forward-looking approach aimed at maximising value for investors.

As interest rates have remained persistently high and have impacted the Fund's distributable income, a portion of disposal proceeds (from Enyuka and individual property sales) have been temporarily reinvested into debt, which has lowered gearing levels and helped to lessen the impact of higher funding costs.

Operating in uncertain times, the Company remains committed to focusing on fundamental principles and elements within its control. Prudent risk management, diligent assessment of market dynamics, and a steadfast dedication to operational excellence are top priority, allowing Emira to navigate through challenging environments effectively while positioning itself to capitalise on opportunities that may arise.

DIVIDEND POLICY

Emira is a platform from which shareholders can access, by way of a dividend, the net rental income generated from Emira's underlying portfolio of diversified property investments. The payment of a dividend by Emira of the cash-backed portion of its distributable income is only made if the Fund is able to show that it can satisfy its future financial obligations.

The cash-backed portion of distributable income is determined by adjusting distributable earnings, should there be uncertainty regarding the timing of the cash flow of an underlying item or where cash is being retained in an underlying investment on an indefinite basis. These adjustments are not intended to alter normal timing differences existing in the ordinary course of business between standard accounting practices and the related cash flows.

The Board has assessed the Group's Statement of Financial Position and liquidity position and it has confirmed both to be healthy.

DISTRIBUTABLE EARNINGS

In addition to the distortion caused by the different number of months when comparing the current reporting period to the prior period, the variances are also affected in some instances by once-off events in both periods (for instance, the sale of non-core assets and the acquisition of new assets). Transcend specifically, has had a material impact since it was only consolidated into Emira as of 7 October 2022 – the prior period has 176 days of consolidation impact versus a full year in the current reporting period. Accordingly, the commentary has been split between the performance of the Commercial Portfolio and the Residential Portfolio and in some instances, Company items and Transcend items respectively.

DISTRIBUTION STATEMENT

R'000	**Year ended 31 Mar 2024**	Nine months ended 31 Mar 2023	% change
Operating lease rental income and tenant recoveries excluding straight-lining of leases	**1 885 097**	1 308 465	44,1
Property expenses excluding amortised upfront lease costs	**(880 327)**	(591 882)	(48,7)
Net property income	**1 004 770**	716 583	40,2
Administration expenses	**(117 640)**	(91 253)	(28,9)
Realised foreign exchange losses	**(7 134)**	(1 450)	(392,2)
Other income	**1 676**	3 225	(48,0)
Distributable income from equity-accounted investments	**257 955**	241 257	6,9
Dividend received/accrued from Transcend	**–**	10 228	100,0
Net finance costs	**(543 567)**	(337 266)	(61,2)
Finance income	**40 727**	49 655	(18,0)
Finance costs and amortised borrowing costs	**(584 294)**	(386 921)	(51,0)
Taxation (non-capital)	**(4)**	2 009	100,2
Minority shareholders' interests	**(13 887)**	(13 704)	(1,3)
Net ESA Trust adjustment	**8 558**	6 124	39,8
Net BEE Scheme adjustment	**31 418**	22 245	41,2
Distributable income	**622 145**	557 998	11,5
Distributable income per share (cents)	**119,03**	106,76	11,5
Distributable income adjustments			
1. Deferred rental collected	**–**	1 721	100,0
2. Distributable income from US equity-accounted investments not distributed	**(11 130)**	(21 198)	47,5
3. Interest accrued on loan advanced to Inani	**–**	(34 423)	100,0
4. Non-vesting treasury share dividends	**612**	710	100,0
5. Dividend received/accrued from Transcend – antecedent element	**–**	1 011	100,0
Dividend payable to shareholders	**611 627**	505 819	20,9
Dividend per share (cents)	**117,02**	96,78	20,9

REVENUE AND NET INCOME FROM DIRECT PROPERTY PORTFOLIO

R'000	**Year ended 31 Mar 2024**	Nine months ended 31 Mar 2023	Variance (%)
Operating lease rental income and tenant recoveries			
– Commercial property	**1 548 696**	1 128 156	37,3
– Residential property	**336 401**	180 309	86,6
Total	**1 885 097**	1 308 465	44,1
Property expenses			
– Commercial property	**(734 010)**	(514 309)	42,7
– Residential property	**(146 317)**	(77 573)	88,6
Total	**(880 327)**	(591 882)	48,7
Net property income			
– Commercial property	**814 686**	613 847	32,7
– Residential property	**190 084**	102 736	85,0
Total	**1 004 770**	716 583	40,2

The Commercial Portfolio's net property income for the 12 months ended 31 March 2024 is R814,7m compared to R613,9m for the nine months ended 31 March 2023. Proportionally this is an improvement and is due to a combination of the lower average vacancies achieved during the period and savings on property expenses. While loadshedding has continued to hamper businesses, there was a reduction in the frequency of outages in the second half of FY24, particularly in the last quarter. The diesel costs for backup generators for the year are R29,7m, and while still high are proportionally lower compared to FY23. In accordance with lease obligations between Emira and its tenants 87% of the FY24 diesel expense was recovered.

R'000	**Year ended 31 Mar 2024**	Nine months ended 31 Mar 2023
Fuels and oils recovery	**25 706**	22 623
Fuels and oils expense	**(29 680)**	(27 935)
Recovery rate (%)	**87**	81

The substantial increase in net property income from the Residential Portfolio is due to Transcend being consolidated for a full 12 months in the current reporting period compared to nine months in the comparative period.

ADMINISTRATION EXPENSES

R'000	**Year ended 31 Mar 2024**	Nine months ended 31 Mar 2023	Variance (%)
Administration expenditure	**(117 640)**	(91 253)	28,9

Total administration costs, which include staff costs and other fund level items are R117,6m for the current reporting period. This is lower compared to an annualised FY23 and is despite Transcend being consolidated for a full 12 months in FY24. This was mostly achieved through efficiencies on the takeover and delisting of Transcend.

INCOME FROM EQUITY-ACCOUNTED INVESTMENTS

R'000	**Year ended 31 Mar 2024**	Nine months ended 31 Mar 2023	Variance (%)
US Investments	**222 610**	176 754	25,9
Enyuka	**35 345**	64 503	(45,2)
Transcend	**–**	10 228	>(100,0)
Total	**257 955**	251 485	2,6

The income from the Fund's US investments for the current reporting period is R222,6m (March 2023: R176,8m) which is proportionally lower than the comparative period. Income for the current period was negatively impacted by various tenant failures, specifically Party City at Stony Creek and Earth Fare at Woodlands, where rental was lost, and unamortised tenant installations and leasing expenses (non-cash, once off items of circa USD0,6m) had to be accelerated and written off.

The income received from Enyuka is R35,3m, which is the interest received on Emira's loan to Enyuka up to the date of disposal together with its share of Enyuka's net distributable profit at that date.

The accounting of Transcend changed in the prior period from equity accounting to full consolidation hence no equity-accounted income reflects in the current period and Transcend is included on a line-by-line items basis.

OTHER INCOME AND FOREIGN EXCHANGE GAINS AND LOSSES

Other income of R1,7m includes Emira's 50% share of the asset management fee charged to Enyuka for the period up to the disposal date.

Emira realised a foreign exchange loss of R7,1m on its foreign investments in the current reporting period. The loss relates to its US investments where the related income and expenditure are accounted for at a weighted average monthly ZAR versus USD rate and then converted on a cash flow basis at the forward exchange contract rates or the spot rate.

NET FINANCE COSTS

R'000	**Year ended 31 Mar 2024**	Nine months ended 31 Mar 2023	Variance (%)
Net finance costs			
– Emira (excluding Transcend)	**(458 851)**	(297 593)	54,2
– Transcend	**(84 716)**	(39 673)	113,5
Total	**(543 567)**	(337 266)	61,2

Despite Emira's debt levels being lower in FY24 (due to the sale of Enyuka and the various property disposals, net of the additional investment into Transcend), total net finance costs for the 12 months in FY24 are proportionally higher at R543,6m compared to R337,2m for the nine months in FY23. The increase is due to a full 12 months of Transcend being consolidated, interest no longer being charged to Inani on the Inani mezzanine loan and the sharp rise in interest rates since the start of the comparative period.

Floating interest rates were on average higher by circa 190bps for FY24 compared to FY23. Further, several favourably priced interest rate hedges matured during the current reporting period and were either replaced with contracts that have a higher fixed rate or not replaced, resulting in more exposure to higher floating rates.

	Matured in FY24		New in FY24	
	Nominal	Weighted average fixed rate (%)	Nominal	Weighted average fixed rate (%)
INTEREST RATE HEDGING INSTRUMENT				
Interest rate swaps	R1,0bn	6,07	R750,0m	7,92
Cross-currency interest-rate swaps	USD19,8m	2,20	USD20,7m	4,38

TAXATION

There were no tax charges or credits in the current reporting period.

MINORITY SHAREHOLDER'S INTEREST

R'000	**Year ended 31 Mar 2024**	Nine months ended 31 Mar 2023	Variance (%)
Minority interest			
– Transcend	**(15 316)**	(14 308)	7,0
– Bet All Investments	**1 429**	604	>100,0
Total	**(13 887)**	(13 704)	1,3

Bet All Investments is a 75% held subsidiary of Emira which owns the residential property known as The Bolton.

The minority interest in respect of Transcend relates to the period prior to Emira acquiring the minorities share in terms of the Transcend Scheme.

OTHER ITEMS

Net Black Economic Empowerment ("BEE") Scheme adjustment: The BEE scheme comprises the restricted special purpose investment vehicles that hold Emira shares, set up for the benefit of the BEE parties who participated in Emira's June 2017 black empowerment equity issuance ("BEE Scheme"). Emira was deemed to control the parties with effect from April 2020, hence they are consolidated, and any third-party finance costs are included in Emira's consolidated interest paid. Profits generated by the BEE Scheme are for the benefit of the underlying investors. Emira has guaranteed the BEE Scheme's third-party debt obligations with any net losses ultimately being for Emira's account. The purpose of this adjustment is to adjust distributable income such that the effect of any items related to the BEE Scheme are limited to a net amount of zero, after factoring in the dividends received by the BEE Scheme and all its interest obligations. Included in Emira's "Interest paid and amortised borrowing costs" is a R16,7m interest charge, in respect of the BEE Scheme's interest obligations to its third-party lender.

Net ESA Trust adjustment: The ESA Trust (the "Trust") was originally set up to facilitate the Emira executive directors' share ownership scheme. During the current reporting period the executive directors disposed of their beneficial interests in the Trust. While the Trust is no longer an executive share ownership scheme, Emira still funds 50% of the original capital and guarantees the Trust's third-party debt obligations, and any net losses in respect of the original transaction are ultimately for Emira's account. As a result, Emira is still deemed to control the Trust, hence it is consolidated, and any third-party finance costs are included in Emira's consolidated interest paid. Profits generated by the Trust are however for the benefit of the beneficiaries. The purpose of this adjustment is to adjust Emira's distributable income such that the effect of any items related to the Trust, consolidated into Emira, are limited to a net amount of zero, after factoring in the dividends received by the Trust and all its interest obligations. Included in Emira's "Interest paid and amortised borrowing costs" is a R4,6m interest charge in respect of the Trust's interest obligations to its third-party lender.

DISTRIBUTABLE INCOME ADJUSTMENTS

In calculating the net cash-backed position, which is the amount available for distribution, the following adjustments have been made to distributable earnings:

- *Pay-out ratio on income from US investments*: A pay-out ratio of 95% has been applied to the distributable income from the US investments, resulting in R11,1m being held back. This has been done on the basis that any capital reserving (as required per the underlying debt agreements), general capital expenditure, leasing commissions and tenant installations are funded from the operating cash flows of the underlying investments, and while these can be lumpy, they have averaged out at circa 5% over time. The Fund has historically adjusted distributable income by the actual dividends received from the US investments but due to the timing of cash flows these adjustments have been irregular year-on-year, hence the application of the pay-out ratio to 'smooth' the contribution of the income from the US investments to Emira's dividend for both expectation and comparability purposes. Actual cash dividends received in FY24 were higher than the distributable income.
- *Dividends received on treasury shares*: During the current reporting period the Fund received dividends of R0,6m on shares relating to the Emira Forfeitable Share Plan that failed to vest and were returned to the Company.

