

SEPTEMBER 2018



# INTERIM REPORT

OASIS CRESCENT PROPERTY FUND

## INVESTING IN YOUR TOMORROW

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Collective Investment Schemes | Retirement Funds  
Global Funds | Endowments | Annuities | Tax Free Investment Account

O A S I S







## MANAGER'S REPORT

### 1. INTRODUCTION

The Oasis Crescent Property Fund is a well-diversified REIT invested in South African direct and listed property investments and high quality global listed REITs. The Fund has a strong balance sheet with no debt and substantial reserves which provide flexibility to take advantage of opportunities.

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 objective is achieved through our diversification strategy and the active management of the direct property portfolio as covered in more detail under the Portfolio Overview section below. Our focused approach has delivered significant real wealth creation for investors with an annualised total unitholder return of 12.8% relative to annualised inflation of 5.9% since inception, resulting in a real return of 6.9%. The Fund's annualised total intrinsic value return is 12.8% per annum since inception.

Cumulative returns		Since Inception		Figures in %									
				HY2019	HY2018	FY2018	FY2017	FY2016	FY2015	FY2014	FY2013	FY2012	FY2011
Unitholder return	370.6	370.6	N/A	349.7	321.1	286.3	227.3	165.3	125.9	104.2	89.3		
Intrinsic value return	369.4	369.4	N/A	334.7	312.2	302.8	248.7	194.6	161.0	124.1	101.5		
Inflation	108.1	108.1	N/A	103.1	95.2	83.7	71.7	65.2	56.0	47.3	39.0		
Annual Returns		Since Inception		HY2019	HY2018	FY2018	FY2017	FY2016	FY2015	FY2014	FY2013	FY2012	FY2011
Unitholder return	12.8	4.6	1.4	6.8	9.0	18.0	23.4	17.4	10.7	7.8	12.5		
Intrinsic value return	12.8	8.0	5.3	5.4	2.3	15.5	18.4	12.9	16.4	11.2	11.3		
Inflation	5.9	2.5	1.6	4.0	6.3	7.0	3.9	5.9	5.9	6.0	4.1		
Market Price		2,100	2,000	2,060	2,025	1,950	1,750	1,500	1,350	1,300	1,290		
NAV		2,168	2,105	2,059	2,050	2,101	1,919	1,706	1,587	1,439	1,376		

### 2. MARKET OVERVIEW

Global REITs with a high exposure to the major global cities, positive secular demand drivers, enhancing refurbishments and superior balance sheets are well positioned to outperform in a normalising interest rate environment. The level of supply in developed property markets has remained disciplined and net absorption remains positive in most of the markets. The demand for South African office space is linked to confidence and the employment outlook, which is going to take time to recover. In the industrial sector, the requirement for supply chain efficiency remains a positive driver of demand for logistics space while South African shopping centres that are appealing destinations or offer convenience are better positioned to grow their trading densities and rentals in a more competitive environment. There has been a shift of capital out of commercial and retail properties into high-tech industrial properties. Retailers are trying to improve distribution efficiencies and networks to take advantage of online shopping growth in South Africa in future, which is currently 1%.

## 3. PORTFOLIO OVERVIEW

<b>Assets Employed</b>	<b>HY2019</b>		<b>HY2018</b>		<b>FY2018</b>	
	<b>(R'mil)</b>	<b>%</b>	<b>(R'mil)</b>	<b>%</b>	<b>(R'mil)</b>	<b>%</b>
Direct Property	703	51	586	47	687	54
Global Investments	476	35	407	32	398	31
Cash, SA Investments and other	199	14	267	21	196	15
<b>Total</b>	<b>1 378</b>	<b>100</b>	<b>1 260</b>	<b>100</b>	<b>1 281</b>	<b>100</b>
Period end ZAR/US\$ exchange rate	14.17		13.54		11.82	

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 portfolio includes exposure to the retail, industrial and office sectors with 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. It has been an active period with the take-on and leasing of the new world-class logistics facility at Airport City, the development of a new facility for one of the leading national hardware and building supply retailers at The Ridge shopping centre and the filling of vacancies with high quality tenants. The global investments consist of the Oasis Crescent Global Property Equity Fund which is well positioned with a focus on REITS with the best quality assets and balance sheets. The Cash and other listed SA Investments provide flexibility for The Fund to pursue growth opportunities. Investment actions during the second half of FY2018 and the start of this period was focused on disposing of SA listed investments and the reinvestment of the proceeds in global investments while the Rand was strong. While this has already started benefiting growth in NAV, it does dilute the distributable income over the short term but the Fund will benefit from these actions and see the positive impact over the next two years.

## 4. REVIEW OF RESULTS AND OPERATIONS

### 4.1 HIGHLIGHTS AS AT 30 SEPTEMBER 2018

- Outstanding result with a strong operational performance
- Distribution including non-permissible income was 55.0 cents per unit (HY2018: 53.8 cents)
- Upside from development capex incurred and additional offshore investment which will contribute to distributable income going forward
- The adoption of IFRS 9, through the Expected Credit Loss Model used for calculating the doubtful debts provision, had an impact of reducing distributable income by R0.6m (1.0 cents per unit).
- Excluding the impact of IFRS 9, distributable income increased by 12%.
- Net Asset Value per unit is 2 168 cents per unit (HY2018: 2 105 cents)
- Intrinsic value return of 12.8% per annum since inception compared to inflation of 5.9% per annum



## MANAGER'S REPORT

	HY2019	HY2018	FY2018
Distribution per unit including non-permissible income (cents)	55.0	53.8	104.7
Distribution per unit excluding non-permissible income (cents)	54.5	52.7	102.7
Property portfolio valuation (R m)	703	586	687
Investments in Offshore Listed Properties (R m)	476	407	398
Investments in Local Listed Properties and other current assets (R m)	51	87	55
Cash and cash equivalents (R m)*	148	180	141
Net asset value per unit (cents)	2 168	2 105	2 059
Listed market price at year end (cents)	2 100	2 000	2 060
* includes held for trading investments (incl. Oasis Crescent Income Fund - OCINF)			

### 4.2 RESULTS OVERVIEW

	HY2019 (R'000)	HY2018 (R'000)	FY2018 (R'000)	HY 2019/2018 %
Direct property net income	24 388	22 012	45 442	11
Global Investment Income	5 959	5 678	11 234	4
Cash and Local Investment Income	6 755	6 475	11 470	4
Shared expense	(3 708)	(3 370)	(7 018)	10
<b>Distributable Income incl NPI</b>	<b>33 394</b>	<b>30 795</b>	<b>61 128</b>	<b>8</b>
Average ZAR/US\$ exchange rate	13.96	13.23	12.99	6

During the period, the Fund made good progress in reducing vacancies and improving tenant quality, which together with sound cost management contributed positively towards distributable income for the period. Outstanding performance from the direct property portfolio with an increase of 11% in net income due to the filling of vacancies and healthy rental growth.

The investment income earned from the global investments increased by 4% over the period with the benefit of the weaker Rand to the US\$ being partly offset by lower US\$ income due to a weaker Pound and Euro impacting dividends from REITs domiciled in the UK and EU. The additional offshore investment that was implemented when the Rand was strong, will deliver an increased contribution going forward. Income received from the Oasis Crescent Income Fund increased 7% due to the higher distributions as well as a higher average balance held over the period. The higher shared expense is due to the increase in the market capitalisation of the Fund. The weighted average units in issue increased due to a high proportion of unitholders electing to reinvest their dividends in additional units.

