

O A S I S



CRESCENT PROPERTY FUND

INTERIM RESULTS 2007

SOUTH AFRICA

Cape Town

Johannesburg

Durban



IRELAND

Dublin



UAE

Dubai



COMMENTARY

Basis of preparation and accounting policies

The reviewed interim results of the fund have been prepared in accordance with International Financial Reporting Standards (IFRS), International Accounting Standard 34 (IAS 34) and the requirements of the Collective Investment Schemes Control Act of 2002. The non-permissible income is distributed to the Crescent Fund Trust which is a registered public benefit organisation. The accounting policies are consistent with those applied in the most recent annual financial statements of the fund.

PricewaterhouseCoopers Inc has reviewed the financial information set out in this report. Their unqualified review report is available for inspection at the fund's registered office.

Financial results

	6 months to 30 September 2007	6 months to 30 September 2006	12 months to 31 March 2007
Distribution per unit including non-permissible income (cents)	50.0	46.6	100.9
Non-permissible rental per unit (cents)	(1.6)	(1.6)	(3.3)
Non-permissible interest per unit (cents)	(3.3)	(8.7)	(11.5)
Distribution per unit excluding non-permissible income (cents)	45.1	36.3	86.1

	As at 30 September 2007	As at 30 September 2006	As at 31 March 2007
Property portfolio valuation (Rm)	271	237	264
Listed investments (Rm)	29	–	–
Cash and cash equivalents (Rm)	29	28	14
Net asset value per unit (cents)	1 163	1 100	1 154
Listed market price (cents)	1 233	1 150	1 201

Distribution per unit including non-permissible income increased by 7% from 46.6 cents to 50.0 cents, in line with average rental escalations. Distribution per unit excluding non-permissible income increased by 24% from 36.3 cents to 45.1 cents and the additional growth is attributable to a decrease in non-permissible interest income as cash funds were utilised for the acquisition of The Ridge@Shallcross in July 2006.

During the current reporting period the fund issued 4.08 million units at an issue price of R12.25 per unit to various investors in terms of a private placement, raising R49.98 million which includes an estimated 24 cents income per unit to be distributed. The funds raised will be applied for investment in the Crescent Global Property Equity Fund (CGPEF) (as at September 2007 R28.8 million was invested) and for ongoing capital expenditure. The CGPEF is a listed Shari'ah compliant global collective investment scheme which will provide substantial geographic, industry and currency diversification for the fund.

Related party transactions and balances:

Identity of the related parties with whom material transactions have occurred

Oasis Crescent Property Fund Managers Limited is the management company of the fund in terms of the Collective Investment Schemes Control Act.

Eden Court Property Fund (Pty) Limited is the entity that owns any property that is not Shari'ah compliant. Rentals are collected by Eden Court Property Fund (Pty) Limited and expenses are paid and recovered by Oasis Crescent Property Fund Managers Limited on behalf of the fund from Eden Court Property Fund (Pty) Limited.

Oasis Group Holdings (Pty) Limited is a tenant at The Ridge@Shallcross.

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

There are common directors to Oasis Crescent Property Fund Managers Limited, Eden Court Property Fund (Pty) Limited, Oasis Group Holdings (Pty) Limited, and Oasis Global Management Company (Ireland) Limited. Transactions with related parties are executed on terms no less favourable 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 Oasis Crescent Property Fund Managers Limited.

<i>Related party transactions</i>	6 months to 30 September 2007 R'000	6 months to 30 September 2006 R'000	12 months to 31 March 2007 R'000
Service charge paid to Oasis Crescent Property Fund Managers Limited	744	663	1 356
Property management fees paid to Oasis Crescent Property Fund Managers Limited	337	209	529
Expense recoveries from Eden Court Property Fund (Pty) Limited	477	140	554
Rental, related income and deposit paid by Oasis Group Holdings (Pty) Limited	185	–	146
Total	1 743	1 012	2 585