NET ASSET VALUE ("NAV")

Emira's NAV as at 31 March 2024 increased by 2,2% to 1 733,1 cents per share (March 2023: 1 696,4 cents). This increase was primarily due to an increase in property valuations, the impact of the weaker ZAR/USD closing spot rate on the Fund's US investments net of cross-currency interest-rate swaps and a decrease in interest-rate derivative liabilities resulting from higher interest rates.

The number of shares used to calculate NAV was 481 795 511 and comprises:

	Mar 2024	Mar 2023
Actual shares in issue	**522 667 247**	522 667 247
Adjusted for:		
Shares held by the BEE Scheme [i]	**(26 133 364)**	(26 133 364)
Shares acquired for the Emira's share incentive schemes [ii]	**(7 538 372)**	(7 009 463)
Shares held by the ESA Trust [iii]	**(7 200 000)**	(7 200 000)
Adjusted shares in issue	**481 795 511**	482 324 420

i Emira shares held by the BEE Scheme under Emira's June 2017 BEE Transaction (as defined in the circular to shareholders dated 29 May 2017) are classified as treasury shares upon consolidation of the BEE Scheme, effective April 2020.

ii Emira shares held by Emira's Forfeitable Share Plan and Matching Plan are classified as treasury shares for accounting purposes.

iii Emira shares held by the ESA Trust are classified as treasury shares upon the consolidation of the ESA Trust.

DIRECT PORTFOLIO REVIEW

PORTFOLIO OVERVIEW

Emira's directly held South African portfolio comprises 90 properties valued at R12,1bn. The portfolio is split between the Commercial Portfolio, made up of the retail, office and industrial properties and the Residential Portfolio which includes The Bolton and Transcend's 20 properties. The following is the sectoral split by value and number of properties:

Sector	Value split (%)	Number of properties
Commercial Portfolio		
Urban Retail	43	17
Office	24	20
Industrial	14	32
Residential Portfolio	19	21
	100	90

RETAIL

Retail vacancies at the end of the current reporting period increased to 3,9% (March 2023: 3,1%). The weighted average lease expiry ('WALE") is similar at 3,2 years and tenant retention is 88,7% (by gross rental) of maturing leases in the current reporting period. Total weighted average reversions for the period have improved to -0,5% (March 2023: -5,5%).

Emira's retail portfolio of 17 properties feature mainly of grocer-anchored neighbourhood centres which are well tenanted, with national occupants. Wonderpark, a dominant regional shopping centre located in Karen Park, Pretoria North, is the largest at 91 038m^2. Emira's retail properties have continued to deliver stable performance. They are centred around the communities in which they are located and cater for their essential needs.

OFFICE

Office vacancies at the end of the period reduced to 10,9% (March 2023: 12,5%). The WALE was maintained at 2,7 years and 59,1% (by gross rental) of maturing leases in the year were retained. Total weighted average reversions for the current reporting period improved to -6,3% (March 2023: -14,8%).

Emira's office portfolio of 20 properties are mostly P- and A-grade rated. While the office sector is still under pressure, it is pleasing to see the key operational metrics moving in a positive direction. The emergence of the hybrid work model initially suggested a potential reduction in office space requirements as employees adopted remote or flexible work arrangements. However, this model may not be sustainable for all tenants, as more realise the importance of having sufficient office space for collaborative efforts, improvements in productivity, and accommodating in-person meetings.

INDUSTRIAL

Industrial vacancies at the end of the current reporting period decreased to 0,7% (March 2023: 2,1%). The WALE improved to 2,1 years and tenant retention is 84,6% (by gross rental) of maturing leases in the year. Total weighted average reversions for the current reporting period improved to -4,8% (March 2023: -6,5%).

Emira's 32 industrial properties, comprising single-tenant light industrial and warehouse facilities as well as multi-tenant midi- and mini-unit industrial parks, continued to experience strong demand. The fact that the portfolio is near full occupancy at the reporting date underscores its attractiveness to tenants. Emira has been able to leverage the increased demand for its properties to negotiate lease terms effectively, which has stabilised rentals.

RESIDENTIAL

The 21 residential properties include The Bolton and Transcend's 20 properties. The portfolio, consisting of 3 775 units, is geographically spread between Gauteng (87% by value) and Cape Town (13% by value). Vacancies were 4,5% as at 31 March 2024 (March 2023: 2,6%), which is higher due to the held-for-sale units, and if these are excluded, the vacancies were 2,6%.

The properties are situated in high-demand neighbourhoods and provide housing to the low-to-middle-income segment of the South African affordable residential rental market. Rentals range between R4 500 to R8 000 per unit. Demand for rental units has increased due to higher interest rates significantly increasing the cost of owning a property. As a result, rentals across the Residential Portfolio have improved during the current reporting period.

COLLECTIONS AND DEBTORS

Collections versus billings for the total direct portfolio amounted to 99,9% for the current reporting period.

Outstanding debtors, including VAT, as at 31 March 2024 were R50,9m (March 2023: R51,6m) for the Commercial Portfolio and estimated credit losses have been appropriately provisioned, with 92,8% (March 2023: 83,2%) of the balance owing provided for and the remainder covered largely by deposits.

Outstanding debtors for the Residential Portfolio, as at 31 March 2024 were R3,9m (March 2023: R6,0m) and estimated credit losses have been provisioned for 54,7% (March 2023: 66,8%) of the balance owing.

ARREARS AND COLLECTIONS AS AT 31 MARCH 2024

	31 Mar 2024						31 Mar 2023		
	Commercial				Residential	Total	Commercial	Residential	Total
R'000	Urban retail	Office	Industrial	Total					
Arrears (excluding VAT)									
Outstanding debtors	**18 983**	**17 700**	**7 602**	**44 285**	**3 923**	**48 208**	39 637	5 979	45 616
Estimated credit losses	**(17 280)**	**(15 918)**	**(7 897)**	**(41 095)**	**(2 148)**	**(43 243)**	(32 973)	(3 992)	(36 965)
Normal collections vs. billings (VAT inclusive)									
Collections: Apr 2023 – Mar 2024	**880 306**	**544 860**	**367 029**	**1 792 195**	**301 694**	**2 093 889**	1 291 826	170 143	1 461 969
Billings: Apr 2023 – Mar 2024	**886 950**	**542 696**	**366 012**	**1 795 658**	**301 131**	**2 096 789**	1 275 300	163 880	1 439 180
Collections: Apr 2023 – Mar 2024 (%)	**99,3**	**100,4**	**100,3**	**99,8**	**100,2**	**99,9**	101,3	103,8	101,6

VACANCIES

COMMERCIAL PORTFOLIO

GLA RECONCILIATION

	GLA m²
Balance at 31 March 2023	762 779
Disposals	(13 345)
Acquisitions/extensions	–
Re-measurements	253
Balance at 31 March 2024	**749 687**
Occupied GLA at 31 March 2024	**718 672**
Vacant GLA at 31 March 2024	**31 015**
Vacancy %	**4,1**

VACANCY RECONCILIATION

	GLA m²	%
Balance at 31 March 2023	35 784	4,7
Less: Properties sold since 31 March 2023	–	
Remaining portfolio balance at 31 March 2023	35 784	
Tenants vacated during the period	48 441	
Leases concluded for previously vacant units (prior 1 April 2023)	(26 691)	
Leases concluded for tenants vacated during the period	(26 519)	
Balance at 31 March 2024	**31 015**	**4,1**

Overall vacancies decreased to 4,1% from 4,7% as at 31 March 2023, indicating good demand for the Fund's properties and reinforcing its leasing strategies. Urban retail vacancies increased to 3,9% (March 2023: 3,1%) but remain below the MSCI national average of 4,1% (MSCI reported March 2024). Industrial vacancies improved to 0,7% (March 2023: 2,1%) which are well below the MSCI national average of 2,1% (MSCI reported December 2023). Emira's office sector vacancies improved to 10,9% as at 31 March 2024 (March 2023: 12,5%) and, while still high, are well below the SAPOA national average of 14,7% (SAPOA reported March 2024).

The five buildings with the highest vacancies in the portfolio as at 31 March 2024, are:

- Hyde Park Lane (5 605m², 37%)
- Menlyn Corporate Park (3 873m², 14%)
- Wonderpark (3 833m², 4%)
- Epsom Downs Office Park (2 958m², 31%)
- The Tramshed (1 734m², 13%)

RESIDENTIAL PORTFOLIO

The occupancy rate of the Residential Portfolio was 95,5% as at 31 March 2024 (March 2023: 97,4%). Included in the occupancy rate are the 'for sale' sectional title properties where vacancies are generally elevated as vacated units are typically left untenanted to facilitate the unit-by-unit disposal process. When the 'for sale' units are excluded, the occupancy rate improves to 97,4%.

COMMERCIAL PORTFOLIO VACANCIES

	No. of buildings Mar 2024	**GLA Mar 2024 (m²)**	**Vacancy Mar 2024 (m²)**	**Vacancy Mar 2024 (%)**	No. of buildings Mar 2023	GLA Mar 2023 (m²)	Vacancy Mar 2023 (m²)	Vacancy Mar 2023 (%)
Office	**20**	**161 013**	**17 532**	**10,9**	20	161 029	20 098	12,5
Urban retail	**17**	**292 889**	**11 510**	**3,9**	17	292 623	9 200	3,1
Industrial	**32**	**295 785**	**1 973**	**0,7**	34	309 127	6 486	2,1
Total	**69**	**749 687**	**31 015**	**4,1**	71	762 779	35 784	4,7

RESIDENTIAL PORTFOLIO VACANCIES

	No. of buildings Mar 2024	**No. of units Mar 2024**	**Vacancy Mar 2024**	**Vacancy Mar 2024 (%)**	No. of buildings Mar 2023	No. of units Mar 2023	Vacancy Mar 2023	Vacancy Mar 2023 (%)
Total	**21**	**3 775**	**171**	**4,5**	23	4 315	113	2,6

LEASING

Based on GLA, the weighted average lease expiry for the Commercial Portfolio is 2,7 years (March 2023: 2,6 years), with 34,1% (by GLA) of the leases due for renewal before March 2025. The most substantial expiries (by gross rental) for the next year include:

- RTT Group (46 673m²) at RTT ACSA Park in Johannesburg – new five-year lease with tenant for signature but for reduced space (30 833m²).
- WSP Group Africa (3 524m²) at Knightsbridge in Johannesburg – tenant vacated before lease expiry, except for 801m² where leases were concluded with new tenants. Replacement tenants are Mast Services (2 353m²) and Intergest SA (380m²) – concluded leases with both for a term of three years.
- RTT Group (12 921m²) at RTT Continental in Johannesburg – new two-year and two-month lease with tenant for signature.
- PPS Investments (2 748m²) at Boundary Terraces in Cape Town – busy with negotiations for a six-month extension.
- Edgars (3 998m²) at Wonderpark in Pretoria – busy with negotiations for a new five-year lease.

