

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")



NO CHANGE STATEMENT AND NOTICE OF ANNUAL GENERAL MEETING

Distribution of the Integrated Annual Report:

Shareholders and noteholders ("**security holders**") are advised that the Company's Integrated Annual Report containing separate documents, including the audited consolidated annual financial statements for the year ended 30 June 2021 and the Notice of the Annual General Meeting ("**AGM**"), was posted to shareholders today.

The documents are also available on the Company's website: www.emira.co.za/financial-reporting/integrated-report-2021/.

No change statement:

Neither the audited consolidated annual financial statements nor the audit report contains any modifications to the reviewed condensed consolidated financial statements for the year ended 30 June 2021, published on SENS on 18 August 2021. Security holders are also advised that the audit report was unqualified.

Notice of the Annual General Meeting:

Shareholders are advised that the Company's AGM has been convened for 14:00 on Tuesday, 11 November 2021, conducted entirely by electronic participation as contemplated in section 63(2)(a) of the Companies Act, 71 of 2008, due to the impact of the COVID-19 pandemic.

	2021
Record date for determining those shareholders entitled to receive the notice of AGM	Friday, 8 October
Last day to trade in order to be eligible to participate in, and vote at the AGM	Tuesday, 2 November
Record date (for voting purposes at the AGM)	Friday, 5 November

Bryanston
13 October 2021

Sponsor

Questco Corporate Advisory Proprietary Limited

Debt Sponsor

RAND MERCHANT BANK (a division of FirstRand Bank Limited)