

OASIS CRESCENT



PROPERTY FUND

Oasis Crescent Property Fund  
Interim Report

September 2014

# OASIS CRESCENT PROPERTY FUND

(Incorporated in the Republic of South Africa)

Share Code: OAS

ISIN Code: ZAE000074332

A Collective Investment Scheme in Property registered in terms of the Collective Investment Schemes Control Act, No. 45 of 2002 having REIT status with the JSE Ltd. (hereinafter referred to as the "Fund") and managed by Oasis Crescent Property Fund Managers Ltd., (Registration Number: 2003/012266/06) hereinafter referred to as the "Manager".

The Fund owns a portfolio of retail, industrial and commercial properties located within the Western Cape and KwaZulu-Natal regions of South Africa. The Fund provides investors with significant exposure to high quality South African and internationally-listed property equities.

The Fund is managed in accordance with the guidelines for socially responsible investment in property and complies with an Islamic mandate. The Fund is therefore suitable for investors seeking a conventional (socially responsible) or Islamic property investment product.

The objective of the Fund is to provide sustainable income and real returns to unitholders, offering investors an opportunity to diversify their investment within the transparent, listed and regulated environment of the JSE Ltd.

The management team continues to focus their efforts on maintaining a high quality property portfolio consisting of retail, industrial and commercial properties backed by national, multi-national and government tenants.

## Financial Highlights

	6 months to 30 September 2014	6 months to 30 September 2013	12 months to 31 March 2014
Distribution per unit including non-permissible income (cents)	50.2	44.1	87.2
Non-permissible rental income per unit	(0.9)	(0.8)	(1.6)
Non-permissible investment income per unit (cents)	(0.3)	(0.2)	(0.5)
Distribution per unit excluding non-permissible income (cents)	49.0	43.1	85.1
Property portfolio valuation (Rm)	441	405	436
Investments in Offshore Listed Properties (Rm)	300	242	267
Investments in Local Listed Properties (Rm)	30	19	19
Cash and cash equivalents (Rm) *	55	53	54
Other current assets (Rm)	13	8	11
Net asset value per unit (cents)	1774	1624	1706
Listed market price (cents)	1600	1360	1500

\* Includes held-for-trading investments.

## Manager's report

The Fund is well positioned in the current economic cycle with no debt and substantial reserves. The objective of the Manager is to protect and grow the real wealth of investors by providing sustainable growth in Net Asset Value and delivering a consistent income stream that has potential to grow. This is achieved through a strategy focused on quality investments and diversification by property sector, tenant mix, geography and currency. The Fund is invested in direct property and listed REITS in South Africa, high quality global listed REITS and income instruments.

Our focused approach has delivered significant real wealth for investors with an annualised total unitholder return of 12.8% relative to annualised inflation of 6.2% since inception, outperforming inflation by an average of 6.6% per annum. The annualised total intrinsic value return is 13.8% per annum since inception.

Cumulative returns	FY2011	FY2012	FY2013	FY2014	HY2015	Since inception
Unitholder return	89.3	104.2	125.9	165.3	191.6	191.6
Intrinsic value return	101.5	124.1	161.0	194.6	214.8	214.8
Inflation	39.0	47.3	56.0	65.2	70.9	70.9

Annual returns	FY2011	FY2012	FY2013	FY2014	YTD SEP 2015	Since inception
Unitholder return	12.5	7.8	10.7	17.4	9.9	12.8
Intrinsic value return	11.3	11.2	16.4	12.9	6.9	13.8
Inflation	4.1	6.0	5.9	5.9	3.4	6.2
NAV	1 376	1 439	1 587	1 706	1 774	
Market Price	1 290	1 300	1 350	1 500	1 600	

## Market overview

The demand fundamentals continue to improve in the major global property markets and in the regions with supply constraints we are seeing improving occupancies and a return to positive rental reversion. As bond yields normalize over the medium term, REITS with stronger rental growth, enhancing development opportunities and superior balance sheets are well positioned to outperform. In South Africa we have seen an increase in new shopping centres in Johannesburg and Pretoria but the demand from national food and fashion tenants for good retail locations remain robust. In the industrial market, the demand for logistics space remains solid and rentals are stable and vacancies low. Demand in the office market is closely linked with business confidence and the employment outlook which is going to take time to recover. SA REITS are currently delivering a yield of 6.3% relative to the SA 10yr bond yield of 8.2% and higher bond yields are a risk but SA REITS are expected to deliver 7-8% income growth per annum over the medium term.

## Portfolio overview

	HY2015		HY2014		FY2014	
	R'mil	%	R'mil	%	R'mil	%
Direct property	441	52	405	56	436	55
Cash, SA Investments and other	100	12	82	11	86	11
Global Investments	299	36	242	33	265	34
<b>Total Assets</b>	<b>840</b>	<b>100</b>	<b>729</b>	<b>100</b>	<b>787</b>	<b>100</b>

The Fund has focused on building a portfolio with a combination of high quality direct property investments and global listed REITS with properties located in the major global cities, which adds geographic and currency diversification. The direct property includes exposure to the retail, industrial and office sectors and it has a high exposure to the Western Cape. In order to attract world class tenants, there is continuous investment in and maintenance of the direct properties. The global listed property exposure is via the Oasis Crescent Global Property Equity Fund which is well positioned with a focus on REITS with high quality assets and balance sheets. It has an average cash flow yield of 5.7% and dividend yield of 4.7% which continues to offer value relative to the average global bond yield and inflation of 2.6% and 1.9% respectively. The cash and other SA investments provide flexibility for the Fund to pursue growth opportunities.

## Review of results and operations

### Highlights

- Distribution per unit increased by 13.8% to 50.2 cents per unit (Sep 2013: 44.1 cents)
- Net Asset Value per unit increased by 9.2% to 1774 cents per unit (Sep 2013: 1624)
- Significant year on year decline in direct property vacancy due to successful refurbishments
- Intrinsic value return of 13.8% per annum since inception compared to inflation of 6.2% per annum

	HY2015	HY2014	FY2014
Distribution per unit including non-permissible income (cents)	50.2	44.1	87.2
Non-permissible rental income per unit (cents)	(0.9)	(0.8)	(1.6)
Non-permissible investment income per unit (cents)	(0.3)	(0.2)	(0.5)
Distribution per unit excluding non-permissible income (cents)	49.0	43.1	85.1
Property portfolio valuation (Rm)	441	405	436
Investments portfolio valuation (Rm)	381	307	327
Cash and cash equivalents (Rm)	4	8	13
Net asset value per unit (cents)	1774	1624	1706
Listed market price at year end (cents)	1600	1360	1500

### Results Overview

During this period, the Fund benefitted from the reduction in direct property vacancies following successful refurbishments and this resulted in solid growth in rentals and property expense recoveries. The continued focus on controlling the growth in property expenses also contributed to the strong increase in net property income from the direct property portfolio. The investment income earned from the global investments benefitted from the weaker Rand while the investment income from the SA listed investments was lower due to the timing of dividend income as a result of the normal asset management process. The higher service charge expense is due to the increase in the market capitalisation of The Fund and the weighted average units in issue increased by 5% year on year due to a high proportion of unitholders electing to reinvest their dividends in additional units.

