



Broad-Based Black Economic Empowerment Commission

Compliance Report by Companies Listed on the Johannesburg Stock Exchange (JSE)

(in terms of Section 13G (2) of the Act)

Case Number

FORM BBEE 1

SECTION A: DETAILS OF ENTITY

Name of Entity / Organisation	Oasis Crescent Property Fund
Registration Number	OAS ISIN : 000074332
Physical Address	96 Upper Roodebloem Road, University Estate, Cape Town 7925
Telephone Number	021 413 7860
Email Address	legal@oasiscrescent.com
Indicate Type of Entity / Organisation	Collective Investment Scheme in Property
Industry / Sector	Property
Relevant Code of Good Practice	Financial Sector, General Scorecard for Generic Enterprises
Name of Verification Agency	aBBERate Verification Agency (Pty) Ltd
Name of Technical Signatory	S Greyling

SECTION B: INFORMATION AS VERIFIED BY THE BROAD-BASED BLACK ECONOMIC EMPOWERMENT VERIFICATION PROFESSIONAL AS PER SCORECARDS

B-BBEE Elements	Target Score Including	Bonus Points	Actual Score Achieved
Ownership	e.g. 25 points		See attached
Management Control	e.g. 19 points		See attached
Skills Development	e.g. 20 points		See attached
Enterprise and Supplier Development	e.g. 40 points		See attached
Socio-Economic Development	e.g. 5 points		See attached
Total Score	e.g. 109 points		See attached
Priority Elements Achieved	YES / NO and specify them	Yes	
Empowering Supplier Status	YES / NO and specify them	Yes	
Final B-BBEE Status Level	Level 1		

*indicate how each element contributes to the outcome of the scorecard

SECTION C: FINANCIAL REPORT

1. BASIC ACCOUNTING DETAILS:

a. Accounting Officer's Name:

Abdullah Ebrahim

b. Address:

96 Upper Roodebloem Road

University Estate

Cape Town

c. Accounting Policy: (*Your accounts are done?*)

Weekly	Monthly	Other (specify)
	Monthly	

d. Has the attached Financial Statements and Annual Report been approved by the entity?

Yes

2. PLEASE ATTACH THE FOLLOWING:

i) Copy of Annual Financial Statement including Balance Sheet and Income and Expenditure Report.

[Empty box for attachment]


ii) Annual Report

(includes signed AFS)

3. Entity Annual Turnover:

R 89,467,771.12

4. Sign-off and Date

 <hr style="width: 80%; margin: 0 auto;"/> <p>Signature</p>	<p>3/7/19</p> <hr style="width: 80%; margin: 0 auto;"/> <p>Date</p>
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Compliance Reporting Matrix (Annexure)

SCORECARD ELEMENTS

1. OWNERSHIP AND MANAGEMENT CONTROL

Please indicate % of black shareholding and number of directors/managers by providing relevant information below:

Please see attached

Categories	%/ Number for each category	Race classification (indicate nr in terms of A, C & I)	Gender (indicate nr in terms of F & M)	Age (provide nr in chronological order)	Location (indicate nr in each Province)	Disability (indicate nr in terms of F & M)
Black Ownership						
Non-Exec Directors						
Exec Directors						
Senior Management						
Middle Management						
Junior Management						
Dividends declared						

2. SKILLS DEVELOPMENT

Provide number of black persons trained by providing relevant information as follows:

Categories	Number for each category	Race classification (indicate nr in terms of A, C & I)	Gender (indicate nr in terms of F & M)	Age (provide nr in chronological order)	Location (indicate nr in each Province)	Disability (indicate nr in terms of F & M)	Value thereof
Black employees							
Black People on internships, apprenticeship, learnership							
Unemployed black people							
Black people absorbed							

3. ENTERPRISE AND SUPPLIER DEVELOPMENT

Number of enterprise and supplier development beneficiaries and value thereof by providing relevant information below:

Number of enterprise development beneficiaries (EMEs)	% of Black ownership	Number of enterprise development beneficiaries (QSEs)	% of Black ownership	Number of supplier development beneficiaries (EMEs)	% of Black ownership	Number of supplier development beneficiaries (QSEs)	% of Black ownership	Value thereof (enterprise development)	Value thereof (supplier development)

4. SOCIO-ECONOMIC DEVELOPMENT

Number of black participants, race classification, gender, geographical indication and value thereof by providing relevant information below:

Number of participants	Race classification (indicate nr in terms of A, C & I)	Gender (indicate nr in terms of F & M)	Geographical indication (indicate nr in each Province)	
			GP	
			MP	
			FS	
			LP	
			WC	
			EC	
			NC	
			KZN	
			NW	
Value thereof				

This certificate has been independently verified in accordance with the Codes of Good Practice, issued in terms of section 9(1) of the Broad Based Black Economic Empowerment Act 53 of 2003 (Gazetted 11 October 2013).

