

OASIS CRESCENT



PROPERTY FUND

# INTERIM REPORT

## SEPTEMBER 2017



# 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.

## REVIEWED INTERIM RESULTS AND DISTRIBUTION DECLARATION FOR THE SIX MONTHS ENDED 30 SEPTEMBER 2017

### Financial Highlights

	HY2018	HY2017	FY2017
Distribution per unit including non-permissible income (cents)	53.8	49.2	102.0
Distribution per unit excluding non-permissible income (cents)	52.7	48.3	100.3
Property portfolio valuation (Rm)	586	566	586
Investments in Offshore Listed Properties (Rm)	407	411	377
Investments in Local Listed Properties and other current assets (Rm)	87	88	99
Cash and cash equivalents (Rm) *	180	97	141
Net asset value per unit (cents)	2 105	2 072	2 050
Listed market price (cents)	2 000	1 950	2 025

\* Includes held-for-trading investments.

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

## Manager's report

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. Our focused approach has delivered significant real wealth creation for investors with an annualised total unitholder return of 13.0% relative to annualised inflation of 5.9% since inception, resulting in a real return of 7.1%. Your Fund's annualised total intrinsic value return is 13.2% per annum since inception.

Cumulative returns	Since Inception (%)	HY2018 (%)	HY2017 (%)	FY2017 (%)	FY2016 (%)	FY2015 (%)	FY2014 (%)
Unitholder return	<b>326.8</b>	<b>326.8</b>	n/a	321.1	286.3	227.3	165.3
Intrinsic value return	<b>333.9</b>	<b>333.9</b>	n/a	312.2	302.8	248.7	194.6
Inflation	<b>98.3</b>	<b>98.3</b>	n/a	95.2	83.7	71.7	65.2

Annual returns	Since Inception (%)	HY2018 (%)	HY2017 (%)	FY2017 (%)	FY2016 (%)	FY2015 (%)	FY2014 (%)
Unitholder return	<b>13.0</b>	<b>1.4</b>	2.5	9.0	18.0	23.4	17.4
Intrinsic value return	<b>13.2</b>	<b>5.3</b>	0.9	2.3	15.5	18.4	12.9
Inflation	<b>5.9</b>	<b>1.6</b>	3.1	6.3	7.0	3.9	5.9
Market Price		2 000	1 950	2 025	1 950	1 750	1 500
NAV		2 105	2 072	2 050	2 101	1 919	1 706

## Market overview

The current global REIT dividend yield to 10yr bond yield spread remains attractive relative to their long term averages. 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. Global REIT debt levels are also well below their 2008 peaks and average debt maturity has increased. In South Africa, the demand for 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 longer term driver of demand for logistics space but the low level of business confidence is impacting negatively on demand. Shopping centres that are appealing destinations or offer convenience are better positioned to grow their trading densities in a low growth environment.

## Portfolio overview

	HY2018		HY2017		FY2017	
	R'mil	%	R'mil	%	R'mil	%
Direct property	586	47	566	49	586	49
Global investments	407	32	411	35	377	31
Cash and local investments	267	21	185	16	240	20
<b>Total Assets</b>	<b>1 260</b>	<b>100</b>	<b>1 162</b>	<b>100</b>	<b>1 203</b>	<b>100</b>
<b>Period end ZAR/US\$ exchange rate</b>	<b>13.54</b>		<b>13.73</b>		<b>13.40</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 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. 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.

## Review of results and operations

### Highlights as at 30 September 2017

- **Distribution per unit including non-permissible income was 53.8 cents per unit (HY2017: 49.2 cents)**
- **Net Asset Value per unit is 2 105 cents per unit (HY2017: 2 072 cents)**
- **Intrinsic value return of 13.2% per annum since inception compared to inflation of 5.9% per annum**
- **Initiating a strategic partnership to invest in new modern logistics facilities in the Western Cape**

	HY2018	HY2017	FY2017
Distribution per unit including non-permissible income (cents)	53.8	49.2	102.0
Distribution per unit excluding non-permissible income (cents)	52.7	48.3	100.3
Property portfolio valuation (Rm)	586	566	586
Investments in Offshore Listed Properties (Rm)	407	411	377
Investments in Local Listed Properties & other current assets (Rm)	87	88	99
Cash and cash equivalents (Rm)*	180	97	141
Net asset value per unit (cents)	2 105	2 072	2 050
Listed market price at year end (cents)	2 000	1 950	2 025

### Results Overview

	HY2018	HY2017	FY2017	HY 2018/2017
	(R'000)	(R'000)	(R'000)	%
Direct Property Net Income	21 727	19 223	42 066	13
Global Investment Income	5 678	5 548	10 788	2
Cash and Local Investment Income	6 143	4 239	8 320	45
Shared Expense	(3 370)	(3 158)	(6 441)	7
<b>Distributable Income excl NPI</b>	<b>30 178</b>	<b>25 852</b>	<b>54 733</b>	<b>17</b>
<b>Average ZAR/US\$ exchange rate</b>	<b>13.23</b>	<b>14.31</b>	<b>13.89</b>	<b>(8)</b>

\* Included held for trading investments

During the period, the Fund made good progress in reducing vacancies and improving tenant quality, which together with good cost management contributed positively towards distributable income for the period. Filling of vacancies contributed 2% towards the increase in direct property net income with escalations contributing a further 7%. Action taken against debtors provided for in the prior period has resulted in recovery of outstanding balances which contributed a further 3% towards the increase in direct property net income.

