

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")



TRADING STATEMENT

Emira uses distribution per share ("**DPS**") as its relevant measure of financial performance. In terms of the Listings Requirements of the JSE Limited, the Company is required to publish a trading statement as soon as it becomes reasonably certain that the DPS for the next period to be reported on will differ by at least 15% from that of the prior corresponding period.

Shareholders and noteholders are advised that the Company expects its DPS for the nine months ended 31 March 2023 to be between 95 and 98 cents per share, being between 18.19% and 20.69% lower than the DPS for the twelve months ended 30 June 2022 of 119.79 cents per share.

The financial information on which this trading statement has been based has not been reviewed, audited or reported on by the Company's auditors.

Bryanston
6 June 2023

Sponsor
Questco Corporate Advisory Proprietary Limited

Debt Sponsor
RAND MERCHANT BANK (a division of FirstRand Bank Limited)