	Rentable area (%)	Contractual rental revenue (%)
Vacant	4,1	–
Mar 2025	34,1	34,0
Mar 2026	12,4	14,6
Mar 2027	18,1	17,6
Mar 2028 >	31,3	33,8
	100,0	100,0

The largest new leases concluded during the year under review, by lease value, were:

- Mast Services at Knightsbridge in Johannesburg for three years (1 556m² for a total value of R13,5m)
- IFCO Systems UK at Northpoint Industrial Park in Cape Town for five years (2 232m² for a total value of R12,3m)
- Viollioti Fashion Institute at Albury Office Park in Johannesburg for five years (1 230m² for a total value of R11,9m)
- Arealytics SA at Hamilton House in Cape Town for three years (1 567m² for a total value of R11,8m)
- The KID Group at Knightsbridge in Johannesburg for five years (725m² for a total value of R10,5m)

Tenant retention in the Commercial Portfolio for the 457 leases (236 203m² of GLA) that expired in the period is 81% by revenue (March 2023: 77%) and 81% by GLA (March 2023: 78%). The most substantial renewals concluded by lease value were:

- Checkers at Ben Fleur Boulevard in Emalahleni renewed for a further 15 years (3 366m² for a total value of R168,8m)
- The Beverage Company at 20 Anvil renewed for a further six years and four months (12 250m² for a total value of R50,3m)
- Evapco SA at Evapco in Johannesburg renewed for a further seven years (5 715m² for a total value of R35,1m)
- Kawari Wholesalers at Technohub in Johannesburg renewed for a further five years (6 580m² for a total value of R31,8m)
- Woolworths at Wonderpark in Pretoria renewed for a further five years (4 642m² for total value of R31,3m)

VALUATION

The fair market value of investment property, adjusted for disposals, increased by 4,6% from 31 March 2023. However, the net increase during the current reporting period was 2,9% when factoring in capital expenditure of R193,5m.

The Commercial Portfolio was externally valued as at 31 March 2024 and the discount rates and exit capitalisation rates used have remained substantially the same as those used in the March 2023 valuations. All other valuation inputs and metrics (void periods, market rentals, rental growth rates and perpetual vacancy rates) have been updated to reflect current market expectations. Where the Fund has agreed the sale of a property, the valuation has been adjusted to reflect the sale price.

Similarly, the Residential Portfolio was externally valued at reporting date and the capitalisation rates used in the FY23 valuations have largely been maintained. For those properties which are expected to be sold on either a wholesale or unit-by-unit basis, the valuations have been adjusted to reflect the expected disposal prices.

The "Measurements of Fair Value" section, discussed further below, provides a detailed analysis on the valuation inputs and metrics used across all valuations.

TOTAL PORTFOLIO MOVEMENT

Sector	**Mar 2024 (R'000)**	**Mar 2024 (R/m²)**	Mar 2023 (R'000)	Mar 2023 (R/m²)	Difference (%)	Difference (R'000)
Commercial Portfolio						
– Office	**2 925 250**	**18 168**	2 934 350	18 223	(0,3)	(9 100)
– Urban Retail	**5 192 000**	**17 727**	4 937 000	16 872	5,2	255 000
– Industrial	**1 748 910**	**5 913**	1 804 550	5 838	(3,1)	(55 640)
	9 866 160		9 675 900		2,0	190 260
Residential Portfolio	**2 248 073**	**–**	2 438 311	–	(7 8)	(190 238)
Total	**12 114 233**		12 114 211		0 0	22

ACQUISITIONS

There were no property acquisitions in FY24.

DISPOSALS

During the current reporting period the Fund disposed two properties in the Commercial Portfolio, realising gross proceeds of R109,5m.

Property	Location	Sector	GLA (m²)	Book value (Rm)	Sale price (Rm)	Approximate net exit yield (%)	Effective date
1 Monte Carlo Road	Durban	Industrial	5 551	23,8	37,0	6,8	17 Jul 2023
Trellidor	Cape Town	Industrial	7 794	65,7	72,5	9,3	8 Nov 2023
			13 345	89,5	109,5		

Sales in the Residential Portfolio have continued to progress well, with 223 of The Bolton's 282 units (totalling R236,9m) transferring during the current reporting period together with 317 of Transcend's units (totalling R249,6m), realising total gross proceeds, before costs, of R486,5m.

In line with Emira's strategy of recycling capital, as at the reporting date the Fund had agreements in place for the disposal of the following properties in the Commercial Portfolio:

- Makro Selby, a retail property in Johannesburg, as announced on SENS on 28 March 2024.
- Market Square, a retail property in Plettenberg Bay, as announced on SENS on 28 March 2024.
- A portfolio of 13 office and industrial properties located in the Western Cape, as announced on SENS on 2 April 2024.
- Park Boulevard and Springfield Retail Centre, retail properties located in Durban.
- A portfolio of four industrial properties located in Gauteng.
- Two individual buildings within Albury Office Park, an office property located in Johannesburg.

These properties together with 400 units from the Residential Portfolio, which have a combined value of R2,4bn, have been classified as held for sale at the reporting date.

DEVELOPMENTS AND REFURBISHMENTS

Emira's capital recycling strategy incorporates strategic investments in tactical refurbishments within its existing portfolio to unlock value and enhance asset quality. These efforts are crucial for attracting new tenants and retaining existing ones, as the quality and attractiveness of a property plays a significant role in tenant decision-making.

During the reporting period, Emira allocated additional capital of R168,2 million to its Commercial Portfolio to fund various projects aimed at improving property conditions and amenities. Some of the major projects that were initiated or completed during this period include:

- Resizing and upgrading vacant units at Kramerville Corner in Johannesburg to incorporate @Home Living Space.
- The completion of the refurbishment of Boskruin Shopping Centre in Johannesburg including the work to incorporate Dischem into the tenant mix.
- The completion of back-up power installed at a further three properties to assist tenants with the continued local power supply disruptions.
- The completion of phase 3 of the concrete hardstand replacement for RTT at RTT ACSA Park in Johannesburg.
- Upgrades at 80 Strand in Cape Town to facilitate the expansion of existing tenant – WeWork.
- An extension of the HVAC system at Newlands Terraces in Cape Town for CCI.
- Various sustainability-driven initiatives across the portfolio, including renewable and cost-saving energy, water efficiency projects, as well as waste management systems.
- Fire sprinkler upgrades to comply with OHS standards for the entire building at 14-16 Boston Circle in Cape Town.
- OHS compliance works and upgrades at 20 Anvil in Isando, Johannesburg.
- An upgrade of the current HVAC system for the tenants at the Gateview offices in Umhlanga, as well as at 2 Frosterley Park in Umhlanga.
- The resizing and reconfiguration of existing tenants to install Adidas at Wonderpark Shopping Centre in Pretoria.

An additional R25,3m of capital was invested by the Fund into the Residential Portfolio during the current reporting period. This was mainly spent on EDGE certifying units to provide more utility efficient rental housing for tenants; providing back-up security and emergency lighting at properties during loadshedding; as well as reinstating units for sale to the owner market and major painting projects.

SHORT-TERM FOCUS AREAS AND KEY RISKS

The Fund continues to express concerns regarding the general deterioration of municipal infrastructure, upon which its properties rely heavily. The inconsistent supply of critical services, such as electricity, water, and other municipal services poses challenges for both Emira and its tenants in conducting their operations effectively.

In response to these challenges, Emira remains committed to implementing various initiatives aimed at mitigating risks and ensuring the continuity of operations for its tenants. One such measure involves expediting projects related to the supply of alternative energy sources, water harvesting, and back-up power systems. By diversifying energy sources and ensuring reliable back-up infrastructure, Emira aims to minimise disruptions caused by utility failures and maintain business continuity for tenants.

Additionally, Emira continues to invest in initiatives to improve the energy efficiency of its buildings, thereby reducing tenants' operating costs associated with utilities. These efforts not only align with its sustainability goals but also contribute to enhancing the overall attractiveness and competitiveness of Emira's properties in the market.

INDIRECT INVESTMENTS

Investment	Classification	Equity held (%)	Carrying value: Investment R'000	Carrying value: Loan (net of ECL) R'000	Carrying value: Total R'000
Enyuka*	Equity-accounted investments	–	–	13 976	13 976
US	Equity-accounted investments	49,0	2 783 320	–	2 783 320
			2 783 320	13 976	2 797 296
Inani	Other financial assets	20,0	–	19 117	19 117

	Statutory income				Distributable income				
Investment	Share of profit/ (loss) R'000	Dividends received R'000	Interest on loan R'000	Total R'000	Share of profit/ (loss) R'000	Dividends received R'000	Interest on loan R'000	Adjust-ments R'000	Total R'000
Enyuka*	41 090	–	30 393	71 483	4 952	–	30 393	–	35 345
US	177 629	–	–	177 629	222 610	–	–	(11 130)	211 480
	218 719	–	30 393	249 112	227 562	–	30 393	(11 130)	246 825
Inani	–	–	5 369	5 369	–	–	5 369	(5 369)	–

* Enyuka equity accounted up to 19 July 2023, being the date of disposal.

TRANSCEND

During the period Emira acquired Transcend's remaining issued ordinary shares not already owned by it by way of a scheme of arrangement (the "Scheme"). 91,85% of Transcend shareholders voted in favour of the Scheme and following implementation thereof, Emira's shareholding increased from 68,15% to 100%.

During the reporting period Transcend terminated the asset management contract with IHS Asset Management, in which Emira had a 20% equity interest. This follows the restructuring of Transcend such that the executive management is now directly employed by Transcend and other asset management services are sourced from IHS on a cost recovery basis.

ENYUKA

The Fund's disposal of Enyuka closed on 20 July 2023 for an aggregate consideration of R646,3m. The disposal realised cash proceeds of R516,3m after taking into account the vendor loan of R130m provided by Emira to the purchaser, Oneeighty Holdings Two Proprietary Limited ("OEH2"). The vendor loan is secured by a security pledge of the net disposal proceeds of two properties owned by OEH2 together with a reversionary pledge of OEH2's interests and claims in Enyuka.

Up to the date of disposal, Emira's interest in Enyuka was equity accounted and the R71,5m recognised includes Emira's share of Enyuka's net profit of R41,1m (of which R4,9m is a distributable profit) and R30,4m of interest received on the shareholder loan provided to Enyuka.

US

PORTFOLIO OVERVIEW

Together with its US-based partner, The Rainier Companies, Emira has co-invested in 12 grocery-anchored dominant value-oriented power centres in the US on a deal-by-deal basis. Despite owning a minority share in each of the 12 direct property-owning entities, through its US subsidiary CIL2, Emira has a unanimous voting arrangement on all major decisions.

With continued support of sound property fundamentals and a high-quality tenant base, Emira's US investments have a consolidated WALE of 5,0 years (by GLA) for the current reporting period (March 2023: 5,3 years) with vacancies increasing to 3,6% (March 2023: 2,6%).

Emira equity accounts the 12 direct property-owning entities and R177,6m was recognised as its share of the net profit for the current reporting period, which included a non-distributable loss of R45,0m, leaving distributable income of R222,6m (nine months ended March 2023: R176,8m). The distributable income for the current reporting period was negatively impacted by various tenant failures, including the once off write-off of the related unamortised tenant installations and leasing expenses (non-cash items). The carrying value of the equity-accounted investments as at 31 March 2024 was R2,8bn (or USD147,1m) (March 2023: USD151,9m).

Both 32 East (from the first quarter) and Beldon Park (from the second quarter) resumed paying current dividends during the current reporting period. Both investments also settled a portion of the accrued unpaid dividends owing as at 31 March 2023 – of the USD4,9m owing, USD2,5m was received. These catchup dividends are not being distributed by Emira and will be held in reserve to fund potential future capital expenditure on the US portfolio. The balance of the accrued unpaid dividends owing are expected to be received over the next 12 to 24 months.

ECONOMIC ENVIRONMENT

The annualised real GDP growth of 1,6% reported for the first quarter of 2024 indicates a slower pace of economic expansion in the US compared to the previous quarter's growth of 3,4%. While the slower growth may reflect certain challenges facing the US economy, its resilience amid inflationary pressures and higher interest rates suggests that it remains on a relatively stable footing, and underscores its underlying strength and capacity to navigate through these challenges.

Despite pressures on US consumers, considering the consistent growth in the economy and low unemployment, the environment remains supportive of the value-oriented retail investment thesis upon which Emira has developed its US strategy.

VACANCIES AND LEASING

Vacancies increased to 3,6% owing mostly to the bankruptcy of Earth Fare (24 232 SF) at Woodlands Square and Party City (11 250 SF) at Stony Creek Marketplace. Furthermore, Bed, Bath & Beyond at Summit Woods Crossing also declared bankruptcy during the year, however it has already been replaced with Total Wine & More, which opened in April 2024.

