

EMIRA PROPERTY FUND LIMITED

Incorporated in the Republic of South Africa
(Registration number 2014/130842/06)
JSE share code: EMI ISIN: ZAE000203063
JSE Interest Rate Issuer Code: EMII
(Approved as a REIT by the JSE)
("Emira" or "the Company")



TRADING STATEMENT

Emira uses distribution per share ("DPS") as its relevant measure of financial performance. In terms of the Listings Requirements of the JSE Limited, the Company is required to publish a trading statement as soon as it becomes reasonably certain that the DPS for the next period to be reported on will differ by at least 15% from that of the prior corresponding period.

Shareholders and noteholders are advised that the Company expects its DPS for the six months ended 31 December 2020 to decrease by at least 15% (lower by at least 11.11 cents) when compared to the DPS for the six months ended 31 December 2019 (74.10 cents).

Having regard for the uncertainty surrounding the impact of the COVID-19 pandemic on Emira's business, as well as its current financial position and forecast liquidity requirements, the Company's board of directors ("the Board") will determine the magnitude of the DPS for the six months ended 31 December 2020, taking into account the cash-backed portion of its distributable income, at the Board meeting scheduled for Tuesday, 16 February 2021.

The DPS for the six months ended 31 December 2020 will be announced as soon as possible after the Board's decision in this regard, but by no later than Wednesday, 17 February 2021.

The contents of this announcement and the financial information on which it has been based have not been reviewed, audited or reported on by the Company's auditors.

Bryanston
12 February 2021

Sponsor



Questco Corporate Advisory Proprietary Limited

Debt Sponsor

Rand Merchant Bank (a division of FirstRand Bank Limited)