SUMMARY OF THE REVIEWED FINANCIAL RESULTS

For the year ended 30 June 2015, income distribution declaration and changes to Directorate

Growth in distributions	+9,0%
Distribution per PI	134,27c
Distributable income growth of 14% to	R685,5m
Net asset value growth per PI of 15,9% to	1 751c

EMIRA
PROPERTY FUND

INTRODUCTION

The contents of this short form announcement are the responsibility of the board of directors of Strategic Real Estate Managers (Pty) Ltd ("STREM").

These are the summarised results for the period and do not contain full or complete details of the financial results. Any investment decisions made by investors and/or shareholders should be based on consideration of the full announcement as a whole and shareholders are encouraged to review the full announcement which is available for viewing on SENS and on the Fund's website set out below.

The full announcement is available for inspection at the registered office of Emira, Optimum House, Epsom Downs Office Park, 13 Sloane Street, Bryanston and at the offices of Emira's sponsors, Rand Merchant Bank (a division of First Rand Bank Limited), One Merchant Place, Corner Fredman Drive and Rivonia Road, Sandton. Inspection of the full announcement is available to investors at no charge, during normal business hours.

COMMENTARY

The board of directors of Strategic Real Estate Managers (Pty) Ltd ("STREM") is pleased to announce a distribution of 134,27 cents per Emira participatory interest ("PI") for the 12 months to 30 June 2015. This is an increase of 9,0% on the previous comparable period and in line with expectations after the six month period to 31 December 2014.

Vacancies and tenant renewals

The core operational performance of the Fund as measured by vacancies and tenant retention was very pleasing.

Over the past two years vacancies have decreased from 5,6% (June 2013) to 4,5% (June 2014) to 4,0% (June 2015). This represents a decline in overall vacancies of 16 255m² since June 2013, which was driven by leasing in the office sector as well as strategic sales of certain properties. The office sector vacancy rate of 7,8% remains well below the SAPOA national levels of 10,6%, while the retail (2,8%) and industrial (1,4%) sectors also reported vacancies well below national levels as reported by SAPOA and IPD.

Tenant retention by GLA of 76% was notable, given the expiry of certain large leases within the portfolio, and, in an ongoing effort to secure growing income for shareholders, a substantial number of leases expiring in the coming financial year have already been renewed.

Major leases concluded

The five biggest new leases concluded were at 500 Smuts Drive (5 374m²), Gateway Landing (3 842m²), Universal Industrial Park (3 089m²), Technohub (2 598m²) and HBP Industrial Units (2 369m²), and the biggest renewals were at Wonderpark Shopping Centre (13 983m²), Cambridge Park (5 615m²), Brandwag Shopping Centre (4 191m²) and Iustitia Building (3 249m²) — all on long-term leases to high quality tenants such as Pick n Pay and Itec Distribution.

Acquisition of Integri-T Portfolio

With effect from 1 July 2014, the Fund acquired 100% of the share capital of the following companies incorporated in South Africa, known as the Integri-T Portfolio, for a total enterprise value of R836,9m, and an initial yield of 9,4%.

- Adamass Investments (Pty) Ltd
- Aquarella Investments 272 (Pty) Ltd
- Libra Investments 5 (Pty) Ltd
- Lowmer Investments (Pty) Ltd
- Monagon Properties (Pty) Ltd
- Omnicron Investments 005 (Pty) Ltd
- Rapidough Properties 509 (Pty) Ltd

These subsidiaries, collectively owning a diversified portfolio of two retail properties, three office buildings and three industrial properties with a weighted average lease expiry profile to high quality tenants of in excess of five years, contributed a profit of R78,3m for the period from the date of acquisition to 30 June 2015, in line with expectations.

Other property acquisitions

In addition to the Integri-T Portfolio mentioned above, a 60% undivided share in Ben Fleur Shopping Centre, in Emalahleni (Witbank), was purchased for R66,5m at a yield of 9,4% and transferred in October 2014.

Disposals

The strategy to dispose of non-core buildings continued during the period under review. The following eight properties totalling R361,5m, were sold and transferred out of Emira during the 12 months to June 2015: Kya Sands (Corner Precision and Staal Streets), Harrogate Park, Woodmead Office Park (50% undivided share), Executive City, 122 Pybus Road, Braamfontein Centre, Atlantis and WorldWear Fashion Mall. These eight properties were sold at a forward yield of 7,1% and at a 20,0% premium to book value.

A further four buildings with a total disposal value of R319,0m representing a forward yield of 6,9% and a premium to book value of 40,0%, were sold at June 2015, but have not yet been transferred.

