ANNUAL
REPORT 2022

OASIS CRESCENT PROPERTY FUND.

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OASIS

ANNUAL
REPORT 2022

OASIS CRESCENT PROPERTY FUND.

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OASIS CRESCENT PROPERTY FUND

CHAIRMAN'S
REPORT

Mr. Mohamed Shaheen Ebrahim

At Oasis we remain focused to provide our unitholders with high levels of diversification, both locally and globally, providing superior downside protection and great potential for long-term real wealth creation.

I am very pleased to present the consolidated annual financial statements of the Oasis Crescent Property Fund ("Fund") for the period ending 31 March 2022. We aim, in this report, to provide all stakeholders with a clear idea of how the Fund is positioned to thrive in the context of an increasingly complex global environment. We begin by outlining the key issues on the macroeconomic environment we currently face. We also highlight key issues which are shaping both the domestic property market and the Fund, which will serve as a useful accompaniment to the financial statements which follow.

THE ECONOMY AT A GLANCE

Although the global economic recovery is expected to continue during 2022, the outlook has become less rosy. A number of factors are responsible for the loss of growth momentum such as a significant increase in inflation, faster than expected withdrawal of monetary policy by the Federal Reserve, an outbreak of war in the Ukraine and increasingly restrictive lockdowns of key Chinese cities as they grapple with a 4th COVID-19 infection wave. The growing challenge for central banks, looking to tame inflationary pressures, is that the war in Ukraine is massively boosting energy and food inflation even further, sapping economic confidence. This is likely to lead to a slowdown in global activity over the remainder of the year. A stagflationary economic environment (stagnant growth, high inflation), is a lose-lose from a monetary policy perspective as any interest rate hikes by central banks to reduce inflation, would have an adverse influence over economic growth outcomes. Factors that could boost global growth are: 1) cessation of war in Ukraine; 2) significant increase in OPEC oil production lowering oil prices; 3) more accommodative monetary & fiscal policy; 4) drawdown on massive build-up in consumer savings; 5) the wealth effect of robust financial markets; 6) pent-up demand, particularly in leisure and travel sectors. Factors that could constrain global growth are: 1) sustained high inflation; 2) constrained global supply chains, especially in logistics and semiconductors; 3) increased geopolitical tension, especially between the US and China; 4) new, more transmissible variants of Covid-19; 5) an even faster-than-expected reversal of monetary and fiscal support.

Given the many structural headwinds which continue to hamper South Africa, the IMF expects that economic growth will revert back toward a much slower trend pace of 2.2% in 2022 after the spectacular rebound of 5.0% in 2021. Economic growth had accelerated strongly in the first half of 2021 boosted by the surge in commodity prices but the recovery was interrupted in July by the looting and unrest which unfolded in Gauteng and KwaZulu-Natal. Combined with intermittent electricity loadshedding by Eskom during October and November as well as the global travel ban in December, which was imposed due to the new Omicron COVID variant being discovered in South Africa, economic growth momentum slowed sharply into the final stages of the year. Nevertheless, the commodity boom has boosted South Africa's terms of trade cushioning the economy from the global economic slowdown and leading to substantial fiscal revenue overruns and current account surpluses, which have provided strong support to the Rand.

The South African Reserve Bank (SARB) has raised the repo rate three times by 0.25% since the November 2021 monetary policy meeting. In March, the SARB upgraded its 2022 GDP growth forecast from 1.7% to 2.0%, reflecting elevated commodity export prices and stronger than expected growth momentum from 2021. The SARB also revised up its CPI inflation forecast for 2022 from the 4.9% predicted at the January meeting to 5.8%. The longer the Ukraine/Russian war continues the more significant the global supply shock will be, particularly for Europe, which is the destination for around 40% of South Africa's exports. Higher global prices of wheat and maize will put further upward pressure on domestic inflation, which will be especially problematic for low-income households. Factors that could stimulate economic growth are: 1) Continued boom in commodity prices due to global inflation backdrop, supply chain blockages and geopolitical tensions; 2) onshoring boosted by supportive government policy; 3) significant structural reform, especially in energy and telecoms; 4) renewed bureaucratic vigour and tackling corruption; 5) development of a vibrant oil & gas industry. Factors which could slow the SA economy further are: 1) Faster than expected global central bank monetary policy tightening to combat inflation pressures; 2) sharp correction lower in commodity prices; 3) renewed politically inspired unrest & looting; 4) reduced global and local confidence; 5) failure to rein in rampant corruption; 6) labour unrest associated with above-inflation wage demands; 7) failure to address massive skills deficit; 8) ongoing delays to spectrum rollout.