## 4.3 DIRECT PROPERTY PORTFOLIO CHARACTERISTICS

### I. GEOGRAPHICAL PROFILE \*

	Rentable Area		Revenue HY2019		Revenue HY2018		Revenue FY2018	
	Area (m <sup>2</sup> )	%	(R'mil)	%	(R'mil)	%	(R'mil)	%
Western Cape	87 546	83	27.4	63	23.4	60	48.8	60
KwaZulu-Natal	17 607	17	16.0	37	15.9	40	32.1	40
<b>Total - Direct Property (excl straight lining)</b>	<b>105 153</b>	<b>100</b>	<b>43.4</b>	<b>100</b>	<b>39.3</b>	<b>100</b>	<b>80.9</b>	<b>100</b>

\* Note: Revenue includes recoveries and excludes leasing incentives

The Fund concluded a lease agreement for the premises located in the Cape Town Airport City Industrial Park with one of the leading global logistics companies. This is an exciting opportunity which initiates a mutually beneficial long-term relationship with a major multi-national player in the logistics sector.

During the period, the Fund expanded its retail offering in KwaZulu-Natal by completing a development for a major national retailer which will contribute positively towards direct property income.

### II. SEGMENTAL PROFILE

Segment	Rentable area (m <sup>2</sup> )	HY2019		HY2018		FY2018	
		Average rental per m <sup>2</sup> for the period	Average rental escalation per m <sup>2</sup> (%)	Average rental per m <sup>2</sup> for the period	Average rental escalation per m <sup>2</sup> (%)	Average rental per m <sup>2</sup> for the period	Average rental escalation per m <sup>2</sup> (%)
Retail	24 187	110	7	114	8	109	8
Office	7 629	129	8	119	8	129	8
Industrial	73 337	35	7	30	7	31	7
<b>TOTAL</b>	<b>105 153</b>						

Like for like change in average retail rental per m<sup>2</sup> increased by 7% year on year. The total year on year decrease of 3% is due to the change in tenant mix as a result of securing high quality tenants on long term leases. The increase in average industrial rental per m<sup>2</sup> was a result of concluding new leases at favourable rentals.

### III. VACANCY PROFILE\*

% of total rentable area	HY2019	HY2018	FY2018
Retail	0.4	2.2	0.3
Office	0.0	0.0	0.0
Industrial	6.7	12.0	12.4
	<b>7.2</b>	<b>14.2</b>	<b>12.7</b>

\*Note: This relates only to the Direct Property Portfolio

## MANAGER'S REPORT

% of total rental income	HY2019	HY2018	FY2018
Retail	0.8	4.4	0.6
Office	0.0	0.0	0.0
Industrial	2.8	5.6	8.7
	<b>3.6</b>	<b>10.0</b>	<b>9.3</b>
*Note: This relates only to the Direct Property Portfolio			

The industrial vacancy is due to a strategic vacancy to take advantage of opportunities to enhance properties and improve the tenant mix.

#### IV. LEASE EXPIRY PROFILE

Lease Expiry Profile	HY2019		HY2018		FY2018	
	Rental Area %	Revenue %	Rental Area %	Revenue %	Rental Area %	Revenue %
- Within 1 year	21	20	28	39	23	24
- Within 2 year	27	16	4	8	7	7
- Within 3 year	9	12	30	17	27	18
- Within 4 year	9	22	2	4	9	21
- Within 5 or more years	34	30	36	32	34	30
	100	100	100	100	100	100

The lease expiry profile has improved relative to the prior period due to the focus on longer term leases with high quality tenants. This remains a high priority and further progress is expected for the remainder of the year.

#### V. TENANT PROFILE \*\*

	HY2019 (%)	HY2018 (%)	FY2018 (%)
A - Large Nationals, large listed, large franchisees, multi-nationals and government	86	76	71
B - Nationals, listed, franchisees and medium to large professional firms	5	5	20
C - Other	9	19	9
<b>TOTAL</b>	<b>100</b>	<b>100</b>	<b>100</b>

\*\*Note: 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.

#### 4.4 INVESTMENT PORTFOLIO CHARACTERISTICS

The Oasis Crescent Global Equity Fund is focused on global REITS with high quality properties and superior balance sheets that are well positioned to outperform in a normalising interest rate environment. The Fund displays very attractive valuation characteristics with an average cash flow yield of 6.7% and dividend yield of 5.1% which offers value relative to the average bond yield and inflation at 2.6%.

The Fund invests its liquid reserves in the Oasis Crescent Income Fund which provides competitive, Shariah compliant income and flexibility to take advantage of opportunities.

## 5. OUTLOOK

The Fund remains focused on addressing the lease expiry profile through strategically renewing leases of high quality tenants and improving the tenant mix where necessary. Expiries also provide opportunities to strategically refurbish properties and enhance tenant mix. The accumulated cash and liquid reserves provide the flexibility to take advantage of opportunities. Management is confident in the strategy of the Fund.

## 6. ADDITIONAL INFORMATION

### Property management

Property management is outsourced to the Manager and external service providers. The amount paid to the Manager was R0.739 million (HY2018: R0.680 million)

### 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 R3.103 million (HY2018: R2.783 million)

### Units in issue

As at 30 September 2018 the number of units in issue was 61 219 094 (HY2018: 57 727 809)

### **Unitholders' holding more than 5% of issued units as at 30 September 2018:**

<b>NAME</b>	<b>NUMBER OF UNITS</b>	<b>HOLDING (%)</b>
Oasis Crescent Property Company (Pty) Ltd	7 807 926	12.8
Oasis Crescent Balanced Progressive Fund of Funds	7 017 167	11.5
Oasis Crescent Equity Fund	6 739 222	11.0
Oasis Crescent Pension Annuity Stable Fund	6 550 623	10.7
Oasis Crescent Retirement Annuity High Equity Fund	3 951 815	6.5
Oasis Crescent Balanced Stable Fund of Funds	<u>3 855 520</u>	<u>6.3</u>
<b>TOTAL</b>	<b>35 922 273</b>	<b>58.8</b>

### Shareholding in Oasis Crescent Property Fund Managers (OCPFM)

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





## INDEPENDENT AUDITOR'S REVIEW REPORT ON CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

To the unitholders of Oasis Crescent Property Fund

We have reviewed the condensed consolidated interim financial statements of Oasis Crescent Property Fund, set out on pages 10 to 29 of the accompanying interim report, which comprise the condensed consolidated statement of financial position as at 30 September 2018 and the related condensed consolidated statements of comprehensive income, changes in unitholders' funds and cash flows for the six-month then ended, and selected explanatory notes.

### Directors' Responsibility for the Condensed Consolidated Financial Statements

The directors of the management company, Oasis Crescent Property Fund Managers Limited, are responsible for the preparation and presentation of these condensed consolidated interim financial statements in accordance with the requirements of 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, the Collective Investments Schemes Control Act, 2002, the JSE Limited Listings Requirements for preliminary reports, 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

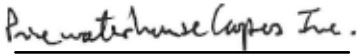
Our responsibility is to express a conclusion on these interim financial statements. We conducted our review in accordance with International Standard on Review Engagements (ISRE) 2410, Review of Interim Financial Information Performed by the Independent Auditor of the Entity, which applies to a review of historical 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 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 performed in a review are substantially less than those performed in an audit conducted in accordance with International Standards on Auditing. Accordingly, we do not express an audit opinion on these financial statements.

## Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the condensed consolidated interim financial statements of Oasis Crescent Property Fund for the six months ended 30 September 2018 are not prepared, in all material respects, in accordance with the requirements of 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, the Collective Investments Schemes Control Act, 2002 and the JSE Limited Listings Requirements for preliminary reports.



PricewaterhouseCoopers Inc.  
Director: Paul Liedeman  
Registered Auditor  
Cape Town

23<sup>rd</sup> October 2018



CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION  
as at 30 September 2018

	Reviewed 30 September 2018 R'000	Reviewed 30 September 2017 R'000	Audited 31 March 2018 R'000
<b>ASSETS</b>			
<b>Non-current assets</b>	<b>1,208,895</b>	<b>1,063,104</b>	<b>1,118,910</b>
Investment properties	683,287	570,983	668,997
Property, plant and equipment	195	334	291
Straight-line lease accrual	18,287	14,166	17,067
Financial assets at fair value through profit or loss	507,126	-	-
Available-for-sale financial assets	-	477,621	432,555
<b>Current assets</b>	<b>168,649</b>	<b>196,575</b>	<b>161,685</b>
Trade receivables	3,733	3,793	4,097
Other receivables	7,263	12,284	7,103
Straight-line lease accrual	930	770	611
Other financial assets at fair value through profit or loss	142,989	153,054	138,519
Other short-term financial assets	8,763	7,553	8,368
Cash and cash equivalents	4,971	19,121	2,987
<b>Total assets</b>	<b>1,377,544</b>	<b>1,259,679</b>	<b>1,280,595</b>
<b>UNITHOLDERS' FUNDS AND LIABILITIES</b>			
<b>Unitholders' funds</b>	<b>1,327,442</b>	<b>1,215,336</b>	<b>1,235,374</b>
Capital of the Fund	831,530	761,008	806,713
Retained income	27,792	20,677	25,880
Other reserves	468,120	433,651	402,781
<b>Current liabilities</b>	<b>50,102</b>	<b>44,343</b>	<b>45,221</b>
Trade payables	13,477	11,021	11,574
Accruals	583	438	448
Other payables	1,319	1,346	2,250
Trade payables to related parties	1,308	948	921
Unitholders for distribution	33,373	30,451	30,014
Non-permissible income available for dispensation	42	139	14
<b>Total unitholders' funds and liabilities</b>	<b>1,377,544</b>	<b>1,259,679</b>	<b>1,280,595</b>

## CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME for the 6 months ended 30 September 2018

	Reviewed 6 months to 30 September 2018 R'000	Reviewed 6 months to 30 September 2017 Restated R'000	Audited 12 months to 31 March 2018 Restated R'000
<b>Income</b>	<b>56,952</b>	<b>51,928</b>	<b>106,135</b>
Rental and related income	42,782	38,770	79,758
Income from investments (excluding non-permissible income and fair value adjustments)	12,631	12,097	22,575
Straight-lining of lease income	1,539	1,061	3,802
<b>Expenses</b>	<b>22,213</b>	<b>20,404</b>	<b>41,823</b>
Property expenses	18,394	16,757	34,314
Service charges	3,103	2,783	5,800
Other operating expenses	716	864	1,709
<b>Net income from rentals and investments</b>	<b>34,739</b>	<b>31,524</b>	<b>64,312</b>
<b>Fair value adjustment to investment properties excluding straight-lining of lease income</b>	<b>(1,539)</b>	<b>(1,061)</b>	<b>38,289</b>
Fair value adjustment to investment properties	-	-	42,091
Straight-lining of lease income	(1,539)	(1,061)	(3,802)
<b>Profit for the period before fair value adjustments to financial assets and realised gains</b>	<b>33,200</b>	<b>30,463</b>	<b>102,601</b>
<b>Fair value adjustments and realised gains to investments</b>	<b>67,251</b>	<b>10,689</b>	<b>16,652</b>
Realised gain on disposal of available-for-sale financial assets	-	9,140	16,523
Fair value movements on financial assets at fair value through profit or loss	67,251	1,549	129
<b>Operating profit for the period</b>	<b>100,451</b>	<b>41,152</b>	<b>119,253</b>
<b>Net non-permissible income</b>	<b>(118)</b>	<b>(285)</b>	<b>(531)</b>
Non-permissible investment income	194	332	618
Non-permissible income dispensed	(312)	(617)	(1,149)
<b>Net profit for the period</b>	<b>100,333</b>	<b>40,867</b>	<b>118,722</b>
<b>Other Comprehensive Income</b>			
<b>Items that may subsequently be classified to profit and loss</b>	<b>-</b>	<b>21,628</b>	<b>(52,093)</b>
Fair value gain/(loss) on available-for-sale financial assets	-	30,768	(35,570)
Realised gain on disposal of available-for-sale financial assets	-	(9,140)	(16,523)
<b>Total Comprehensive Income for the period</b>	<b>100,333</b>	<b>62,495</b>	<b>66,629</b>
<b>Basic earnings per unit (cents)</b>	<b>165.2</b>	<b>71.4</b>	<b>203.4</b>



## CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME for the 6 months ended 30 September 2018

	Reviewed 6 months to 30 September 2018 R'000	Reviewed 6 months to 30 September 2017 R'000	Audited 12 months to 31 March 2018 R'000
<b>Additional information:</b>			
<b>Headline earnings and distribution income reconciliation</b>			
<b>Basic earnings before non-permissible income adjustment</b>	<b>100,451</b>	<b>41,152</b>	<b>119,253</b>
Non-permissible investment income	194	332	618
<b>Basic earnings after non-permissible income adjustment</b>	<b>100,645</b>	<b>41,484</b>	<b>119,871</b>
Non-permissible income dispensed	(312)	(617)	(1,149)
<b>Basic earnings</b>	<b>100,333</b>	<b>40,867</b>	<b>118,722</b>
Adjusted for:			
Realised gain on disposal of available-for-sale financial assets	-	(9,140)	(16,523)
Fair value adjustment to investment properties	1,539	1,061	(38,289)
<b>Headline earnings</b>	<b>101,872</b>	<b>32,788</b>	<b>63,910</b>
Less: Fair value adjustments on financial assets at fair value through profit or loss	(64,661)	-	-
Less: Fair value adjustments on other financial assets at fair value through profit or loss	(2,441)	(1,407)	(77)
Less: Fair value adjustments on tenant deposits	(149)	(142)	(52)
Less: Straight-line lease accrual	(1,539)	(1,061)	(3,802)
<b>Distributable income excluding non-permissible income</b>	<b>33,082</b>	<b>30,178</b>	<b>59,979</b>
<b>Basic earnings and diluted earnings per unit (cents)</b>	<b>165.2</b>	<b>71.4</b>	<b>203.4</b>
<b>Headline earnings and diluted headline earnings per unit (cents)</b>	<b>167.8</b>	<b>57.3</b>	<b>109.5</b>
<b>Distribution per unit including non-permissible income (cents)</b>	<b>55.0</b>	<b>53.8</b>	<b>104.7</b>
<b>Distribution per unit excluding non-permissible income (cents)</b>	<b>54.5</b>	<b>52.7</b>	<b>102.7</b>
<b>Weighted average units in issue</b>	<b>60,723,220</b>	<b>57,235,096</b>	<b>58,382,990</b>
<b>Units in issue at the end of the period</b>	<b>61,219,094</b>	<b>57,727,809</b>	<b>59,992,811</b>

## CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME for the 6 months ended 30 September 2018

	Reviewed 6 months to 30 September 2018 R'000	Reviewed 6 months to 30 September 2017 R'000	Audited 12 months to 31 March 2018 R'000
<b>Reconciliation of Distributable Income for the 6 months ended 30 September 2018</b>			
Rental income	32,426	29,460	60,651
Rental recoveries	10,994	9,864	20,272
Lease incentives	(638)	(554)	(1,165)
<b>Rental and related income</b>	<b>42,782</b>	<b>38,770</b>	<b>79,758</b>
Less: Property expenses	(18,394)	(16,757)	(34,314)
<b>Property operating income</b>	<b>24,388</b>	<b>22,013</b>	<b>45,444</b>
Investment income excluding non-permissible investment income	12,631	12,098	22,575
Fair value adjustments on financial assets at fair value through profit or loss	64,661	-	-
Fair value adjustments on other financial assets at fair value through profit or loss	2,590	1,548	129
Realised gain on disposal of available-for-sale financial assets	-	9,140	16,523
<b>Income from investments excluding non-permissible income</b>	<b>79,882</b>	<b>22,787</b>	<b>39,227</b>
Non-permissible investment income received	194	332	618
<b>Total investment income</b>	<b>80,076</b>	<b>23,119</b>	<b>39,845</b>
<b>Net property and investment income</b>	<b>104,464</b>	<b>45,131</b>	<b>85,289</b>
Less: Fair value adjustment on financial assets at fair value through profit or loss and tenant deposits	(64,661)	-	-
Less: Fair value adjustment on other financial assets at fair value through profit or loss and tenant deposits	(2,590)	(1,548)	(129)
Less: Realised gain on disposal of available-for-sale financial assets	-	(9,140)	(16,523)
Service charges and other operating expenses	(3,819)	(3,647)	(7,509)
<b>Distributable income including non-permissible income</b>	<b>33,394</b>	<b>30,795</b>	<b>61,128</b>
Non-permissible rental income and recoveries	(118)	(285)	(531)
Non-permissible investment income	(194)	(332)	(618)
<b>Distributable income excluding non-permissible income</b>	<b>33,082</b>	<b>30,178</b>	<b>59,979</b>



## CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN UNITHOLDERS' FUNDS for the 6 months ended 30 September 2018

	Capital of the Fund R'000	Other reserves R'000	Retained income R'000	Total R'000
<b>Balance at 31 March 2017</b>	<b>736,401</b>	<b>412,023</b>	<b>9,988</b>	<b>1,158,412</b>
Net profit for the period ended 30 September 2017	-	-	40,867	40,867
<b>Other Comprehensive Income</b>				
Realised gain on disposal of available-for-sale financial assets	-	(9,140)	-	(9,140)
Fair value gain on available-for-sale financial assets	-	30,768	-	30,768
<b>Total Comprehensive Income for the period ended 30 September 2017</b>	<b>-</b>	<b>21,628</b>	<b>40,867</b>	<b>62,495</b>
Issue of units	24,980	-	-	24,980
Transaction costs for issue of new units	(113)	-	-	(113)
Distribution received in advance	(260)	-	260	-
Distribution to unitholders	-	-	(30,438)	(30,438)
<b>Balance at 30 September 2017</b>	<b>761,008</b>	<b>433,651</b>	<b>20,677</b>	<b>1,215,336</b>
Net profit for the period ended 31 March 2018	-	-	77,855	77,855
<b>Other Comprehensive Income</b>				
Realised gain on disposal of available for sale financial assets	-	(7,383)	-	(7,383)
Fair value loss on available-for-sale financial assets	-	(66,338)	-	(66,338)
<b>Total Comprehensive Income for the period ended 31 March 2018</b>	<b>-</b>	<b>(73,721)</b>	<b>77,855</b>	<b>4,134</b>
Issue of units	26,053	-	-	26,053
Units issued for property acquisitions	20,000	-	-	20,000
Transaction costs for issue of new units	(148)	-	-	(148)
Transfer to other reserve	-	42,851	(42,851)	-
Distribution received in advance	(200)	-	200	-
Distribution to unitholders	-	-	(30,001)	(30,001)
<b>Balance at 31 March 2018</b>	<b>806,713</b>	<b>402,781</b>	<b>25,880</b>	<b>1,235,374</b>
Adjustment on adoption of IFRS 9	-	(154,295)	154,295	-
<b>Balance at 1 April 2018</b>	<b>806,713</b>	<b>248,486</b>	<b>180,175</b>	<b>1,235,374</b>
Net profit for the period ended 30 September 2018	-	-	100,333	100,333
<b>Other Comprehensive Income</b>				
Fair value gain on available-for-sale financial assets	-	-	-	-
Realised gain on disposal of available-for-sale financial assets	-	-	-	-
<b>Total Comprehensive Income for the period ended 30 September 2018</b>	<b>-</b>	<b>-</b>	<b>100,333</b>	<b>100,333</b>
Issue of units	25,249	-	-	25,249
Transaction costs for issue of new units	(162)	-	-	(162)
Distribution received in advance	(270)	-	270	-
Distribution to unitholders	-	-	(33,352)	(33,352)
Transfer to fair value movements on financial assets reserve	-	219,634	(219,634)	-
<b>Balance at 30 September 2018</b>	<b>831,530</b>	<b>468,120</b>	<b>27,792</b>	<b>1,327,442</b>

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS  
 for the 6 months ended 30 September 2018

	Reviewed 6 months to 30 September 2018	Reviewed 6 months to 30 September 2017	Audited 12 months to 31 March 2018
	R'000	R'000	R'000
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
<b>Net profit for the period</b>	<b>100,333</b>	<b>40,867</b>	<b>118,722</b>
Adjusted for:			
Non-permissible investment income received	(194)	(332)	(618)
Depreciation	96	101	198
Provision for receivables impairment	669	(462)	(312)
Straight-line lease accrual	(1,539)	(1,061)	(3,802)
Lease incentives	638	554	1,165
Realised gain on sale of available-for-sale financial assets	-	(9,140)	(16,523)
Fair value movements on financial assets at fair value through profit or loss	(64,661)	-	-
Fair value adjustment on other financial assets at fair value through profit or loss and other short-term financial assets	(2,590)	(1,548)	(129)
Fair value adjustment on investment property, excluding straight-lining of lease income	1,539	1,061	(38,289)
<b>Net operating cash flow before changes in working capital</b>	<b>34,291</b>	<b>30,040</b>	<b>60,412</b>
<b>Decrease/(increase) in current assets</b>			
Trade receivables	(305)	698	1,453
Other receivables	(160)	(6,795)	(1,615)
<b>(Decrease)/increase in current liabilities</b>			
Trade payables	1,903	(219)	327
Accruals	135	(14)	(3)
Other payables	(931)	(949)	(678)
Trade payables to related parties	387	(488)	(516)
<b>Cash generated from operations</b>	<b>35,320</b>	<b>22,273</b>	<b>59,380</b>
Non-permissible investment income received	194	332	618
Unitholders for distribution	(4,744)	(4,579)	(8,827)
Non-permissible income	28	(12)	(136)
<b>Net cash inflow from operating activities</b>	<b>30,798</b>	<b>18,014</b>	<b>51,035</b>





## CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS for the 6 months ended 30 September 2018

	Reviewed 6 months to 30 September 2018	Reviewed 6 months to 30 September 2017	Audited 12 months to 31 March 2018
	R'000	R'000	R'000
<i>continued</i>			
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Acquisition of available-for-sale financial assets	-	(7,953)	(61,289)
Acquisition of financial assets at fair value through profit or loss	(11,047)	-	-
Acquisition of investment in subsidiary	-	-	(36,247)
Acquisition of other financial assets at fair value through profit or loss	(2,029)	(17,142)	(20,937)
Capital expenditure on investment properties	(16,467)	(724)	(4,117)
Proceeds from disposal of financial assets at fair value through profit or loss	-	1,921	18,921
Proceeds from disposal of available-for-sale financial assets	1,139	19,997	52,061
Proceeds from disposal of other short-term financial assets	734	-	-
Acquisition of other short-term financial assets	(982)	(830)	(1,873)
Lease incentives paid	-	-	(203)
Acquisition of property, plant and equipment	-	-	(54)
<b>Net cash outflow from investing activities</b>	<b>(28,652)</b>	<b>(4,731)</b>	<b>(53,738)</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
Transaction costs for issue of new units	(162)	(113)	(261)
<b>Net cash flow from financing activities</b>	<b>(162)</b>	<b>(113)</b>	<b>(261)</b>
<b>NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>1,984</b>	<b>13,170</b>	<b>(2,964)</b>
<b>CASH AND CASH EQUIVALENTS</b>			
At beginning of period	2,987	5,951	5,951
<b>At end of period</b>	<b>4,971</b>	<b>19,121</b>	<b>2,987</b>

## SEGMENT INFORMATION for the 6 months ended 30 September 2018

	Retail	Offices	Industrial	Investments	Corporate	Total
	R '000					
<b>Segment revenue</b>						
<u>Property income</u>						
Rental income	13,682	6,090	12,016	-	-	31,788
Recoveries	6,634	1,247	3,113	-	-	10,994
<u>Income from investments excluding non-permissible income</u>						
Dividend income - offshore	-	-	-	5,959	-	5,959
Permissible investment income - domestic	-	-	-	6,672	-	6,672
	<b>20,316</b>	<b>7,337</b>	<b>15,129</b>	<b>12,631</b>	<b>-</b>	<b>55,413</b>
<b>Segment expense</b>						
Property expenses	11,233	2,461	4,031	-	-	17,725
Provision for receivables impairment	551	31	87	-	-	669
Service charges	-	-	-	-	3,103	3,103
Other operating expenses	-	-	-	110	606	716
	<b>11,784</b>	<b>2,492</b>	<b>4,118</b>	<b>110</b>	<b>3,709</b>	<b>22,213</b>
<b>Segment result</b>						
<b>Profit for the period before fair value adjustments to financial assets and realised gains</b>	<b>8,532</b>	<b>4,845</b>	<b>11,011</b>	<b>12,521</b>	<b>(3,709)</b>	<b>33,200</b>
<b>Net finance income</b>						
Non-permissible investment income received	-	-	-	30	164	194
NPI Dispersed	(118)	-	-	(30)	(164)	(312)
<b>Net profit/(loss) before straight-line lease income and fair value adjustment to investment properties</b>	<b>8,414</b>	<b>4,845</b>	<b>11,011</b>	<b>12,521</b>	<b>(3,709)</b>	<b>33,082</b>
Realised loss on disposal of available-for-sale financial assets	-	-	-	-	-	-
Straight-lining of lease income	(173)	761	951	-	-	1,539
Fair value adjustment to financial assets at fair value through profit or loss	-	-	-	64,661	-	64,661
Fair value adjustment on other financial assets at fair value through profit or loss and tenant deposits	-	-	-	2,590	-	2,590
Fair value adjustment to investment properties	173	(761)	(951)	-	-	(1,539)
<b>Net profit/(loss) after straight-line lease income and fair value adjustment to investment properties</b>	<b>8,414</b>	<b>4,845</b>	<b>11,011</b>	<b>79,772</b>	<b>(3,709)</b>	<b>100,333</b>



## SEGMENT INFORMATION

for the 6 months ended 30 September 2018

	Retail	Offices	Industrial	Investments	Corporate	Total
	R '000					
<b>Segment assets</b>						
Investment properties	265,532	131,159	286,596	-	-	683,287
Property, plant and equipment	195	-	-	-	-	195
Straight-line lease accrual non-current	7,339	2,766	8,182	-	-	18,287
Straight-line lease accrual current	554	4	372	-	-	930
Financial assets at fair value through profit or loss	-	-	-	507,126	-	507,126
Other financial assets at fair value through profit or loss	-	-	-	142,989	-	142,989
Trade receivables	2,173	626	934	-	-	3,733
Other receivables	1,328	828	2,207	2,785	115	7,263
Other short-term financial assets	4,632	86	4,045	-	-	8,763
Cash and cash equivalents	-	-	-	4,971	-	4,971
	<b>281,753</b>	<b>135,469</b>	<b>302,336</b>	<b>657,871</b>	<b>115</b>	<b>1,377,544</b>
<b>Segment liabilities</b>						
Trade payables	7,344	710	5,330	-	93	13,477
Accruals	18	6	22	-	537	583
Other payables	654	15	90	-	560	1,319
Trade payables to related parties	291	4	49	54	910	1,308
Unitholders for distribution	-	-	-	-	33,373	33,373
Non-permissible income available for dispensation	-	-	-	-	42	42
	<b>8,307</b>	<b>735</b>	<b>5,491</b>	<b>54</b>	<b>35,515</b>	<b>50,102</b>
<b>Net segment current (liabilities)/assets</b>	<b>(174)</b>	<b>805</b>	<b>1,695</b>	<b>150,691</b>	<b>(35,400)</b>	<b>117,617</b>
Capital expenditure	13,957	20	2,490	-	-	16,467