The investment income earned from the global investments increased by 2% and was impacted by the Rand strengthening by 8%. Distribution per unit in US\$ from the Oasis Crescent Global Property Equity Fund including dividend reinvestment increased by 10% year-on-year. Income received from the Oasis Crescent Income Fund increased significantly due to the higher distributions as well as a higher balance held during the period. Shared expenses increased by 7%, which is in line with the increase in the number of OCPF units in issue.

## Direct property portfolio characteristics

### Geographical profile\*

	Rentable Area		Revenue HY2018		Revenue HY2017		Revenue FY2017	
	Area (m <sup>2</sup> )	%	R'mil	%	R'mil	%	R'mil	%
Western Cape	81 796	83	23.4	60	20.8	56	44.2	57
KwaZulu-Natal	16 407	17	15.9	40	16.0	44	32.6	43
<b>Total - Direct Property (excl straight-lining)</b>	<b>98 203</b>	<b>100</b>	<b>39.3</b>	<b>100</b>	<b>36.8</b>	<b>100</b>	<b>76.8</b>	<b>100</b>

\*Note: Revenue includes property rental and recoveries and excludes lease incentives.

### Segmental profile

Segment	Rentable area (m <sup>2</sup> )	HY2018		HY2017		FY2017	
		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> (%)
<b>Retail</b>	<b>22 987</b>	114	8	106	8	104	8
<b>Office</b>	<b>7 629</b>	119	8	112	8	121	8
<b>Industrial</b>	<b>67 587</b>	30	7	30	8	35	7
<b>TOTAL</b>	<b>98 203</b>						

Average retail and office rental per m<sup>2</sup> increased in line with annual rental escalations. The decrease in average industrial rental per m<sup>2</sup> was a result of short term leases at favourable rates coming to an end during the period.

### Vacancy profile

% of total rentable area	HY2018	HY2017	FY2017
<b>Retail</b>	2.2	1.8	1.5
<b>Office</b>	0.0	0.0	0.3
<b>Industrial</b>	12.0	14.6	7.2
<b>TOTAL</b>	<b>14.2</b>	<b>16.4</b>	<b>9.0</b>

Post period end, the Fund has successfully concluded additional retail leases with national tenants which has reduced retail vacancy below 1%. The industrial vacancy is due to the strategic vacancy to take advantage of opportunities when leases expire to enhance properties and improve the tenant mix.

## Lease expiry profile

	HY2018		HY2017		FY2017	
	Rental Area %	Revenue %	Rental Area %	Revenue %	Rental Area %	Revenue %
<b>Within 1 year</b>	28	39	48	49	53	53
<b>Within 2 years</b>	4	8	8	12	5	11
<b>Within 3 years</b>	30	17	6	7	6	5
<b>Within 4 years</b>	2	4	2	3	1	2
<b>Within 5 or more years</b>	36	32	36	29	35	29
	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.

## Tenant profile

	HY2018 (%)	HY2017 (%)	FY2017 (%)
<b>A - Large nationals, large listed, large franchisees, multi-nationals and government</b>	76	83	77
<b>B - Nationals, listed, franchisees and medium to large professional firms</b>	5	3	3
<b>C - Other</b>	19	14	20
<b>TOTAL</b>	100	100	100

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.

### Investment Portfolio Characteristics

The investment in high quality global listed REITs provide geographic and sector diversification. Global REIT cash flow yields (FFO yield) and dividend yields remain attractive relative to bond yields and the Oasis Crescent Global Property Equity Fund is well positioned. Valuation characteristics are very attractive with an average cash flow yield of 6.5% and dividend yield of 5.1% which offers value relative to the average bond yield and inflation of 2.4% and 2.3% respectively.

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

## Outlook

The Fund remains focused on addressing the lease expiry profile through 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. Post the interim period end, the Fund has initiated an investment in a new modern logistics facility in the Western Cape which is the start of a strategic partnership with long term potential. Management is confident in the strategy of the Fund.

## Additional information

### Property management

Property management is outsourced to the Manager and external service providers. The amount paid to the Manager was R0.680 million (HY2017: R0.632 million)

### Service charge

The service charge is equal to 0.5% per annum of the Fund's market capitalisation and borrowing facilities based on the average daily closing prices of the units. The amount paid to the Manager was R2.783 million (HY2017: R2.592 million).

### Units in issue

As at 30 September 2017 the number of units in issue was 57 727 809 (HY2017: 54 077 452).

**Unitholders' holding more than 5% of issued units as at 30 September 2017:**

<b>NAME</b>	<b>NUMBER OF UNITS</b>	<b>HOLDING (%)</b>
Oasis Crescent Balanced Progressive Fund of Funds	7 181 732	12.4
Oasis Crescent Property Company (Pty) Ltd.	6 780 577	11.8
Oasis Crescent Pension Annuity Stable Fund	5 999 190	10.4
Oasis Crescent Equity Fund	4 596 447	8.0
Oasis Crescent Balanced Stable Fund of Funds	3 590 878	6.8
Oasis Crescent Retirement Annuity High Equity Fund	3 687 549	6.4
Oasis Crescent Global Property Equity Fund	2 878 486	5.0
<b>TOTAL</b>		<b>60.8</b>

There has been no change in directors' interests between the end of the interim period and the date of approval of the Interim Report.

Shareholding in OCPFM

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

Change to the board

There were no changes to the board of directors during the 6 month period ended 30 September 2017.

