

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")



VESTING OF SHARES AWARDED TO DIRECTORS

Shareholders and noteholders are advised of the following dealings in securities in relation to the vesting of the shares awarded to directors on 21 December 2017 in terms of the Emira Forfeitable Share Plan ("**Emira FSP**"), as disclosed in the announcement released on SENS on 21 December 2017:

Name of executive director:	G Jennett
Date of vesting:	15 October 2021
Number of shares vested:	126 608
Issue price:	Rnil (Free of charge)
Notional value of transaction (based on an implied price of R9.64 per share, being the closing price on the date of vesting):	R1 220 501.12
Nature of transaction:	Off-market vesting of shares in terms of the Emira FSP in accordance with the vesting conditions
Class of securities:	Ordinary shares
Type of interest:	Direct beneficial
Clearance to deal obtained:	Vesting of shares occurs automatically in terms of the Emira FSP

Name of executive director:	G Booyens
Date of vesting:	15 October 2021
Number of shares vested:	84 964
Issue price:	Rnil (Free of charge)
Notional value of transaction (based on an implied price of R9.64 per share, being the closing price on the date of vesting):	R819 052.96
Nature of transaction:	Off-market vesting of shares in terms of the Emira FSP in accordance with the vesting conditions
Class of securities:	Ordinary shares
Type of interest:	Direct beneficial
Clearance to deal obtained:	Vesting of shares occurs automatically in terms of the Emira FSP

Name of executive director:	U van Biljon
Date of vesting:	15 October 2021
Number of shares vested:	109 603
Issue price:	Rnil (Free of charge)

Notional value of transaction (based on an implied price of R9.64 per share, being the closing price on the date of vesting): R1 056 572.92

Nature of transaction: Off-market vesting of shares in terms of the Emira FSP in accordance with the vesting conditions

Class of securities: Ordinary shares

Type of interest: Direct beneficial

Clearance to deal obtained: Vesting of shares occurs automatically in terms of the Emira FSP

Bryanston
19 October 2021

Sponsor

Questco Corporate Advisory Proprietary Limited

Debt Sponsor

RAND MERCHANT BANK (a division of FirstRand Bank Limited)