The increase in the average rental per square meter in the Segmental Profile below is due to annual escalation and the positive impact from the successful leasing in the industrial and retail portfolios over the past year. The Fund continues with implementation of its leasing strategy which includes lease expiries for 2015 and 2016 and further improvements in the quality of the tenant mix.

# Direct property portfolio characteristics

## Geographical profile

	Rentable Area		Revenue HY2015		Revenue HY2014		Revenue FY2014	
	Area (m <sup>2</sup> )	%	R'mil	%	R'mil	%	R'mil	%
Western Cape	74,718	82	19.4	61	15.3	58	31.0	56
KwaZulu-Natal	15,874	18	12.4	39	11.2	42	24.0	44
<b>Total - Direct Property (excl straight-lining)</b>	<b>90,592</b>	<b>100</b>	<b>31.8</b>	<b>100</b>	<b>26.5</b>	<b>100</b>	<b>55.0</b>	<b>100</b>

Revenue includes property rental and recoveries

## Segmental profile

		HY2015		HY2014		FY2014	
Segment	Rentable area (m <sup>2</sup> )	Average rental per m <sup>2</sup>	Average rental escalation per m <sup>2</sup> (%)	Average rental per m <sup>2</sup>	Average rental escalation per m <sup>2</sup> (%)	Average rental per m <sup>2</sup>	Average rental escalation per m <sup>2</sup> (%)
Retail	18,595	119	8	95	9	104	8
Office	6,608	110	9	100	9	110	10
Industrial	65,389	29	8	22	8	25	8
<b>TOTAL</b>	<b>90,592</b>						

## Vacancy profile

% of total rentable area	HY2015	HY2014	FY2014
Retail	2.4	1.9	1.8
Office	0	0	0
Industrial	0	14.4	0
	<b>2.4</b>	<b>16.3</b>	<b>1.8</b>

## Lease expiry profile

	HY2015		HY2014		FY2014	
	Rental Area %	Revenue %	Rental Area %	Revenue %	Rental Area %	Revenue %
Within 1 year	4	11	1	2	5	13
Within 2 years	40	45	4	12	34	44
Within 3 years	20	14	47	54	25	9
Within 4 years	3	2	6	7	3	2
Within 5 or more years	33	28	42	25	33	32
	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

## Tenant profile

	HY2015 (%)	HY2014 (%)	FY2014 (%)
<b>A - Large nationals, large listed, large franchisees, multi-nationals and government</b>	71	76	71
<b>B - Nationals, listed, franchisees and medium to large professional firms</b>	18	15	18
<b>C - Other</b>	11	9	11
<b>TOTAL</b>	100	100	100

Tenants are classified as large or major ("A" grade) or medium to large ("B" grade) based on their financial soundness, profile and global or national footprint.

## Outlook

The Fund will continue to increase the income earning potential of the existing properties in the direct property portfolio and increase its focus on evaluating acquisitions and developments that meet the required quality criteria. The accumulated cash and liquid reserves provide the flexibility to take advantage of these investment and development opportunities. The global investments will continue to provide diversification benefits to investors and will remain a unique characteristic of the Fund. Management remains confident in the strategy of the Fund and the positive impact from the year-on-year decrease in vacancy is expected to continue for the remainder of the financial year.

## Additional information

### Property management

Property management is outsourced to the Manager and external service providers. The amount paid to the Manager was R543,858 (September 2013: R472,090)

### Service charge

The service charge is equal to 0.5% per annum of the Fund's market capitalization and borrowing facilities based on the average daily closing prices of the units. The amount paid to the Manager was R1.711 million (September 2013: R1.443 million)

### Units in issue

As at 30 September 2014 the number of units in issue was 45,427,278 (September 2013: 43,301,294)

<b>Unitholders' holding more than 5% of issued units as at 30 September 2014:</b>		
<b>NAME</b>	<b>NUMBER OF UNITS</b>	<b>HOLDING (%)</b>
Oasis Crescent Balanced Progressive Fund of Funds	10,382,332	22.9
Oasis Crescent Balanced Stable Fund of Funds	3,960,372	8.7
Oasis Crescent Property Company (Pty) Ltd.	3,934,129	8.7
Oasis Crescent Retirement Annuity High Equity Fund	3,271,344	7.2
Oasis Crescent Balanced High Equity Fund of Funds	2,867,323	6.3
Oasis Crescent Pension Annuity Stable Fund	2,738,107	6.0
BNP Paribas Securities London	2,678,367	5.9
Oasis Crescent Income Fund	2,260,149	5.0
<b>TOTAL</b>		<b>70.7</b>

### Shareholding in OCPFM

OCPFM is 100% owned by Oasis Group Holdings (Pty) Ltd.

## Distribution declaration and important dates

Notice is hereby given that a distribution after non-permissible income in respect of the six months ended 30 September 2014 of 4,900.34 cents for every 100 units held, has been declared payable to unit holders recorded in the register of the Fund at close of business on Friday, 14 November 2014. Unitholders may elect to receive the distribution in cash or to reinvest the distribution at a rate of 2.76191 units at 1,774.26 cents per unit (in aggregate) for every 100 units so held.

Unitholders should take note of the corporate action timetable as set out below in respect of the above the election in terms thereof:

Declaration announcement on SENS of distribution and right of election to purchase new units or receive a cash payment	Thursday, 16 October
Circular and form of election posted to unitholders	Thursday, 23 October
Finalisation announcement on SENS in respect of distribution and right of election to purchase new units or receive a cash payment	Friday, 24 October
Last day to trade in order to be eligible for the distribution	Friday, 7 November
Trading commences ex-entitlement	Monday, 10 November
Listing of maximum possible number of units that may be purchased, at commencement of trade on	Wednesday, 12 November
Closing date for the election of cash distribution at 12:00 pm	Friday, 14 November
Record date	Friday, 14 November
Cash distribution cheques posted and CSDP/broker accounts updated with cash	Monday, 17 November
Unit certificates posted and CSDP/broker accounts updated with units	Wednesday, 19 November
Announcement of the results of the distribution on SENS	Wednesday, 19 November
Adjustment of number of new units listed on or about	Friday, 21 November

### Note:

1. Unitholders electing to reinvest their distribution in new units are alerted to the fact that the new units will be listed 3 business days after the Last Day to Trade and that these new units can only be traded 3 business days after the Last Day to Trade, due to the fact that settlement of the units will be 3 business days after the record date, which differs from the conventional one business day after the record date settlement process.
2. Units may not be dematerialised or rematerialised between Monday, 10 November 2014 and Friday, 14 November 2014.
3. The above dates and times may be subject to change. Any changes will be announced on the Securities Exchange News Service ("SENS").
4. All times quoted are South African times.
5. Dematerialised unitholders should provide their CSDP or broker with their election instructions by the cut-off time stipulated in terms of their custody agreement with such CSDP or broker.
6. If no election is made, the distribution accrued to the unitholder will be reinvested and used to purchase additional units, as set out above.

A circular will be posted to unitholders on or about 23 October 2014 in respect of the distribution.