## **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 2017 of 5 272.63051 cents for every 100 units held, has been declared payable to unitholders recorded in the register of the Fund at close of business on Friday, 1 December 2017. Unitholders may elect to receive the distribution in cash or to reinvest the distribution at a rate of 2.50481 units at 2 105 cents per units (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 distribution and the election in terms thereof:

Declaration announcement on SENS of distribution and right of election to purchase new units or receive a cash payment	Tuesday, 24 October
Finalisation announcement on SENS in respect of distribution and right of election to purchase new units or receive a cash payment	Friday, 10 November
Circular and form of election posted to unitholders	Friday, 10 November
Last day to trade in order to be eligible for the distribution	Tuesday, 28 November
Trading commences ex- entitlement to the distribution	Wednesday, 29 November
Listing of maximum possible number of units that may be purchased at commencement of trade	Friday, 1 December
Closing date for the election of cash distribution at 12:00 pm	Friday, 1 December
<b>Record date for the distribution</b>	<b>Friday, 1 December</b>
Cash distribution cheques posted and CSDP/broker accounts updated with cash	Monday, 4 December
Announcement of the results of the distribution on SENS	Monday, 4 December
Unit certificates posted and CSDP/broker accounts updated with units	Wednesday, 6 December
Adjustment of number of new units listed on or about	Friday, 8 December

## Notes:

1. Unitholders reinvesting 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 Wednesday, 29 November 2017 and Friday, 1 December 2017, both days inclusive.
3. The above dates and times are subject to change. Any changes will be announced on 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 used to purchase additional units.

## FRACTIONS

Trading in the electronic Strate environment does not permit fractions and fractional entitlements in respect of units. Accordingly, should a unitholder's entitlement to new units, calculated in accordance with the ratio mentioned above, give rise to a fraction of a new unit, such fraction will be rounded down to the nearest whole number, resulting in allocations of whole units and a payment to the unitholder in respect of the remaining cash amount due to that unitholder under the distribution.

## TAX IMPLICATIONS

In respect of the distribution, the Manager hereby advises unitholders, who will receive the distribution, that for taxation purposes, OCPF is a REIT as defined in the Income Tax Act as from 1 April 2013 and, accordingly, the tax implications of the distribution have changed as from that date. The distribution will not be exempt from income tax in terms of section 10(1)(k) of the Income Tax Act.

**For South African tax residents, the distribution will be exempt from dividends tax in terms of section 64F(l) of the Income Tax Act, provided that you, as unitholder, provide the transfer secretary or your nominee, custodian or CSDP with confirmation of your tax residence status in the prescribed form. If you do not provide the required residence status, they will have no choice but to withhold dividends tax at a rate of 20%.**

For non-resident unitholders, for South African tax purposes, the distribution received by a non-resident unitholder from a REIT will be subject to dividend withholding tax at 20%, unless the rate is reduced in terms of any applicable agreement, for the avoidance of double taxation ("DTA") between South Africa and the country of tax residence of the unitholder. Non-resident unitholders that believe that a reduced rate of tax applies in respect of their applicable DTA should contact the transfer secretaries or their nominee, custodian or CSDP for the prescribed form to record the reduced rate of tax.

### Where dividends tax is withheld at 20%

- the reinvestment ratio for non-resident unitholders will be 2.00385 units at 2 105 cents per unit, for every 100 (one hundred) units held on the record date;
- should such unitholders elect to receive the distribution in cash, they will receive 4 218.10441 cents per 100 units held on the record date.



Kindly contact the transfer secretaries, or your nominee, custodian or CSDP for a copy of the prescribed declaration form.

The Income Tax Act sections applicable to the distributions made are as follows:

- Property income distribution from a REIT – section 10(1)(k) and section 64F(l)

Both resident and non-resident unitholders are encouraged to consult their professional tax advisors with regard to their individual tax liability in this regard.

Units in issue at the date of declaration of the distribution: 57 727 809

Income tax reference number: 3354212148

A circular will be posted to unitholders on or about 10 November 2017 in respect of the distribution.

By order of the Board  
Oasis Crescent Property Fund Managers Limited  
Cape Town  
24 October 2017

Designated Advisor  
PSG Capital Proprietary 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, as set out on pages 9 to 27 of the accompanying interim report, which comprise the condensed statement of financial position as at 30 September 2017 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 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

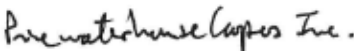
Our responsibility is to express a conclusion on these interim financial statements. We conducted our review in accordance with International Standard on Review Engagements 2410, Review of Interim Financial Information Performed by the Independent Auditor of the Entity. ISRE 2410 requires us to conclude 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 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 2017 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.



PricewaterhouseCoopers Inc.  
Director: Zuhdi Abrahams  
Registered Auditor  
Cape Town

24 October 2017

**OASIS CRESCENT PROPERTY FUND**  
**CONDENSED STATEMENT OF FINANCIAL POSITION**  
**as at 30 September 2017**

	Reviewed 30 September 2017	Reviewed 30 September 2016	Audited 31 March 2017
	R'000	R'000	R'000
<b>ASSETS</b>			
<b>Non-current assets</b>	<b>1 063 104</b>	<b>1 051 167</b>	<b>1 044 272</b>
Investment properties	570 983	552 015	571 874
Property, plant and equipment	334	550	435
Straight-line lease accrual	14 166	11 832	13 066
Available-for-sale financial assets	477 621	486 770	458 897
<b>Current assets</b>	<b>196 575</b>	<b>110 524</b>	<b>159 148</b>
Trade receivables	3 793	4 624	4 029
Trade receivables from related parties	-	110	-
Other receivables	12 284	7 213	5 489
Straight-line lease accrual	770	1 109	810
Financial assets at fair value through profit or loss	153 054	86 781	134 505
Other short-term financial assets	7 553	7 857	8 364
Cash and cash equivalents	19 121	2 830	5 951
<b>Total assets</b>	<b>1 259 679</b>	<b>1 161 691</b>	<b>1 203 420</b>