Refurbishments and extensions

The major upgrade and extension of Wonderpark Shopping Centre, where the centre was enlarged from 63 000m² to 90 000m² at a cost of R551,3m to accommodate extensions for existing national tenants and the introduction of new anchor tenants was completed in October 2014.

Also completed during the period was the Gateway Landing industrial development for a cost of R57,4m which reached practical completion in October 2014, with all space fully let or committed to by August 2015.

Projects to modernise, extend and renovate 19 buildings totalling approximately R186,4m are currently underway, the most significant of which is the upgrade and refurbishment to Kramerville Corner with a total expenditure of R57,8m. The number of projects underway reflects a continuing strategy to renew and upgrade the portfolio, which significantly contributed to the good performance over the last few years.

Gearing

Total debt as at 30 June 2015 was R4,51bn with a weighted average duration to expiry of 1,8 years. The average duration of the debt has decreased slightly because of the effluxion of time, however active steps are underway to extend this with new longer dated facilities being entered into as well as the successful refinancing of the secured DMTN note into 3- and 5-year notes.

Fixed interest rate hedges in place for a total R3,82bn at 30 June 2015, amounted to 84,6% of the Fund's total debt balance and the hedging percentage is expected to be maintained at or around this level. Following the acquisition of Mitchells Plain Shopping Centre and the development acquisition of Summit Place, additional interest rate hedges are expected to be acquired in order to keep the Fund at or around the current level of hedging. The interest rate swap expiries range from 1,0 to 9,5 years with the weighted average duration being 3,6 years as at 30 June 2015. Interest rate swaps were restructured during the year costing R36,6m.

The LTV ratio at 30 June 2015 has decreased to 33,1% (from 35,4% at December 2014) and is expected to stay around this level or reduce marginally for the remainder of 2015.

Growthpoint Australia Limited (GOZ)

At 30 June 2015, GOZ's unit price was AUD3,14 resulting in Emira's investment of 27 225 813 units, comprising 4,9% of the total units in issue, being valued at R796,9m compared to a cost price of R372,0m.

Results

The acquisitions, as well as the contractual escalations on the bulk of the portfolio, plus significant leasing progress made during the period and stringent cost control has resulted in the Fund achieving a meaningful increase in distributable income during the period.

Excluding the straight-line adjustments in respect of future rental escalations, revenue rose by 16,4% over the comparable period. This was positively impacted by the leasing of vacant space, acquisitions and organic growth from the existing portfolio and increased recoveries of municipal expenses, offset by disposals.

Property expenses increased by 3,1% over the previous comparable period, mainly due to stringent cost control, a reduction in leasing expenses (because of higher occupancies) as well as lower maintenance costs from historically higher levels.

Management and administration expenses increased by 17,5% and 17,1% respectively, driven by increased staffing costs as well as greater collection commissions paid arising from the new acquisitions.

Depreciation is no longer taken into account for distribution purposes. This resulted in the distribution being R9,1m higher than it would have been if this change had not taken place.

Income from the Fund's listed investment in Australia increased by 7,2% due to an increase in the distribution per unit received from GOZ and the depreciation of the rand against the Australian dollar.

Net finance costs increased by 56% as a result of the increased utilisation of debt facilities to fund the acquisitions and new developments of the Fund.

Net asset value increased by 15,9% from 1 511 cents per PI at 30 June 2014, to 1 751 cents per PI at 30 June 2015, following the acquisition of properties, the revaluation of investment properties, the increased value of the stake in GOZ, as well as the reduction in the liability for the income distribution at the reporting period date.

Headline earnings per PI increased by 21,1% to 181,82 cents (2014: 150,11 cents) and earnings per PI increased by 53,6% to 375,29 cents (2014: 244,26 cents).

Change in recognition of liability for income distribution

In order to comply with best practice of the SA REIT Association and to be comparable to its peers, Emira no longer recognises the liability, as at the reporting period date, for the income distribution amount to be distributed after the reporting period date. Comparative figures have been restated. The effect of this change has been to increase the equity value of Emira by R355,4m for FY15 and R309,1m for FY14, and to reduce the liabilities for distribution by the same amounts.

Directorate

As previously announced, Peter Thurling retired as Chief Financial Officer of the Fund with effect from 31 December 2014 and Geoff Jennett, CA (SA), was appointed as his replacement.

Furthermore, the Chief Executive Officer, James Templeton, gave notice of his intention to leave Emira at the end of August 2015 in order to pursue personal interests.