THE PROPERTY MARKET

Property development activity has remained subdued curtailing new property supply and we have seen an improving environment for property owners. However, South African REITS continue facing pressure on distributions due to poor capital allocation decisions and the negative rental reversions in the Office and Retail sectors which has resulted in SA REITs adjusting their dividend payout levels in order to protect their balance sheets. We continue to see solid tenant demand for well-located properties that offer value for money and the trend of Onshoring of manufacturing is positive for the Industrial Sector. With cash on the balance sheet, the Oasis Crescent Property Fund remains well-positioned for these challenges and the potential opportunities they present.

THE FUND

The Fund continues to maintain its focus on balance sheet strength and sustainability in order to remain agile enough to take advantage of attractive opportunities as they arise. The ongoing focus on diversification across a wide range of sectors, regions, and global currencies provides the portfolio with a strong element of downside protection during economic and market shocks. Through the various market cycles, the Fund thus aims to provide shareholders with consistent long term real returns, and we remain true to our investment philosophy in pursuit of these objectives.

Immense gratitude goes to our board of directors and staff of OCPFM for their valued contributions and continued hard work over the past year. The commitment of the Oasis team gives me great confidence in the long term success of the Fund as it benefits from the consistent application of the Oasis investment philosophy over time.

Mohamed Shaheen Ebrahim
Executive Chairman

COMPANY PROFILE

The Fund is a closed ended property fund, registered under the CISCA and managed by Oasis Crescent Property Fund Managers Limited ("OCPFM"). The Fund is a listed REIT on the AltX exchange of the JSE. OCPFM is a regulated subsidiary within the Oasis Group, an independent financial services group headquartered in South Africa, with a 24-year track record of excellence. As an independent organisation managed by its founders, management and staff, the group has expanded its financial services offering since its inception to incorporate:

- discretionary asset management services;
- Collective Investment Schemes ("CIS");
- pension fund administration;
- long-term insurance;
- administrative financial service provider ("LISP"); and
- financial advisory services.

The Oasis Group is a signatory to the Principles of Responsible Investment ("PRI"). Accordingly all investment decisions made by the Fund are undertaken in accordance within the broader social responsibility paradigm of the Oasis Group. The Fund is managed in accordance with responsible investment parameters to meet the needs of investors who specifically seek to invest in accordance with an Islamic-compliant mandate.

OBJECTIVES OF THE FUND

The objectives of the Fund include, *inter alia*:

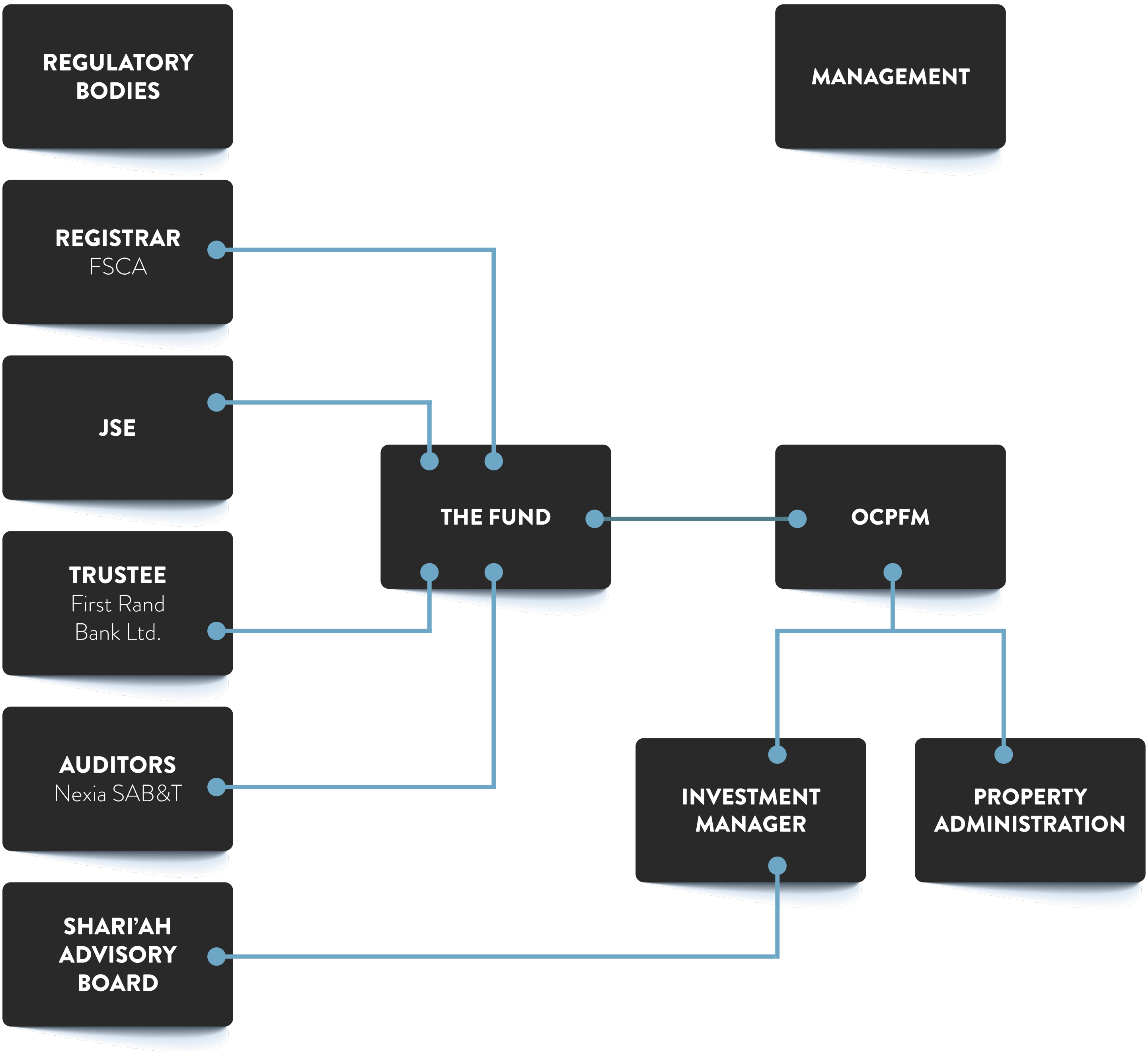
- providing sustainable income and real returns to investors;
- providing an opportunity for unitholders to diversify their portfolio by investing in a liquid and transparent property fund within the regulated environment of the JSE;
- seeking to continually grow the portfolio into a leading portfolio of commercial, industrial and retail properties backed by international, national and government tenants; and
- developing and improving existing properties to their maximum potential.

AIRPORT CITY, AIRPORT INDUSTRIA, CAPE TOWN

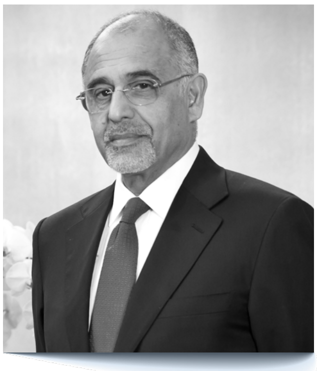
THE RIDGE@SHALLCROSS, SHOPPING CENTRE, CHATSWORTH, DURBAN

FUND STRUCTURE

The Fund is a REIT created in terms of the Oasis Crescent Property Trust Scheme in terms of the CISCA, to hold direct property and other property-related investments. The scheme was registered by the Registrar on 2 November 2005. The Fund structure is illustrated below:



DIRECTORATE



Mohamed Shaheen Ebrahim (67)

CHAIRMAN AND EXECUTIVE DIRECTOR

Mohamed Shaheen Ebrahim is an executive director, and a founding member of OCPFM.