**UNITHOLDERS' FUNDS AND LIABILITIES**

<b>Unitholders' funds</b>	<b>1 215 336</b>	<b>1 120 699</b>	<b>1 158 412</b>
Capital of the Fund	761 008	686 785	736 401
Retained income	20 677	8 639	9 988
Other reserve	433 651	425 275	412 023
<b>Current liabilities</b>	<b>44 343</b>	<b>40 992</b>	<b>45 008</b>
Trade payables	11 021	11 853	11 240
Accruals	438	510	452
Other payables	1 346	1 310	2 295
Trade payables to related parties	948	1 015	1 436
Unitholders for distribution	30 451	26 111	29 434
Non-permissible income available for dispensation	139	193	151
<b>Total unitholders' funds and liabilities</b>	<b>1 259 679</b>	<b>1 161 691</b>	<b>1 203 420</b>

**Supplemental information:**

Net Asset Value (NAV) (In cents per unit)	2 105	2 072	2 050
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**OASIS CRESCENT PROPERTY FUND**  
**CONDENSED STATEMENT OF COMPREHENSIVE INCOME**  
**for the 6 months ended 30 September 2017**

	Reviewed 6 months to 30 September 2017	Reviewed 6 months to 30 September 2016	Audited 12 months to 31 March 2017
	R'000	R'000	R'000
<b>Income</b>	<b>62 617</b>	<b>47 378</b>	<b>98 733</b>
Rental and related income	38 770	36 282	75 777
Income from investments excluding non-permissible income	22 786	10 388	21 313
Straight-lining of lease income	1 061	708	1 643
<b>Expenses</b>	<b>20 404</b>	<b>20 202</b>	<b>40 203</b>
Property expenses	16 757	16 835	33 301
Service charges	2 783	2 592	5 386
Other operating expenses	864	775	1 516
<b>Net income from rentals and investments</b>	<b>42 213</b>	<b>27 176</b>	<b>58 530</b>
<b>Fair value adjustment to investment properties excluding straight-lining of lease income</b>	<b>(1 061)</b>	<b>(708)</b>	<b>20 304</b>
Fair value adjustment to investment properties	-	-	21 947
Straight-lining of lease income	(1 061)	(708)	(1 643)
<b>Operating profit for the period</b>	<b>41 152</b>	<b>26 468</b>	<b>78 834</b>
<b>Net non-permissible income</b>	<b>(285)</b>	<b>(224)</b>	<b>(410)</b>
Non-permissible investment income	332	281	512
Non-permissible income dispensed	(617)	(505)	(922)
<b>Net profit for the period</b>	<b>40 867</b>	<b>26 244</b>	<b>78 424</b>
<b>Other Comprehensive Income</b>			
<b>Items that may be subsequently reclassified to profit and loss</b>	<b>21 628</b>	<b>(13 085)</b>	<b>(48 284)</b>
Fair value gain/(loss) on available-for-sale financial assets	30 768	(13 085)	(48 284)
Realised gain on disposal of available-for-sale financial assets	(9 140)	-	-
<b>Total Comprehensive Income for the period</b>	<b>62 495</b>	<b>13 159</b>	<b>30 140</b>
<b>Basic earnings per unit (cents)</b>	<b>71.4</b>	<b>49.0</b>	<b>143.7</b>
<b>Supplementary information:</b>			
<b>Distribution per unit including non-permissible income (cents)</b>	<b>53.8</b>	<b>49.2</b>	<b>102.0</b>

**OASIS CRESCENT PROPERTY FUND**  
**CONDENSED STATEMENT OF COMPREHENSIVE INCOME**  
for the 6 months ended 30 September 2017

	Reviewed 6 months to 30 September 2017	Reviewed 6 months to 30 September 2016	Audited 12 months to 31 March 2017
	R'000	R'000	R'000
<b>Additional information:</b>			
<b>Headline earnings and distribution income reconciliation</b>			
<b>Basic earnings before non-permissible income adjustment</b>	<b>41 152</b>	<b>26 468</b>	<b>78 834</b>
Non-permissible investment income	332	281	512
<b>Basic earnings after non-permissible income adjustment</b>	<b>41 484</b>	<b>26 749</b>	<b>79 346</b>
Non-permissible income dispensed	(617)	(505)	(922)
<b>Basic earnings</b>	<b>40 867</b>	<b>26 244</b>	<b>78 424</b>
Adjusted for:			
Realised gain on disposal of available-for-sale financial assets	(9 140)	-	-
Fair value adjustment to investment properties	1 061	708	(20 304)
<b>Headline earnings</b>	<b>32 788</b>	<b>26 952</b>	<b>58 120</b>
Less: Fair value adjustments on financial assets at fair value through profit or loss	(1 407)	(337)	(1 476)
Less: Fair value adjustments on tenant deposits	(142)	(55)	(268)
Less: Straight-line lease accrual	(1 061)	(708)	(1 643)
<b>Distributable income excluding non-permissible income</b>	<b>30 178</b>	<b>25 852</b>	<b>54 733</b>
<b>Basic earnings per unit (cents)</b>	<b>71.4</b>	<b>49.0</b>	<b>143.7</b>
<b>Headline earnings and diluted headline earnings per unit (cents)</b>	<b>57.3</b>	<b>50.3</b>	<b>106.5</b>
<b>Distribution per unit including non-permissible income (cents)</b>	<b>53.8</b>	<b>49.2</b>	<b>102.0</b>
<b>Distribution per unit excluding non-permissible income (cents)</b>	<b>52.7</b>	<b>48.3</b>	<b>100.3</b>
<b>Weighted average units in issue</b>	<b>57 235 096</b>	<b>53 572 345</b>	<b>54 559 623</b>
<b>Units in issue at the end of the period</b>	<b>57 727 809</b>	<b>54 077 452</b>	<b>56 509 343</b>