During the year, 52 leases were concluded (41 renewals and 11 new lets) comprising a total GLA of 467 714 SF, at an average new rental of USD14,96/SF and a weighted average duration of 6,8 years. This resulted in a positive reversion of 5,8% when compared to the previous rentals, where applicable. The lease expiry profile remains defensive with 53,1% of leases (by rental) expiring in five years or longer.

VALUATIONS

All 12 properties were externally valued at the reporting date by either CBRE Inc or Cushman & Wakefield Inc, both independent firms of professional appraisers.

	Mar 2024	Mar 2023
Total GLA (sq ft)	**3 884 818**	3 884 802
Gross portfolio value (USD'm)	**696,5**	698,6
Average value per property (USD'm)	**58,0**	58,2
Value per square foot (USD/sq ft)	**179,29**	179,83
	Average	Average
Average exit capitalisation rate (%)*	**8,00**	7,92
Average discount rate (%)#	**8,77**	8,60
Market rental assumptions:	**Property specific**	Property specific

* Exit cap rates ranged between 7,00% – 9,25% at March 2024 and 7,00% – 9,25% at March 2023.

\# Discount rates ranged between 8,25% – 10,25% at March 2024 and 7,75% – 10,25% at March 2023.

ACQUISITIONS

There were no acquisitions made during the current reporting period.

DISPOSALS

Three vacant land outparcels at Dawson Marketplace were sold during the current reporting period. This was in line with the approved asset management strategy at the time of acquisition. The net proceeds were used to reduce debt. The details of the sales are as follows:

Property	Size (acres)	Tenant	Sale price USD'000	Disposal yield (%)	Closing date
Dawson Marketplace	1,23	Vacant land	1 000	N/A	Sep 2023
Dawson Marketplace	0,61	Vacant land	385	N/A	Jan 2024
Dawson Marketplace	1,36	Vacant land	1 000	N/A	Mar 2024

DEVELOPMENT AND REFURBISHMENTS

There were no significant developments completed in the current reporting period other than routine activities relating to tenanting and re-tenanting of space. There are four undeveloped pads remaining at Dawson Marketplace which will be developed once leases and development agreements have been concluded with suitable tenants.

INANI

The investment in Inani is classified as a financial asset through profit or loss with a fair value of Rnil as at 31 March 2024 (March 2023: Nil).

The mezzanine loan advanced to Inani has been assessed as credit impaired and the gross outstanding amount of R432,8m including interest has been provided for in full.

As advised in the FY24 interim results, to assist Inani and try provide it with more time to remedy its position, Emira acquired R51,3m of the senior lender's mezzanine debt on 17 August 2023, via a cession from the senior lender ("Inani cession loan"). The loan is on the same terms and conditions as the senior lender's mezzanine loan and ranks pari passu with it. The Inani cession loan was assessed for recoverability at the reporting date and, accordingly, a credit loss provision of R37,5m has been raised against the carrying amount (including accrued interest) of R56,6m.

Inani is still in restructure discussions with its senior lender. Emira, in its capacity as a 20% shareholder, continues to support Inani through operational guidance to the Inani asset manager.

FUNDING AND TREASURY MANAGEMENT

The consolidated Group LTV decreased to 42,4% as at 31 March 2024 (March 2023: 44,0%). The consolidated interest cover ratio at a Group level was 2,3 times as at 31 March 2024 (March 2023: 2,9 times). Emira's debt metrics are within covenant levels at both a Group (consolidated) and Company/subsidiary level and are anticipated to remain so for the foreseeable future.

Breakdown of interest-bearing borrowings:

	Group	
R'm	**Mar 2024**	Mar 2023
Capital	**6 157**	6 654
Accrued interest	**50**	49
Unamortised borrowing costs	**(9)**	(6)
	6 198	6 697
SPVs consolidated through common control*		
Capital	**186**	186
Accrued interest	**6**	–
	192	186
Per statement of financial position	**6 391**	6 883

* Interest-bearing debt of ESA Trust and BEE equity investors (Tamela and Letsema).

BORROWINGS

The Fund has multiple sources of diversified funding which includes facilities with all the major South African banks. A portion of Emira's funding continues to be accessed from the debt capital markets through its established Domestic Medium-Term Note ("DMTN") Programme. During the current reporting period, R3,6bn of new debt facilities were put in place to either create additional capacity, refinance or settle maturing facilities.

The weighted average duration to expiry of the Fund's debt facilities is 2,2 years (March 2023: 1,6 years).

R'm	Facility amount	Amount drawn	Amount undrawn	% of drawn facility
Expiry period				
Mar 25	1 928	1 828	100	29,7
Mar 26	1 588	938	650	15,2
Mar 27	1 200	1 200	–	19,5
Mar 28	1 170	1 170	–	19,0
Mar 29	1 271	1 021	250	16,6
	7 157	6 157	1 000	100,0

The Fund had unutilised debt facilities of R1,0bn as at 31 March 2024 which, together with cash-on-hand of R180,8m, provides assurance that it will be able to meet its short-term commitments.

As at 31 March 2024, Emira had effective USD denominated debt of USD73,0m (March 2023: USD73,0m) through its USD cross-currency interest-rate swaps ("CCIRS") against its USA investments valued at USD147,1m (March 2023: USD151,9m).

COST OF FUNDING AND HEDGING

The average all-in cost of the Company's funding, including CCIRS, is 8,72% (March 2023: 8,27%) and interest rates are hedged for 74,2% (March 2023: 74,0%) of the drawn interest-bearing borrowings as at 31 March 2024 for a weighted average duration of 1,4 years (March 2023: 1,6 years).

	Mar 2024			Mar 2023		
	Average all-in rate (%)	**Average fixed rate (%)**	**Fixed duration years**	Average all-in rate (%)	Average fixed rate (%)	Fixed duration years
ZAR	**9,99**	**7,34**	**1,4**	9,51	6,81	1,6
USD	**3,21**	**3,21**	**1,4**	2,45	2,45	1,7
Total	**8,72**	**6,30**	**1,4**	8,27	5,77	1,6

CREDIT RATING

Global Credit Rating Company (Pty) Ltd affirmed the corporate long-term credit rating of A(ZA) and the corporate short-term rating of A1(ZA), with the outlook accorded as stable, in October 2023. Emira no longer has secured notes in issue hence the senior secured notes long-term issue credit rating has been withdrawn.

DEBT RATIOS

The summarised debt ratios as at 31 March 2024 are as follows:

R'000	**Mar 2024**	Mar 2023
Average duration to expiry of debt facilities (years)	**2,2**	**1,6**
Interest bearing debt fixed/hedged (%)	**74,2**	**74,0**
Average duration to expiry of interest rate derivatives (years)	**1,4**	**1,6**
LTV ratio (%)*	**42,4**	**44,0**
LTV ratio covenant (%)	**50,0**	**50,0**
ICR (times)#	**2,3**	**2,9**
ICR covenant level (times)	**2,0**	**2,0**

* LTV is measured by dividing interest-bearing borrowings (net of cash and cash equivalents and including the fair value of net derivative liabilities) by the fair value of income-producing assets including property, listed investments, equity-accounted investments, and loans receivable.

ICR is based on operating profit excluding straight-line lease income, plus earnings from investments less corporate costs (EBITDA), divided by finance costs, after deducting all finance income (net interest cost) over the respective period.

FOREIGN INCOME HEDGING

A portion of the expected net income from Emira's US investments, after offsetting foreign interest on CCIRS, is hedged to minimise potential adverse foreign exchange fluctuations on Emira's earnings. At least 90% of the first four years of expected net income from Emira's US investments was hedged at the date that each investment was made. Further hedges have subsequently been put in place to extend the hedged profile.

The following USD hedges were in place as at 31 March 2024:

Period	Nominal (USD'000)	Forward rate against R
Sep 2024	4 123	R17,94
Mar 2025	3 901	R18,57
Sep 2025	3 891	R18,80
Mar 2026	3 284	R19,77
Sep 2026	3 184	R20,47
Mar 2027	2 700	R21,39
Sep 2027	2 200	R21,99
Mar 2028	1 400	R22,88
Sep 2028	800	R24,18

TRANSFORMATION AND BROAD-BASED BLACK ECONOMIC EMPOWERMENT ("B-BBEE")

Emira is currently a Level 3 B-BBEE Contributor with a verified effective black ownership of 48,04%. Emira believes in the country's B-BBEE policies which promote proper transformation within a South African context. Local socio-economic development endeavours which make a positive impact are supported by the Company.

CHANGES TO THE BOARD AND FUNCTIONS OF DIRECTORS

As previously announced on SENS, the following Board changes took place during the current reporting period:

- Independent non-executive directors, Berlina Moroole and Gerhard van Zyl, resigned from the Board, with effect from 13 September 2023 and 1 October 2023 respectively.
- Existing non-executive director, James Templeton, was appointed as the chairman of the Board, with effect from 15 September 2023.
- Existing independent non-executive director, Derek Thomas, was appointed as a member of the audit and risk committee, with effect from 1 October 2023.
- James Day was appointed as a non-executive director of the Board, with effect from 1 October 2023.
- Existing independent non-executive director, Vusi Mahlangu, was appointed as the lead independent director of the Board, with effect from 14 November 2023.
- Independent non-executive director, Wayne McCurrie, retired from the Board, with effect from 15 November 2023.

PROSPECTS

Factors such as the continuous and persistently high levels of inflation; the expectations of prolonged high rates of interest compounded by the political uncertainty surrounding the aftermath of the local elections, pose significant challenges to South Africa's short-term economic growth prospects. These factors notwithstanding, Emira's strong liquidity position, bolstered by the expected R2,4bn proceeds from the recently announced disposals, positions it well to navigate through these uncertain market conditions and capitalise on investment opportunities that may arise.

The series of disposals as previously announced on SENS is in line with Emira's strategy to recycle capital and create capacity and flexibility within its portfolio. This signals the Fund's intention to pivot between investments, reallocating resources to seize opportunities that offer better growth prospects which align more closely with its long-term strategic objectives.

For information purposes, the remuneration report in the integrated annual report will disclose the executive directors KPI for distributable income per share as 120,43 cents for the 12 months to 31 March 2025, with limited growth due to higher interest costs and the effects of dilutionary strategic disposals.

This forecast is the responsibility of Emira's directors and has not been reviewed or reported on by its external auditors.

DIVIDEND DECLARATION

The Board has approved, and notice is hereby given that a final gross dividend of 55,28 cents per share has been declared (March 2023: 30,35 cents), payable to the registered shareholders of Emira on Monday, 1 July 2024. In making its decision on whether to pay out a dividend and the quantum thereof, the Board has assessed the Company's solvency and liquidity position, considering the Company's current position together with forecasts.

The issued share capital at the declaration date is 522 667 247 listed ordinary shares. The source of the dividend comprises net income from property rentals, income earned from the Company's equity-accounted investments, interest earned on loans receivable and interest earned on cash on deposit. Please refer to the condensed consolidated statement of comprehensive income for further information.

Last day to trade *cum* dividend	Tuesday, 25 June 2024
Shares trade *ex*-dividend	Wednesday, 26 June 2024
Record date	Friday, 28 June 2024
Payment date	Monday, 1 July 2024

Share certificates may not be dematerialised or rematerialised between Wednesday, 26 June 2024 and Friday, 28 June 2024, both days inclusive.

TAX IMPLICATIONS

In accordance with Emira's status as a REIT, shareholders are advised that the dividend meets the requirements of a "qualifying distribution" for the purposes of section 25BB of the Income Tax Act, No. 58 of 1962 ("Income Tax Act"). Accordingly, qualifying distributions received by local tax residents must be included in the gross income of such shareholders (as a non-exempt dividend in terms of section 10(1)(k)(aa) of the Income Tax Act), with the effect that the qualifying distribution is taxable as income in the hands of the shareholder. These qualifying distributions are, however, exempt from dividend withholding tax in the hands of South African tax resident shareholders, provided that the South African resident shareholders have provided the following forms to their Central Securities Depository Participant ("CSDP") or broker, as the case may be in respect of uncertificated shares, or the transfer secretaries, in respect of certificated shares:

a) a declaration that the dividend is exempt from dividends tax; and

b) a written undertaking to inform the CSDP, broker or the transfer secretaries, as the case may be should the circumstances affecting the exemption change or the beneficial owner cease to be the beneficial owner, both in the form prescribed by the Commissioner for the South African Revenue Service. Shareholders are advised to contact their CSDP, broker or the transfer secretaries, as the case may be to arrange for the abovementioned documents to be submitted prior to payment of the dividend, if such documents have not already been submitted.