## SEGMENT INFORMATION for the 6 months ended 30 September 2017

	Retail	Offices	Industrial	Investments	Corporate	Total
	R '000					
<b>Segment revenue</b>						
<b>Property income</b>						
Rental income	12,786	5,456	10,664	-	-	28,906
Recoveries	6,364	1,024	2,476	-	-	9,864
<b>Income from investments excluding non-permissible income</b>						
Dividend income - offshore	-	-	-	5,726	-	5,726
Permissible investment income - domestic	-	-	-	6,372	-	6,372
	<b>19,150</b>	<b>6,480</b>	<b>13,140</b>	<b>12,098</b>	<b>-</b>	<b>50,868</b>
<b>Segment expense</b>						
Property expenses	10,203	2,310	4,244	-	-	16,757
Service charges	-	-	-	-	2,783	2,783
Other operating expenses	-	-	-	277	587	864
	<b>10,203</b>	<b>2,310</b>	<b>4,244</b>	<b>277</b>	<b>3,370</b>	<b>20,404</b>
<b>Segment result</b>						
<b>Profit for the period before fair value adjustments to financial assets and realised gains</b>						
	<b>8,947</b>	<b>4,170</b>	<b>8,896</b>	<b>11,821</b>	<b>(3,370)</b>	<b>30,464</b>
<b>Net finance income</b>						
Non-permissible investment income received	-	-	-	-	332	332
NPI Dispensed	(285)	-	-	-	(332)	(617)
<b>Net profit/(loss) before straight-line lease income and fair value adjustment to investment properties</b>						
	<b>8,662</b>	<b>4,170</b>	<b>8,896</b>	<b>11,821</b>	<b>(3,370)</b>	<b>30,179</b>
Realised gain on disposal of available-for-sale financial assets	-	-	-	9,140	-	9,140
Straight-lining of lease income	491	34	536	-	-	1,061
Fair value adjustment to financial assets at fair value through profit or loss	-	-	-	1,548	-	1,548
Fair value adjustment to investment properties	(491)	(34)	(536)	-	-	(1,061)
<b>Net profit/(loss) after straight-line lease income and fair value adjustment to investment properties</b>						
	<b>8,662</b>	<b>4,170</b>	<b>8,896</b>	<b>22,509</b>	<b>(3,370)</b>	<b>40,867</b>



## SEGMENT INFORMATION

for the 6 months ended 30 September 2017

	Retail	Offices	Industrial	Investments	Corporate	Total
	R '000					
<b>Segment assets</b>						
Investment properties	234,712	122,356	213,915	-	-	570,983
Property, plant and equipment	334	-	-	-	-	334
Straight-line lease accrual non-current	6,981	34	7,151	-	-	14,166
Straight-line lease accrual current	752	-	18	-	-	770
Available-for-sale financial assets	-	-	-	477,621	-	477,621
Other short-term financial assets	4,159	82	3,312	-	-	7,553
Trade receivables	2,415	608	770	-	-	3,793
Other receivables	902	154	2,337	8,810	81	12,284
Financial assets at fair value through profit or loss	-	-	-	153,054	-	153,054
Cash and cash equivalents	-	-	-	19,121	-	19,121
	<b>250,255</b>	<b>123,234</b>	<b>227,503</b>	<b>658,606</b>	<b>81</b>	<b>1,259,679</b>
<b>Segment liabilities</b>						
Trade payables	5,031	575	5,397	-	18	11,021
Accruals	18	6	22	-	392	438
Other payables	654	15	90	-	587	1,346
Trade payables to related parties	290	4	49	54	551	948
Unitholders for distribution	-	-	-	-	30,451	30,451
Non-permissible income available for dispensation	-	-	-	-	139	139
	<b>5,993</b>	<b>600</b>	<b>5,558</b>	<b>54</b>	<b>32,138</b>	<b>44,343</b>
<b>Net segment current assets/(liabilities)</b>	<b>2,235</b>	<b>244</b>	<b>879</b>	<b>180,931</b>	<b>(32,057)</b>	<b>152,232</b>
Capital expenditure	398	13	313	-	-	724

## SEGMENT INFORMATION for the 12 months ended 31 March 2018

	Retail	Offices	Industrial	Investments	Corporate	Total
	R '000					
<b>Segment revenue</b>						
<u>Property income</u>						
Rental income	26,282	11,518	21,686	-	-	59,486
Recoveries	13,079	2,437	4,756	-	-	20,272
<u>Income from investments excluding non-permissible income</u>						
Dividend income - offshore	-	-	-	11,233	-	11,233
Permissible investment income - domestic	-	-	-	11,342	-	11,342
	<u>39,361</u>	<u>13,955</u>	<u>26,442</u>	<u>22,575</u>	<u>-</u>	<u>102,333</u>
<b>Segment expense</b>						
Property expenses	20,794	4,987	8,275	-	-	34,056
Provision for receivables impairment	242	16	-	-	-	258
Service charges	-	-	-	-	5,800	5,800
Other operating expenses	-	-	-	490	1,219	1,709
	<u>21,036</u>	<u>5,003</u>	<u>8,275</u>	<u>490</u>	<u>7,019</u>	<u>41,823</u>
Straight-lining of lease income	837	2,005	960	-	-	3,802
Fair value adjustment to investment properties	13,583	9,492	15,214	-	-	38,289
<b>Segment result</b>						
<b>Profit for the period before fair value adjustments to financial assets and realised gains</b>						
	<u>32,745</u>	<u>20,450</u>	<u>34,341</u>	<u>22,085</u>	<u>(7,019)</u>	<u>102,602</u>
<b>Net finance income</b>						
Non-permissible investment income received	-	-	-	121	497	618
Non-permissible income dispensed	(532)	-	-	(120)	(497)	(1,149)
<b>Net profit/(loss) before straight-line lease income and fair value adjustment to investment properties</b>	<u>32,213</u>	<u>20,450</u>	<u>34,341</u>	<u>22,086</u>	<u>(7,019)</u>	<u>102,071</u>
Fair value adjustment to financial assets at fair value through profit or loss	-	-	-	129	-	129
Realised gain on sale of available-for-sale financial assets	-	-	-	16,523	-	16,523
<b>Net profit/(loss) after straight-line lease income and fair value adjustment to investment properties</b>	<u>32,213</u>	<u>20,450</u>	<u>34,341</u>	<u>38,737</u>	<u>(7,019)</u>	<u>118,722</u>



## SEGMENT INFORMATION

for the 12 months ended 31 March 2018

	Retail	Offices	Industrial	Investments	Corporate	Total
	R '000					
<b>Segment assets</b>						
Investment properties	251,766	131,876	285,355	-	-	668,997
Property, plant and equipment	291	-	-	-	-	291
Straight-line lease accrual non-current	7,546	2,005	7,516	-	-	17,067
Straight-line lease accrual current	524	-	87	-	-	611
Available-for-sale financial assets	-	-	-	432,555	-	432,555
Other short-term financial assets	4,375	83	3,910	-	-	8,368
Trade receivables	2,376	762	711	-	247	4,097
Other receivables	1,407	968	2,402	2,293	33	7,103
Financial assets at fair value through profit or loss	-	-	-	138,519	-	138,519
Cash and cash equivalents	-	-	-	2,987	-	2,987
	<b>268,285</b>	<b>135,695</b>	<b>299,981</b>	<b>576,354</b>	<b>280</b>	<b>1,280,595</b>
<b>Segment liabilities</b>						
Trade payables	5,778	712	5,047	-	37	11,574
Accruals	-	-	-	-	448	448
Other payables	690	14	1,216	-	330	2,250
Trade payables to related parties	188	2	117	27	587	921
Unitholders for distribution	-	-	-	-	30,014	30,014
Non-permissible income available for dispensation	-	-	-	-	14	14
	<b>6,656</b>	<b>728</b>	<b>6,380</b>	<b>27</b>	<b>31,430</b>	<b>45,221</b>
<b>Net segment current assets/(liabilities)</b>	<b>2,026</b>	<b>1,085</b>	<b>730</b>	<b>143,772</b>	<b>(31,150)</b>	<b>116,463</b>
Capital expenditure	3,627	-	544	-	-	4,171

## BASIS OF PREPARATION AND ACCOUNTING POLICIES

The condensed consolidated interim financial statements of Oasis Crescent Property Fund ("the Fund" or "OCPF") have been prepared in accordance with International Financial Reporting Standard (IFRS), IAS 34 Interim Financial Reporting, 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 Fund's external auditor, PricewaterhouseCoopers Inc., has reviewed the financial information set out in this report. Their unqualified review report is included on pages 8 - 9 of this report. 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).