MEASURED ENTITY

Company Name **OASIS CONTROLLING COMPANY (PTY LTD)**
 Address **OASIS HOUSE, 96 UPPER ROODEBLOEM ROAD, UNIVERSITY ESTATE, CAPE TOWN, 7925**
 Registration Number **1997/005808/07**
 VAT Number **4590204360**

BBBEE SCORE PER ELEMENT

POINTS	WEIGHTING	ACTUAL
Equity Ownership	25.00	23.00
Management Control	20.00	15.41
Skills Development	20.00	18.38
Enterprise & Supplier Development	35.00	34.15
Socio-Economic Development	05.00	06.00
TOTAL	105.00	96.94

BBBEE STATUS

BEE Procurement Recognition Level **135.00%**
 BEE Status **Level One Contributor**
 Black Ownership **100.00%**
 Black Female Ownership **56.50%**
 Modified Flow-Through Principle Applied **No**
 Empowering Supplier **Yes**
 Designated Group Suppliers **Yes**
 Applicable Scorecard **Generic Enterprise**
 Applicable BEE Code **Gazetted Codes 41287**
 Financial Period Assessed **Year Ended 31 March 2018**
 Issued Date **22 January 2019**
 Validity Period **12 Months from date of issue**
 Expiry Date **02 December 2019**
 Certificate Number **SG180439/01**

aBEErate

**BROAD BASED BLACK ECONOMIC EMPOWERMENT
VERIFICATION CERTIFICATE
AMENDED FINANCE**

ANNEXURE A

Oasis Controlling Company (Pty) Ltd verification
incorporating the following ;

Subsidiaries

Company Name	Registration No
Eden Court Holdings (Pty) Ltd	1997/005503/07
Oasis Group Holdings (Pty) Ltd	1996/012672/07
Oasis Asset Management	1997/000243/06
Oasis Crescent Capital (Pty) Ltd	2002/004943/07
Oasis Crescent Retirement Solutions (Pty) Ltd	1997/002777/07
Oasis Crescent Management Company	1997/004764/06
Oasis Crescent Property Fund Managers	2003/012266/06
Oasis Crescent Property Fund	CISCA50F2002 (Managed by Oasis Crescent Property Fund Managers
Oasis Crescent Advisory Services (Pty) Ltd	2010/004433/07
Oasis Crescent Wealth (Pty) Ltd	2009/022024/07
Oasis Crescent Nominees (Pty) Ltd	2009/022022/07
Oasis Crescent Insurance	2010/005698/06
Oasis Sports Foundation (Pty) Ltd	2005/004291/07
Oasis Commodities (Pty) Ltd	2007/015518/07
Eden Court Investments (Pty) Ltd	2008/029134/07
Eden Court Property Company No 1 (Pty) Ltd	2002/011822/07
Crescent Property Company No 1 (Pty) Ltd	2001/029271/07
Eden Court Property Investment Holding Company (Pty) Ltd	2008/001718/07
Oasis Crescent Property Company (Pty) Ltd	2005/003861/07
Roodebloem Estates (Pty) Ltd	2008/017229/07
Eden Court Property Fund (Pty) Ltd	2005/004298/07
Abli Property Developers (Pty) Ltd	2007/029039/07
Eden Court Oasis Property Joint Venture (Pty) Ltd	2012/053140/07

Issued Date

22 January 2019

Validity Period

12 Months from date of
issue

Expiry Date

02 December 2019

Certificate Number

SG180439/01


Verification Manager



Verification Report and Scorecard

OASIS CONTROLLING COMPANY (PTY LTD)

22 January 2019

Verification:

This report is the result of a verification carried out by the analyst who compiled this report. The Verification was done in terms of the Broad-Based Black Economic Empowerment Act 53 of 2003 and the Codes of Good Practice. This report is a factual finding report by the analyst and provides a reflection of the initiatives under taken by the Measured Entity.

Decision:

The Verification Manager evaluates all the findings and submissions of the analyst.

If the results are found to be correct and accurate the Verification Manager will issue the certificate.

