



# PREMIER VERIFICATION

B-BBEE Verification Certificate for **Emira Property Fund Ltd**  
Including Subsidiaries as listed on Annexure A

1<sup>st</sup> Floor, Block A, Knightsbridge Office Park, 33 Sloane Street, Bryanston, 2191  
Company Registration: 2014/130842/06 | VAT:4040269070

## LEVEL TWO (2) CONTRIBUTOR

B-BBEE RECOGNITION LEVEL- 125%

Generic Scorecard

Amended Property Sector: REIT | Government Gazette No. 40910

| Criteria                            | Result          | Weight |
|-------------------------------------|-----------------|--------|
| Ownership                           | 23.01           | 30.00  |
| Management Control                  | 3.44            | 9.00   |
| Enterprise and Supplier Development | 38.67           | 39.00  |
| Socio-Economic Development          | 0.00            | 2.00   |
| Economic Development                | 2.96            | 5.00   |
| Overall Result                      | 68.08           | 85.00  |
| Deemed Result                       | 95.60           | 132.00 |
| Empowering Supplier                 | Yes             |        |
| Priority Elements Achieved          | Yes             |        |
| Discounting Principle Used          | No              |        |
| Nature of Business                  | REIT            |        |
| Measurement Period                  | 30 June 2021    |        |
| Certificate Number                  | PV_2201002      |        |
| Version Number                      | C01             |        |
| Re-Issue Date                       | Not Applicable  |        |
| Issue Date                          | 18 January 2022 |        |
| Expiry Date                         | 17 January 2023 |        |

| Element                                       | Result |
|---|--------|
| Black Ownership                               | 71.15% |
| Black Female Ownership                        | 7.41%  |
| Black Designated Group                        | 4.10%  |
| Black Youth                                   | 0.46%  |
| Black Disabled                                | 0.00%  |
| Black Unemployed                              | 0.00%  |
| Black People living in Rural areas            | 0.00%  |
| Black Military Veterans                       | 0.00%  |
| Black New Entrants                            | 0.00%  |
| Modified Flow Through Applied                 | No     |
| Exclusion Principle Applied                   | Yes    |
| Participated in Y.E.S Initiative              | No     |
| Achieve Y.E.S Target and 2.5% Absorption      | No     |
| Achieve 1.5 x Y.E.S Target and 5% Absorption  | No     |
| Achieve Double Y.E.S Target and 5% Absorption | No     |

**Bridget Ntombela**  
Technical Signatory



BVA100



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## Emira Property Fund Ltd Annexure A Subsidiaries

| <b><u>Company Name</u></b>                   | <b><u>Registration Number</u></b> | <b><u>VAT Number</u></b> |
|--|-----------------------------------|--------------------------|
| Strategic Real Estate Managers (Pty) Ltd     | 1997/020911/07                    | 4210209096               |
| Menlyn Corporate Park (Pty) Ltd              | 2006/026386/07                    | 4810251217               |
| Freestone Property Investments (Pty) Ltd     | 2005/025542/07                    | 4520226673               |
| Cape Poinsett Property Investments (Pty) Ltd | 2004/016089/07                    | 4790238788               |
| Libra Investments 5 (Pty) Ltd                | 2005/030806/07                    | 4820258897               |
| Lowmer Investments (Pty) Ltd                 | 2001/024021/07                    | 4140201908               |
| Monagon Properties (Pty) Ltd                 | 2008/019290/07                    | 4630251611               |
| Omicron Investments 005 (Pty) Ltd            | 1998/023150/07                    | 4420178982               |
| Rapidough Properties 509 (Pty) Ltd           | 2007/027856/07                    | 4120218807               |
| Aquarella Investments 272 (Pty) Ltd          | 2005/035718/07                    | 4410252094               |
| Emira Property Fund                          | N/A                               | 4950207599               |
| Freestone Property Holdings (Pty) Ltd        | 2001/011887/07                    | N/A                      |
| Backbone Investments (Pty) Ltd               | 2000/008541/07                    | 4280189137               |
| No 9 Sturdee Holdings Share Block (Pty) Ltd  | 1973/016914/07                    | 4070192374               |
| Windrifter Share Block (Pty) Ltd             | 1983/002544/07                    | 4420164503               |
| Adamass Investments (Pty) Ltd                | 1994/007158/07                    | 4270212642               |
| Bet All Investments (Pty) Ltd                | 2016/366957/07                    | N/A                      |

|                           |                        |
|---------------------------|------------------------|
| <b>Re-Issue Date</b>      | <b>Not Applicable</b>  |
| <b>Issue Date</b>         | <b>18 January 2022</b> |
| <b>Expiry Date</b>        | <b>17 January 2023</b> |
| <b>Certificate Number</b> | <b>PV_2201002</b>      |
| <b>Version Number</b>     | <b>C01</b>             |

**Bridget Ntombela**  
**Technical Signatory**



**BVA100**