



## Emira improves portfolio

**E**mira Property Fund has experienced improved occupancy levels over the past few months, reporting that vacancies in its property portfolio have dropped below 7% for the first time since 2008. “Proactive leasing and disposing of non-core assets led to our improved occupancy levels,” explains CEO of Emira Property Fund James Templeton. “They also furthered our goal of enhancing the quality of Emira’s property portfolio. The full effects of the increased occupancy will come through in the 2014 financial year. This places Emira in a position to deliver heightened performance for investors.”

At the end of April 2013, Emira achieved a vacancy level of 6,9%, a figure that’s substantially

lower than the 7,8% at the end of 2012, and an improvement compared with vacancies of 11,5% at its financial year-end on 30 June 2011. Going forward, Templeton says Emira aims to reduce its portfolio vacancies even further, and will continue to focus on unlocking greater value from its properties. “In the present market, portfolio growth through acquisition is almost impossible, with quality investment property assets difficult to come by and often overpriced because of fierce competition,” he says. “Emira will continue to invest in our portfolio of assets with redevelopments, extensions and refurbishments, which currently offer better returns for our investors.”

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