By order of the Board  
Oasis Crescent Property Fund Managers Limited

# INDEPENDENT AUDITOR'S REVIEW REPORT ON INTERIM FINANCIAL STATEMENTS

*To the unitholders of Oasis Crescent Property Fund*

We have reviewed the condensed interim financial statements of Oasis Crescent Property Fund in the accompanying interim report, which comprise the condensed statement of financial position as at 30 September 2014 and the related condensed statements of comprehensive income, changes in unitholders' funds and cash flows for the six-months then ended, and selected explanatory notes.

## *Directors' Responsibility for the Interim Financial Statements*

The directors of the management company, Oasis Crescent Property Fund Managers Limited, are responsible for the preparation and presentation of these interim financial statements in accordance with the International Financial Reporting Standard, (IAS) 34 Interim Financial Reporting, the SAICA Financial Reporting Guides as issued by the Accounting Practices Committee and Financial Pronouncements as issued by the Financial Reporting Standards Council and the requirements of the Collective Investment Schemes Control Act, 2002, and for such internal control as the directors determine is necessary to enable the preparation of interim financial statements that are free from material misstatement, whether due to fraud or error.

## *Auditor's Responsibility*

Our responsibility is to express a conclusion on these condensed interim financial statements. We conducted our review in accordance with International Standard on Review Engagements 2410, Review of Interim Financial Information Performed by the Independent Auditor of the Entity. ISRE 2410 requires us to conclude whether anything has come to our attention that causes us to believe that the interim financial statements are not prepared in all material respects in accordance with the applicable financial reporting framework. This standard also requires us to comply with relevant ethical requirements.

A review of interim financial statements in accordance with ISRE 2410 is a limited assurance engagement. We perform procedures, primarily consisting of making inquiries of management and others within the entity, as appropriate, and applying analytical procedures, and evaluate the evidence obtained.

The procedures in a review are substantially less than and differ in nature from those performed in an audit conducted in accordance with International Standards on Auditing. Accordingly, we do not express an audit opinion on these condensed interim financial statements.

## *Conclusion*

Based on our review, nothing has come to our attention that causes us to believe that the accompanying condensed interim financial statements of Oasis Crescent Property Fund for the six months ended 30 September 2014 are not prepared, in all material respects, in accordance with the International Financial Reporting Standard, (IAS) 34 Interim Financial Reporting, the SAICA Financial Reporting Guides as issued by the Accounting Practices Committee and Financial Pronouncements as issued by the Financial Reporting Standards Council and the requirements of the Collective Investment Schemes Control Act, 2002.



PricewaterhouseCoopers Inc.  
Director: V Wiese  
Registered Auditor  
Cape Town

Date: 16 October 2014



**OASIS CRESCENT PROPERTY FUND**  
**CONDENSED STATEMENT OF FINANCIAL POSITION**  
**as at 30 September 2014**

	Reviewed 6 months to 30 September 2014	Reviewed 6 months to 30 September 2013	Audited 31 March 2014
	R'000	R'000	R'000
<b>ASSETS</b>			
<b>Non-current assets</b>	<b>769,635</b>	<b>667,270</b>	<b>720,209</b>
Investment properties	431,020	394,061	427,201
Property, plant and equipment	475	134	331
Straight-line lease accrual	7,889	10,262	6,650
Available-for-sale financial assets	330,251	262,813	286,027
<b>Current assets</b>	<b>70,043</b>	<b>61,745</b>	<b>67,020</b>
Trade receivables	5,403	2,942	5,376
Trade receivables from related parties	1,239	37	302
Other receivables	5,923	5,354	5,794
Straight-line lease accrual	2,179	727	1,699
Financial assets at fair value through profit or loss	41,394	45,184	40,714
Other short-term financial assets	9,464	-	-
Cash and cash equivalents	4,441	7,501	13,135
<b>Total assets</b>	<b>839,678</b>	<b>729,015</b>	<b>787,229</b>
<b>UNITHOLDERS' FUNDS AND LIABILITIES</b>			
<b>Unitholders' funds</b>	<b>805,997</b>	<b>703,019</b>	<b>757,169</b>
Capital of the Fund	521,819	487,012	504,663
Retained income	4,445	2,538	2,438
Non-distributable reserve	136,620	119,900	136,620
Available-for-sale reserve	143,113	93,569	113,448
<b>Current liabilities</b>	<b>33,681</b>	<b>25,996</b>	<b>30,060</b>
Trade payables	8,055	4,531	7,400
Accruals	208	746	784
Other payables	1,672	1,315	1,526
Trade payables to related parties	515	432	594
Unitholders for distribution	22,995	18,815	19,409
Non-permissible income available for dispensation	236	157	347
<b>Total unitholders' funds and liabilities</b>	<b>839,678</b>	<b>729,015</b>	<b>787,229</b>
<b>Supplemental information:</b>			
NAV (in cents per unit)	1774	1624	1706

**OASIS CRESCENT PROPERTY FUND**  
**CONDENSED STATEMENT OF COMPREHENSIVE INCOME**  
for the 6 months ended 30 September 2014

	Reviewed 6 months to 30 September 2014	Reviewed 6 months to 30 September 2013	Audited 12 months to 31 March 2014
	R'000	R'000	R'000
<b>Revenue</b>	<b>40,573</b>	<b>25,922</b>	<b>56,801</b>
Rental and related income	31,604	26,556	54,042
Income from investments excluding non-permissible income	7,249	6,236	12,168
Straight-lining of lease income	1,720	(6,870)	(9,409)
<b>Expenses</b>	<b>14,715</b>	<b>13,238</b>	<b>26,806</b>
Property expenses	12,459	11,357	22,859
Service charges	1,711	1,443	2,970
Other operating expenses	545	438	977
<b>Net income from rentals and investments</b>	<b>25,858</b>	<b>12,684</b>	<b>29,995</b>
<b>Fair value adjustment to investment properties excluding straight-lining of lease income</b>	<b>(1,720)</b>	<b>5,709</b>	<b>24,585</b>
Fair value adjustment to investment properties	-	(1,161)	15,176
Reversal of straight lining lease accrual	-	-	5,709
Straight-lining of lease income	(1,720)	6,870	3,700
<b>Operating profit for the period</b>	<b>24,138</b>	<b>18,393</b>	<b>54,580</b>
<b>Net non-permissible investment income</b>	<b>155</b>	<b>104</b>	<b>203</b>
Non-permissible investment income received	155	104	203
Interest paid	-	-	-
<b>Net profit for the period</b>	<b>24,293</b>	<b>18,497</b>	<b>54,783</b>
<b>Other Comprehensive Income</b>			
<b>Items that may be classified subsequently to profit and loss</b>	<b>29,665</b>	<b>16,332</b>	<b>36,211</b>
Fair value gain on available-for-sale financial assets	30,684	16,332	36,211
Realised gain on disposal of available-for-sale financial assets	(1,019)	-	-
<b>Total Comprehensive Income for the period</b>	<b>53,958</b>	<b>34,829</b>	<b>90,994</b>
<b>Basic earnings per unit including non-permissible income (cents)</b>	<b>53.9</b>	<b>43.1</b>	<b>124.1</b>

**OASIS CRESCENT PROPERTY FUND**  
**CONDENSED STATEMENT OF COMPREHENSIVE INCOME**  
**for the 6 months ended 30 September 2014**