Related party balances	As at 30 September 2007 R'000	As at 30 September 2006 R'000	As at 31 March 2007 R'000
Trade receivables from Eden Court Property Fund (Pty) Limited	185	159	56
Trade receivables from Oasis Group Holdings (Pty) Limited	–	–	7
Trade payables to Oasis Group Holdings (Pty) Limited	6	75	–
Trade payables to Oasis Crescent Property Fund Managers Limited	216	188	191

Sectoral profile based on gross rental	30 September 2007	30 September 2006	31 March 2007
Retail	54%	41%	52%
Office	18%	24%	19%
Industrial	28%	35%	29%
Total	100%	100%	100%

Vacancies based on rentable area	30 September 2007	30 September 2006	31 March 2007
Retail	7%	6%	8%
Office	–	–	–
Industrial	–	–	15%

As at 30 September 2007 the vacancy at the portfolio level is 1%. This has reduced substantially due to the completion of the redevelopments at Moorsom and Nourse Avenue, Epping Industria. At The Ridge@Shallcross 1 096 m² was vacant resulting from the initiative to improve the tenant mix. An ongoing programme is in place to ensure that vacant space is filled with the appropriate tenants.

Outlook

Strong demand, combined with supply constraints, increasing replacement cost and land cost continue to provide a positive outlook for rental growth. Going forward, the outlook for the fund is to deliver distribution growth in line with the average rental escalations as disclosed in the annual report for the year to March 2007.

Distribution announcement

Notice is hereby given that a distribution, after deducting non-permissible income, of 45.10 cents per unit has been declared payable to unitholders recorded in the register of the fund at the close of business on the record date, Friday, 28 December 2007.

Unitholders are advised that the last day to trade “cum” the distribution will be Wednesday, 19 December 2007. Payment will be made on Thursday, 3 January 2008. Unit certificates may not be dematerialised or rematerialised during the period Wednesday, 19 December 2007 to Friday, 28 December 2007, both days inclusive.

Other

Headline earnings and headline earnings per unit for the 12 months ended 31 March 2007 were adjusted for the effect of the straight lining of lease income adjustment. This resulted in headline earnings for the year ended 31 March 2007 increasing to R24.6 million (previously R22.4 million) and headline earnings per unit of 110.6 cents (previously 100.9 cents), in accordance with the guidelines contained in Circular 8/2007 from the South African Institute of Chartered Accountants.

BY ORDER OF THE BOARD

Oasis Crescent Property Fund Managers Limited
(Reg No. 2003/012266/06)

21 November 2007

www.oasiscrescent.com

Designated Adviser

Ernst & Young Sponsors (Pty) Limited

CONDENSED INCOME STATEMENT for the six months ended 30 September 2007

	Reviewed 6 months to 30 September 2007 R'000	Reviewed 6 months to 30 September 2006 R'000	Audited 12 months to 31 March 2007 R'000
Revenue	19 971	13 842	32 341
Rental and related income	18 402	11 963	30 200
Straight lining of lease income	1 569	1 879	2 141
Expenses	7 198	3 813	10 302
Property expenses	5 963	2 795	8 085
Service charges	744	663	1 356
Other operating expenses	491	355	861
	12 773	10 029	22 039
Fair value change to investment properties excluding straight lining of lease income	(1 569)	(1 879)	10 307
Fair value change to investment properties	–	–	12 448
Straight lining of lease income	(1 569)	(1 879)	(2 141)
Operating profit for the period	11 204	8 150	32 346
Net finance income	790	1 858	2 542
Interest received	790	1 862	2 557
Interest paid	–	(4)	(15)
Net profit for the period	11 994	10 008	34 888
Basic earnings per unit including non-permissible income (cents)	50.0	46.6	156.9
Headline earnings per unit including non-permissible income (cents)	56.5	55.3	110.6
Distribution per unit excluding non-permissible income (cents)	45.1	36.3	86.1
Weighted average units in issue	23 995 000	21 487 500	22 231 250
Units in issue	27 055 000	22 975 000	22 975 000
Headline earnings and distribution income reconciliation			
Net profit for the period	11 994	10 008	34 888
Adjusted for:			
Fair value change to investment properties	1 569	1 879	(10 307)
Headline earnings	13 563	11 887	24 581
Less: Straight-line lease accrual	(1 569)	(1 879)	(2 141)
Distribution income including non-permissible income	11 994	10 008	22 440
Non-permissible rental income	(382)	(354)	(731)
Non-permissible interest income	(790)	(1 862)	(2 557)
Distribution excluding non-permissible income	10 822	7 792	19 152
Interim distribution per unit (cents)	45.1	36.3	36.3
Final distribution per unit (cents)	–	–	49.8

