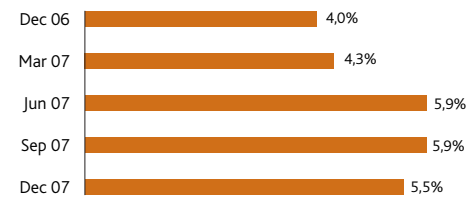
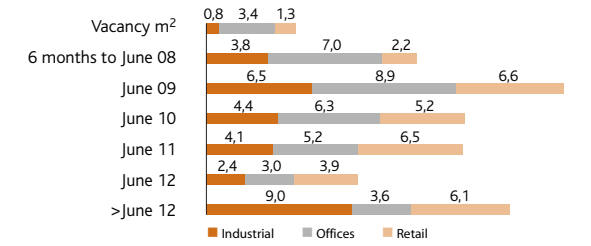


Vacancy movement since December 2006



Lease expiry profile by GLA at 31 December 2007 (%)



Condensed income statement

	Unaudited Six months ended 31 Dec 2007 R'000	Unaudited Six months ended 31 Dec 2006 R'000	Audited Year ended 30 June 2007 R'000
Revenue	460 559	255 801	631 000
Operating lease rental income and tenant recoveries	452 109	249 327	613 134
Allowance for future rental escalations	8 450	6 474	17 866
Property expenses	(134 645)	(77 619)	(177 971)
Management expenses	(17 723)	(8 214)	(21 949)
Administration expenses	(15 418)	(8 131)	(22 641)
Depreciation	(7 555)	(4 162)	(9 966)
Net income from property rental operations	285 218	157 675	398 473
Net fair value gains on investment properties	295 673	231 220	1 506 339
Change in fair value as a result of straight-lining lease rentals	(8 450)	(6 474)	(17 866)
Change in fair value as a result of amortising upfront lease costs	(417)	(1 742)	(9 130)
Change in fair value as a result of property appreciation in value	304 540	239 436	1 533 335
Maintenance fund expenses	(3 971)	(974)	(2 018)
Impairment of goodwill	—	—	(328 364)
IFRS 2 adjustments in respect of PI-based payments	(5 914)	(88 699)	(92 348)
Discount on the issue of PIs to BEE partners	(5 914)	(21 173)	(24 822)
Acquisition of fixed property in exchange for the issue of PIs	—	(67 526)	(67 526)
Operating profit	571 006	299 222	1 482 082
Finance costs	(56 728)	(25 378)	(23 457)
Interest paid and amortised borrowing costs	(58 891)	(23 053)	(65 901)
Interest capitalised to cost of developments	2 791	—	—
Unrealised (loss)/gain on interest rate swaps	(628)	(2 325)	42 444
Investment income	1 503	2 092	4 495
Net profit for the period before taxation	515 781	275 936	1 463 120
Deferred taxation and STC	(47 681)	—	(116 520)
Net profit for the period	468 100	275 936	1 346 600
Reconciliation between earnings and headline earnings and distribution:			
Net profit for the period	468 100	275 936	1 346 600
Adjusted for:			
Net fair value gains on investment properties, net of deferred taxation	(248 389)	(231 220)	(1 390 185)
Impairment of goodwill	—	—	328 364
Headline earnings	219 711	44 716	284 779
Adjusted for:			
Allowance for future rental escalations	(8 450)	(6 474)	(17 866)
Amortised upfront lease costs	(417)	(1 742)	(9 130)
Unrealised loss/(gain) on interest rate swaps	628	2 325	(42 444)
IFRS 2 adjustments in respect of PI-based payments	5 914	88 699	92 348
Maintenance fund expenses	3 971	974	2 018
Amortised borrowing costs	—	219	438
Preference share dividend	(3 978)	—	(2 934)
Distribution payable to participatory interest holders	217 379	128 717	307 209
Distribution per participatory interest			
Interim (cents)	44.34	40.10	40.10
Special (cents)	—	—	20.75
Final (cents)	—	—	21.50
Total (cents)	44.34	40.10	82.35
Number of PIs in issue at the end of the period	492 818 989	359 220 920	488 514 461
Weighted average number of PIs in issue	489 641 031	320 991 450	370 939 438
Earnings per PI (cents)	95.60	85.96	363.02

The calculation of earnings per PI is based on the net profit for the period of R468,100 million (2006: R275,936 million) divided by the weighted average number of PIs in issue during the period of 489 641 031 (2006: 320 991 450).

Headline earnings per PI (cents) 44.87 | 13.93 | 76.77

The calculation of headline earnings per participatory interest is based on the net profit for the period adjusted for non-trading items, of R219,711 million (2006: R44,716 million), divided by the weighted average number of PIs in issue during the period of 489 641 031 (2006: 320 991 450).