Form Number:
Title:
Compiled By:

FOR218
Report and Scorecard
S. Greyling

Revision Number: 00
Date: 2018-01-22
Approved By: Y. Greyling

1. Details of Measured Entity:

Company Name	OASIS CONTROLLING COMPANY (PTY LTD)
Address	OASIS HOUSE 96 UPPER ROODEBLOEM ROAD UNIVERSITY ESTATE CAPE TOWN 7925
Registration Number	1997/005808/07
Vat Number	4590204360

2. Scorecard Overview:

Equity Ownership:	23.00
Management Control:	15.41
Skills Development:	18.38
Enterprise Supplier Development:	34.15
Socio Economic Development:	06.00
Total Score:	96.94

3. B-BBEE Status:

BEE Recognition Level:	135.00%
BEE Status:	Level One Contributor
Black Ownership:	100.00%
Black Female Ownership:	56.50%
Empowering Supplier:	Yes
Designated Group Supplier:	Yes
Applicable Scorecard:	Generic Enterprise
Applicable BEE Codes:	41287
Financial Period Assessed:	Year Ended 31 March 2018
Issue Date:	22 January 2019

Ownership

Sub-Element	Indicator	Weighting Points	Compliance Target	Actual	Score
Voting Rights	Exercisable Voting Rights in the Enterprise in the hands of black people	4	25.00%	100.00%	4.00
	Exercisable Voting Rights in the Enterprise in the hands of black Women	2	10.00%	56.50%	2.00
Economic Interest	Economic Interest of black people in the Enterprise	4	25.00%	100.00%	4.00
	Economic Interest of black Women in the Enterprise	2	10.00%	56.50%	2.00
	Economic Interest of any of the following Black natural people in the Measured Entity: - Black Designated Groups (Youth, Unemployed, Rural Living, Disabled) - Black Participants in Employee Share Ownership Programmes; - Black people in Broad-based Ownership Schemes; - Black participants in Co-operatives	3	3.00%	65.20%	3.00
	Involvement in the ownership of the Enterprise of black new entrants	2	2.00%	0.00%	0.00
Realisation Points	Net Equity Value	8	25.00%	32.00	8.00
					23.00

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Management Control

Sub-Element	Indicator	Weighting Points	Compliance Target	Actual	Score
Board Participation	Exercisable voting rights of black board members as a percentage of all board members	1	50.00%	100.00%	1.00
	Exercisable voting rights of black female board members as a percentage of all board members	1	25.00%	28.56%	1.00
	Black persons who are executive directors as a percentage of all executive directors	2	50.00%	100.00%	2.00
	Black female executive directors as a percentage of all executive directors	1	25.00%	0.00%	0.00
Other Executive Management	Black Other Executive Management as a percentage of all Other Executive Management	2	60.00%	75.00%	2.00
	Black female Other Executive Management as a percentage of all Other Executive Management	1	30.00%	37.50%	1.00
Senior Management	Black employees in Senior Management as a percentage of all Senior Management	2	60.00%	60.00%	2.00
	Black female Employees in Senior Management as a percentage of all Senior Management	1	30.00%	20.00%	0.67
	African employees in Senior Management as a percentage of all Senior Management	1	26.77%	0.00%	0.00
Middle Management	Black Employees in Middle Management as a percentage of all Middle Management	2	75.00%	71.15%	1.90
	Black female Employees in Middle Management as a percentage of all Middle Management	1	38.00%	36.54%	0.96
	African Employees in Middle Management as a percentage of all Middle Management	1	33.46%	11.54%	0.34
Junior Management	Black Employees in Junior Management as a percentage of all Junior Management	1	88.00%	71.88%	0.82
	Black female Employees in Junior Management as a percentage of all Junior Management	1	44.00%	28.13%	0.64
	African Employees in Junior Management as a percentage of all Junior Management	1	39.26%	3.13%	0.08
Disabled	Black Employees with disabilities as a percentage of all employees	1	2.00%	3.05%	1.00
					15.41

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Skills Development

Sub-Element	Indicator	Weighting Points	Compliance Target	Actual	Score
All Categories	Skills Development Expenditure on Learning Programmes specified in the learning programme matrix for black people as a percentage of the leviable amount applicable to this level	8	6.00%	19.81%	8.00
	Skills Development Expenditure on Learning Programmes specified in the learning programme matrix for black women as a percentage of the leviable amount applicable to this level	4	3.00%	16.04%	4.00
	Skills Development Expenditure on Learning Programmes specified in the learning programme matrix for African people as a percentage of the leviable amount applicable to this level	4	2.68%	3.39%	4.00
Learnerships, Apprenticeships, and Internships	Number of Black People (employed or unemployed) participating in Learnerships, Apprenticeships and Internships as a percentage of total Employees	4	5.00%	2.98%	2.38
Bonus Points	Number of unemployed black people absorbed by the Measured Entity / Industry at the end of the Learnership programme	3	100.00%	0.00%	0.00
					18.38