## CHANGES IN ACCOUNTING POLICIES

This note explains the impact of the adoption of IFRS 9 Financial Instruments and IFRS 15 Revenue from Contracts with Customers on OCPF's financial statements and also discloses the new accounting policies that have been applied from 1 April 2018, where they are different to those applied in prior periods.

### Impact on the financial statements

OCPF elected to adopt both standards prospectively from 1 April 2018 with no restatement to comparatives in line with the transition choices.

From 1 April 2018, OCPF classifies its financial assets in the following measurement categories:

- those to be measured subsequently at fair value through profit or loss (FVPL); and
- those to be measured at amortised cost.

The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows. For assets measured at fair value, gains and losses will be recorded in profit or loss.

### Measurement

At initial measurement, the entity measures a financial asset at its fair value and transaction costs are expensed in profit or loss.

### Equity instruments

OCPF subsequently measures all equity instruments at fair value through profit and loss. Dividends from such investments continue to be recognised in profit or loss as other income when OCPF's rights to receive payments are established.

Changes in the fair value of financial assets at FVPL are recognised in fair value movements on financial assets at fair value through profit and loss in the statement of comprehensive income as applicable.

### Impairment

For trade receivables measured at amortised cost, OCPF applies the simplified approach permitted by IFRS 9, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

### Non-derivative financial liabilities

Creditors are measured at amortised cost.

### IFRS 15 Revenue from Contracts with Customers

The impact is considered to be immaterial as the majority of revenue is in the scope of IAS 17 Leases.





## RESTATEMENT OF PRESENTATION TO CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	Reviewed 6 months to 30 September 2018	Reviewed 6 months to 30 September 2017	Audited 12 months to 31 March 2018
	R'000	R'000	R'000
<b>Income</b>			
Income from investments excluding non-permissible income (as previously reported)	15,221	22,786	39,227
<b>Less: Amounts now shown separately</b>			
Realised gain on disposal of available-for-sale financial assets	-	9,140	16,523
Fair value adjustment on financial assets at fair value through profit or loss	2,590	1,549	129
Income from investments (excluding non-permissible income and fair value movements) as restated	12,631	12,097	22,575
<b>Basic earnings and diluted earnings per unit (cents) (unchanged)</b>	165.2	71.4	203.4

OCPF has made a change to the presentation of Income in order to separately disclose fair value adjustments on financial instruments.

Realised and unrealised gains were previously reflected in 'Income from investments excluding non-permissible income' and is now reflected separately as 'Realised gain on disposal of available-for-sale financial assets' and 'Fair value adjustment on financial assets at fair value through profit or loss'.

The change does not impact on the operating profit, distribution per unit and basic earnings and diluted earnings per unit reported in the previous period.

Profit for the period before fair value adjustments to financial assets and realised gains

The 'Profit for the period before fair value adjustments to financial assets and realised gains' is presented on the face of the statement of comprehensive income, being the Fund's operating results excluding fair value adjustments on financial assets. Management believes it to be relevant to the understanding of the Fund's financial performance. The measure is used for internal performance analysis and provides additional useful information on underlying trends to unitholders. This measure is not a defined term under IFRS and may therefore not be comparable with similarly titled measures reported by other entities. It is not intended to be a substitute for, or superior to, measures as required by IFRS.

Fair Value Movements on Financial Assets Reserve

During the reporting period, the Fund created the Fair Value Movements on Financial Assets Reserve which is disclosed as part of the "Other Reserve" in the Statement of Changes in Unitholders' Funds. The purpose of this reserve is to transfer to or from all fair value movements on "Financial Assets at Fair Value through profit or loss" that are not available for distribution.

## 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 2018:

<b>Assets</b>	<b>Level 1 R'000</b>	<b>Level 2 R'000</b>	<b>Level 3 R'000</b>	<b>Total R'000</b>
<b>Financial assets at fair value through profit or loss</b>				
Investment in Oasis Crescent Global Property Equity Fund	-	444,424	-	444,424
Investment in listed property funds	31,031	-	-	31,031
Investment in Oasis Crescent International Property Equity Feeder Fund	-	31,671	-	31,671
<b>Other financial assets at fair value through profit or loss</b>				
Investment in Oasis Crescent Income Fund	-	142,989	-	142,989
<b>Other short-term financial assets</b>				
Tenant deposits	-	8,763	-	8,763
<b>Investment property</b>				
Investment property	-	-	683,287	683,287

The following table presents the Fund's assets that are measured at fair value at 30 September 2017:

<b>Assets</b>	<b>Level 1 R'000</b>	<b>Level 2 R'000</b>	<b>Level 3 R'000</b>	<b>Total R'000</b>
<b>Available-for-sale financial assets</b>				
Investment in Oasis Crescent Global Property Equity Fund	-	407,316	-	407,316
Investment in listed property funds	65,663	-	-	65,663
Investment in Oasis Crescent International Property Equity Feeder Fund	-	4,642	-	4,642
<b>Other financial assets at fair value through profit or loss</b>				
Investment in Oasis Crescent Income Fund	-	153,054	-	153,054
<b>Other short-term financial assets</b>				
Tenant deposits	-	7,553	-	7,553
<b>Investment property</b>				
Investment property	-	-	570,983	570,983



The following table presents the Fund's assets that are measured at fair value at 31 March 2018:

<b>Assets</b>	<b>Level 1</b> R'000	<b>Level 2</b> R'000	<b>Level 3</b> R'000	<b>Total</b> R'000
<b>Available-for-sale financial assets</b>				
Investment in Oasis Crescent Global Property Equity Fund	-	374,946	-	374,946
Investment in listed property funds	34,724	-	-	34,724
Investment in Oasis Crescent International Property Equity Feeder Fund	-	22,885	-	22,885
<b>Other financial assets at fair value through profit or loss</b>				
Investment in Oasis Crescent Income Fund	-	138,519	-	138,519
<b>Other short-term financial assets</b>				
Tenant deposits	-	8,368	-	8,368
<b>Investment property</b>				
Investment property	-	-	668,997	668,997

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 comprise of Irish stock exchange property equity investments classified as financial assets at fair value through profit or loss 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:

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

##### *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.

## *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 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 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 Johannesburg Stock Exchange (JSE) and are therefore classified as Level 1.

## **Other 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 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**

	<b>Reviewed 6 months to 30 September 2018</b>	<b>Reviewed 6 months to 30 September 2017</b>	<b>Audited 31 March 2018</b>
	R'000	R'000	R'000
Balance at beginning of the period	668,997	571,874	571,874
Acquisitions during the period	-	-	55,679
Fair value adjustment on investment properties excluding straight-lining of lease income	(1,539)	(1,061)	38,289
Movements in lease incentives	(638)	(554)	(962)
Capital expenditure on investment properties	16,467	724	4,117
<b>Balance at the end of the period</b>	<b>683,287</b>	<b>570,983</b>	<b>668,997</b>



The valuation of investment properties include comparable bulk sales, discounted cash flow and net income capitalisation, using contracted rental income and other 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, vacant levels 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 2018 by Mills Fitchet Magnus Penny, an independent, professional valuer registered without restriction in terms of the Property Valuers Act No. 47 of 2000.

