

WATER SECURITY

The Company's water strategy aims to provide reliable and sustainable water supplies to tenants and visitors at its properties. For now and into the future, water scarcity remains a priority for the Fund and is considered a physical climate risk.

Water scarcity is a persisting challenge in South Africa, with supply issues becoming increasingly prevalent in recent years. Listed below are some key points to summarise the extent of the country's water issues:

- The WWF ranks South Africa as the world's 30th driest country.
- The country's water supply issues are exacerbated by climate change, with lower rainfall levels unable to meet the demands of consumers.
- According to the Water Research Commission, up to 40% of South Africa's total municipal water is lost before reaching customers, due to leaks and ageing infrastructure.
- With rising urbanisation from rural areas, city water supplies are increasingly under strain.
- Rising demand for new dams in key areas await construction amid long delays, while older dams are deteriorating.

WATER USAGE AND MANAGEMENT

Emira's significant investments in water-specific projects underline its commitment to good water stewardship and the improvement of water use and quality in the property portfolio. By year-end, the Fund had allocated R2,4 million towards initiatives aimed at securing back-up and alternative water sources. This investment reinforces Emira's proactive approach to addressing water sustainability and ensuring the reliability of water resources in the portfolio.

During the reporting period, the commercial portfolio's total water usage increased by 43,0%. This is due to the change in reporting period where we are comparing 12-months to 9-months.

YEAR-ON-YEAR WATER CONSUMPTION: COMMERCIAL PORTFOLIO

Year	Usage (KL)
FY23 (9 months)	510 689
FY24 (12 months)	730 306
Variance	+43,0%

WATER USAGE: COMMERCIAL PORTFOLIO

INCREASE YEAR-ON-YEAR

219 617KL

EQUAL TO

88

Olympic-sized swimming pools

A TOTAL OF

602KL

used per day for the 12 months

EMIRA'S WATER STRATEGY

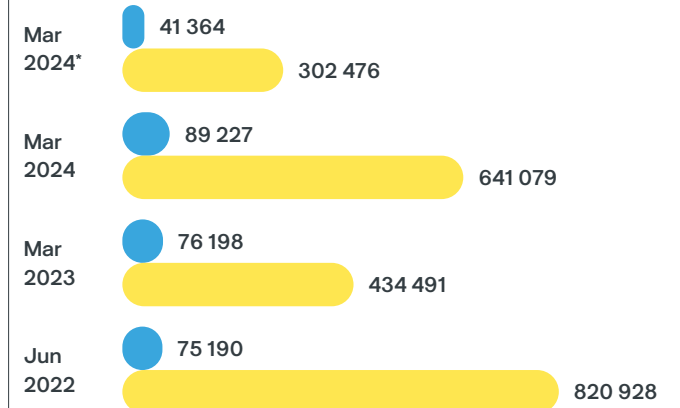
ENSURING COMPLIANCE AND QUALITY CONTROL ASSURANCE THROUGHOUT THE PROCESS

- 1 **Baseline consumption and analysis**
- 2 **Implementation of water efficiency measure and continued monitoring**
- 3 **On-site alternative water solutions and business continuity measures: borehole, rainwater harvesting and back-up**
- 4 **Grey and blackwater treatment**
- 5 **Offsite water solutions**

TOTAL WATER CONSUMPTION: COMMERCIAL AND RESIDENTIAL

KEY

● Alternative water consumption ● Municipal water consumption



* Residential water consumption included from 2024



In keeping with Emira's environmental and sustainability strategy, the Fund re-invests in its properties through various water-wise initiatives. For FY2024, management's environmental KPI for water targeted the installation of 40kL of rainwater harvesting in the portfolio.

With a GLA of 7 168m², Boskruijn Shopping Centre is a neighbourhood shopping centre located in Johannesburg, Gauteng and was selected for the initiative by management.

Boskruijn experiences regular municipal water interruptions, which can last for up to two to three days in some instances. Before the project, the centre had to rely solely on municipal supply to meet the needs of tenants and patrons. The centre has high-water usage and intensity with tenants including Woolworths and a number of restaurants. It was therefore crucial to provide alternative, back-up water solutions to ensure the centre operates smoothly and without interruption.

As the Fund's expert water solutions provider, Aquaffection recommended a 60KL rainwater harvesting facility and municipal backup system. The solution was designed to provide cover for the centre's average consumption per day, which is 17kL. Rainwater will be harvested from the 2 300m² section of the roof, filtering it to become SANS 241-1 potable quality and feeding this into the building's water mains. The project was completed in October 2023, and the centre now has a six-day back-up water supply, comprising 50% rainwater and 50% municipal water.

DAY ZERO PLANNING

The Fund takes water scarcity seriously, as it can have a serious impact on Emira and its stakeholders. In 2018, the Western Cape faced the dire threat of "Day-Zero", which almost resulted in water supplies running completely dry. The province came close to disaster after intense drought conditions saw inadequate water supplies being almost entirely depleted. Since then, the country has taken water scarcity more seriously, but low supply levels remain concerning.

Emira continues to invest in initiatives that address water scarcity and improve the tenant experience. In this way, the Fund contributes to broader water conservation efforts and helps to protect the environment for all stakeholders including local communities. With this in mind, the Company aims to provide two days' supply of potable water at each of its core properties, at a minimum.

By providing back-up water for tenants, the Fund helps to minimise supply interruptions that are ongoing due to infrastructure maintenance and repairs. Emira continues to explore various solutions to harvest rainwater, ground water and borehole water.