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: 3789005E23C6259EAE70
(Approved as a REIT by the JSE)
("**Emira**" or "**the Company**")

ACCEPTANCE BY DIRECTORS OF SHARES ALLOCATED

In compliance with paragraph 6.78 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**"):

Name of director:	G Booyens
Date of acceptance:	25 February 2026
Number and class of shares allocated:	67 922 ordinary shares
Issue price:	Rnil (Free of charge)
Notional value of transaction (based on an implied price of R13.54 per share, being the closing price on the date immediately preceding the date of this announcement):	R 919 663.88
Nature of transaction:	Off-market acceptance of shares, allocated in terms of the Emira Matching Plan.
Vesting date:	The shares will vest on 31 January 2029 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:	U Van Biljon
Date of acceptance:	25 February 2026
Number and class of shares allocated:	70 871 ordinary shares
Issue price:	Rnil (Free of charge)
Notional value of transaction (based on an implied price of R13.54 per share, being the closing price on the date immediately preceding the date of this announcement):	R 959 593.34
Nature of transaction:	Off-market acceptance of shares, allocated in terms of the Emira Matching Plan.

Vesting date:	The shares will vest on 31 January 2029 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
26 February 2026

Equity and Debt Sponsor
Questco Corporate Advisory Proprietary Limited