**OASIS CRESCENT PROPERTY FUND**  
**CONDENSED STATEMENT OF COMPREHENSIVE INCOME**  
**for the 6 months ended 30 September 2017**

	Reviewed 6 months to 30 September 2017	Reviewed 6 months to 30 September 2016	Audited 12 months to 31 March 2017
	R'000	R'000	R'000
<b>Reconciliation of Distributable Income for the 6 months ended 30 September 2017</b>			
Rental income	29 460	27 005	57 832
Rental recoveries	9 864	9 788	18 997
Lease incentives	(554)	(511)	(1 052)
<b>Rental and related income</b>	<b>38 770</b>	<b>36 282</b>	<b>75 777</b>
Less: Property expenses	(16 757)	(16 835)	(33 301)
<b>Property operating income</b>	<b>22 013</b>	<b>19 447</b>	<b>42 476</b>
Investment income excluding non-permissible investment income	12 098	9 996	19 569
Fair value adjustment on financial assets at fair value through profit or loss	1 549	392	1 744
Realised gain on disposal of available-for-sale financial assets	9 140	-	-
<b>Income from investments excluding non-permissible income</b>	<b>22 787</b>	<b>10 388</b>	<b>21 313</b>
Non-permissible investment income received	332	281	512
<b>Total investment income</b>	<b>23 119</b>	<b>10 669</b>	<b>21 825</b>
<b>Net property and investment income</b>	<b>45 131</b>	<b>30 116</b>	<b>64 301</b>
Less: Fair value adjustment on financial assets at fair value through profit or loss	(1 549)	(392)	(1 744)
Less: Realised gain on disposal of available-for-sale financial assets	(9 140)	-	-
Service charges and other operating expenses	(3 647)	(3 367)	(6 902)
<b>Distributable income including non-permissible income</b>	<b>30 795</b>	<b>26 357</b>	<b>55 655</b>
Non-permissible rental income and recoveries	(285)	(224)	(410)
Non-permissible investment income	(332)	(281)	(512)
<b>Distributable income excluding non-permissible income</b>	<b>30 178</b>	<b>25 852</b>	<b>54 733</b>

**OASIS CRESCENT PROPERTY FUND**  
**CONDENSED STATEMENT OF CHANGES IN UNITHOLDERS' FUNDS**  
**for the 6 months ended 30 September 2017**

	Capital of the Fund	Other Reserve	Retained income	Total
	R'000	R'000	R'000	R'000
<b>Balance at 01 April 2016</b>	<b>636 845</b>	<b>438 360</b>	<b>8 245</b>	<b>1 083 450</b>
Net profit for the period ended 30 September 2016	-	-	26 244	26 244
<b>Other Comprehensive Income</b>				
Fair value gain on available-for-sale financial assets	-	(13 085)	-	(13 085)
<b>Total Comprehensive Income for the period ended 30 September 2016</b>	<b>-</b>	<b>(13 085)</b>	<b>26 244</b>	<b>13 159</b>
Issue of units	27 353	-	-	27 353
Units issued for property acquisition	23 000	-	-	23 000
Transaction costs for issue of new units	(170)	-	-	(170)
Distribution received in advance	(243)	-	243	-
Distribution to unitholders	-	-	(26 093)	(26 093)
<b>Balance at 30 September 2016</b>	<b>686 785</b>	<b>425 275</b>	<b>8 639</b>	<b>1 1 20 699</b>
Net profit for the period ended 31 March 2017	-	-	52 180	52 180
<b>Other Comprehensive Income</b>				
Fair value gain on available-for-sale financial assets	-	(35 199)	-	(35 199)
<b>Total Comprehensive Income for the period ended 31 March 2017</b>	<b>-</b>	<b>(35 199)</b>	<b>52 180</b>	<b>16 981</b>
Issue of units	50 389	-	-	50 389
Transaction costs for issue of new units	(234)	-	-	(234)
Transfer to other reserve	-	21 947	(21 947)	-
Distribution received in advance	(539)	-	539	-
Distribution to unitholders	-	-	(29 423)	(29 423)
<b>Balance at 31 March 2017</b>	<b>736 401</b>	<b>412 023</b>	<b>9 988</b>	<b>1 158 412</b>

**OASIS CRESCENT PROPERTY FUND**  
**CONDENSED STATEMENT OF CHANGES IN UNITHOLDERS' FUNDS**  
**for the 6 months ended 30 September 2017**

	Capital of the Fund	Other Reserve	Retained income	Total
	R'000	R'000	R'000	R'000
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>