Qualifying dividends received by non-resident shareholders will not be taxable as income and instead will be treated as ordinary dividends, but which are exempt in terms of the usual dividend exemptions per section 10(1)(k) of the Income Tax Act. Any distribution received by a non-resident from a REIT will be subject to dividend withholding tax at 20% unless the rate is reduced in terms of any applicable agreement for the avoidance of double taxation ("DTA") between South Africa and the country of residence of the shareholder. Assuming dividend withholding tax will be withheld at a rate of 20%, the net amount due to non-resident shareholders will be 44,22400 cents per share. A reduced dividend withholding tax rate in terms of the applicable DTA, may only be relied on if the non-resident shareholder has provided the following forms to their CSDP or broker, as the case may be, in respect of the uncertificated shares, or the transfer secretaries, in respect of certificated shares:

a) a declaration that the dividend is subject to a reduced rate because of the application of a DTA; and

b) a written undertaking to inform their CSDP, broker or the transfer secretaries, as the case may be should the circumstances affecting the reduced rate change or the beneficial owner cease to be the beneficial owner, both in the form prescribed by the Commissioner for the South African Revenue Service. Non-resident shareholders are advised to contact their CSDP, broker or the transfer secretaries, as the case may be to arrange for the abovementioned documents to be submitted prior to payment of the dividend if such documents have not already been submitted, if applicable.

Local tax resident shareholders as well as non-resident shareholders are encouraged to consult their professional advisors should they be in any doubt as to the appropriate action to take.

The Company's tax reference number is 9995/739/15/9.

Shareholders and noteholders are advised that certain performance measures used in this announcement are not defined by International Financial Reporting Standards and may accordingly differ from company to company. The Board however believes that these are relevant performance measures to the Company. The methodology for the calculation of the performance measures is set out on the Company's website. The Board is responsible for the preparation of the performance measures and ensuring compliance with Practice Note 4/2019 ("Performance Measures") of the JSE Limited's ("JSE") Listings and Debt Listings Requirements. The performance measures have not been reviewed or reported on by the Company's external auditors.

By order of the Emira Property Fund Limited Board

Acorim Proprietary Limited

Company Secretary

James Templeton	**Geoff Jennett**
Chairman	Chief Executive Officer

Bryanston

28 May 2024

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

R'000	Reviewed 31 Mar 2024	Audited 31 Mar 2023
ASSETS		
Non-current assets	**12 774 786**	14 838 087
Investment property	**9 473 065**	11 718 657
Straight-lining of rental income adjustment	**188 181**	180 006
Unamortised upfront lease costs	**35 724**	32 691
Right-of-use asset	**76 567**	76 567
Fair value of investment properties	**9 773 537**	12 007 921
Furniture, fittings, computer equipment and Intangible assets	**799**	1 204
Investment and loans in equity-accounted investments	**2 783 320**	2 702 710
Other financial assets	**–**	765
Loans receivable	**158 502**	54 451
Derivative financial instruments	**58 628**	71 036
Current assets	**412 219**	583 776
Loans receivable	**77 461**	294 668
Accounts receivable	**140 547**	151 937
Derivative financial instruments	**13 453**	12 126
Cash and cash equivalents	**180 758**	125 045
Assets held for sale	**2 417 264**	821 472
Total assets	**15 604 269**	16 243 335
EQUITY AND LIABILITIES		
Equity and reserves attributable to equity holders of the parent	**8 349 926**	8 182 000
Share capital and reserves	**8 349 926**	8 182 000
Non-controlling interests	**17 256**	343 689
Non-current liabilities	**4 724 908**	4 780 893
Interest-bearing debt	**4 499 864**	4 478 255
Financial liabilities at amortised cost	**23 037**	37 616
Lease liabilities	**73 026**	73 239
Derivative financial instruments	**128 981**	191 783
Current liabilities	**2 512 179**	2 936 753
Interest-bearing debt	**1 890 780**	2 405 024
Accounts payable and employee benefits liability	**474 012**	438 787
Lease liabilities	**5 323**	4 882
Derivative financial instruments	**142 064**	88 060
Total equity and liabilities	**15 604 269**	16 243 335
Net asset value per share (cents)*	**1 733,1**	1 696,4

* Net asset value per share is calculated by dividing net assets attributable to ordinary equity holders of the parent by the number of ordinary shares outstanding at period end net of treasury shares in issue of 481 795 511 (31 March 2023: 482 324 420).

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

R'000	Reviewed year ended 31 Mar 2024	Audited nine months ended 31 Mar 2023
Revenue – rental income	**1 893 272**	1 295 944
Operating lease rental income form investment properties	**1 379 466**	963 777
Recoveries of operating costs from tenants	**505 631**	344 689
Straight-lining of rental income adjustment	**8 175**	(12 522)
Property expenses	**(880 641)**	(592 358)
Administration expenses	**(117 619)**	(91 216)
Transaction and advisory fees	**(6 043)**	(7 822)
Net fair value adjustments	**226 048**	4 203
Change in fair value of investment properties	**326 584**	65 219
Unrealised deficit on interest rate hedging contracts	**(100 854)**	(57 136)
Unrealised gain/(deficit) on financial assets through profit or loss	**318**	(3 880)
Impairment loss on loans receivable	**(300 698)**	(68 451)
Impairment loss on investments	**–**	(22 239)
Gain on bargain purchase	**–**	231 674
Loss on disposal of investment in associate	**(38 471)**	–
Foreign exchange gain	**57 670**	85 887
Other income	**1 676**	3 224
Income from equity-accounted investments	**249 111**	332 529
Profit before finance costs	**1 084 305**	1 171 375
Net finance costs	**(538 197)**	(337 266)
Finance income calculated using the effective interest method	**46 097**	49 655
Finance costs and amortised borrowing costs	**(584 294)**	(386 921)
Profit before income tax expense	**546 108**	834 109
Income tax expense	**(4)**	2 009
Profit for the year	**546 104**	836 118
Other comprehensive income		
Items that may be subsequently reclassified to profit or loss		
Exchange differences on translation of foreign operations	**100 144**	133 098
Total comprehensive income for the year	**646 248**	969 216
Total profit for the year attributable to:		
Emira shareholders	**517 236**	825 560
Non-controlling interests	**28 868**	10 558
	546 104	836 118
Total comprehensive income for the year attributable to:		
Emira shareholders	**617 380**	958 658
Non-controlling interests	**28 868**	10 558
	646 248	969 216
Basic earnings per share (cents)	**107,25**	171,07
Diluted earnings per share (cents)	**105,70**	168,71

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

R'000	Share capital	Changes in ownership	Revaluation and other reserves	Foreign currency translation reserve	Retained earnings	Non-controlling interest	Total
2023							
Balance as at 1 July 2022	3 425 736	(24 085)	3 585 941	180 439	693 925	4 375	7 866 332
Total comprehensive income for the period	–	–	–	133 098	825 560	10 558	969 217
Profit for the year	–	–	–	–	825 560	10 558	836 119
Other comprehensive income for the period	–	–	–	133 098	–	–	133 098
Transactions with owners (contributions and distributions)	(4 305)	–	66 897	–	(701 277)	(15 865)	(654 550)
Shares acquired for the Emira Forfeitable Share Plan	(15 061)	–	–	–	–	–	(15 061)
Emira Forfeitable Share Plan shares vested	10 756	–	(10 756)	–	–	–	–
Equity settled share scheme	–	–	12 434	–	–	–	12 434
Dividend paid – September 2022	–	–	–	–	(310 442)	–	(310 442)
Dividend paid – March 2023	–	–	–	–	(325 616)	(15 865)	(341 481)
Transfer to fair value reserve	–	–	65 219	–	(65 219)	–	–
Changes in ownership interests	–	71	–	–	–	344 620	344 691
Acquisition of subsidiary with NCI	–	–	–	–	–	345 013	345 013
Change in ownership with subsidiary with NCI	–	71	–	–	–	(393)	(322)
Balance as at 31 March 2023	3 421 431	(24 014)	3 652 838	313 537	818 208	343 689	8 525 689
2024							
Balance at 1 April 2023	**3 421 431**	**(24 014)**	**3 652 838**	**313 537**	**818 208**	**343 689**	**8 525 690**
Total comprehensive income for the period	**–**	**–**	**–**	**100 144**	**517 236**	**28 868**	**646 248**
Profit for the year	**–**	**–**	**–**	**–**	**517 236**	**28 868**	**546 104**
Other comprehensive income for the period	**–**	**–**	**–**	**100 144**	**–**	**–**	**100 144**
Transactions with owners (contributions and distributions)	**(2 931)**	**–**	**327 693**	**–**	**(777 600)**	**(22 960)**	**(475 798)**
Shares acquired for the Emira Forfeitable Share Plan	**(17 204)**	**–**	**–**	**–**	**–**	**–**	**(17 204)**
Emira Forfeitable Share Plan shares vested	**12 779**	**–**	**(12 779)**	**–**	**–**	**–**	**–**
Emira Matching Share Plan shares vested	**1 494**	**–**	**(606)**	**–**	**(888)**	**–**	**–**
Equity settled share scheme	**–**	**–**	**14 494**	**–**	**–**	**–**	**14 494**
Dividend paid – July 2023	**–**	**–**	**–**	**–**	**(148 306)**	**(7 588)**	**(155 894)**
Dividend paid – December 2023	**–**	**–**	**–**	**–**	**(301 822)**	**(15 372)**	**(317 194)**
Transfer to fair value reserve	**–**	**–**	**326 584**	**–**	**(326 584)**	**–**	**–**
Changes in ownership interests	**–**	**3 132**	**–**	**–**	**252**	**(332 341)**	**(328 957)**
Transcend share buy-back	**–**		**–**	**–**	**252**	**(24 744)**	**(24 492)**
Change in ownership with subsidiary with NCI	**–**	**3 132**	**–**	**–**	**–**	**(307 597)**	**(304 465)**
Balance as at 31 March 2024	**3 418 500**	**(20 882)**	**3 980 531**	**413 681**	**558 096**	**17 256**	**8 367 182**

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

R'000	**Reviewed year ended 31 Mar 2024**	Audited year ended 31 Mar 2023
Cash generated from operations	**976 594**	631 838
Finance income	**99 678**	53 239
Finance costs	**(648 411)**	(424 402)
Income tax refunded/(paid)	**28**	(689)
Dividends paid to shareholders	**(473 088)**	(651 924)
Net cash utilised in operating activities	**(45 199)**	(391 938)
Acquisition of, and additions to, investment properties excluding capitalised interest	**(193 660)**	(166 456)
Proceeds on disposal of investment properties (net of disposal costs)	**501 305**	137 541
Acquisition of furniture, fittings, computer equipment and intangible assets	**(477)**	(69)
Acquisition of a subsidiary, net of cash acquired	**–**	(159 468)
Proceeds from equity-accounted investments	**911 695**	231 326
Investment in equity-accounted investments	**–**	(39 259)
Loans receivable advanced	**(171 200)**	–
Repayment of loans receivable advanced	**27 280**	6 659
Investment in other financial assets	**1 082**	(4 332)
Net cash inflow from investing activities	**1 076 025**	5 942
Non-controlling interest acquired	**(304 466)**	(322)
Buy-back of Transcend ordinary shares	**(26 942)**	–
Shares acquired for the Emira Forfeitable Share Plan	**(14 754)**	(15 061)
Lease liability payment on capital portion	**(5 112)**	(3 583)
Financial liabilities at amortised cost repaid	**(14 087)**	(2 557)
Derivative financial instruments settled	**(102 849)**	14 950
Interest-bearing debt raised	**4 370 634**	1 843 629
Interest-bearing debt repaid	**(4 881 432)**	(1 395 300)
Net cash (outflow)/inflow from financing activities	**(979 008)**	441 756
Net increase in cash and cash equivalents	**51 818**	55 760
Effect of movement in exchange rate on cash held	**3 895**	2 509
Cash and cash equivalents at the beginning of the year	**125 045**	66 776
Cash and cash equivalents at the end of the year	**180 758**	125 045

BASIS OF PREPARATION AND ACCOUNTING POLICIES

The condensed consolidated financial statements have been prepared in accordance with the requirements of the JSE Limited ("JSE") Listings Requirements and the requirements of the Companies Act of South Africa, 71 of 2008 applicable to condensed financial statements.

