



EMIRA PROPERTY FUND LIMITED
(Incorporated in the Republic of South Africa)
(Registration number 2014/130842/06)
JSE share code: EMI ISIN: ZAE000203063
(Approved as a REIT by the JSE)
("Emira" or the "Offeror")

FORM OF PARTICIPATION, SURRENDER AND TRANSFER ("FORM") FOR CERTIFICATED OCTODEC SHAREHOLDERS ONLY

Where appropriate and applicable, the terms defined in the announcement published on SENS by Emira on 13 April 2026 (the "**Announcement**") bear the same meanings in this Form.

This Form should be read in conjunction with the Announcement.

HOLDERS OF DEMATERIALISED SHARES MUST NOT COMPLETE THIS FORM.

INSTRUCTIONS:

1. This Form is for use only by certificated Octodec shareholders who are Tendering Shareholders.
1. Tendering Shareholders must complete this Form in BLOCK CAPITALS.
2. A separate Form is required for each certificated Octodec shareholder who is a Tendering Shareholder.
3. **Part A** must be completed by all Tendering Shareholders who return this Form.
4. **Part B** must be completed by those Octodec shareholders who accept the Voluntary Offer. Payment of the Offer Consideration will be made by way of electronic transfer of funds. It is expected that electronic funds transfers will be made within six business days of acceptance of the Voluntary Offer by Tendering Shareholders, unless such Forms and documents of title are delivered by 12:00 on the Closing Date, in which case the Offer Consideration will be paid to successful Tendering Shareholders on Tuesday, 12 May 2026.
5. **Part C** must be completed by all Tendering Shareholders who are emigrants from or are non-residents of the Common Monetary Area.
6. Once this Form is received by the Transfer Secretaries, your acceptance of the Voluntary Offer will be final, and you may not withdraw your acceptance.
7. If you do not validly accept the Voluntary Offer by 12:00 on the Closing Date, you will be deemed to have declined the Voluntary Offer. Late acceptances may be accepted or rejected at the absolute and sole discretion of Emira.
8. Documents of title surrendered by unsuccessful Tendering Shareholders will be returned by the Transfer Secretaries, by registered post, to the Tendering Shareholder in question, at their own risk, within five business days after the Closing Date.
9. The Offer Consideration will not be paid to Tendering Shareholders who hold certificated shares unless and until documents of title in respect of the Octodec shares have been surrendered to Computershare.

In compliance with the Financial Intelligence Centre Act, 38 of 2001, the Transfer Secretaries will be unable to record any change of address unless the following documentation is delivered to the Transfer Secretaries:

- an original certified copy of your identity document;
- an original certified copy of a document issued by the South African Revenue Services to verify your tax number (if you do not have a tax number, please confirm this in writing and have the letter signed before a Commissioner of Oaths); and
- an original or an original certified copy of a service bill to verify your physical address.

Please note that copies of certified copies will not be accepted.

PART B: Acceptance of the Voluntary Offer

Shareholders who accept the Voluntary Offer must please complete Part B.

I/We hereby accept the Voluntary Offer in respect of _____ Octodec shares held by me/us.

(Failure to state the number of shares shall be deemed to indicate acceptance of the Voluntary Offer in respect of all shares indicated by the documents of title surrendered by that Octodec shareholder or his/her representative.)

Submission of banking details (excluding third party accounts) is required by all Tendering Shareholders in order to receive payment of the Offer Consideration, which will be made by way of the electronic transfer of funds.

In terms of the Financial Intelligence Centre Act requirements, the Transfer Secretaries will only be able to record the banking details if the following documents are attached:

- a certified copy of identity document; and
- a certified true copy of a bank statement.

Name of account holder: _____

Name of bank: _____

Branch code: _____

Account number: _____

Contact person: _____

Telephone number: _____

Cell phone number: _____

Emira and the Transfer Secretaries undertake no responsibility for verification of the banking details provided above nor for the authenticity of the signature below. Tendering Shareholders warrant the correctness of the above banking details and indemnify and hold Emira and the Transfer Secretaries harmless against any loss for funds having been paid into the account, details of which have been provided above.

In the case of certificated Octodec shareholders who fail to provide updated and valid bank details, the Offer Consideration will be paid into the bank account of such certificated Octodec shareholder on record with the Transfer Secretaries, at the risk of such certificated shareholder.