	Reviewed 6 months to 30 September 2014	Reviewed 6 months to 30 September 2013	Audited 12 months to 31 March 2014
	R'000	R'000	R'000
<b>Additional information :</b>			
<b>Headline earnings and distribution income reconciliation</b>			
<b>Basic earnings</b>	<b>24,293</b>	<b>18,497</b>	<b>54,783</b>
Adjusted for:			
Realised gains on disposal of available-for-sale investments	(1,019)	-	-
Fair value change to investment properties	1,720	(5,709)	(24,585)
<b>Headline earnings</b>	<b>24,994</b>	<b>12,788</b>	<b>30,198</b>
Less: Fair value adjustments on financial assets at fair value through profit or loss	(630)	(742)	(1,129)
Less: Straight-line lease accrual	(1,720)	6,870	9,409
<b>Distributable income including non-permissible income</b>	<b>22,644</b>	<b>18,916</b>	<b>38,478</b>
Non-permissible rental income	(406)	(323)	(704)
Non-permissible investment income	(155)	(104)	(203)
<b>Distributable income excluding non-permissible income</b>	<b>22,083</b>	<b>18,489</b>	<b>37,571</b>
<b>Basic earnings per unit including non-permissible income (cents)</b>	<b>53.9</b>	<b>43.1</b>	<b>124.1</b>
<b>Headline earnings and diluted headline earnings per unit including non-permissible income (cents)</b>	<b>55.5</b>	<b>29.8</b>	<b>68.4</b>
<b>Distribution per unit including non-permissible income (cents)</b>	<b>50.2</b>	<b>44.1</b>	<b>87.2</b>
<b>Distribution per unit excluding non-permissible income (cents)</b>	<b>49.0</b>	<b>43.1</b>	<b>85.1</b>
<b>Weighted average units in issue</b>	<b>45,064,473</b>	<b>42,915,837</b>	<b>44,130,490</b>
<b>Units in issue at the end of the period</b>	<b>45,427,278</b>	<b>43,301,294</b>	<b>44,406,888</b>

**OASIS CRESCENT PROPERTY FUND**  
**CONDENSED STATEMENT OF COMPREHENSIVE INCOME**  
**for the 6 months ended 30 September 2014**

	Reviewed 6 months to 30 September 2014	Reviewed 6 months to 30 September 2013	Audited 12 months to 31 March 2014
	R'000	R'000	R'000
<b>Reconciliation of Distributable Income for the 6 months ended 30 September 2014</b>			
Rental income	23,274	20,183	40,809
Rental recoveries	8,497	6,373	14,143
Lease incentives	(167)	-	(910)
<b>Rental and related income</b>	<b>31,604</b>	<b>26,556</b>	<b>54,042</b>
Less: Property expenses	(12,459)	(11,357)	(22,859)
<b>Property operating income</b>	<b>19,145</b>	<b>15,199</b>	<b>31,183</b>
Investment income excluding non-permissible investment income	5,600	5,409	10,769
Fair value adjustment on financial assets at fair value through profit or loss	630	742	1,129
Realised gain on disposal of financial assets at fair value through profit or loss	-	85	270
Realised gain on disposal of available-for-sale financial assets	1,019	-	-
<b>Income from investments excluding non-permissible income</b>	<b>7,249</b>	<b>6,236</b>	<b>12,168</b>
Non-permissible investment income received	155	104	203
<b>Total investment income</b>	<b>7,404</b>	<b>6,340</b>	<b>12,371</b>
<b>Net property and investment income</b>	<b>26,549</b>	<b>21,539</b>	<b>43,554</b>
Less: Fair value adjustment on financial assets at fair value through profit or loss	(630)	(742)	(1,129)
Less: Realised gain on disposal of available-for-sale financial assets	(1,019)	-	-
Service charges and other operating expenses	(2,256)	(1,881)	(3,947)
<b>Distributable income including non-permissible income</b>	<b>22,644</b>	<b>18,916</b>	<b>38,478</b>
Non-permissible rental income	(406)	(323)	(704)
Non-permissible investment income	(155)	(104)	(203)
<b>Distributable income excluding non-permissible income</b>	<b>22,083</b>	<b>18,489</b>	<b>37,571</b>

**OASIS CRESCENT PROPERTY FUND**  
**CONDENSED STATEMENT OF CHANGES IN UNITHOLDERS' FUNDS**  
**for the 6 months ended 30 September 2014**

	Capital of the Fund	Non- distributable reserve	Available- for-sale reserve	Retained income	Total
	R'000	R'000	R'000	R'000	R'000
<b>Balance at 1 April 2013</b>	<b>469,552</b>	<b>121,444</b>	<b>77,237</b>	<b>1,309</b>	<b>669,542</b>
Net profit for the period ended 30 September 2013	-	-	-	18,497	18,497
<b>Other Comprehensive Income</b>					
Fair value gain on available-for-sale financial assets	-	-	16,332	-	16,332
<b>Total Comprehensive Income for the period ended 30 September 2013</b>	<b>-</b>	<b>-</b>	<b>16,332</b>	<b>18,497</b>	<b>34,829</b>
Reinvestment of distribution	17,791	-	-	-	17,791
Transaction costs for issue of new units	(166)	-	-	-	(166)
Transfer from non-distributable reserve for fair value adjustment	-	(1,161)	-	1,161	-
Transfer from non-distributable reserve	-	(383)	-	383	-
Distribution received in advance	(165)	-	-	165	-
Distribution to unitholders	-	-	-	(18,654)	(18,654)
Dispensation of non-permissible income	-	-	-	(323)	(323)
<b>Balance at 30 September 2013</b>	<b>487,012</b>	<b>119,900</b>	<b>93,569</b>	<b>2,538</b>	<b>703,019</b>
Net profit for the period ended 31 March 2014	-	-	-	36,286	36,286
<b>Other Comprehensive Income</b>					
Fair value gain on available-for-sale financial assets	-	-	19,879	-	19,879
<b>Total Comprehensive Income for the period ended 31 March 2014</b>	<b>-</b>	<b>-</b>	<b>19,879</b>	<b>36,286</b>	<b>56,165</b>
Reinvestment of distribution	17,924	-	-	-	17,924
Transaction costs for issue of new units	(54)	-	-	-	(54)
Transfer from non-distributable reserve	-	16,720	-	(16,720)	-
Distribution received in advance	(219)	-	-	117	(102)
Distribution to unitholders	-	-	-	(19,199)	(19,199)
Dispensation of non-permissible income	-	-	-	(584)	(584)
<b>Balance at 31 March 2014</b>	<b>504,663</b>	<b>136,620</b>	<b>113,448</b>	<b>2,438</b>	<b>757,169</b>

**OASIS CRESCENT PROPERTY FUND**  
**CONDENSED STATEMENT OF CHANGES IN UNITHOLDERS' FUNDS**  
**for the 6 months ended 30 September 2014**