The condensed consolidated financial statements have been prepared in accordance with the framework concepts and the measurement and recognition requirements of IFRS® Accounting Standards as issued by the International Accounting Standards Board (IASB®), the SAICA Financial Reporting Guides as issued by the Accounting Practices Committee and Financial Pronouncements as issued by the Financial Reporting Standards Council, the JSE listings Requirements and the information required by IAS 34: Interim Financial Reporting. These condensed consolidated financial statements were compiled under the supervision of Greg Booyens CA(SA), the Chief Financial Officer of Emira.

The accounting policies used in the preparation of these financial statements are in terms of IFRS and are consistent with those used in the audited annual financial statements for the nine-months ended 31 March 2023 except for the amendments relating to the standards and interpretations which became effective to the Group for the reporting period beginning 1 April 2023. None of the amendments had a material impact on Emira's financial results.

These condensed consolidated financial statements for the year ended 31 March 2024 set out on pages 16 to 26 have been reviewed by Moore Infinity Inc., who have expressed an unmodified review conclusion. The auditor's report does not necessarily report on all of the information in the result announcement. Shareholders are therefore advised that in order to obtain a full understanding of the nature of the auditor's engagement they should obtain a copy of the auditor's report together with the accompanying financial information from the issuer's registered office. The distribution statement and commentary was not reviewed.

RECONCILIATION BETWEEN EARNINGS AND HEADLINE EARNINGS

R'000	**Reviewed year ended 31 Mar 2024**	Audited nine months ended 31 Mar 2023
Profit for the year attributable to Emira shareholders	**517 236**	825 560
Adjusted for:		
Change in fair value of investment properties	**(326 584)**	(65 219)
Change in fair value on investment property of associates	**(2 736)**	(47 993)
Non-controlling interest	**14 982**	(3 146)
Gain on bargain purchase	**–**	(255 491)
Loss on disposal of investment in associate	**38 471**	–
Impairment loss on of investment in associate	**–**	22 239
Headline earnings	**241 369**	475 950
Number of shares in issue at the end of the year	**522 667 247**	522 667 247
Weighted average number of shares in issue	**482 257 266**	482 591 154
Earnings per share (cents)	**107,25**	171,07
The calculation of earnings per share is based on profit for the year of R517,2m (2023: R825,6 million), divided by the weighted average number of shares in issue during the year of 482 257 266 (2023: 482 591 154).		
Diluted earnings per share (cents)	**105,70**	168,71
The calculation of diluted earnings per share is based on profit for the year of R517,2m (2023: R825,6m), divided by the diluted weighted average number of shares in issue during the year of 489 333 883 (2023: 489 333 883).		
Headline earnings per share (cents)	**50,05**	98,62
The calculation of headline earnings per share is based on profit for the year, adjusted for headline items, of R241,4m (2023: R475,9m), divided by the weighted average number of shares in issue during the year of 482 257 266 (2023: 482 591 154).		
Diluted headline earnings per share (cents)	**49,33**	97,26
The calculation of diluted headline earnings per share is based on profit for the year, adjusted for headline items, of R241,4 million (2023: R475,9 million), divided by the diluted weighted average number of shares in issue during the year of 489 333 883 (2023: 489 333 883).		
Diluted weighted average number of shares in issue		
Weighted average number of shares in issue	**482 257 266**	482 591 154
Diluted effect of shares granted to employees in respect of Emira's Share Plans	**7 076 617**	6 742 729
	489 333 883	489 333 883

SEGMENT INFORMATION FOR THE YEAR ENDED 31 MARCH 2024

R'000	Office	Retail	Industrial	Residential	Corporate	Local	International	Total
Revenue	470 303	761 210	325 358	336 401	–	1 893 272	–	1 893 272
Operating lease rental income	327 023	529 838	231 887	290 718	–	1 379 466	–	1 379 466
Recoveries of operating costs from tenants	129 272	240 740	89 936	45 683	–	505 631	–	505 631
Straight-lining of rental income adjustment	14 008	(9 368)	3 535	–	–	8 175	–	8 175
Property expenses	(218 899)	(370 676)	(144 748)	(146 318)	–	(880 641)	–	(880 641)
Administration expenses	–	–	–	–	(107 607)	(107 607)	(10 012)	(117 619)
Transaction and advisory fees	–	–	–	–	(6 043)	(6 043)	–	(6 043)
Net fair value adjustments	(59 976)	180 133	17 741	188 686	(100 536)	226 048	–	226 048
Investment properties	(59 976)	180 133	17 741	188 686	–	326 584	–	326 584
Interest-rate hedging contracts	–	–	–	–	(100 854)	(100 854)	–	(100 854)
Listed property investments	–	–	–	–	318	318	–	318
Impairment loss on loans receivable	–	–	–	–	(300 698)	(300 698)	–	(300 698)
Foreign exchange gain	–	–	–	–	–	–	57 670	57 670
Loss on disposal of associate	–	(38 471)	–	–	–	(38 471)	–	(38 471)
Other income	–	–	–	–	1 676	1 676	–	1 676
Income from equity-accounted investments	–	71 482	–	–	–	71 482	177 629	249 111
Interest received from associates	–	30 393	–	–	–	30 393	–	30 393
Share of profit from associates	–	41 089	–	–	–	41 089	177 629	218 718
Profit before finance costs	191 428	603 678	198 351	378 769	(513 208)	859 018	225 287	1 084 305
Net finance costs	–	–	–	–	(421 204)	(421 204)	(116 993)	(538 197)
Profit before income tax expense	191 428	603 678	198 351	378 769	(934 412)	437 814	108 294	546 108
Income tax expense	–	–	–	–	(1)	(1)	(3)	(4)
Profit for the period	191 428	603 678	198 351	378 769	(934 413)	437 813	108 291	546 104
Investment properties	2 190 900	4 271 929	1 319 049	1 991 659	–	9 773 537	–	9 773 537
Assets held for sale	783 850	944 000	433 000	256 414	–	2 417 264	–	2 417 264
Loans receivable	–	–	–	–	235 963	235 963	–	235 963
Other assets	–	–	–	–	328 689	328 689	2 848 816	3 177 505
Total assets	2 974 750	5 215 929	1 752 049	2 248 073	564 650	12 755 453	2 848 816	15 604 269
Interest-bearing borrowings	–	–	–	–	6 390 644	6 390 644	–	6 390 644
Other liabilities	–	–	–	–	840 345	840 345	6 098	846 443
Total liabilities	–	–	–	–	7 230 989	7 230 989	6 098	7 237 087

MEASUREMENTS OF FAIR VALUE

FINANCIAL INSTRUMENTS

The financial assets and liabilities measured at fair value in the statement of financial position are grouped into the fair value hierarchy as follows:

R'000	Level 1 Mar 2024	Level 2 Mar 2024	Level 3 Mar 2024	Total Mar 2024	Level 1 Mar 2023	Level 2 Mar 2023	Level 3 Mar 2023	Total Mar 2023
GROUP								
Assets								
Other financial assets	**–**	**–**	**–**	**–**	–	–	765	765
Derivative financial instruments	**–**	**72 081**	**–**	**72 081**	–	83 162	–	83 162
Total	**–**	**72 081**	**–**	**72 081**	–	83 162	765	83 927
Liabilities								
Derivative financial instruments	**–**	**271 045**	**–**	**271 045**	–	279 843	–	279 843
Total	**–**	**271 045**	**–**	**271 045**	–	279 843	–	279 843
Net fair value	**–**	**(198 964)**	**–**	**(198 964)**	–	(196 681)	765	(195 916)

The methods and valuation techniques used for the purpose of measuring fair value are unchanged compared to the previous reporting period. There have been no transfers between level 1, level 2 and level 3 during the period under review.

DERIVATIVE FINANCIAL INSTRUMENTS

The fair values of the interest-rate swap contracts are determined using discounted cash flow projections based on estimates of future cash flows and the terms of the relevant swap agreements. Cash flows are projected using a zero-coupon ZAR swap curve and are discounted on an un-collateralised basis.

The fair values of the cross-currency interest-rate swap contracts are valued by discounting the future cash flows using the basis swap curve of the respective currencies at the dates when the cash flows will take place.

The USD forward exchange contracts are valued by discounting the forward rates applied at the period end to the open hedged positions.

OTHER FINANCIAL ASSETS

The fair value of other financial assets is measured in terms of Inani and IHS Asset Management's net asset values at reporting date.

NON-FINANCIAL ASSETS

The following table reflects the levels within the hierarchy of non-financial assets measured at fair value as at 31 March 2024:

R'000	Level 3 Mar 2024	Level 3 Mar 2023
Assets		
Investment properties	**9 773 535**	12 007 921
Investment properties held for sale	**2 417 264**	182 856
Assets held for sale – Investment in Enyuka Prop Holdings (Pty) Ltd	**–**	638 616
Total	**12 190 799**	12 829 393

FAIR VALUE MEASUREMENT OF INVESTMENT PROPERTIES

Fair values are estimated biannually by professional registered valuers, where after they are reviewed by the executive directors and approved by the Board. All the Group's investment properties were valued at 31 March 2024 by independent external valuers who have recent experience in the location and category of these investment properties. The following valuers were used:

Valuer	Company	Qualifications
TLJ Behrens	Real Insight (Pty) Ltd	NDip Real Estate (Prop Val), MIV (SA), professional valuer
JC Nagiah	Real Insight (Pty) Ltd	NDip Real Estate (Prop Val), professional associated valuer
T Behrens	Real Insight (Pty) Ltd	NDip Real Estate (Prop Val), candidate valuer
R Scott Collins	Yield Enhancement Solutions	NDip Real Estate (Prop Val), professional valuer

Commercial Portfolio

The fair value of commercial buildings is estimated using a five-year discounted cash flow approach, which discounts the estimated rental income stream, net of projected operating costs, as well as an exit value, using a discount rate derived from market yields. The estimated rental stream considers current occupancy levels, estimates of future vacancy levels, the terms of in-place leases and expectations of rentals from future leases over the remaining economic life of the buildings.

The most significant inputs, all of which are unobservable, are the estimated rental value, assumptions regarding vacancy levels, the discount rate and the reversionary capitalisation rate. The estimated fair value increases if the estimated rentals increase, vacancy levels decline or if discount rates (market yields) and reversionary capitalisation rates decline. The overall valuations are sensitive to all four assumptions. Management considers the range of reasonable possible alternative assumptions to be greatest for reversionary capitalisation rates, rental values, and vacancy levels and that there is also an interrelationship between these inputs. The inputs used in the valuations as at 31 March 2024 were the following:

- The range of the reversionary capitalisation rates applied to the portfolio are between 7,75% and 12,00% with the weighted average, by value, being 9,17% (March 2023: 9,23%).
- The range of discount rates applied were between 12,25% and 14,50% with the weighted average, by value, being 13,32% (March 2023: 13,65%).
- The market rentals applied play a significant role and these are assessed on a property-by-property basis, taking cognisance of location, quality, size and type as well as all the relevant and prevailing market conditions, which are then benchmarked against research and asset manager projections.
- The range of market rental escalations applied to the portfolio are between 6,0% and 7,0% with the weighted average, by value, being 6,3% (March 2023: 6,6%).
- The range of void periods applied to the portfolio are between 0 months and 6 months with the weighted average, by value, being 1,3 months (Mar 2023: 1,8 months).
- The range of perpetual vacancy applied to the portfolio is between 1,50% and 10,00% with the weighted average, by value, being 3,85% (March 2023: 3,98%).