Signature of shareholder: _____

Stamp and address of agent lodging this Form (if any)

Note:

In order to comply with the requirements of the Financial Intelligence Act, 2001 (Act 38 of 2001), Computershare will be unable to record any changes of address or payment mandates unless the following documentation is received from the relevant shareholder:

- a certified true copy of the original identification document (in respect of changes of address and payment mandate); and
- a certified true copy of an original bank statement (in respect of bank mandate).

PART C: To be completed by all emigrant Tendering Shareholders from, and non-resident Tendering Shareholders of, the Common Monetary Area (see notes 2 and 3 below)

In the case of Tendering Shareholders who are emigrants:

The Offer Consideration will be transferred at the risk of the Tendering Shareholders to the authorised dealer nominated by the Tendering Shareholders below for its control and credited to the emigrant's capital account. Accordingly, non-residents who are emigrants must complete this Part C.

In the case of all other non-resident Tendering Shareholders:

All other non-residents of the Common Monetary Area must also complete Part C if they wish the Offer Consideration to be paid to an authorised dealer in South Africa.

Name of authorised dealer:	Stamp and address of agent lodging this Form (if any)
Account number:	
Address:	
Signature of authorised dealer:	

If emigrants make no nomination above, the Transfer Secretaries will hold the Offer Consideration in trust for the benefit of the emigrants concerned until lawfully claimed by such Tendering Shareholders for a maximum period of five years, after which such funds shall be paid over to the Guardian's Fund.

Notes and instructions:

1. All documents are posted at the risk of the Tendering Shareholders. The Offer Consideration will be transferred at the risk of the Tendering Shareholders.
2. Emigrants from the Common Monetary Area must complete **Part C**.
3. All other non-residents of the Common Monetary Area must complete **Part C** if they wish the relevant Offer Consideration to be paid to an authorised dealer in South Africa.
4. If **Part C** is not properly completed, the Offer Consideration (in the case of emigrants) will be paid by the Offeror to an authorised dealer of its choice to hold on behalf of the relevant emigrant, pending receipt of the necessary nomination or instruction for a maximum period of five years, after which period, such funds shall be paid over to the Guardians Fund of the Court. No interest will accrue or be payable to the Tendering Shareholders in respect of such monies.
5. Completed Forms must be completed and returned, together with your documents of title, to the Transfer Secretaries, Computershare Investor Services Proprietary Limited, Rosebank Towers, 15 Biermann Avenue, Rosebank 2196 (Private Bag X3000, Saxonwold, 2132) to be received by them by no later than 12:00 on the Closing Date.
6. The Offer Consideration will not be paid to Tendering Shareholders unless and until the documents of title in respect of the Octodec shares have been surrendered to the Transfer Secretaries. If a Tendering Shareholder produces evidence to the satisfaction of the Offeror that documents of title in respect of shares have been lost or destroyed, surrender of such documents of title may be waived by the Offeror, provided that the Offeror, if they so require, is provided with indemnity to its satisfaction in respect of such documents of title and any additional evidence or documents or undertakings (including insurance or a guarantee) as the Offeror may require.
7. No receipts will be issued for documents lodged unless specifically requested. In compliance with the JSE Listings Requirements, lodging agents are requested to prepare special transaction receipts, if required. Signatories may be called upon for evidence of their authority or capacity to sign this Form.
8. Any alteration to this Form must be signed in full and not initialled.

9. If this Form is signed under a power of attorney, then such power of attorney, or a notarially certified copy thereof, must be sent with this Form for noting (unless it has already been noted by the Transfer Secretaries). This does not apply in the event of this Form bearing a JSE broker's stamp.
10. Where the Tendering Shareholder is a company or a close corporation, unless it has already been registered with the Transfer Secretaries, a certified copy of the directors' or members' resolution authorising the signing of this Form must be submitted if so requested by the Offeror or the Transfer Secretaries.
11. If this Form is not signed by the Tendering Shareholder, such Tendering Shareholder will be deemed to have irrevocably appointed the Transfer Secretaries to implement the obligations of the Tendering Shareholder under the Voluntary Offer on his or her behalf.
12. Where there are any joint holders of any Octodec shares, only that holder whose name stands first in the register in respect of such shares need sign this Form.
13. A minor must be assisted by his or her parent or guardian, unless the relevant documents establishing his or her legal capacity are produced or have been registered by the Transfer Secretaries.