	Capital of the Fund	Non- distributable reserve	Available- for-sale reserve	Retained income	Total
	R'000	R'000	R'000	R'000	R'000
Net profit for the period ended 30 September 2014	-	-	-	24,293	24,293
<b>Other Comprehensive Income</b>					
Fair value gain on available-for-sale financial assets	-	-	30,684	-	30,684
Realised gain on disposal of available-for-sale financial assets	-	-	(1,019)	-	(1,019)
<b>Total Comprehensive Income for the period ended 30 September 2014</b>	-	-	<b>29,665</b>	<b>24,293</b>	<b>53,958</b>
Reinvestment of distribution	17,403	-	-	-	17,403
Transaction costs for issue of new units	(69)	-	-	-	(69)
Distribution received in advance	(178)	-	-	178	-
Distribution to unitholders	-	-	-	(22,261)	(22,261)
Dispensation of non-permissible income	-	-	-	(203)	(203)
<b>Balance at 30 September 2014</b>	<b>521,819</b>	<b>136,620</b>	<b>143,113</b>	<b>4,445</b>	<b>805,997</b>

**OASIS CRESCENT PROPERTY FUND**  
**CONDENSED STATEMENT OF CASH FLOWS**  
**for the 6 months ended 30 September 2014**

	Reviewed 6 months to 30 September 2014 R'000	Reviewed 6 months to 30 September 2013 R'000	Audited 12 months to 31 March 2014 R'000
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
<b>Net profit for the period</b>	<b>24,293</b>	<b>18,497</b>	<b>54,783</b>
Non-permissible investment income received	(155)	(104)	(203)
Interest paid	-	-	-
Depreciation	50	15	35
Provision for receivables impairment	3	49	(34)
Straight-line lease accrual	(1,720)	6,870	3,700
Lease incentives	167	312	910
Reversal of straight-line lease accrual	-	-	5,709
Realised gain on disposal of financial assets at fair value through profit or loss	-	(85)	(270)
Realised gain on disposal of available-for-sale financial assets	(1,019)	-	-
Fair value adjustment on financial assets at fair value through profit or loss	(630)	(742)	(1,129)
Fair value adjustment on investment property	1,720	(5,709)	(24,585)
<b>Net operating cash flow before changes in working capital</b>	<b>22,709</b>	<b>19,103</b>	<b>38,916</b>
<b>(Increase)/decrease in current assets</b>			
Trade receivables	(24)	(1,015)	(3,415)
Trade receivables from related parties	(937)	(37)	(302)
Other receivables	(129)	(1,917)	(2,357)
<b>Increase/(decrease) in current liabilities</b>			
Trade payables	655	321	3,548
Accruals	(576)	(159)	(121)
Other payables	146	(37)	174
Trade payables to related parties	(79)	(24)	138
<b>Cash generated from operations</b>	<b>21,765</b>	<b>16,235</b>	<b>36,581</b>
Non-permissible investment income received	155	104	203
Unitholders for distribution	(1,272)	(487)	(1,333)
Non-permissible income dispensed	(334)	49	(345)
<b>Net cash inflow from operating activities</b>	<b>20,314</b>	<b>15,901</b>	<b>35,106</b>

**OASIS CRESCENT PROPERTY FUND**  
**CONDENSED STATEMENT OF CASH FLOWS**  
**for the 6 months ended 30 September 2014**

	Reviewed 6 months to 30 September 2014	Reviewed 6 months to 30 September 2013	Audited 12 months to 31 March 2014
	R'000	R'000	R'000
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Acquisition of available-for-sale financial assets	(24,183)	(5,525)	(8,861)
Acquisition of financial assets at fair value through profit or loss	(19,181)	(5,347)	(6,300)
Additions to investment properties	(5,704)	(2,134)	(10,119)
Proceeds from disposal of financial assets at fair value through profit or loss	19,130	5,523	11,472
Proceeds from disposal of available-for-sale financial assets	10,643	-	-
Acquisition of short-term financial assets	(9,464)	-	-
Lease incentives paid	-	-	(13,173)
Leasehold improvements	-	(6,300)	-
Acquisition of property, plant and equipment	(180)	-	(217)
<b>Net cash outflow from investing activities</b>	<b>(28,939)</b>	<b>(13,783)</b>	<b>(27,198)</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
Distribution received in advance	-	-	(102)
Transaction cost on issue of new units	(69)	(166)	(220)
<b>Net cash outflow from financing activities</b>	<b>(69)</b>	<b>(166)</b>	<b>(322)</b>
<b>NET (DECREASE) / INCREASE IN CASH AND CASH EQUIVALENTS</b>	<b>(8,694)</b>	<b>1,952</b>	<b>7,586</b>
At beginning of period	13,135	5,549	5,549
<b>At end of period</b>	<b>4,441</b>	<b>7,501</b>	<b>13,135</b>



**OASIS CRESCENT PROPERTY FUND**  
**SEGMENT INFORMATION**  
for the 6 months ended 30 September 2014

	Retail R'000	Offices R'000	Industrial R'000	Invest- ments R'000	Corpo- rate R'000	Total R'000
<b>Segment revenue</b>						
<u>Property income</u>						
Rental income	9,129	4,507	9,471	-	-	23,107
Recoveries	5,089	1,474	1,934	-	-	8,497
<u>Income from investments excluding non-permissible income</u>						
Dividend income - offshore	-	-	-	4,273	-	4,273
Permissible investment income - domestic	-	-	-	1,327	-	1,327
Fair value adjustment to financial assets at fair value through profit or loss	-	-	-	630	-	630
	<b>14,218</b>	<b>5,981</b>	<b>11,405</b>	<b>6,230</b>	<b>-</b>	<b>37,834</b>
<b>Segment expense</b>						
Property expenses	8,129	1,650	2,680	-	-	12,459
Service charges	-	-	-	-	1,711	1,711
Other operating expenses	-	-	-	-	545	545
	<b>8,129</b>	<b>1,650</b>	<b>2,680</b>	<b>-</b>	<b>2,256</b>	<b>14,715</b>
Realised gain on disposal of available-for-sale financial assets	-	-	-	1,019	-	1,019
<b>Segment result</b>						
Operating profit/(loss)	<b>6,089</b>	<b>4,331</b>	<b>8,725</b>	<b>7,249</b>	<b>(2,256)</b>	<b>24,138</b>
<b>Net finance income</b>						
Interest received	-	-	-	-	155	155
Interest paid	-	-	-	-	-	-
<b>Net profit/(loss) before straight-line lease income and fair value adjustment change to investment properties</b>						
	<b>6,089</b>	<b>4,331</b>	<b>8,725</b>	<b>7,249</b>	<b>(2,101)</b>	<b>24,293</b>
Straight-lining of lease income	638	-	1,082	-	-	1,720
Fair value adjustment to investment properties	(638)	-	(1,082)	-	-	(1,720)
<b>Net profit/(loss) after straight-line lease income and fair value adjustment to investment properties</b>						
	<b>6,089</b>	<b>4,331</b>	<b>8,725</b>	<b>7,249</b>	<b>(2,101)</b>	<b>24,293</b>