Shaheen started his professional career in 1972 taking responsibility for the management and operations of his family business and has over 40 years of professional experience. He brings extensive experience to the operations of the group in the management of IT systems, fund and administration systems, and the client services function. Shaheen has completed formal director's qualifications from the Graduate School of Business Administration of the University of Witwatersrand. He is also the Oasis representative on its Shari'ah Advisory Board and serves as a member of the board of the Association for Savings and Investment South Africa ("ASISA"). Shaheen has also written and passed the regulatory exams prescribed for individuals who render financial services in terms of the FAIS Act.

Zahrah Ebrahim, B.Bus Sci, PGDA; CA (SA) (32)

EXECUTIVE DIRECTOR

Zahrah Ebrahim was appointed as a director on 29 April 2019. She is a qualified Chartered Accountant and holds a Bachelor of Business Science Degree specialising in Law as well as a Post-Graduate Diploma in Accounting (PGDA) from the University of Cape Town.

Zahrah has experience across the financial sector and key insights into Asset Management and Investment. She is able to draw on knowledge gained from studying Law and her auditing experience. Zahrah has served on numerous Property Development teams for industrial, commercial and residential projects.

Nazeem Ebrahim, B.Soc.Sc., B.Proc. (64)

COMPANY SECRETARY AND EXECUTIVE DIRECTOR

Nazeem Ebrahim is a founding member, executive director and Chief Regulatory Officer of OCPFM. He is also the company's public officer.

Nazeem was educated at the University of Cape Town where he obtained degrees in Social Science and Law. In 1986, he was admitted as an attorney, and subsequently in 1996, admitted as an attorney of the High Court of South Africa. His professional experience as a legal practitioner and astute businessman spans over 30 years. Since his appointment at Oasis he has assumed responsibility for the regulatory, legal and compliance requirements of the business and has been most instrumental in the brand's development in his role as Group Marketing Director. He has served on the Industry Supervision Standing Committee of the Association of Collective Investments (now ASISA); the Board of the Institute of Retirement Funds; and the Investment Managers' Association of South Africa. Nazeem has completed formal director's qualifications from the Graduate School of Business Administration of the University of Witwatersrand. Nazeem has also written and passed the regulatory exams prescribed for individuals who render financial services in terms of the FAIS Act.

Michael Swingler, CA (SA), CFA, (51)

FINANCIAL DIRECTOR

Michael Swingler is a Chartered Accountant and a Chartered Financial Analyst. He has been with the Oasis Group since its inception and his professional experience includes all aspects of property research and analysis.

Dr. Yousuf Mahomed, MD, FACS, FACC (76)
LEAD INDEPENDENT NON-EXECUTIVE DIRECTOR

Yousuf Mahomed has excelled in the medical profession and has proven himself to be an astute businessman and at present is a member of the Indianapolis Chamber of Commerce and the Business Diversity Council. He also sits on the board of, inter alia, Oasis Crescent Insurance Ltd. and Oasis Crescent Management Company Ltd. Dr. Mahomed's extensive experience within the field of medicine and his knowledge of the health sector in developed and developing countries has been of immense benefit to the projects undertaken by the Oasis Crescent Fund Trust ("OCFT"), an entity he serves as a trustee.

Ebrahim Mohamed, (52)
INDEPENDENT NON-EXECUTIVE DIRECTOR

Ebrahim Mohamed has obtained a certificate in Finance for Non-Financial Managers Programme from the University of Cape Town, Graduate School of Business Executive Education in 2009. Mr. Mohamed started his business career at the Rosmead Group in a managerial position reporting to the Director Principal.

In 2000 he started working in the area of property when he was appointed as a Director of Heigren (Pty) Ltd. and Rybell Investments (Pty) Ltd., in 2005 and 2008 respectively. In 2009 he was appointed as a member of the Institute of Directors in Southern Africa and in 2014 he was appointed as HOD Finance of Islamic Relief South Africa. His career history is indicative of the invaluable management, business strategy development and implementation as well as entrepreneurial experience gained.

