

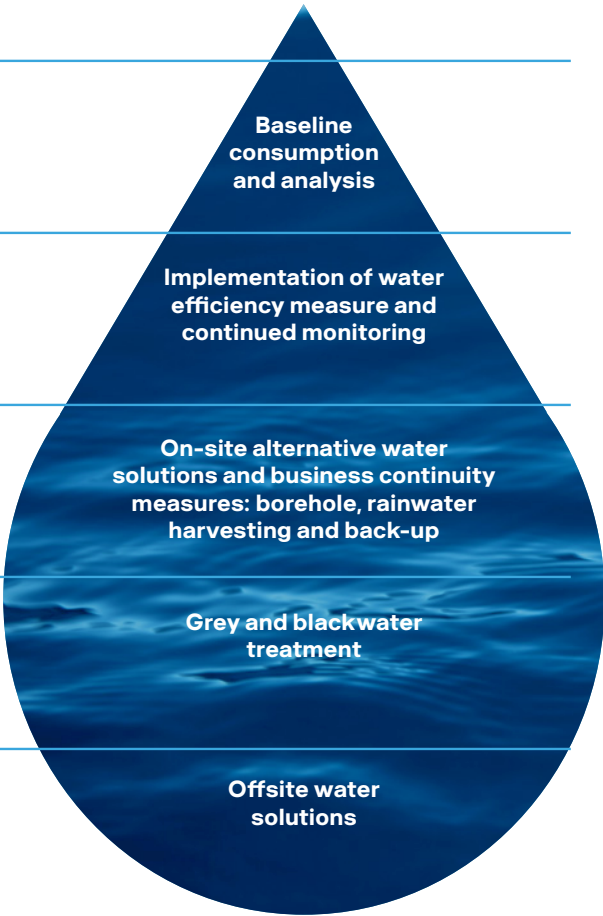


WATER SECURITY

EMIRA'S WATER STRATEGY

ENSURING COMPLIANCE AND QUALITY CONTROL ASSURANCE THROUGHOUT THE PROCESS

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WATER USAGE AND MANAGEMENT

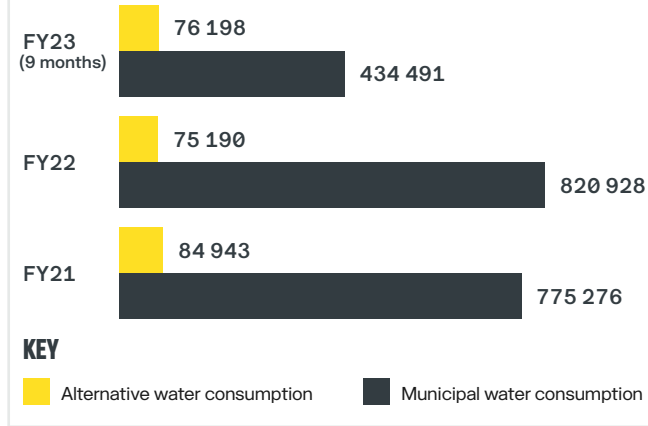
Emira is committed to good water stewardship and strives to improve the operational use and quality of water in its property portfolio. At 31 March 2023, the Fund had invested in two water-specific projects for a total value of R873 000.

YEAR-ON-YEAR TOTAL CONSUMPTION WATER COMPARISON

Year	Usage (KL)
FY22 (12 months)	896 118
FY23 (9 months)	510 689
Variance	(40,1%)

During the reporting period, Emira's total water usage decreased by 40,1%. There was a 41,7% year-on-year decrease in municipal water consumption. This is due to the change in reporting period which compares 12 months to nine months.

Emira's total water consumption



WATER SAVINGS HIGHLIGHTS FOR FY23

water usage reduction year-on-year

385 429KL

Equal to

154

Olympic-sized swimming pools

A total of

1 412KL

is saved per day (nine months)



PROJECT IN FOCUS

14-16 BOSTON CIRCLE RAINWATER HARVESTING



This light industrial property has a GLA of 7 533m² and is located in the Western Cape in Airport Industria, Cape Town. The property has been occupied since 2014 by Bidvest Data, whose facility operates 24 hours a day, seven days a week.

An analysis of the property's water consumption over a period of 34 days (from 14 December 2022 to 17 January 2023) reveals that the site utilised 374KL, which translates to an average daily consumption of 11,0KL per day.

Upon closer inspection, it was found that water was being lost due to a combination of running toilets, damaged toilet flushing mechanisms, dripping taps, leaking irrigation and stuck valves.

To align with the Fund's good water management practices, the aim was to ensure the lowest possible demand for water at the facility, while maintaining its operational efficiencies. Prior to the inspection, the property was serviced by municipal water only, which identified an opportunity to use harvested rainwater to both supplement and reduce municipal water consumption.

Emira's appointed water experts, Aquaffection, proposed a solution to install a 50KL rainwater harvesting facility and water efficient flushing units for each toilet. This solution enhances the asset by improving its backup water supply capacity and water efficiencies.

The project was successfully completed in March 2023 with the installation of four 10KL tanks and two 5KL tanks at the property.

DAY ZERO PLANNING

Water scarcity has the potential to affect or disrupt the lives and businesses of the Fund's stakeholders. "Day-Zero" was an event that took place in the Western Cape during late 2017 and early 2018, where the possibility existed that water supply would cease completely for a period of time. Severe drought conditions and inadequate water supplies created a scenario for disaster that was only narrowly averted.

In this event, South Africans were forced to acknowledge the scarcity of water in the country and a lack of sufficient effort in.

Emira plays its part in water conservation and protecting the environment by investing in initiatives that address water scarcity and improve the tenant experience. The target is to provide access to a minimum two-day supply of potable water at each of its core properties.

These backup water supplies are designed to assist tenants by preventing supply interruptions during infrastructure maintenance or repairs. Emira continues to explore a number of potential solutions that allow for the harvesting of rainwater, ground water and borehole water.