**OASIS CRESCENT PROPERTY FUND**  
**SEGMENT INFORMATION**  
for the 6 months ended 30 September 2014

	Retail	Offices	Industrial	Invest- ments	Corpo- rate	Total
	R'000	R'000	R'000	R'000	R'000	R'000
<b>Segment assets</b>						
Investment properties	174,940	95,699	160,381	-	-	431,020
Property, plant and equipment	423	52	-	-	-	475
Straight-line lease accrual non-current	3,076	-	4,813	-	-	7,889
Straight-line lease accrual current	516	-	1,663	-	-	2,179
Available-for-sale financial assets	-	-	-	330,251	-	330,251
Other short-term financial assets	-	-	-	9,464	-	9,464
Trade receivables	1,644	404	3,355	-	-	5,403
Other receivables	290	114	2,429	1,012	2,078	5,923
Trade receivables from related parties	-	-	-	-	1,239	1,239
Financial assets at fair value through profit or loss	-	-	-	41,394	-	41,394
Cash and cash equivalents	-	-	-	4,441	-	4,441
	<b>180,889</b>	<b>96,269</b>	<b>172,641</b>	<b>386,562</b>	<b>3,317</b>	<b>839,678</b>
<b>Segment liabilities</b>						
Trade payables	3,365	662	4,038	-	(10)	8,055
Accruals	7	2	12	-	187	208
Other payables	511	14	813	-	334	1,672
Trade payables to related parties	141	-	47	-	327	515
Unitholders for distribution	-	-	-	-	22,995	22,995
Non-permissible income available for dispensation	-	-	-	-	236	236
	<b>4,024</b>	<b>678</b>	<b>4,910</b>	<b>-</b>	<b>24,069</b>	<b>33,681</b>
<b>Net segment assets/(liabilities)</b>	<b>176,865</b>	<b>95,591</b>	<b>167,731</b>	<b>386,562</b>	<b>(20,752)</b>	<b>805,997</b>
Capital expenditure	2,480	-	3,224	-	-	5,704

# OASIS CRESCENT PROPERTY FUND

## SEGMENT INFORMATION

### for the 6 months ended 30 September 2013

	Retail R'000	Offices R'000	Industrial R'000	Invest- ments R'000	Corpo- rate R'000	Total R'000
<b>Segment revenue</b>						
<u>Property income</u>						
Rental and related income	13,130	5,431	7,995	-	-	26,556
<u>Income from investments excluding non-permissible income</u>						
Dividend income - offshore	-	-	-	3,852	-	3,852
Permissible investment income - domestic	-	-	-	1,557	-	1,557
Fair value adjustment to financial assets at fair value through profit or loss	-	-	-	742	-	742
Realised gain on financial assets at fair value through profit or loss	-	-	-	85	-	85
	<b>13,130</b>	<b>5,431</b>	<b>7,995</b>	<b>6,236</b>	<b>-</b>	<b>32,792</b>
<b>Segment expense</b>						
Property expenses	8,026	1,729	1,485	-	117	11,357
Service charges	-	-	-	-	1,443	1,443
Other operating expenses	-	-	-	-	438	438
	<b>8,026</b>	<b>1,729</b>	<b>1,485</b>	<b>-</b>	<b>1,998</b>	<b>13,238</b>
<b>Segment result</b>						
Operating profit/(loss)	<b>5,104</b>	<b>3,702</b>	<b>6,510</b>	<b>6,236</b>	<b>(1,998)</b>	<b>19,554</b>
<b>Net finance income</b>						
Interest received	-	-	-	104	-	104
Interest paid	-	-	-	-	-	-
<b>Net profit/(loss) before straight-line lease income and fair value adjustment to investment properties</b>						
	<b>5,104</b>	<b>3,702</b>	<b>6,510</b>	<b>6,340</b>	<b>(1,998)</b>	<b>19,658</b>
Straight-lining of lease income	(5,835)	(18)	(1,017)	-	-	(6,870)
Fair value adjustment to investment properties	5,709	-	-	-	-	5,709
<b>Net profit/(loss) after straight-line lease income and fair value adjustment to investment properties</b>						
	<b>4,978</b>	<b>3,684</b>	<b>5,493</b>	<b>6,340</b>	<b>(1,998)</b>	<b>18,497</b>

**OASIS CRESCENT PROPERTY FUND**  
**SEGMENT INFORMATION**  
for the 6 months ended 30 September 2013

	Retail	Offices	Industrial	Invest- ments	Corporate	Total
	R'000	R'000	R'000	R'000	R'000	R'000
<b>Segment assets</b>						
Investment properties	159,298	91,580	143,183	-	-	394,061
Property plant and equipment	64	70	-	-	-	134
Straight-line lease accrual	7,509	109	3,371	-	-	10,989
Available-for-sale financial assets	-	-	-	262,813	-	262,813
Trade receivables	1,813	367	762	-	-	2,942
Other receivables	284	63	1,857	1,077	2,073	5,354
Trade receivables from related parties	-	-	-	-	37	37
Financial assets at fair value through profit or loss	-	-	-	45,184	-	45,184
Cash and cash equivalents	2,349	-	143	5,009	-	7,501
	<b>171,317</b>	<b>92,189</b>	<b>149,316</b>	<b>314,083</b>	<b>2,110</b>	<b>729,015</b>
<b>Segment liabilities</b>						
Trade payables	3,170	173	896	-	292	4,531
Accruals	-	-	-	-	746	746
Other payables	461	83	515	-	256	1,315
Trade payables to related parties	107	11	33	-	281	432
Unitholders for distribution	-	-	-	-	18,815	18,815
Non-permissible income available for dispensation	-	-	-	-	157	157
	<b>3,738</b>	<b>267</b>	<b>1,444</b>	<b>-</b>	<b>20,547</b>	<b>25,996</b>
<b>Net segment assets/(liabilities)</b>	<b>167,579</b>	<b>91,922</b>	<b>147,872</b>	<b>314,083</b>	<b>(18,437)</b>	<b>703,019</b>
Capital expenditure	230	697	1,207	-	-	2,134

**OASIS CRESCENT PROPERTY FUND**  
**SEGMENT INFORMATION**  
for the 6 months ended 31 March 2014

	Retail R'000	Offices R'000	Industrial R'000	Invest- ments R'000	Corpo- rate R'000	Total R'000
<b>Segment revenue</b>						
<u>Property income</u>						
Rental and related income	13,588	6,330	7,568	-	-	27,486
<u>Income from investments excluding non-permissible income</u>						
Dividend income - offshore	-	-	-	3,574	-	3,574
Permissible investment income - domestic	-	-	-	1,786	-	1,786
Fair value adjustment to financial assets at fair value through profit or loss	-	-	-	387	-	387
	<b>13,588</b>	<b>6,330</b>	<b>7,568</b>	<b>5,747</b>	<b>-</b>	<b>33,233</b>
<b>Segment expense</b>						
Property expenses	7,730	2,152	2,577	-	(957)	11,502
Service charges	-	-	-	-	1,527	1,527
Other operating expenses	-	-	-	-	539	539
	<b>7,730</b>	<b>2,152</b>	<b>2,577</b>	<b>-</b>	<b>1,109</b>	<b>13,568</b>
Realised gain on disposal of available-for-sale financial assets	-	-	-	185	-	185
<b>Segment result</b>						
Operating profit/(loss)	<b>5,858</b>	<b>4,178</b>	<b>4,991</b>	<b>5,932</b>	<b>(1,109)</b>	<b>19,850</b>
<b>Net finance income</b>						
Interest received	-	-	-	(104)	203	99
Interest paid	-	-	-	-	-	-
Reversal of straight-line accrual	(5,709)	-	-	-	-	(5,709)
<b>Net profit/(loss) before straight-line lease income and fair value adjustment to investment properties</b>						
	<b>149</b>	<b>4,178</b>	<b>4,991</b>	<b>5,828</b>	<b>(906)</b>	<b>14,240</b>
Straight-lining of lease income	1,041	107	2,022	-	-	3,170
Fair value adjustment to investment properties	6,919	3,709	8,248	-	-	18,876
<b>Net profit/(loss) after straight-line lease income and fair value adjustment to investment properties</b>						
	<b>8,109</b>	<b>7,994</b>	<b>15,261</b>	<b>5,828</b>	<b>(906)</b>	<b>36,286</b>

