

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 ALLOCATED

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 allocated in terms of the Emira Matching Share Co-Investment Plan ("Emira Matching Plan"):

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| Name of director: | G Jennett |
| Number and class of shares allocated: | 85 363 ordinary shares |
| Issue price: | Rnil (Free of charge) |
| Notional value of transaction (based on an implied price of R10.20 per share, being the closing price on the date immediately preceding the date of this announcement): | R870 702.60 |
| Nature and date of transaction: | Off-market acceptance of shares, allocated in terms of the Emira Matching Plan on 8 December 2022, which shares will vest on 27 November 2025 and be acquired by the Company in the market, subject to the satisfaction of certain vesting and performance conditions as set out in the Emira Matching Plan. |
| Type of interest: | Direct beneficial |
| Clearance to deal obtained: | Yes |
| Name of director: | G Booyens |
| Number and class of shares allocated: | 50 942 ordinary shares |
| Issue price: | Rnil (Free of charge) |
| Notional value of transaction (based on an implied price of R10.20 per share, being the closing price on the date immediately preceding the date of this announcement): | R519 608.40 |
| Nature and date of transaction: | Off-market acceptance of shares, allocated in terms of the Emira Matching Plan on 8 December 2022, which shares will vest on 27 November 2025 and be acquired by the Company in the market, subject to the satisfaction of certain vesting and performance conditions as set out in the Emira Matching Plan. |
| Type of interest: | Direct beneficial |
| Clearance to deal obtained: | Yes |

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|---|--|
| Name of director: | U Van Biljon |
| Number and class of shares allocated: | 53 153 ordinary shares |
| Issue price: | Rnil (Free of charge) |
| Notional value of transaction (based on an implied price of R10.20 per share, being the closing price on the date immediately preceding the date of this announcement): | R542 160.60 |
| Nature and date of transaction: | Off-market acceptance of shares, allocated in terms of the Emira Matching Plan on 8 December 2022, which shares will vest on 27 November 2025 and be acquired by the Company in the market, subject to the satisfaction of certain vesting and performance conditions as set out in the Emira Matching Plan. |
| Type of interest: | Direct beneficial |
| Clearance to deal obtained: | Yes |

Bryanston
8 December 2022

Sponsor

Questco Corporate Advisory Proprietary Limited

Debt Sponsor

RAND MERCHANT BANK (A division of FirstRand Bank Limited)