**OASIS CRESCENT PROPERTY FUND**  
**CONDENSED STATEMENT OF CASH FLOWS**  
**for the 6 months ended 30 September 2017**

	Reviewed 6 months to 30 September 2017	Reviewed 6 months to 30 September 2016	Audited 12 months to 31 March 2017
	R'000	R'000	R'000
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
<b>Net profit for the period</b>	<b>40 867</b>	<b>26 244</b>	<b>78 424</b>
Adjusted for:			
Non-permissible investment income received	(332)	(281)	(512)
Depreciation	101	78	180
Provision for receivables impairment	(462)	691	277
Straight-line lease accrual	(1 061)	(708)	(1 643)
Lease incentives	554	511	1 052
Realised gain on sale of available-for-sale financial assets	(9 140)	-	-
Fair value adjustment on financial assets at fair value through profit or loss	(1 549)	(392)	(1 744)
Fair value adjustment on investment property, excluding straight-lining of lease income	1 061	708	20 304
<b>Net operating cash flow before changes in working capital</b>	<b>30 039</b>	<b>26 851</b>	<b>55 730</b>
<b>Decrease / (increase) in current assets</b>			
Trade receivables	698	(2 226)	(1 217)
Other receivables	(6 795)	(2 290)	(566)
Trade receivables from related parties	-	-	110
<b>(Decrease) / increase in current liabilities</b>			
Trade payables	(219)	2 813	2 200
Accruals	(14)	66	8
Other payables	(949)	(43)	942
Trade payables to related parties	(488)	(63)	358
<b>Cash generated from operations</b>	<b>22 273</b>	<b>25 108</b>	<b>57 565</b>
Non-permissible investment income received	332	281	512
Unitholders for distribution	(4 579)	(1 056)	(1 767)
Non-permissible income	(12)	111	69
<b>Net cash inflow from operating activities</b>	<b>18 014</b>	<b>24 444</b>	<b>56 379</b>

**OASIS CRESCENT PROPERTY FUND**  
**CONDENSED STATEMENT OF CASH FLOWS**  
**for the 6 months ended 30 September 2017**

	Reviewed 6 months to 30 September 2017	Reviewed 6 months to 30 September 2016	Audited 12 months to 31 March 2017
	R'000	R'000	R'000
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Acquisition of available-for-sale financial assets	(7 953)	(18 004)	(25 330)
Acquisition of financial assets at fair value through profit or loss	(17 142)	(11 965)	(58 550)
Capital expenditure on investment properties	(724)	(1 625)	(1 013)
Proceeds from disposal of financial assets at fair value through profit or loss	1 921	10 000	11 008
Proceeds from disposal of available-for-sale financial assets	19 997	-	-
Acquisition of other short-term financial assets	(829)	(1 779)	(3 081)
Lease incentives paid	-	-	-
Acquisition of property, plant and equipment	-	(273)	(260)
<b>Net cash outflow from investing activities</b>	<b>(4 731)</b>	<b>(23 646)</b>	<b>(77 226)</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
Proceeds from issue of units	-	-	25 000
Transaction costs for issue of new units	(113)	(170)	(404)
<b>Net cash outflow from financing activities</b>	<b>(113)</b>	<b>(170)</b>	<b>(24 596)</b>
<b>NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>13 170</b>	<b>628</b>	<b>3 749</b>
<b>CASH AND CASH EQUIVALENTS</b>			
At beginning of period	5 951	2 202	2 202
<b>At end of period</b>	<b>19 121</b>	<b>2 830</b>	<b>5 951</b>

**OASIS CRESCENT PROPERTY FUND**  
**SEGMENT INFORMATION**  
for the 6 months ended 30 September 2017

	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	12 786	5 456	10 664	-	-	28 906
Recoveries	6 364	1 024	2 476	-	-	9 864
<u>Income from investments excluding non-permissible income</u>						
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	4 224	-	-	16 757
Service charges	-	-	-	-	2 783	2 783
Other operating expenses	-	-	-	277	587	864
	<b>10 203</b>	<b>2 310</b>	<b>4 224</b>	<b>277</b>	<b>3 370</b>	<b>20 404</b>
<b>Segment result</b>						
Operating profit/(loss)	<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	-	-	-	1 549	-	1 549
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>

**OASIS CRESCENT PROPERTY FUND**  
**SEGMENT INFORMATION**  
**for the 6 months ended 30 September 2017**

	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	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
Trade receivables from related parties	-	-	-	-	-	-
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>32 137</b>	<b>44 342</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

**OASIS CRESCENT PROPERTY FUND**  
**SEGMENT INFORMATION**  
for the 6 months ended 30 September 2016

	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	13 170	5 241	8 083	-	-	26 494
Recoveries	6 474	1 357	1 957	-	-	9 788
<u>Income from investments excluding non-permissible income</u>						
Dividend income - offshore	-	-	-	5 548	-	5 548
Permissible investment income - domestic	-	-	-	4 448	-	4 448
	<b>19 644</b>	<b>6 598</b>	<b>10 040</b>	<b>9 996</b>	<b>-</b>	<b>46 278</b>
<b>Segment expense</b>						
Property expenses	10 509	2 885	3 441	-	-	16 835
Service charges	-	-	-	-	2 592	2 592
Other operating expenses	-	-	-	209	566	775
	<b>10 509</b>	<b>2 885</b>	<b>3 441</b>	<b>209</b>	<b>3 158</b>	<b>20 202</b>
<b>Segment result</b>						
Operating profit/(loss)	<b>9 135</b>	<b>3 713</b>	<b>6 599</b>	<b>9 787</b>	<b>(3 158)</b>	<b>26 076</b>
<b>Net finance income</b>						
Non-permissible investment income received	-	-	-	-	281	281
NPI Dispensed	(224)	-	-	-	(281)	(505)
<b>Net profit/(loss) before straight-line lease income and fair value adjustment to investment properties</b>						
	<b>8 911</b>	<b>3 713</b>	<b>6 599</b>	<b>9 787</b>	<b>(3 158)</b>	<b>25 852</b>
Realised gain on disposal of available-for-sale financial assets	-	-	-	-	-	-
Straight-lining of lease income	506	(2)	204	-	-	708
Fair value adjustment to financial assets at fair value through profit or loss	-	-	-	392	-	392
Fair value adjustment to investment properties	(506)	2	(204)	-	-	(708)
<b>Net profit/(loss) after straight-line lease income and fair value adjustment to investment properties</b>						
	<b>8 911</b>	<b>3 713</b>	<b>6 599</b>	<b>10 179</b>	<b>(3 158)</b>	<b>26 244</b>

