

**EMIRA PROPERTY FUND LIMITED**  
Incorporated in the Republic of South Africa  
(Registration number 2014/130842/06)  
JSE share code: EMI ISIN: ZAE000203063  
JSE Bond Company code: EMII  
(Approved as a REIT by the JSE)  
("Emira" or the "Company")

**MAITLANTIC 10 PROPRIETARY LIMITED**  
Incorporated in the Republic of South Africa  
(Registration number 2019/539058/07)

**CLEARANCE CANTARA MASTER FUND LTD**  
Incorporated in the Cayman Islands  
(Registration No. MC-306182)  
(collectively, the "offerors")

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## RESULTS OF MANDATORY OFFER AND CHANGE IN BENEFICIAL SHAREHOLDING

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### RESULTS OF MANDATORY OFFER

Emira shareholders are referred to the announcements published on SENS regarding the mandatory offer by the offerors to acquire all of the Emira shares not already held by the offerors, their holding companies or their holding companies' other subsidiaries, for an offer consideration of R9.15 per Emira ordinary share (the "mandatory offer"), the last of which was released on SENS on 24 August 2021.

Emira shareholders are advised that the mandatory offer closed at 12:00 on Friday, 17 September 2021 and the mandatory offer was accepted in respect of 26 594 543 Emira shares, representing 5.09% of the Emira shares in issue. Subsequent to the offer document being issued by the offerors, Maitlantic 10 Proprietary Limited, its holding company and its holding company's other subsidiaries (collectively the "Maitlantic entities") acquired 976 006 Emira shares on-market. Accordingly, following the implementation of the mandatory offer, the Maitlantic entities hold 210 517 114 Emira shares, representing 40.28% of the Emira shares in issue.

### OFFERORS' RESPONSIBILITY STATEMENT

The offerors, to the extent that the information relates directly to the offerors:

- accept responsibility for the information contained in this announcement;
- confirm that to the best of their knowledge and belief, the information contained in this announcement is true and correct; and
- confirm that this announcement does not omit anything likely to affect the importance of the information contained in it.

### CHANGE IN BENEFICIAL SHAREHOLDING

In accordance with section 122(3)(b) of the Companies Act, No. 71 of 2008 ("the Act") and section 3.83(b) of the JSE Limited Listings Requirements, Emira shareholders are advised that Emira has received formal notification that the Maitlantic entities have acquired an interest in the ordinary shares of the Company ("Emira Shares") such that their total combined interest in Emira Shares now amounts to 40.28%.

As required in terms of section 122(3)(a) of the Act, the Company has filed the required notices with the Takeover Regulation Panel.

21 September 2021

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Corporate advisor to the offerors

JAVACAPITAL

Legal advisor to the offerors



Sponsor and Corporate Advisor to Emira