Enterprise Supplier Development

Sub-Element	Indicator	Weighting Points	Compliance Target	Actual	Score
Preferential Procurement	B-BBEE Procurement Spend from all Empowering Suppliers based on the B-BBEE Procurement Recognition Levels as a Percentage of Total Measured Procurement Spend	5	75.00%	106.67%	5.00
	B-BBEE procurement spend from empowering suppliers who are QSEs based on the applicable B-BBEE procurement recognition levels as a percentage of total measured procurement spend	3	14.00%	13.52%	2.90
	B-BBEE procurement spend from empowering suppliers who are EMEs based on the applicable B-BBEE procurement recognition levels as a percentage of total measured procurement spend	2	8.00%	23.84%	2.00
	B-BBEE Procurement Spend from all Empowering Suppliers that are at least 51% black owned based on the applicable B-BBEE Procurement Recognition Levels as a percentage of Total Measured Procurement Spend	7	20.00%	61.27%	7.00
	B-BBEE procurement spend from empowering suppliers that are at least 30% black women owned based on the applicable B-BBEE procurement recognition levels as a percentage of total measured procurement spend	3	9.00%	26.18%	3.00
Bonus Points	B-BBEE Procurement Spend from Designated Group Suppliers that are at least 51% Black owned based on the B-BBEE Recognition Level	2	2.00%	25.64%	2.00
	B-BBEE procurement spend from black stockbrokers or black fund managers who are empowering suppliers based on the B-BBEE procurement recognition levels as a percentage of total value of all trade allocatedOR B-BBEE procurement spend from intermediated black professional service providers who are empowering suppliers based on the B-BBEE procurement recognition levels as a percentage of intermediated spend	2	5.00%	0.00%	0.00
Supplier Development	Annual value of all Qualifying Supplier Development Contributions made by the Measured Entity as a percentage of the target	10	2.00%	1.45%	7.25
Enterprise Development	Annual value of Enterprise Development Contributions and Sector Specific Programmes made by the Measured Entity as a percentage of the target	5	1.00%	14.20%	5.00
Bonus Points	Bonus point for graduation of one or more Enterprise Development beneficiaries to graduate to the Supplier Development level	1	Yes	No	0.00
	Bonus point for creating one or more jobs directly as a result of Supplier Development and Enterprise Development initiatives by the Measured Entity	1	Yes	No	0.00
	Enterprise development support of black stockbrokers, black fund managers or intermediaries	2	0.50%	0.00%	0.00
					34.15

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Socio-Economic Development

Sub-Element	Indicator	Weighting Points	Compliance Target	Actual	Score
SED Contributions	Annual value of all Socio-Economic Development Contributions made by the Measured Entity as a percentage of the target	3	0.60%	2.33%	3.00
CE Contributions	Annual value of all Qualifying Consumer Education Contributions made by the Measured Entity as a percentage of NPAT	2	0.40%	1.13%	2.00
Bonus Points	Additional CE contributions made by the measured entity as a percentage of NPAT	1	0.10%	0.73%	1.00
	Grant contributions to Fundisa Retail Fund and other similar initiatives	2	0.20%	0.00%	0.00
					6.00

TOTAL BEE SCORE	96.94 Points
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FINANCIAL SECTOR ADJUSTMENT

92.32 %

BROAD BASED CONTRIBUTION LEVEL

LEVEL 1

YOUTH EMPLOYMENT SERVICE	NO
PROCUREMENT LEVEL	135%
EMPOWERING SUPPLIER	YES
DESIGNATED GROUP SUPPLIER	YES

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Broad-Based BEE Status Categories			
Level One Contributor	$\geq 100/109*105$ points	135%	Recognition
Level Two Contributor	$95/109*105 \geq$ but $< 100/109*105$ points	125%	Recognition
Level Three Contributor	$90/109*105 \geq$ but $< 95/109*105$ points	110%	Recognition
Level Four Contributor	$> 80/109*105$ but $< 90/109*105$ points	100%	Recognition
Level Five Contributor	$75/109*105 \geq$ but $< 80/109*105$ points	80%	Recognition
Level Six Contributor	$70/109*105 \geq$ but $< 75/109*105$ points	60%	Recognition
Level Seven Contributor	$55/109*105 \geq$ but $< 70/109*105$ points	50%	Recognition
Level Eight Contributor	$40/109*105 \geq$ but $< 55/109*105$ points	10%	Recognition
Non-Compliant Contributor	$< 40/109*105$ points	0%	Recognition



Verification Manager

2019/01/22

Date

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