CONDENSED BALANCE SHEET as at 30 September 2007

	Reviewed 30 September 2007 R'000	Reviewed 30 September 2006 R'000	Audited as at 31 March 2007 R'000
ASSETS			
Non-current assets	300 022	236 924	264 190
Investment properties	266 578	234 148	261 152
Straight-line lease accrual	4 607	2 776	3 038
Available-for-sale financial assets	28 837	–	–
Current assets	30 704	28 704	17 068
Trade receivables	1 280	912	2 757
Trade receivables from related parties	185	159	63
Cash and cash equivalents	29 239	27 633	14 248
Total assets	330 726	265 628	281 258
UNITHOLDERS FUNDS AND LIABILITIES			
Unitholders funds	314 671	252 701	265 149
Capital of the fund	282 710	233 710	233 710
Retained income	–	–	–
Revaluation reserve	31 961	18 991	31 439
Current liabilities	16 055	12 927	16 109
Trade payables	3 384	2 609	3 948
Trade payables to related parties	222	263	191
Unitholders for distribution	11 277	7 839	10 898
Non-permissible income available for distribution	1 172	2 216	1 072
Total unitholders funds and liabilities	330 726	265 628	281 258
Net asset value per unit (cents)	1 163	1 100	1 154

CONDENSED STATEMENT OF CHANGES IN UNITHOLDERS FUNDS

for the six months ended 30 September 2007

	Capital of the fund R'000	Revaluation reserve R'000	Retained income R'000	Total R'000
Balance at 1 April 2006	198 457	18 991	–	217 448
Issue of units	35 253	–	–	35 253
Net profit for the period ended 30 September 2006	–	–	10 008	10 008
Distribution to unitholders	–	–	(7 792)	(7 792)
Distribution of non-permissible income	–	–	(2 216)	(2 216)
Balance at 30 September 2006	233 710	18 991	–	252 701
Net profit for the period ended 31 March 2007	–	–	24 880	24 880
Transfer to revaluation reserve	–	12 448	(12 448)	–
Distribution to unitholders	–	–	(11 360)	(11 360)
Distribution of non-permissible income	–	–	(1 072)	(1 072)
Balance at 1 April 2007	233 710	31 439	–	265 149
Issue of units	49 000	–	–	49 000
Fair value gain on available-for-sale financial assets	–	522	–	522
Net profit for the period ended 30 September 2007	–	–	11 994	11 994
Distribution to unitholders	–	–	(10 822)	(10 822)
Distribution of non-permissible income	–	–	(1 172)	(1 172)
Balance at 30 September 2007	282 710	31 961	–	314 671

