

Driven by population growth and urbanisation, the presence of HFCs in the earth's atmosphere is increasing by between 8% to 15% per year. As temperatures rise, HFC volumes are likely to increase further.

The Fund's air-conditioner replacement programme is phasing out R-22 gas, which is the most commonly used HFC within the portfolio. The programme is upgrading old technology with more environmentally friendly and energy efficient units. Emira invested R6,9 million during the reporting period to replace and upgrade air-conditioning units.

WATER POLLUTION

At all properties with water projects in place, the Fund monitors and tests the quality of water. This helps to mitigate South Africa's ageing infrastructure and increasing levels of water pollution in water treatment and transmission networks.

Water that is intended for potable use is monitored and tested by independent laboratories, whereas water that is harvested for non-potable consumption is monitored and tested on-site.

BIODIVERSITY AND LAND USE

Being a responsible business, Emira believes in serving communities responsibly and protecting the environment. The Fund enhances nearby communities and helps to create a sustainable environment of indigenous plant life, thereby providing a better overall experience for people at its properties.

Protecting biodiversity safeguards healthy ecosystems, which are key to the well-being of communities. It is vital for healthy ecosystems to co-exist with the world of business, as the natural world provides much-needed economic support by being the country's ecological infrastructure, giving people access to clean air, water and arable land.

SPEKBOOM PROJECT

It is a priority for the Fund to maintain healthy ecosystems and safeguard the natural capital of its business operations. During the reporting period, Emira focused on ensuring that indigenous plants are represented in gardens across the portfolio. Some of the key benefits of indigenous plants is that they can thrive on less water than foreign species.



PROJECT IN FOCUS BEEHIVES

The world's population of honeybees has been in decline for several years and is likely to continue. Bees are key to agriculture as they pollinate many different types of food crops which, when combined, amount to about a third of all food consumed.

To alleviate the problem, professional beekeepers provide pollination services and can easily relocate the bees to pollinate crops in different areas. Emira currently has hives installed at eight properties. During the reporting period, honey was harvested at five sites, namely Knightsbridge, One Highveld, Hyde Park Lane and Albury Park and Wondepark Shopping Centre.

A total 85kg of honey was harvested and shared with staff, board members, tenants and service providers to create awareness on the importance of preserving biodiversity. This project is part of a holistic approach to reducing the impacts on environmental degradation, which goes beyond planting trees.

**EMIRA'S "NO NET FUTURE LOSS"
POLICY IS APPLIED ACROSS
ITS PORTFOLIO.**

A total of 670 spekbooms were planted at 26 of the Fund's properties. It is estimated that these incredible plants will absorb 247tCO₂e per year.

BIODIVERSITY DISCLOSURE PROJECT RATINGS

In 2013, the Endangered Wildlife Trust ("EWT") launched the National Biodiversity and Business Network ("NBBN") to generate awareness and support for biodiversity within the business world of South Africa. To achieve this, the NBBN launched the Biodiversity Disclosure Project ("BDP") in 2018. The BDP works with the private sector to "mainstream" biodiversity into their strategies and everyday activities. Business is now better able to recognise, measure, value, and responsively manage their direct and indirect dependencies and impacts on biodiversity.

The BDP helps companies disclose their biodiversity performance in a manner that is standardised and comparable for better results across sectors. The BDP report highlights the biodiversity performance trends of JSE-listed companies. In March 2023, the results of the 2021 report were published, with Emira achieving a score of 8 out of 10 for the top ranking in the real estate sector.

CHALLENGES TO OVERCOME

These include:

- Continued economic uncertainty and instability.
- Loadshedding, water supply uncertainty, and decline in public infrastructure and services are on the rise.
- Operational costs are increasing continuously.
- Bridging the gap between local and national government legislation and global climate policies and frameworks.
- Meeting investors' expectations as they evolve.
- Navigating altered tenant behaviour as the knock-on effects of COVID-19 persist.
- Influencing tenant behaviour positively and increasing stakeholder engagement regarding climate matters.

PARTNERSHIPS TO INCREASE IMPACT

Emira has strategic partnerships with the World Wide Fund for Nature ("WWF") and Trees for Africa to make a greater positive impact on the environment.



PROJECT IN FOCUS TREES FOR AFRICA

Following on its annual tradition, the Company partnered with Food & Trees for Africa, in order to offset its operational carbon emissions for company travel, staff commute and paper consumption. A total of 97 were planted to offset the FY22 business travel, employee commute and head office paper usage emission. During their 40-year lifespan, these 97 trees will offset 35 tonnes of CO₂ and provide a healthier environment.