Condensed balance sheet

	Unaudited 31 Dec 2007 R'000	Unaudited 31 Dec 2006 R'000	Audited 30 June 2007 R'000
Assets			
Non-current assets			
Investment properties	7 516 063	3 910 119	7 009 587
Allowance for future rental escalations	119 038	57 926	110 589
Unamortised upfront lease costs	24 483	16 678	24 066
Current assets			
Investment properties held for sale	—	—	170 500
Accounts receivable and prepayments	56 975	8 314	35 422
Derivative financial instruments	45 868	—	46 496
Cash and cash equivalents	38 610	7 012	13 886
	141 453	15 326	266 304
Total assets	7 801 037	4 000 049	7 410 546
Equity and liabilities			
Participatory interest holders' capital and reserves	5 905 068	3 310 591	5 606 951
Non-current liabilities			
Redeemable preference shares	90 000	—	90 000
Interest-bearing debt	1 137 522	495 216	1 197 050
Deferred taxation	306 767	—	259 483
	1 534 289	495 216	1 546 523
Current liabilities			
Short-term portion of long-term interest-bearing debt	—	—	9 238
Accounts payable	144 301	63 109	143 865
Derivative financial instruments	—	2 416	—
Distributions to participatory interest holders	217 379	128 717	103 959
	361 680	194 242	257 062
Total equity and liabilities	7 801 037	4 000 049	7 410 546

Condensed cash flow statement

	Unaudited Six months ended 31 Dec 2007 R'000	Unaudited Six months ended 31 Dec 2006 R'000	Audited Year ended 30 June 2007 R'000
Cash generated from operations	258 818	168 379	449 025
Net interest cost	(54 597)	(20 742)	(60 968)
Preference dividend and STC paid	(4 375)	—	(3 301)
Distribution to participatory interest holders	(103 959)	(109 157)	(312 407)
Cash flows from operating activities	95 887	38 480	72 349
Additions to/purchase of investment properties and furniture and equipment	(218 357)	(657 190)	(924 233)
Proceeds on disposal of investment property	170 500	—	20 101
Acquisition of Freestone Property Holdings Limited	—	—	(1 360 477)
Cash flows from investing activities	(47 857)	(657 190)	(2 264 609)
Issue of participatory interests	45 460	591 408	1 994 881
(Decrease)/increase in interest-bearing debt	(68 766)	33 662	210 613
Cash flows from financing activities	(23 306)	625 070	2 205 494
Net increase in cash and cash equivalents	24 724	6 360	13 234
Cash and cash equivalents at the beginning of the period	13 886	652	652
Cash and cash equivalents at the end of the period	38 610	7 012	13 886

Basis of preparation and accounting policies

The interim financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRS") including IAS 34 and the Companies Act of South Africa, Act 61 of 1973 as amended. The accounting policies used in the preparation of these results are consistent with those used in the annual financial statements for the year ended 30 June 2007.

Segmental information

	Retail R'000	Office R'000	Industrial R'000	Total R'000
Sectoral segments				
Revenue	183 464	208 660	68 435	460 559
Net income from property rental operations	109 811	129 319	46 088	285 218
Investment properties	2 814 287	3 520 123	1 325 174	7 659 584
Geographical segments				
Revenue				
– Gauteng	119 319	149 607	49 166	318 092
– Western and Eastern Cape	12 106	28 979	5 994	47 079
– KwaZulu-Natal	33 666	19 433	11 841	64 940
– Free State	14 824	7 174	—	21 998
	179 915	205 193	67 001	452 109
Allowance for future rental escalations	3 549	3 467	1 434	8 450
	183 464	208 660	68 435	460 559
Investment properties				
– Gauteng	1 915 644	2 550 768	1 017 274	5 483 686
– Western and Eastern Cape	181 550	557 000	130 700	869 250
– KwaZulu-Natal	484 343	311 420	177 200	972 963
– Free State	232 750	100 935	—	333 685
	2 814 287	3 520 123	1 325 174	7 659 584

Statement of changes in equity

	Participatory interest R'000	Revaluation and other reserves R'000	Retained earnings R'000	Total R'000
Balance at 1 July 2006	1 425 094	1 059 077	(906)	2 483 265
Net profit for the period	—	—	275 936	275 936
Distribution to PI holders	—	—	(128 717)	(128 717)
Issue of participatory interests	680 107	—	—	680 107
Net fair value gains on investment properties	—	231 220	(231 220)	—
Allowance for future rental escalations	—	6 474	(6 474)	—
Deferring of upfront lease premiums	—	1 742	(1 742)	—
IFRS 2 adjustments in respect of PI-based payments	—	(88 699)	88 699	—
Unrealised loss on interest rate swaps	—	(2 325)	2 325	—
Transfer of maintenance fund expenses to revaluation reserve	—	(974)	974	—
Balance at 31 December 2006	2 105 201	1 206 515	(1 125)	3 310 591
Balance at 1 July 2007	3 512 323	2 095 973	(1 345)	5 606 951
Net profit for the period before taxation	—	—	515 781	515 781
Distribution to PI holders	—	—	(217 379)	(217 379)
Issue of participatory interests	45 460	—	—	45 460
Net fair value gains on investment properties	—	295 673	(295 673)	—
Allowance for future rental escalations	—	8 450	(8 450)	—
Deferring of upfront lease premiums	—	417	(417)	—
IFRS 2 adjustments in respect of PI-based payments	5 914	(5 914)	5 914	5 914
Unrealised loss on interest rate swaps	—	(628)	628	—
Transfer of maintenance fund expenses to revaluation reserve	—	(3 971)	3 971	—
Taxation adjustment	—	(47 284)	(397)	(47 681)
Preference dividend	—	—	(3 978)	(3 978)
Balance at 31 December 2007	3 563 697	2 342 716	(1 345)	5 905 068