**OASIS CRESCENT PROPERTY FUND**  
**SEGMENT INFORMATION**  
**for the 6 months ended 30 September 2016**

	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	229 580	119 850	202 585	-	-	552 015
Property, plant and equipment	531	19	-	-	-	550
Straight-line lease accrual non-current	5 791	-	6 041	-	-	11 832
Straight-line lease accrual current	710	4	395	-	-	1 109
Available-for-sale financial assets	-	-	-	486 770	-	486 770
Other short-term financial assets	3 101	224	4 532	-	-	7 857
Trade receivables	2 307	1 319	998	-	-	4 624
Other receivables	655	80	2 642	3 634	202	7 213
Trade receivables from related parties	-	-	-	-	110	110
Financial assets at fair value through profit or loss	-	-	-	86 781	-	86 781
Cash and cash equivalents	-	-	-	2 830	-	2 830
	<b>242 675</b>	<b>121 496</b>	<b>217 193</b>	<b>580 015</b>	<b>312</b>	<b>1 161 691</b>
<b>Segment liabilities</b>						
Trade payables	5 143	1 088	5 622	-	-	11 853
Accruals	11	4	32	-	463	510
Other payables	609	31	120	-	550	1 310
Trade payables to related parties	268	7	92	41	607	1 015
Unitholders for distribution	-	-	-	-	26 111	26 111
Non-permissible income available for dispensation	-	-	-	-	193	193
	<b>6 031</b>	<b>1 130</b>	<b>5 866</b>	<b>41</b>	<b>27 924</b>	<b>40 992</b>
<b>Net segment current assets/(liabilities)</b>	<b>742</b>	<b>497</b>	<b>2 701</b>	<b>93 204</b>	<b>(27 612)</b>	<b>69 532</b>
Capital expenditure	1 809	67	22	-	-	1 898

**OASIS CRESCENT PROPERTY FUND**  
**SEGMENT INFORMATION**  
for the 6 months ended 31 March 2017

	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	12 676	5 587	12 023	-	-	30 286
Recoveries	6 304	865	2 040	-	-	9 209
<u>Income from investments excluding non-permissible income</u>						
Dividend income - offshore	-	-	-	5 240	-	5 240
Permissible investment income - domestic	-	-	-	4 333	-	4 333
	<b>18 980</b>	<b>6 452</b>	<b>14 063</b>	<b>9 573</b>	<b>-</b>	<b>49 069</b>
<b>Segment expense</b>						
Property expenses	9 558	2 228	3 822	-	-	15 608
Provision for receivables impairment	761	-	97	-	-	858
Service charges	-	-	-	-	2 794	2 794
Other operating expenses	-	-	-	252	489	741
	<b>10 319</b>	<b>2 228</b>	<b>3 919</b>	<b>252</b>	<b>3 283</b>	<b>20 001</b>
<b>Segment result</b>						
Operating profit/(loss)	<b>8 661</b>	<b>4 224</b>	<b>10 144</b>	<b>9 321</b>	<b>(3 283)</b>	<b>29 068</b>
<b>Net finance income</b>						
Non-permissible investment income received	-	-	-	248	(17)	231
Non-permissible income dispensed	(187)	-	-	(247)	17	(417)
<b>Net profit/(loss) before straight-line lease income and fair value adjustment to investment properties</b>						
	<b>8 474</b>	<b>4 224</b>	<b>10 144</b>	<b>9 322</b>	<b>(3 283)</b>	<b>28 882</b>
Straight-lining of lease income	748	(4)	191	-	-	935
Fair value adjustment to financial assets at fair value through profit or loss	-	-	-	1 352	-	1 352
Fair value adjustment to investment properties	5 956	2 530	11 818	-	-	20 304
<b>Net profit/(loss) after straight-line lease income and fair value adjustment to investment properties</b>						
	<b>15 178</b>	<b>6 750</b>	<b>22 153</b>	<b>10 674</b>	<b>(3 283)</b>	<b>51 473</b>