CONDENSED CASH FLOW STATEMENT

for the six months ended 30 September 2007

	Reviewed 6 months to 30 September 2007 R'000	Reviewed 6 months to 30 September 2006 R'000	Audited 12 months to 31 March 2007 R'000
CASH FLOWS FROM OPERATING ACTIVITIES			
Net profit for the period	11 994	10 008	34 888
Adjusted for:			
Interest received	(790)	(1 862)	(2 557)
Interest paid	–	4	15
Bad debt provision	80	–	–
Straight-line lease accrual	(1 569)	(1 879)	(2 141)
Fair value change to investment properties excluding straight lining of lease income	1 569	1 879	(10 307)
	11 284	8 150	19 898
Trade receivables decrease/(increase)	1 397	(550)	(2 396)
Trade receivables from related party (increase)/decrease	(122)	(92)	5
Trade and other payables (decrease)/increase	(564)	2 448	3 786
Trade payables to related parties increase	31	134	62
Cash generated from operations	12 026	10 090	21 355
Interest paid	–	(4)	(15)
Interest received	790	1 862	2 557
Unitholders distribution	(11 422)	(4 003)	(16 614)
Non-permissible income distribution	(1 072)	(2 095)	–
Net cash inflow from operating activities	322	5 850	7 283
CASH FLOWS FROM INVESTING ACTIVITIES			
Acquisition of investments	(28 315)	–	–
Acquisition of investment properties	(6 995)	(102 624)	(117 442)
Net cash flow from investing activities	(35 310)	(102 624)	(117 442)
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds from issue of units	49 979	35 253	35 253
Net cash flow from financing activities	49 979	35 253	35 253
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	14 991	(61 521)	(74 906)
CASH AND CASH EQUIVALENTS			
At beginning of period	14 248	89 154	89 154
At end of period	29 239	27 633	14 248

SEGMENTAL INFORMATION for the six months ended 30 September 2007

	Retail R'000	Offices R'000	Industrial R'000	Corporate R'000	Total R'000
Segment revenue					
Rental and related income	9 942	3 303	5 157	–	18 402
Straight lining of lease income	1 243	234	92	–	1 569
	11 185	3 537	5 249	–	19 971
Segment expense					
Property expenses	3 990	1 250	723	–	5 963
Service charges	–	–	–	744	744
Other operating expenses	–	–	–	491	491
	3 990	1 250	723	1 235	7 198
Fair value change to investment properties excluding straight lining of lease income	(1 243)	(234)	(92)	–	(1 569)
Segment result					
Operating profit	5 952	2 053	4 434	(1 235)	11 204
Segment assets					
Investment properties	135 239	37 892	93 447	–	266 578
Straight-line lease accrual	1 732	1 198	1 677	–	4 607
Available-for-sale financial assets	–	–	–	28 837	28 837
Trade receivables	674	6	584	16	1 280
Trade receivables from related parties	185	–	–	–	185
Cash and cash equivalents	–	–	–	29 239	29 239
	137 830	39 096	95 708	58 092	330 726
Segment liabilities					
Trade payables	1 483	97	1 010	794	3 384
Trade payables to related parties	148	74	–	–	222
Unitholders for distribution	–	–	–	11 277	11 277
Non-permissible income available for distribution	–	–	–	1 172	1 172
	1 631	171	1 010	13 243	16 055

SEGMENTAL INFORMATION for the six months ended 30 September 2006

	Retail R'000	Offices R'000	Industrial R'000	Corporate R'000	Total R'000
Segment revenue					
Rental and related income	4 902	2 900	4 161	–	11 963
Straight lining of lease income	833	431	615	–	1 879
	5 735	3 331	4 776	–	13 842
Segment expense					
Property expenses	1 268	1 048	479	–	2 795
Service charges	–	–	–	663	663
Other operating expenses	–	–	–	355	355
	1 268	1 048	479	1 018	3 813
Fair value change to investment properties excluding straight lining of lease income	(833)	(431)	(615)	–	(1 879)
Segment result					
Operating profit	3 634	1 852	3 682	(1 018)	8 150
Segment assets					
Investment properties	129 107	36 905	68 136	–	234 148
Straight-line lease accrual	963	724	1 089	–	2 776
Trade receivables	339	18	329	226	912
Trade receivables from related parties	159	–	–	–	159
Cash and cash equivalents	–	–	–	27 633	27 633
	130 568	37 647	69 554	27 859	265 628
Segment liabilities					
Trade payables	953	29	169	1 458	2 609
Trade payables to related parties	9	–	50	204	263
Unitholders for distribution	–	–	–	7 839	7 839
Non-permissible income available for distribution	–	–	–	2 216	2 216
	962	29	219	11 717	12 927

oasiscrescent.com