Changes in discount rates and reversionary capitalisation rates attributable to changes in market conditions can have a significant impact on commercial property valuations. A 25 basis points increase in the discount rate will decrease the value of investment property by R65,4m (-0,85%) and a 25 basis points decrease will increase the value of investment property by R43,7m (0,57%). A 25 basis points decrease in the reversionary capitalisation rate will increase the value of investment property by R107,3m (1,39%) and a 25 basis points increase will decrease the value of investment property by R99,4m (-1,29%). The effect of this change in valuation would affect the change in fair value of investment properties recognised in the statement of comprehensive income.

The discount rates used by the valuers are a function of the long bond rate adjusted for property specific and sector risk premiums. The discount rate is then tested for reasonableness by benchmarking the rate against recent comparable sales and published research reports from SAPOA as well as surveys and opinions from other industry bodies.

The valuation inputs vary, not only according to sector, but also in terms of grade and geographic location. Accordingly, the weighted average inputs have been disaggregated as follows:

	JHB	PTA	CPT	KZN	Other	**Total Mar 2024**	Total Mar 2023
EXIT CAPITALISATION RATES (%)							
Offices	10,08	9,20	9,75	9,58	–	**9,61**	9,67
Offices P-grade	9,50	9,20	–	–	–	**9,30**	9,30
Offices A-grade	10,50	–	9,75	9,58	–	**9,97**	9,89
Offices B-grade	11,34	–	–	–	–	**11,34**	11,35
Retail	9,64	8,18	10,50	9,50	9,62	**8,66**	8,67
Industrial	9,63	10,00	–	10,50	–	**10,07**	10,08
Total						**9,17**	9,23
DISCOUNT RATES (%)							
Offices	14,17	13,53	14,50	13,95	–	**13,88**	13,86
Offices P-grade	14,00	13,53	–	–	–	**13,68**	13,68
Offices A-grade	14,50	–	14,50	13,95	–	**14,30**	14,03
Offices B-grade	14,22	–	–	–	–	**14,22**	14,22
Retail	13,72	12,57	14,50	13,00	13,24	**12,88**	13,31
Industrial	13,22	13,50	–	14,00	–	**13,77**	14,24
Total						**13,32**	13,65
MARKET RENTALS (R/m²)							
Offices	154,99	191,06	145,00	159,52	–	**171,29**	165,28
Offices P-grade	190,00	191,06	–	–	–	**190,72**	187,21
Offices A-grade	107,14	–	145,00	159,52	–	**136,24**	147,04
Offices B-grade	112,20	–	–	–	–	**112,20**	112,71
Retail	126,75	165,90	127,24	202,00	136,76	**156,72**	147,29
Industrial	57,41	76,42	–	90,00	–	**62,36**	65,49
Total						**144,81**	137,66

	JHB	PTA	CPT	KZN	Other	**Total Mar 2024**	Total Mar 2023
MARKET ESCALATION RATES (%)							
Offices	6,05	6,26	7,00	6,18	–	**6,22**	6,71
Offices P-grade	6,00	6,26	–	–	–	**6,17**	6,67
Offices A-grade	6,00	–	7,00	6,18	–	**6,32**	6,74
Offices B-grade	6,28	–	–	–	–	**6,28**	6,92
Retail	6,19	6,42	6,00	6,50	6,26	**6,36**	6,43
Industrial	6,20	6,50	–	6,50	–	**6,48**	6,88
Total						**6,34**	6,60
VOID PERIOD (MONTHS)							
Offices	1,24	1,48	6,00	1,16	–	**1,66**	2,91
Offices P-grade	1,00	1,48	–	–	–	**1,33**	3,26
Offices A-grade	1,15	–	6,00	1,16	–	**2,41**	2,62
Offices B-grade	2,12	–	–	–	–	**2,12**	2,13
Retail	1,67	0,96	1,00	2,00	2,05	**1,23**	1,14
Industrial	0,78	1,54	–	2,00	–	**1,02**	1,75
Total						**1,32**	1,79
PERPETUAL VACANCY (%)							
Offices	5,34	7,00	5,00	4,36	–	**5,98**	5,33
Offices P-grade	5,00	7,00	–	–	–	**6,36**	5,20
Offices A-grade	6,70	–	5,00	4,36	–	**5,40**	4,92
Offices B-grade	4,44	–	–	–	–	**4,44**	10,32
Retail	3,61	2,30	5,00	5,00	4,05	**2,84**	3,14
Industrial	3,31	2,95	–	5,00	–	**3,56**	4,15
Total						**3,85**	3,98

Further to the overall sensitivity analysis on discount rates and exit capitalisation rates, a sensitivity analysis has been performed on the top three properties (by value) for the retail, office and industrial portfolios, to show the effect on values when adjusting each of the key inputs. The results are as follows:

%	Offices	Retail	Industrial
Valuation impact if exit capitalisation rate is increased by 25bps	(1,47)	(2,02)	(0,44)
Valuation impact if exit capitalisation rate is decreased by 25bps	1,53	2,18	0,52
Valuation impact if discount rate is increased by 25bps	(0,99)	(0,94)	(0,27)
Valuation impact if discount rate is decreased by 25bps	0,99	0,94	0,29
Valuation impact if market rentals increase by 5%	5,41	5,62	4,69
Valuation impact if market rentals decrease by 5%	(5,41)	(5,59)	(4,71)
Valuation impact if rental escalation rates increase by 1%	2,21	2,82	2,18
Valuation impact if rental escalation rates decrease by 1%	(2,16)	(1,87)	(2,14)
Valuation impact if the permanent vacancy factor is increased by 2,5%	(2,60)	(2,75)	(2,04)
Valuation impact if the permanent vacancy factor is decreased by 2,5%	2,58	2,75	2,06

Residential Portfolio

The fair value of the Group's residential buildings is estimated using either the income capitalisation method (for those properties where the intention is to hold them to generate net rental income) or the comparable sales method (for those properties where the intention is to dispose of them on a sectionalised basis).

Under the income capitalisation method the net contractual income to be derived from the properties for a period of one year in advance is capitalised by an applicable capitalisation rate. The expected net operating income represents net rental income per unit after the deduction of property related operating expenses, as well as vacancy and bad debt provisions. The rental growth rates used are based on current experience with actual growth achieved, but also take into account inflation over the long term and expectations thereof on rental rates. The vacancy and bad debt factors applied to the estimates of gross income take into account current market conditions. Both are a direct function of tenant behaviour and have a similar effect on revenue and tenant behaviour.

The inputs used for the residential properties valued using the income capitalisation method as at 31 March 2024 were the following:

- The range of the capitalisation rates applied to the portfolio are between 8,50% and 9,25% with the weighted average, by value, being 9,03% (March 2023: 9,18%).
- The range of the monthly rental income applied to the portfolio are between R4 073 and R6 863 with the weighted average, by value, being R6 257 (March 2023: R6 200).
- The rental growth rate applied was 2,5% (March 2023: 2,3%).
- A weighted average vacancy factor of 2,24% (March 2023: 3,84%) and bad debt factor of 1,81% (March 2023: 1,38%) of the gross income was deducted as an allowance for rental that may not be collected as a consequence of vacancy, tenant failure or tenant refitting during the course of the coming 12 months.

The valuation of investment properties is sensitive to changes in the unobservable inputs used in such valuations. The following table illustrates the sensitivity of the residential portfolio to changes in the valuation inputs:

%	Residential
Valuation impact if income (expected NOI) is increased by 100bps	1,51
Valuation impact if income (expected NOI) is decreased by 100bps	(1,51)
Valuation impact if capitalisation rate is increased by 25bps	(2,70)
Valuation impact if capitalisation rate is decreased by 25bps	2,85
Valuation impact if growth rate is increased by 100bps	0,91
Valuation impact if growth rate is decreased by 100bps	(1,04)
Valuation impact if vacancy and bad debt factor is increased by 100bps	(1,38)
Valuation impact if vacancy and bad debt factor is decreased by 100bps	1,64

Changes in capitalisation rates attributable to changes in market conditions can have a significant impact on residential property valuations. A 25 basis points decrease in the capitalisation rate will increase the value of investment property by R36,9m (2,85%) and a 25 basis points increase will decrease the value of investment property by R34,9m (-2,70%). The effect of this change in valuation would affect the change in fair value of investment properties recognised in the statement of comprehensive income.

FAIR VALUE MEASUREMENT OF INVESTMENT PROPERTIES HELD FOR SALE

The fair value of investment properties held for sale is based on the sale price agreed by the parties.

ACQUISITION OF A NON-CONTROLLING INTEREST IN SUBSIDIARIES

TRANSCEND

During the reporting period Emira acquired Transcend's non-controlling interest by way of a scheme of arrangement (the "Scheme"), being 48 327 862 shares for a consideration of R6,30 per Transcend share. 91,85% of Transcend shareholders voted in favour of the Scheme and following implementation thereof, Emira's shareholding increased from 68,15% to 100%.

DISPOSAL OF INVESTMENT IN ASSOCIATE

ENYUKA

The Fund's disposal of Enyuka closed on 20 July 2023 for an aggregate consideration of R646,3m. The disposal realised cash proceeds of R516,3m after taking into account the vendor loan of R130m provided by Emira to the purchaser, Oneeighty Holdings Two Proprietary Limited ("OEH2"). The vendor loan is secured by a security pledge of the net disposal proceeds of two properties owned by OEH2 together with a reversionary pledge of OEH2's interests and claims in Enyuka.

Up to the date of disposal, Emira's interest in Enyuka was equity accounted and the R71,5m recognised includes Emira's share of Enyuka's net profit of R41,1m (of which R4,9m is a distributable profit) and R30,4m of interest received on the shareholder loan provided to Enyuka.

SUBSEQUENT EVENTS

DECLARATION OF DIVIDEND AFTER REPORTING DATE

In line with IAS 10, Events after the reporting period, the declaration of the interim dividend of 55,28 cents per share occurred after the end of the current reporting period, resulting in a non-adjusting event that is not recognised in the financial statements.

SPEAR TRANSACTION

As announced on SENS announcement on 2 April 2024, Emira and its wholly owned subsidiaries (Lowmer Investments Proprietary Limited, Freestone Property Investments Proprietary Limited, Monagon Properties Proprietary Limited and Rapidough Prop 509 Proprietary Limited) agreed to dispose of 13 predominantly industrial and office properties situated in the Western Cape (the “Properties”) to Spear REIT Limited (“Spear”) for an aggregate consideration of R1 146 000 000 (the “Purchase Consideration”) as a going concern (the “Transaction”).The Transaction forms part of Emira’s strategy to recycle capital. The net proceeds of the Transaction will initially be used to reduce Emira’s debt and subsequently to fund new acquisitions in accordance with Emira’s investment policy.

The Transaction remains subject to the fulfilment, or waiver (as the case may be) of the following conditions precedent:

- PRASA, as the owner of Freeway Business Park, consents to the transfer of the notarial lease in respect of the Freeway Business Park from Emira to Spear;
- Spear has complied with all JSE Listings Requirements in respect of the Transaction and obtains shareholder approval for the Transaction, as required by the JSE Listings Requirements; and
- Approval by the Competition Authorities.

COMMERCIAL PORTFOLIO DISPOSALS

Post reporting date, on 10 April 2024, the Fund concluded the transfer of Park Boulevard, an urban retail property in KwaZulu-Natal for a total consideration of R61,0m. In addition, a sale agreement was concluded in May 2024 for the sale of Springfield Retail Centre, an urban retail property in Kwa-Zulu Natal for a total consideration of R225,5m. The sale is only subject to the approval of the Competition Authorities and consent from PRASA to transfer the notarial lease into the name of the purchaser.

There have been no other significant events subsequent to the reporting date.

DIRECTORS

J Templeton (Chairman)**, GM Jennett (CEO), GS Booyens (CFO), V Mahlangu*, V Nkonyeni*, J Nyker*, J Day**, D Thomas*, U van Biljon (COO).