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- Distributions per PI 44,34 cents representing like-on-like growth of 10,6%
- Net asset value per PI 1 198 cents, a 6-month increase of 4,4%
- 6-month total return 134,5 cents or 12,4%

Commentary

The board of directors of Strategic Real Estate Managers (Pty) Limited ("STREM") is pleased to announce a distribution of 44.34 cents per Emira participatory interest (PI) for the six months to 31 December 2007. This represents growth in distributions of 10.57% on the previous comparable period.

Emira PI holders enjoyed a healthy total return of 12.4% during the six months to 31 December 2007, comprising capital appreciation of 10.4% and an income return of 2%, which represents the dividend for the three months to 30 June 2007. The percentage of weighted average PIs in issue that traded in the six-month period equated to 12.2%.

The period under review was characterised by the completion of certain new developments, as well as the ongoing refurbishment and extension of numerous properties in the portfolio. A total of 19 projects totalling R490 million have been approved by the STREM Board, of which seven were completed during the period under review.

Those projects that were completed were: extensions to the existing Fuel Group facility near the O.R.Tambo International Airport (R20.5 million), the development of a further new distribution facility for the Fuel Group (R41 million), the purchase of Phase 4 of Faerie Glen Office Park (R29.6 million), the refurbishment of Fleetway House (R5.0 million) and Wonderpark Caltech service station (R6.8 million), as well as extensions to Quagga Shopping Centre (R18.4 million) and The Tramshed (R9.0 million).

12 projects remain, the largest of which by value include: extensions to Quagga Shopping Centre (R93 million), the acquisition of TIS Corporate Park (R90.1 million) and the refurbishment of Granada Centre (R40 million) and Lake Buena Vista (R34.3 million).

Results
Excluding the straight-line adjustments from future rental escalations, revenue rose by 81.3% like-on-like for 6 months. This was largely as a result of the inclusion of the Freestone portfolio, which was acquired with effect from 1 April 2007, for the full six months. Property expenses, when adjusted for amortised upfront lease costs, rose by 70.2%.

The substantial increase in Emira's PI price during the period, reaching a closing high of 1 330 cents in November 2007, as well as the increased PIs in issue after the Freestone acquisition, resulted in a 102.8% rise in administration and management fees.

Interest costs excluding unrealised gains or losses on interest rate swaps rose by 148.4% as a result of the assumption of Freestone's debt.

Net asset value grew from 1 148 cents to 1 198 cents (1 260 cents excluding the deferred tax provision), representing growth of 4.4% in the six months. This is mainly the result of the strong growth in the commercial property rentals, as well as declining vacancies.

Prospects
Like-on-like growth in respect of the portfolio remains strong. The refurbishments currently underway are expected to contribute positively on completion, but may slightly impact distributions in the short term.

Taking the above into account and assuming a stable economic and property market the STREM board believes that growth in distributions delivered in the six months to 31 December 2007 should be replicated for the 12 months to 30 June 2008.

Income distribution declaration
Notice is hereby given that an interim cash distribution of 44.34 cents (2006: 40.10 cents) per participatory interest has been declared payable to participatory interest holders, payable on 10 March 2008.

Last day to trade cum distribution: Friday, 29 February 2008
Participatory interest trade ex distribution: Monday, 3 March 2008
Record date: Friday, 7 March 2008
Payment date: Monday, 10 March 2008

Share certificates may not be dematerialised or rematerialised between Monday, 3 March 2008 and Friday, 7 March 2008, both dates inclusive.

By order of the board
Desirée Iserow
Company secretary
Sandton
14 February 2008

Ben van der Ross
Chairman
James Templeton
Chief executive officer

Related parties and related party transactions

Momentum Group is the major participatory interest holder. At 31 December 2007 Momentum owned 36.7% of the fund's participatory interests and the fund's BEE partners – the Tiso Group, The Shalunika Foundation, Avuka Investments, The RMBP Broad Based Empowerment Trust and Mr B van der Ross – held 12.4%. The remaining 50.9% was widely held.

The following transactions were carried out with related parties:

	Unaudited Six months ended 31 Dec 2007 R'000	Unaudited Six months ended 31 Dec 2006 R'000	Audited Year ended 30 June 2007 R'000
Strategic Real Estate Managers (Pty) Limited			
Expenditure comprising: Asset management fees	17 723	8 236	21 949
Relationship: Associated company of the FirstRand Group			
Rand Merchant Bank, a division of FirstRand Bank Limited			
Long-term interest-bearing debt	644 625	236 125	705 625
Net finance cost in respect of long-term interest	34 980	14 442	38 217
Relationship: Associated company of the FirstRand Group			
RMB Properties (Pty) Limited	</		