Abduraghman Mayman, BCompt (Hons), CA (SA) (67)
INDEPENDENT NON-EXECUTIVE DIRECTOR

Abduraghman Mayman qualified as a Chartered Accountant in 1983 and has been appointed as an independent non-executive director of the board.

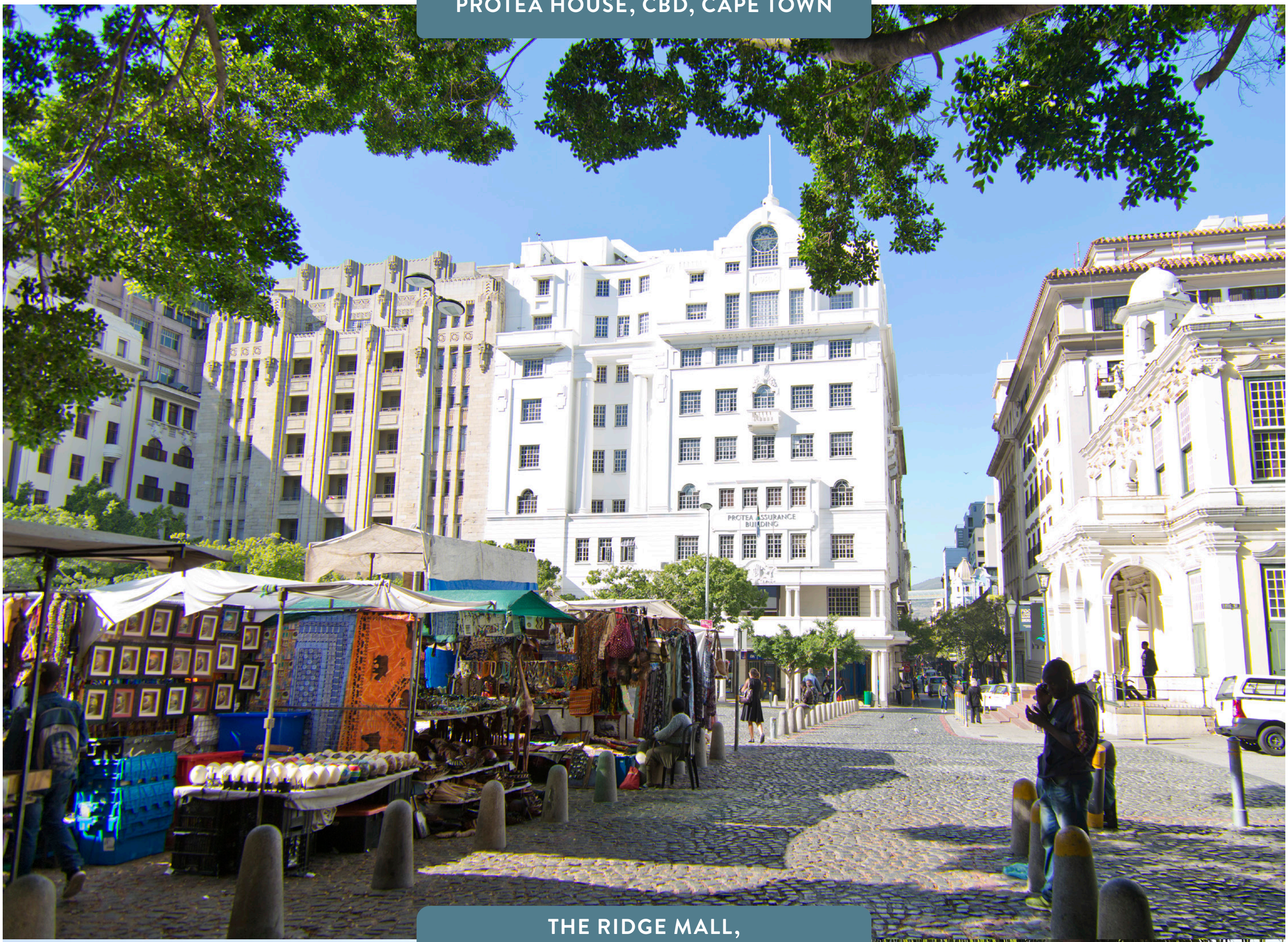
Mr. Mayman has completed the JMW Manager of the Future Programme and the University of Cape Town's Programme for Management Development. He holds a certificate in Retail Marketing of Petroleum Products from the College of Petroleum and Energy Studies in Oxford. He has previously served as Financial Director for companies such as, inter alia, Media24 Holdings (Pty) Ltd., Print Media Group and BP Southern Africa (Pty) Ltd. and his extensive financial experience and expertise have added immense value to the board.

