MEDIA RELEASE FROM EMIRA PROPERTY FUND

June 2013

Emira sets up headquarters at Epsom Downs Office Park

From 1 July 2013, Emira Property Fund will relocate its Johannesburg offices into one of its own key commercial property assets, Epsom Downs Office Park in Bryanston.

JSE-listed Emira Property Fund owns a diversified portfolio of office, retail and industrial properties. Its assets comprise 146 properties valued at R9,1 billion and listed investments of R500 million. Emira has a market capitalisation of R7,5 billion.

James Templeton, CEO of Emira Property Fund, says: "Our properties are well located business addresses, so when the opportunity to move came up, we decided that it was time that we also benefited from the advantages we offer our tenants."

Of its 90 plus Gauteng properties, Emira chose Epsom Downs Office Park because it is a landmark address with superb access to major road arterials in and around Johannesburg.

Situated in the established and vibrant business node of Bryanston, which is fast becoming an attractive location for medium to large-sized corporates, Epsom Downs Office Park also provides excellent proximity to many amenities, especially the retail and restaurants of the neighbouring Epson Downs Shopping Centre, which Emira also owns. Emira's new head office is also convenient for most of its employees.

"Our move displays the confidence we have in our own assets and our determination to continuously improve the quality of our buildings and the fund's performance," notes Templeton.

Emira Property Fund's new address is Epsom Downs Office Park, 1st Floor, Optimum House, 13 Sloane Street, Bryanston.

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