**OASIS CRESCENT PROPERTY FUND**  
**SEGMENT INFORMATION**  
for the 6 months ended 31 March 2014

	Retail	Offices	Industrial	Invest- ments	Corporate	Total
	R'000	R'000	R'000	R'000	R'000	R'000
<b>Segment assets</b>						
Investment properties	173,703	95,341	158,157	-	-	427,201
Property, plant and equipment	270	61	-	-	-	331
Straight-line lease accrual non-current	2,409	-	4,241	-	-	6,650
Straight-line lease accrual current	546	-	1,153	-	-	1,699
Available-for-sale financial assets	-	-	-	286,027	-	286,027
Trade receivables	1,600	551	3,225	-	-	5,376
Trade receivables from related parties	-	-	-	-	302	302
Other receivables	290	110	1,958	1,412	2,023	5,794
Financial assets at fair value through profit or loss	-	-	-	40,714	-	40,714
Cash and cash equivalents	-	-	-	13,135	-	13,135
	<b>178,818</b>	<b>96,064</b>	<b>168,734</b>	<b>341,288</b>	<b>2,325</b>	<b>787,229</b>
<b>Segment liabilities</b>						
Trade payables	3,180	565	3,655	-	-	7,400
Accruals	8	-	547	-	229	784
Other payables	648	2	226	-	650	1,526
Trade payables to related parties	193	11	84	-	306	594
Unitholders for distribution	-	-	-	-	19,409	19,409
Non-permissible income available for dispensation	-	-	-	-	347	347
	<b>4,029</b>	<b>578</b>	<b>4,512</b>	<b>-</b>	<b>20,941</b>	<b>30,060</b>
<b>Net segment assets/(liabilities)</b>	<b>174,789</b>	<b>95,486</b>	<b>164,222</b>	<b>341,288</b>	<b>(18,616)</b>	<b>757,169</b>
Capital expenditure	1,131	126	6,728	-	-	7,985

## Basis of preparation and accounting policies

The condensed interim financial statements of Oasis Crescent Property Fund (“the Fund” or “OCPF”) has been prepared in accordance with International Financial Reporting Standards (IFRS), JSE Listings Requirements, the requirements of the Collective Investment Schemes Control Act of 2002, the SAICA Financial Reporting Guides, as issued by the Accounting Practices Committee, and the Financial Reporting Pronouncements, as issued by the Financial Reporting Standards Council. The financial statements are prepared on the historical cost basis as modified by the revaluation of investment properties, financial assets at fair value through profit or loss and available-for-sale financial assets. The accounting policies and methods of computation applied in this interim report are consistent with the policies as set out in the most recent annual financial statements, which should be read in conjunction with this report, except as set out below. The condensed interim financial statements have been prepared under the revised disclosure requirements of IAS 34. The Fund’s external auditor, PricewaterhouseCoopers Inc., has reviewed the financial information set out in this report. Their unqualified review report is included on page 6 of this report and is available for inspection at the Fund’s registered office. The operational results of the Fund are not affected by seasonal or cyclical fluctuations.

These condensed reviewed results were compiled by Michael Swingler CA(SA).

### *Lease incentives*

The Fund recognizes the aggregate cost of incentives as a reduction of rental income over the lease term, on a straight-line basis unless another systematic basis is more representative of the time pattern over which the benefit of the lease asset is diminished.

## Fair value estimation of investments

Financial instruments and other assets carried at fair value are valued in terms of IFRS 13.

The fair value of financial instruments traded in active markets (such as available-for-sale securities) is based on quoted market prices at the end of the reporting period.

Specific valuation techniques used to determine fair value include:

- Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities
- Level 2: Inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (as prices) or indirectly (derived prices)
- Level 3: Inputs for the asset or liability that are not based on observable market data (unobservable inputs)

The Fund transfers assets between levels in the fair value hierarchy on the date that there is a change in the circumstances that give rise to the transfer.

The information below analyses financial assets and financial liabilities, which are carried at fair value, by level of hierarchy as required by IFRS 7 and IFRS 13.

The following table presents the Fund's assets that are measured at fair value at 30 September 2014:

Assets	Level 1 R '000	Level 2 R '000	Level 3 R '000	Total R '000
<b>Available-for-sale financial assets</b>				
Investment in Oasis Crescent Global Property Equity Fund	-	298,655	-	298,655
Investment in listed property funds	29,851	-	-	29,851
Investment in Oasis Crescent International Property Equity Feeder Fund	-	1,745	-	1,745
<b>Financial assets at fair value through profit or loss</b>				
Investment in Oasis Crescent Income Fund	-	41,394	-	41,394
Other short-term financial assets excluding money market funds	-	4,964	-	4,964
<b>Investment property</b>				
Investment property	-	-	431,020	431,020

The following table presents the Fund's assets that are measured at fair value at 30 September 2013:

Assets	Level 1 R '000	Level 2 R '000	Level 3 R '000	Total R '000
<b>Available-for-sale financial assets</b>				
Investment in Oasis Crescent Global Property Equity Fund	-	241,545	-	241,545
Investment in listed property funds	19,169	-	-	19,169
Investment in Oasis Crescent International Property Equity Feeder Fund	-	2,099	-	2,099
<b>Financial assets at fair value through profit or loss</b>				
Investment in Oasis Crescent Income Fund	-	45,184	-	45,184
<b>Investment property</b>				
Investment property	-	-	394,061	394,061

The following table presents the Fund's assets that are measured at fair value at 31 March 2014:

Assets	Level 1 R '000	Level 2 R '000	Level 3 R '000	Total R '000
<b>Available-for-sale financial assets</b>				
Investment in Oasis Crescent Global Property Equity Fund	-	265,102	-	265,102
Investment in listed property funds	18,681	-	-	18,681
Investment in Oasis Crescent International Property Equity Feeder Fund	-	2,244	-	2,244
<b>Financial assets at fair value through profit or loss</b>				
Investment in Oasis Crescent Income Fund	-	40,714	-	40,714
<b>Investment property</b>				
Investment property	-	-	427,201	427,201



The carrying value of financial liabilities approximates their fair value due to the short term nature of the instruments.

The fair value of financial instruments traded in active markets is based on quoted market prices at the statements of financial position date. A market is regarded as active if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service, or regulatory agency, and those prices represent actual and regularly occurring market transactions on an arm's length basis. These instruments are included in level 1.

The instruments included in level 2 comprises of Irish stock exchange property equity investments classified as available-for-sale and investments in shari'ah compliant instruments classified as financial assets at fair value through profit or loss. The fair value of financial instruments that are not traded in an active market is determined by using valuation techniques. These valuation techniques maximise the use of observable market data where it is available and rely as little as possible on entity specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2. If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3.