The valuation of investment properties requires judgement in the determination of future cash flows and an appropriate capitalisation rate which varies between 7.50% and 10.25% (2017: 7.50% and 10.25%). Changes in the capitalisation rate attributable to changes in market conditions can have a significant impact on property valuations. The valuation of investment properties may also be influenced by changes in vacancy rates.

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.

### **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.

Oasis Group Holdings (Pty) Ltd., the parent of Oasis Crescent Property Fund Managers Limited, is a tenant at The Ridge@Shallcross and 24 Milner Road.

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 Ltd., the manager of the fund.

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

Oasis Asset Managers Ltd. renders investment management services to the Fund on Financial assets at fair value through profit or loss.

Oasis Crescent Property Company (Pty) Ltd., renders services relating to identifying and securing tenants for the Fund.

There are common directors to Oasis Crescent Property Fund Managers Limited, Oasis Group Holdings (Pty) Ltd., Oasis Crescent Property Company (Pty) Ltd., Oasis Crescent Management Company Limited, Oasis Asset Management Ltd. and Abli Property Developers (Pty) Ltd. 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.

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

The Fund pays an investment management fee to Oasis Asset Management Ltd. for investment management services rendered in respect of investment in listed property funds.

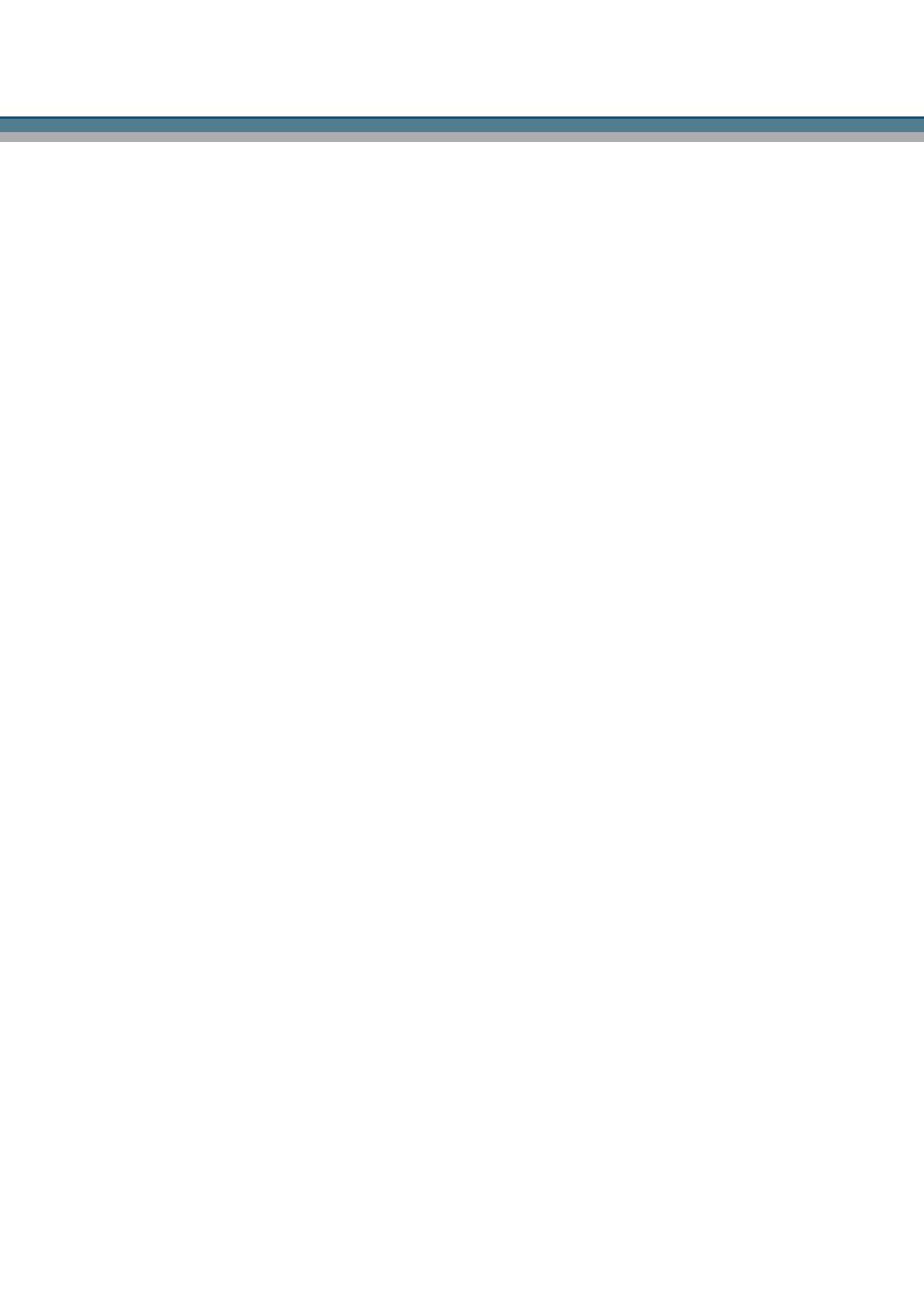
The Fund pays an administration fee to Oasis Crescent Property Company (Pty) Ltd. for identifying and securing tenants for properties held by the Fund.

	Reviewed 6 months 30 September 2018 R'000	Reviewed 6 months 30 September 2017 R'000	Audited 31 March 2018 R'000
<b>Related party transactions</b>			
Service charge paid to Oasis Crescent Property Fund Managers Ltd.	3,103	2,783	5,800
Property management fees paid to Oasis Crescent Property Fund Managers Ltd.	739	680	1,392
Rental and related income paid by Oasis Group Holdings (Pty) Ltd. at the Ridge@ Shallcross	(245)	(224)	(461)
Rental and related income paid by Oasis Group Holdings (Pty) Ltd. at 24 Milner Road	(443)	(386)	(840)
Letting commission paid to Oasis Crescent Property Company (Pty) Ltd.	65	22	1,162
Property related expenses paid to Oasis Crescent Property Company (Pty) Limited	482	-	306
Consulting fees paid to Abli Property Developers (Pty) Ltd. for consulting services on capital projects	330	16	87
Investment management fees paid to Oasis Asset Management Ltd.	110	277	490

	Reviewed 6 months 30 September 2018 R'000	Reviewed 6 months 30 September 2017 R'000	Audited 31 March 2018 R'000
<b>Related party balance</b>			
Trade payables to Oasis Crescent Property Fund Managers Ltd.	(789)	(674)	(743)
Trade payables to Oasis Group Holdings (Pty) Ltd.	(194)	(181)	(74)
Trade payables to Oasis Asset Management Ltd.	(20)	(54)	(27)
Trade payables to Oasis Crescent Property Company (Pty) Ltd	(155)	(22)	(58)
Trade payables to Abli Property Developers (Pty) Ltd	(150)	(18)	(19)

## Subsequent Events

There were no subsequent events or transactions that require disclosure in the Interim Report.



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