PREMIER VERIFICATION

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

1st 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 | Government Gazette No. 40910

Criteria	Result	Weight
Ownership	20.15	30.00
Management Control	2.56	9.00
Enterprise and Supplier Development	40.05	39.00
Socio-Economic Development	0.00	2.00
Economic Development	5.00	5.00
Overall Result	67.76	85.00
Deemed Result	95.15	132.00
Empowering Supplier	Yes	
Priority Elements Achieved	Yes	
Discounting Principle Used	No	
Nature of Business	REIT	
Measurement Period	31 March 2026	
Certificate Number	PV_2611004	
Version Number	C01	
Re-Issue Date	Not Applicable	
Issue Date	10 November 2026	
Expiry Date	09 November 2027	

Element	Result
Black Ownership	44.90%
Black Female Ownership	3.94%
Black Designated Group	2.92%
Black Youth	2.92%
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

sanas B-BBEE Rating Agency BVA100

Company Reg: 2004/009405/07
Postnet Suite 334, Private Bag X11, Craighall, 2024
Building 4, Albury Park, Magaliezicht Avenue, Dunkeld West, 2196

Tel: 010 591 0591
Fax: 086 626 7484
info@p-v.co.za
www.premierverification.com

PREMIER VERIFICATION

Emira Property Fund Limited
Annexure A Subsidiaries

Company Name	***Registration Number***	***VAT Number***
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
Omnicron 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
Transcend Residential Property Fund (Pty) Ltd	2016/277183/07	N/A

Re-Issue Date	**Not Applicable**
Issue Date	**10 November 2026**
Expiry Date	**09 November 2027**
Certificate Number	**PV_2611004**
Version Number	**C01**

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