

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

LEI Number: 3789005E23C6259EAE70

(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 year ended 31 March 2024 to be between 116 and 118 cents per share, being between 19.86% and 21.93% higher than the DPS for the nine months ended 31 March 2023 of 96.78 cents per share. Due to Emira changing its financial year end from 30 June to 31 March, as announced on SENS on 15 December 2022, DPS for the nine months ended 31 March 2023 is not comparable to DPS for the year ended 31 March 2024.

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
23 May 2024

Sponsor
Questco Corporate Advisory Proprietary Limited

Debt sponsor
Rand Merchant Bank (a division of FirstRand Bank Limited)