As was announced on 4 August 2015, Geoff Jennett has been appointed as Mr Templeton's successor as Chief Executive Officer with effect from 1 September 2015. The search for a replacement Chief Financial Officer is underway.

Furthermore, the responsibilities of Ulana van Biljon, an executive director of Emira, have been formalised to include the role of Chief Operating Officer with effect from 1 September 2015.

Conversion to a corporate REIT

Emira Property Fund Scheme was successfully converted to a corporate REIT — Emira Property Fund Limited — with effect from 1 July 2015. The management company (STREM) became a wholly owned subsidiary. The necessary transfers from the old Emira Property Fund Scheme to the new Emira Property Fund Limited are well underway.

Prospects

The benefit of improved occupancies, together with the property acquisitions and ongoing tight cost control, should result in real growth in core distributions per share. Together with the impact of the change in policy regarding lease commissions detailed below, shareholders can expect a similar healthy improvement in dividends for the 12 months to June 2016.

The forecast financial information has not been reviewed or reported on by the auditors.

Future change in policy regarding lease commissions

In order to align itself with the rest of the industry and comply with best practice, Emira is amending its lease commission policy so as to amortise the lease commission cost incurred over the life of the lease rather than being expensed upfront on the date the lease commenced. This change will only be effective for the financial year ending June 2016 and is expected to contribute positively to the expected growth in dividends in the coming financial year.

Subsequent to year-end

An acquisition for an amount of R76m, being a 50% undivided share in the Mitchells Plain Shopping Centre in the Western Cape, at an initial yield of 9,3% was made and is expected to transfer at the end of August 2015.

In addition an agreement has been reached for Emira to take up a 50% undivided share in five buildings comprising the Summit Place development in Menlyn, Pretoria, for an amount of R403m and at an average yield of 8%. Two completed office buildings are expected to be transferred in October 2015 and the balance comprising office and retail space will be developed by Emira and its partners with final completion in January 2017. The Summit Place development comprises P-grade offices and retail premises with a weighted average lease expiry profile of in excess of seven years in a much sought after node in Pretoria.

Furthermore, we advise shareholders that we are in dispute regarding the lease obligations of Worley Parsons, a major tenant in Corobay Corner on a lease until February 2022. We have received senior counsel advice on the matter and are confident of our position, but at the same time we have begun settlement discussions with them.

Income distribution declaration

Notice is hereby given that a final gross cash distribution of 69,62 cents (2014: 63,87 cents) per PI has been declared, payable to the registered shareholders of Emira Property Fund Limited on 14 September 2015. The issued share capital at the declaration date is 510 550 084 listed ordinary shares. The source of the distribution comprises net income from property rentals, income earned from the Fund's listed property investment and interest earned on cash on deposit. Please refer to the Statement of Comprehensive Income for further details.

PI holders are referred to the full announcement for tax considerations.

Local tax resident shareholders as well as non-resident shareholders are encouraged to consult their professional advisors should they be in any doubt as to the appropriate action to take.

Last day to trade cum distribution	Friday, 4 September 2015
Emira shares to trade ex distribution	Monday, 7 September 2015
Record date	Friday, 11 September 2015
Payment date	Monday, 14 September 2015

Share certificates may not be dematerialised or rematerialised between Monday, 7 September 2015 and Friday, 11 September 2015, both days inclusive.

By order of the STREM and Emira Property Fund Limited Board

Martin Harris	**Ben van der Ross**	**James Templeton**
Company Secretary	Chairman	Chief Executive Officer

Bryanston, 19 August 2015

Fund Manager: Strategic Real Estate Managers (Pty) Ltd **Directors of the Fund Manager:** BJ van der Ross (Chairman)*, JWA Templeton (Chief Executive Officer), MS Aitken**, BH Kent**, GM Jennett, V Mahlangu**, NE Makiwane*, W McCurrie**, MSB Neser**, V Nkonyeni*, U van Biljon, G van Zyl** **Non-executive Director **Independent Non-executive Director* **Registered address:** Optimum House, Epsom Downs Office Park, 13 Sloane Street, Bryanston, 2191 **Sponsor:** Rand Merchant Bank (a division of FirstRand Bank Limited) **Transfer Secretaries:** Computershare Investor Services (Pty) Ltd, 70 Marshall Street, Johannesburg, 2001

EMIRA PROPERTY FUND LIMITED (Incorporated in the Republic of South Africa)
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("Emira" or "the Fund" or "the Company") Tax number: 9995/739/15/9
(Approved as a REIT by the JSE)

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