**OASIS CRESCENT PROPERTY FUND**  
**SEGMENT INFORMATION**  
**for the 6 months ended 31 March 2017**

	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	234 916	122 569	214 389	-	-	571 874
Property, plant and equipment	425	10	-	-	-	435
Straight-line lease accrual non-current	6 555	-	6 511	-	-	13 066
Straight-line lease accrual current	691	3	116	-	-	810
Available-for-sale financial assets	-	-	-	458 897	-	458 897
Other short-term financial assets	3 578	230	4 556	-	-	8 364
Trade receivables	2 892	477	660	-	-	4 029
Other receivables	692	17	2 484	2 255	41	5 489
Trade receivables from related parties	-	-	-	-	-	-
Financial assets at fair value through profit or loss	-	-	-	134 505	-	134 505
Cash and cash equivalents	-	-	-	5 951	-	5 951
	<b>249 749</b>	<b>123 306</b>	<b>228 716</b>	<b>601 608</b>	<b>41</b>	<b>1 203 420</b>
<b>Segment liabilities</b>						
Trade payables	5 314	742	5 166	-	18	11 240
Accruals	45	8	39	-	360	452
Other payables	479	-	1 248	-	568	2 295
Trade payables to related parties	339	6	127	52	912	1 436
Unitholders for distribution	-	-	-	-	29 434	29 434
Non-permissible income available for dispensation	-	-	-	-	151	151
	<b>6 177</b>	<b>756</b>	<b>6 580</b>	<b>52</b>	<b>31 443</b>	<b>45 008</b>
<b>Net segment current assets/(liabilities)</b>	<b>1 676</b>	<b>(29)</b>	<b>1 236</b>	<b>142 659</b>	<b>(31 402)</b>	<b>114 140</b>
Capital expenditure	1 189	62	22	-	-	1 273



## Basis of preparation and accounting policies

The condensed 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 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 page 8 of this report. The operational results of the Fund are not affected by seasonal or cyclical fluctuations.

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

## 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 2017:

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	-	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>Financial assets at fair value through profit or loss</b>				
Investment in Oasis Crescent Income Fund	-	153 054	-	153 054
Other short-term financial assets	-	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 30 September 2016:

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	-	411 363	-	411 363
Investment in listed property funds	75 407	-	-	75 407
<b>Financial assets at fair value through profit or loss</b>				
Investment in Oasis Crescent Income Fund	-	86 781	-	86 781
Other short-term financial assets	-	7 857	-	7 857
<b>Investment property</b>				
Investment property	-	-	552 015	552 015

The following table presents the Fund's assets that are measured at fair value at 31 March 2017:

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	-	377 134	-	377 134
Investment in listed property funds	79 961	-	-	79 961
Investment in Oasis Crescent International Property Equity Feeder Fund	-	1 802	-	1 802
<b>Financial assets at fair value through profit or loss</b>				
Investment in Oasis Crescent Income Fund	-	134 505	-	134 505
Other short-term financial assets	-	8 364	-	8 364
<b>Investment property</b>				
Investment property	-	-	571 874	571 874

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.

##### 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.

#### 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.

#### 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 2017 R'000	Reviewed 6 months to 30 September 2016 R'000	Audited 31 March 2017 R'000
Balance as at beginning of the period	571 084	528 609	528 609
Acquisitions during the period	-	23 000	23 000
Fair value adjustment on investment properties excluding straight-lining of lease income	(1 061)	(708)	20 304
Movements in lease incentives	(554)	(511)	(1 052)
Capital expenditure on investment properties	724	1 625	1 013
<b>Balance at the end of the period</b>	<b>570 983</b>	<b>552 015</b>	<b>571 874</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, void 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 2017 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% (2016: 7.5% 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 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 the parent of the Manager as well as 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 Management Ltd., renders investment management services to the Fund on available-for-sale financial assets.

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 the Manager.

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 investments in listed property funds.

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

<b>Related party transactions</b>	Reviewed 6 months to 30 Sept. 2017 R'000	Reviewed 6 months to 30 Sept. 2016 R'000	Audited 31 Mar. 2017 R'000
Service charge paid to Oasis Crescent Property Fund Managers Ltd.	2 783	2 592	5 386
Property management fees paid to Oasis Crescent Property Fund Managers Ltd.	680	632	1 335
Rental and related income paid by Oasis Group Holdings (Pty) Ltd. at The Ridge@Shallcross	224	206	426
Rental and related income paid by Oasis Group Holdings (Pty) Ltd. at 24 Milner Road	386	409	799
Letting commission paid to Oasis Crescent Property Company (Pty) Ltd.	22	-	-
Consulting fees paid to Abli Property Developers (Pty) Ltd. for consulting services on capital projects	16	32	37
Investment management fees paid to Oasis Asset Management Ltd.	277	209	461

<b>Related party balance</b>	Reviewed 6 months to 30 Sept. 2017 R'000	Reviewed 6 months to 30 Sept. 2016 R'000	Audited 31 Mar. 2017 R'000
Trade receivables from Oasis Group Holdings (Pty) Ltd.	-	110	-
Trade payables to Oasis Crescent Property Fund Managers Ltd.	(674)	(839)	(981)
Trade payables to Oasis Group Holdings (Pty) Ltd.	(181)	(103)	(386)
Trade payables to Oasis Asset Management Ltd.	(54)	(40)	(52)
Trade payables to Oasis Crescent Property Company (Pty) Ltd.	(22)	-	-
Trade payables to Abli Property Developers (Pty) Ltd.	(18)	(33)	(17)

#### Subsequent Events

The Fund entered into a sale of shares agreement with Oasis Crescent Property Company Proprietary Limited, in terms of which the Fund is to acquire 100% of Eden Court Oasis Property Joint Venture Proprietary Limited (ECOP), for a purchase consideration of R57 000 000, to be settled in cash and through the issue of units in the Fund. The shares in question were acquired by the Fund on 1 October 2017. ECOP holds a 99 year usufruct over land at 32 Montreal Drive, Cape Town, being Erf 170986, Cape Town on which the construction of a modern warehousing facility has recently been completed. Oasis Crescent Property Company Proprietary Limited is related to the Fund, for purposes of the JSE Listings Requirements, by virtue of it holding more than 10% of the Funds units in issue.

#### Directors:

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

#### Transfer secretaries:

Computershare Investor Services (Pty) Ltd.  
Rosebank Towers, 15 Biermann Avenue, Rosebank, 2196  
(PO Box 61763, 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.

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