* Independent non-executive director. ** Non-executive director.

REGISTERED ADDRESS

1st Floor, Block A, Knightsbridge, 33 Sloane Street, Bryanston, 2191

SPONSOR

Questco Corporate Advisory (Pty) Ltd

DEBT SPONSOR

Rand Merchant Bank (a division of FirstRand Bank Limited)

TRANSFER SECRETARIES

Computershare Investor Services (Pty) Ltd, Rosebank Towers, 15 Biermann Avenue, Rosebank, 2196

EMIRA PROPERTY FUND LIMITED

(Incorporated in the Republic of South Africa)

Registration number: 2014/130842/06

JSE Share Code: EMI JSE Bond Company code: EMII

ISIN: ZAE000203063

(Approved as a REIT by the JSE)

(“Emira” or “the Fund” or “the Company”)

APPENDIX 1

RECONCILIATION BETWEEN EARNINGS AND HEADLINE EARNINGS AND DISTRIBUTABLE EARNINGS

R'000	**Year ended 31 Mar 2024**	Nine months ended 31 Mar 2023
Profit for the year attributable to Emira shareholders	**517 236**	825 560
Adjusted for:		
Change in fair value of investment properties	**(326 584)**	(65 219)
Change in fair value on investment property of associates	**(2 736)**	(47 993)
Non-controlling interest	**14 982**	(3 146)
Gain on bargain purchase	**–**	(255 491)
Loss on disposal of investment in associate	**38 471**	–
Impairment of investment in associate	**–**	22 239
Headline earnings	**241 369**	475 950
Adjusted for:		
Straight-lining of rental income adjustment	**(8 175)**	12 522
Amortised upfront lease costs	**85**	74
IFRS 16 Leasehold liability adjustments	**228**	403
Interest on lease liability	**5 340**	3 986
Rental paid on lease liability	**(5 112)**	(3 583)
Credit in respect of leave pay provision	**(21)**	(40)
Transaction and advisory fees	**6 043**	7 822
Unrealised surplus on revaluation of interest-rate hedging contracts	**100 854**	57 136
Unrealised (gain)/loss on financial assets at fair value through profit and loss	**(318)**	3 880
Unrealised foreign exchange gain	**(64 805)**	(87 336)
Non-distributable income from equity-accounted investments	**11 580**	(19 462)
Interest due from Inani accrued but not received	**(5 369)**	–
Dividend received/accrued from Transcend	**–**	10 228
Expected credit loss	**300 698**	68 451
Net ESA Trust adjustments	**8 558**	6 124
Net BEE Scheme adjustments	**31 418**	22 245
Distributable income	**622 145**	557 998
Distributable income adjustments		
Deferred rental net of expected credit loss	**–**	1 721
Distributable income from the equity-accounted US investments adjustment	**(11 130)**	(21 198)
Interest due from Inani accrued but not received	**–**	(34 423)
Non-vesting treasury share dividends	**612**	710
Dividend received/accrued from Transcend – antecedent element	**–**	1 011
Distribution payable to shareholders	**611 627**	505 819
Dividend per share		
Interim (cents)	**61,74**	66,43
Final (cents)	**55,28**	30,35
Total (cents)	**117,02**	96,78

^ The adjustments made to profit for the period to derive the distribution payable to shareholders have not been reviewed.

APPENDIX 2

REIT RATIOS

R'000	Year ended 31 Mar 2024	Nine months ended 31 Mar 2023
Profit for the year attributable to Emira shareholders	**517 236**	825 560
Adjusted for:		
Accounting-specific adjustments:	**7 378**	(243 602)
Fair value adjustments to:	**(329 658)**	(109 373)
Investment Property	**(329 319)**	(113 213)
Debt and equity instruments held at fair value through profit or loss	**(339)**	3 840
Gain on bargain purchase	**–**	(255 491)
Loss on disposal of investment in associate	**38 471**	–
Asset impairments (excluding goodwill) and reversals of impairment	**300 698**	90 690
Straight-lining operating lease adjustment	**(8 175)**	12 522
Transaction costs expensed in accounting for a business combination	**6 043**	7 822
Adjustments to dividends received from equity interest held	**–**	10 228
Foreign exchange and hedging items:	**36 049**	(30 200)
Fair value adjustments on derivative financial instruments employed solely for hedging purposes	**100 854**	57 136
Foreign exchange gains or losses relating to capital items – realised and unrealised	**(64 805)**	(87 336)
Other adjustments:	**26 561**	(22 607)
Adjustments made for equity-accounted entities	**11 580**	(19 461)
Non-controlling interest in respect of the above adjustments	**14 981**	(3 146)
SA REIT FFO	**587 225**	529 152
Number of shares outstanding at the end of period (net of treasury shares)	**481 795 511**	482 324 420
SA REIT FFO per share (cents)	**121,88**	109,71
Interim SA REIT FFO per share (cents)	**61,34**	74,57
Final SA REIT FFO per share (cents)	**60,54**	35,14
Company-specific adjustments to SA REIT FFO	**24 402**	(23 333)
Deferred rental net of expected credit loss	**–**	1 721
Amortised upfront lease costs	**85**	74
IFRS 16 Leasehold liability adjustments	**228**	403
Distributable income from the equity-accounted US investments not distributed	**(11 130)**	(21 198)
Interest due from Inani accrued but not received	**(5 369)**	(34 423)
Non-vesting treasury share dividends	**612**	710
Accrual of listed security income – antecedent element	**–**	1 011
Net ESA Trust adjustments	**8 558**	6 124
Net BEE Scheme adjustments	**31 418**	22 245
Distributable earnings	**611 627**	505 819
Number of shares in issue	**522 667 247**	522 667 247
Distributable income per share (cents)	**117,02**	96,78
Interim (cents)	**61,74**	66,43
Final (cents)	**55,28**	30,35

REIT RATIOS CONTINUED

SA REIT net asset value (SA REIT NAV)

R'000	Year ended 31 Mar 2024	Nine months ended 31 Mar 2023
Reported net asset value attributable to the parent	**8 349 926**	8 182 000
Adjustments:		
Dividend to be declared	**(288 930)**	(158 630)
Fair value of certain derivative financial instruments	**(27 279)**	(37 325)
	8 033 717	7 986 045
Shares outstanding		
Number of shares outstanding at the end of period (net of treasury shares)	**481 795 511**	482 324 420
Effect of dilutive instruments	**7 180 027**	6 742 729
Dilutive number of shares in issue	**488 975 538**	489 067 149
SA REIT NAV per share (R)	**1 642,97**	1 632,91

SA REIT cost-to-income ratio

Expenses		
Operating expenses per IFRS income statement (includes municipal expenses)	**880 641**	592 358
Administrative expenses per IFRS income statement	**117 619**	91 216
Excluding depreciation expense in relation to property, plant and equipment of an administrative nature	**(882)**	(806)
Operating costs	**997 378**	682 768
Rental income		
Contractual rental income per IFRS income statement (excluding straight-lining)	**1 379 466**	963 777
Utility and operating recoveries per IFRS income statement	**505 631**	344 689
Gross rental income	**1 885 097**	1 308 466
SA REIT cost-to-income ratio (%)	**52,91**	52,18

SA REIT administrative cost-to-income ratio

Expenses		
Administrative expenses per IFRS income statement	**117 619**	91 216
Administrative costs	**117 619**	91 216
Rental income		
Contractual rental income per IFRS income statement (excluding straight-lining)	**1 379 466**	963 777
Utility and operating recoveries per IFRS income statement	**505 631**	344 689
Gross rental income	**1 885 097**	1 308 465
SA REIT administrative cost-to-income ratio (%)	**6,24**	6,97

SA REIT GLA vacancy rate

Gross lettable area of vacant space	**31 015**	35 784
Gross lettable area of total property portfolio	**749 687**	762 779
SA REIT GLA vacancy rate (%)	**4,1**	4,7

APPENDIX 2

REIT RATIOS CONTINUED

SA REIT cost of debt

%	ZAR
31 MARCH 2024	
Variable interest-rate borrowings	
Floating reference rate plus weighted average margin	**10,14**
Fixed interest-rate borrowings	
Weighted average fixed rate	**–**
Pre-adjusted weighted average cost of debt	**10,14**
Adjustments:	
Impact of interest-rate derivatives	**(0,56)**
Impact of cross currency interest-rate swaps	**(0,96)**
Amortised transaction costs imputed in the effective interest rate	**0,10**
All-in weighted average cost of debt	**8,72**
31 MARCH 2023	
Variable interest-rate borrowings	
Floating reference rate plus weighted average margin	9,82
Fixed interest-rate borrowings	
Weighted average fixed rate	–
Pre-adjusted weighted average cost of debt	9,82
Adjustments:	
Impact of interest-rate derivatives	(0,65)
Impact of cross-currency interest-rate swaps	(0,97)
Amortised transaction costs imputed in the effective interest rate	0,07
All-in weighted average cost of debt	8,27

SA REIT loan to value

R'000	**Year ended 31 Mar 2024**	Nine months ended 31 Mar 2023
GROSS DEBT	**6 390 644**	6 883 278
Less:		
Cash and cash equivalents	**(180 758)**	(125 045)
Add/less:		
Derivative financial instruments liability	**198 964**	196 681
Net debt	**6 408 850**	6 954 915
TOTAL ASSETS – PER STATEMENT OF FINANCIAL POSITION	**15 604 269**	16 243 335
Less:		
Cash and cash equivalents	**(180 758)**	(125 045)
Derivative financial assets	**(72 081)**	(83 162)
Goodwill and intangible assets	**(799)**	(1 204)
Trade and other receivables	**(140 547)**	(151 937)
Carrying amount of property-related assets	**15 210 084**	15 881 987
SA REIT loan to value ratio (SA REIT LTV) (%)	**42,1**	43,8

ADMINISTRATION

AUDITOR

MOORE INFINITY INC.

Silver Stream Business Park
10 Muswell Rd, Bryanston
Sandton, 2191

PROPERTY MANAGERS

BROLL PROPERTY GROUP (PTY) LTD

61 Katherine Street
Sandown Ext. 54
Sandton
PO Box 1455, Saxonwold, 2132

FEENSTRA GROUP (PTY) LTD

Menlyn Corporate Park
Third floor
Block C
Cnr Garsfontein Road
and Corobay Street
Waterkloof Glen Ext 11
Pretoria, 0063
PO Box 401, Menlyn, 0063

BANKERS

FIRSTRAND BANK LIMITED T/A FIRST NATIONAL BANK

Sandton Outlet
Wierda Valley, 2196
PO Box 787428, Sandton, 2146

ATTORNEYS

ROWAN ATTORNEYS

4 Biermann Avenue
Rosebank, 2196
PO Box 1997, Rivonia, 2128

WHITE & CASE LLP

First Floor, Katherine Towers
1 Park Lane, Wierda Valley
Sandton, Johannesburg, 2196

SAVAGE JOOSTE & ADAMS ATTORNEYS

5, 10th Street
Corner Brooklyn Road and
Justice Mohamed Street
Menlo Park
Pretoria, 0081
PO Box 745, Pretoria, 0001

DEBT SPONSOR

RAND MERCHANT BANK, A DIVISION OF FIRSTRAND BANK LIMITED

1 Merchant Place
Fredman Drive Sandton, 2196
PO Box 786273, Sandton, 2146

EQUITY SPONSOR

QUESTCO CORPORATE ADVISORY

Ground Floor, Block C
Investment Place
10th Road
Hyde Park, 2196

TRANSFER SECRETARIES

COMPUTERSHARE INVESTOR SERVICES (PTY) LTD

15 Biermann Avenue
Rosebank, 2196
Private Bag X9000, Saxonwold, 2132

REGISTERED ADDRESS

First Floor, Block A
Knightsbridge
33 Sloane Street
Bryanston, 2191
PO Box 69104, Bryanston, 2021

EMIRA
PROPERTY FUND

EMIRA PROPERTY FUND LIMITED

1st Floor, Block A
Knightsbridge
33 Sloane Street
Bryanston, 2191

Emira.co.za