Specific valuation techniques used to value financial instruments include:

#### **Available-for-sale financial assets**

##### *Oasis Crescent Global Property Equity Fund:*

The fair value of investments in the Oasis Crescent Global Property Equity Fund is determined using the closing Net Asset Value (NAV) price published by Oasis Global Management Company (Ireland), the management company of the fund, and listed on the Irish Stock Exchange. The shares are not actively traded on the Irish Stock Exchange and are therefore not included in Level 1.

##### *Investment in listed property funds*

The fair value of these investments is determined using the closing price as at statement of financial position date. These shares are listed and traded on the JSE Stock Exchange and are therefore classified as Level 1.

##### *Oasis Crescent International Property Equity Feeder Fund*

The fair value of investments in Oasis Crescent International Property Equity Feeder Fund is determined using the closing Net Asset Value (NAV) price published by Oasis Crescent Management Company Limited, the management company of the fund. These investments are not actively traded on an exchange and are therefore not classified as Level 1.

#### **Financial assets at fair value through profit or loss**

##### *Oasis Crescent Income Fund*

The fair value of investments in Oasis Crescent Income Fund is determined using the closing Net Asset Value (NAV) price published by Oasis Crescent Management Company Limited, the management company of the fund. These investments are not actively traded on an exchange and are therefore not classified as Level 1.

#### **Investment property**

	Reviewed 6 months to 30 September 2014 R'000	Reviewed 6 months to 30 September 2013 R'000	Audited 31 March 2014 R'000
Balance as at beginning of the period	427,201	380,592	394,061
Fair value adjustment on investment properties excluding straight-lining of lease income	(1,720)	5,709	18,876
Movements in lease incentives	(165)	5,626	6,279
Additions to investment properties	5,704	2,134	7,985
<b>Balance at the end of the period</b>	<b>431,020</b>	<b>394,061</b>	<b>427,201</b>

The fair value of investment properties is determined using observable market inputs. The valuation methodologies include discounted cash flow and net income capitalisation, using contracted rental income and other observable cash flows. Capitalisation rates used in the valuations are the most recent rates published by the South African Property Owners Association (SAPOA). The principal assumptions underlying estimation of fair value are those related to the receipt of contractual rentals, expected future market rentals, void periods ranging from 0% to 5%, maintenance requirements and appropriate discount rates. These valuations are regularly compared to actual market yield data, actual transactions by the Fund and those reported by the market. Valuations were carried out as at 31 March 2014 by Mills Fitchet Magnus Penny, an independent, professional valuer.

The Fund generally values its properties using the capitalisation of net income approach which requires the valuer to establish the current net income of the existing leases to which a market derived capitalisation rate is applied. The market capitalisation rates used were in the range of 8.3% to 13.0% (2013: between 9.0% and 13.0%).

The valuation of investment properties requires judgement in the determination of future cash flows and an appropriate capitalisation rate which varies between 8.3% and 13.0% (2013: 9.0% and 13.0%). Changes in the capitalisation rate attributable to changes in market conditions can have a significant impact on property valuations.

There have been no significant transfers between level 1, 2 or 3 during the period under review, nor were there any significant changes to the valuation techniques and inputs used to determine fair values.

#### Other short-term financial assets

	Reviewed 6 months to 30 September 2014 R'000	Reviewed 6 months to 30 September 2013 R'000	Audited 31 March 2014 R'000
Tenant deposits	4,964	-	-
Oasis Money Market Unit Trust Fund	4,500	-	-
Other short-term financial assets	<b>9,464</b>	-	-

## Related party transactions and balances

### Identity of the related parties with whom material transactions have occurred

Oasis Crescent Property Fund Managers Ltd. ("the Manager") is the management company of the Fund in terms of the Collective Investment Schemes Control Act.

Oasis Group Holdings (Pty) Ltd. is a tenant at The Ridge@Shallcross and the parent of the Manager.

As disclosed in the prospectus of Oasis Crescent Global Property Equity Fund, a management fee is charged for investing in the Oasis Crescent Global Property Equity Fund by Oasis Global Management Company (Ireland) Limited, the manager of the fund.

As disclosed in the prospectus of Oasis Crescent Income Fund and Oasis Crescent International Property Equity Feeder Fund, a management fee is charged for investing in the Oasis Crescent Income Fund by Oasis Crescent Management Company Limited, the manager of the fund.

Abli Property Developers (Pty) Ltd. renders property development consulting services to the Fund on capital development projects.

There are common directors to the Manager, Oasis Group Holdings (Pty) Ltd., Oasis Global Management Company (Ireland) Limited, Oasis Crescent Management Company Ltd. and Abli Property Developers (Pty) Ltd. Transactions with related parties are executed on terms no less favorable than those arranged with third parties.

### Type of related party transactions

The Fund pays a service charge and a property management fee on a monthly basis to the Manager.

The Fund pays a consulting fee to Abli Property Developers (Pty) Ltd. for consulting services rendered in respect of capital development projects.

Related party transactions	Reviewed 6 months to 30 September 2014 R'000	Reviewed 6 months to 30 September 2013 R'000	Audited 31 March 2014 R'000
Service charge paid to Oasis Crescent Property Fund Managers Ltd.	1,711	1,443	2,970
Property management fees paid to Oasis Crescent Property Fund Managers Ltd.	545	472	921
Other service fees paid to Oasis Crescent Property Fund Managers Ltd.	-	-	32
Rental and related income paid by Oasis Group Holdings (Pty) Ltd. at the Ridge@ Shallcross	216	202	415
Consulting fees paid to Abli Property Developers (Pty) Ltd. for consulting services on capital projects	127	-	356

Related party balance	Reviewed 6 months to 30 September 2014 R'000	Reviewed 6 months to 30 September 2013 R'000	Audited 31 March 2014 R'000
Trade receivables from Oasis Group Holdings (Pty) Ltd.	1,239	-	302
Trade payables to from Oasis Crescent Property Fund Managers Ltd.	(455)	(357)	(413)
Trade payables to Abli Property Developers (Pty) Ltd.	(21)	-	(39)
Trade payables to Oasis Group Holdings (Pty) Ltd.	(39)	(38)	(142)

#### Directors:

M.S. Ebrahim (Executive Chairman); N. Ebrahim; M. Swingler (Financial Director)  
A. A. Ebrahim; Dr. Y. Mahomed; A. A. Gani

#### Transfer secretaries:

Computershare Investor Services (Pty) Ltd.  
70 Marshall Street, Johannesburg, 2001  
(PO Box 61051, Marshalltown, 2107)

#### Company Secretary and Registered Office:

Company Secretary: Nazeem Ebrahim  
96 Upper Roodebloem Road, University Estate, Cape Town, 7925  
PO Box 1217, Cape Town 8000  
Tel: +27 (0) 21 413 7860 Fax: +27 (0) 21 413 7900

**Short name:** OAS    **Share code:** OAS    **ISIN:** ZAE000074332

**Designated Advisor:** PSG Capital (Pty) Ltd.

**E-mail:** info@oasiscrescent.com

**Website:** www.oasiscrescent.com

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