

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")



ACCEPTANCE BY DIRECTORS OF SHARES AWARDED

In compliance with paragraph 3.63 of the Listings Requirements and paragraph 6.42 of the Debt Listings Requirements of the JSE Limited, the following information is disclosed in respect of the acceptance by directors of the Company of shares awarded in terms of the Emira Forfeitable Share Plan ("**Emira FSP**"):

Name of executive director:	G Jennett
Date of acceptance:	15 November 2021
Number of shares accepted:	483 154
Issue price:	Rnil (Free of charge)
Notional value of transaction (based on an implied price of R9.32 per Emira share, being the closing price on the date immediately preceding the date of this announcement):	R4 502 995.28
Nature of transaction:	Off-market acceptance of shares acquired by Emira in the market and awarded in terms of the Emira FSP, which shares will vest on the satisfaction of performance conditions as set out in the Emira FSP
Vesting dates:	The shares will vest in equal tranches on 15 October 2024, 15 October 2025 and 15 October 2026, respectively
Class of securities:	Ordinary shares
Type of interest:	Direct beneficial
Clearance to deal obtained:	Yes
Name of executive director:	G Booyens
Date of acceptance:	15 November 2021
Number of shares accepted:	263 152
Issue price:	Rnil (Free of charge)
Notional value of transaction (based on an implied price of R9.32 per Emira share, being the closing price on the date immediately preceding the date of this announcement):	R2 452 576.64
Nature of transaction:	Off-market acceptance of shares acquired by Emira in the market and awarded in terms of the Emira FSP, which shares will vest on the satisfaction of performance conditions as set out in the Emira FSP
Vesting dates:	The shares will vest in equal tranches on 15 October 2024, 15 October 2025 and 15 October 2026, respectively
Class of securities:	Ordinary shares
Type of interest:	Direct beneficial

Clearance to deal obtained:	Yes
Name of executive director:	U van Biljon
Date of acceptance:	15 November 2021
Number of shares accepted:	266 589
Issue price:	Rnil (Free of charge)
Notional value of transaction (based on an implied price of R9.32 per Emira share, being the closing price on the date immediately preceding the date of this announcement):	R2 484 609.48
Nature of transaction:	Off-market acceptance of shares acquired by Emira in the market and awarded in terms of the Emira FSP, which shares will vest on the satisfaction of performance conditions as set out in the Emira FSP
Vesting dates:	The shares will vest in equal tranches on 15 October 2024, 15 October 2025 and 15 October 2026, respectively
Class of securities:	Ordinary shares
Type of interest:	Direct beneficial
Clearance to deal obtained:	Yes

Bryanston
15 November 2021



Sponsor

Questco Corporate Advisory Proprietary Limited

Debt Sponsor

Rand Merchant Bank (a division of FirstRand Bank Limited)