

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")



AVAILABILITY OF AUDITED CONSOLIDATED ANNUAL FINANCIAL STATEMENTS AND NO CHANGE STATEMENT

Shareholders and bondholders ("**security holders**") are advised that the Company's audited consolidated annual financial statements for the year ended 30 June 2022 (the "**annual financial statements**") are available on the Company's website: <https://emira.co.za/integrated-reports/>

The annual financial statements contain no modifications to the reviewed condensed consolidated financial statements for the year ended 30 June 2022, published on SENS on 17 August 2022. The annual financial statements have been audited by the Company's auditors, Ernest & Young Inc, who expressed an unqualified audit opinion thereof. The auditor's opinion identifies the valuation of investment properties as a key audit matter. The auditor's opinion is available on the Company's website: <https://emira.co.za/integrated-reports/>

Emira intends distributing its integrated annual report for the year ended 30 June 2022 to shareholders on or before 12 October 2022.

The board of directors of Emira, to the extent that the information relates directly to Emira, accepts responsibility for the information contained in this announcement and certifies that, to the best of its knowledge and belief, the information contained in this announcement relating to Emira is true and this announcement does not omit anything that is likely to affect the importance of such information.

Bryanston
3 October 2022

Sponsor

Questco Corporate Advisory Proprietary Limited

Debt Sponsor

RAND MERCHANT BANK (a division of FirstRand Bank Limited)