Anesa Ambereen Ebrahim, BA, MSC, MS (57)
INDEPENDENT NON-EXECUTIVE DIRECTOR

Anesa Ambereen Ebrahim is an independent non-executive director of OCPFM.

Ambereen has a diverse background in communication, insurance and international relations, has graduated from Kinnaird College in Lahore, after which she worked for an English daily newspaper. After moving to the USA, she received her Master's Degree in International Relations with a specialisation in International Development from the Korbel School of International Studies at the University of Denver, Colorado.

PROTEA HOUSE, CBD, CAPE TOWN



THE RIDGE MALL,
DURBAN, CHATSWORTH

MANAGER'S REPORT

INTRODUCTION

1 HIGHLIGHTS FOR THE YEAR TO 31 MARCH 2022

- Since inception intrinsic value return of 11.7% per annum achieved and unitholder return of 10.5% per annum compared to inflation over that period of 5.5% per annum.
- Net asset value per unit increased by 9.0% from 2 239 cents per unit to 2 440 cents per unit benefiting from excellent capital allocation and offshore exposure to high quality developed markets.
- Improving leasing environment due to the portfolio focus on the Western Cape and industrial sector where demand is strong due to business semigration to the Western Cape and the global trend of onshoring of manufacturing.
- The Fund is on track for the relaunch of The Ridge@Shallcross Shopping Centre in Shallcross, KwaZulu-Natal during September to November 2022 with an exciting new generation grocery anchor store and enhanced tenant mix.
- The Fund has commenced a unit repurchase program to take advantage of the attractive discount that units are trading relative to the net asset value per unit.
- The Fund has no debt and its tenant profile remains low-risk as 87% of tenants are multi-national, national, or government-related

	FY2022	FY2021	FY2020
Distribution per unit including non-permissible income (cents)	86.8	90.0	102.1
Distribution per unit excluding non-permissible income (cents)	85.7	88.8	101.0
Property portfolio valuation (R m)	785	755	740
Investments in Offshore Listed Properties (R m)	648	582	497
Investments in Local Listed Properties and other current assets (R m)	49	24	40
Cash and cash equivalents (R m)*	274	157	171
Net asset value per unit (cents)	2 440	2 239	2 172
Listed market price at year end (cents)	1 950	2 150	2 125

* includes held for trading investments (incl. OCINF)

The Fund is a well-diversified REIT invested in South African direct property investments, high quality global listed REITs and liquid instruments. The Fund is focused on meeting all tenant needs and maintaining world class facilities. The absence of debt and financial leverage delivers a more sustainable rate of growth during the normal course of operations but more importantly, the Fund is not exposed to the risk and negative effects of financial leverage during difficult times as we are currently experiencing.

The objective of the Manager is to protect and grow the real wealth of investors by providing sustainable growth in net asset value ("NAV") 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 10.5% relative to annualised inflation of 5.5% since inception, resulting in a real return of 5.0%. The Fund's annualised total intrinsic value return is 11.7% per annum since inception.

MANAGER'S REPORT

Cumulative returns	Since Inception	FY2022	FY2021	FY2020	FY2019	FY2018	FY2017	FY2016	FY2015
Unitholder return	**410.6**	**410.6**	439.3	411.8	382.9	349.7	321.1	286.3	227.3
Intrinsic value return	**509.7**	**509.7**	440.5	404.3	383.7	334.7	312.2	302.8	248.7
Inflation	**140.5**	**140.5**	127.5	121.2	111.4	103.1	95.7	83.7	71.2
Annual Returns	**Since Inception**	**FY2022**	**FY2021**	**FY2020**	**FY2019**	**FY2018**	**FY2017**	**FY2016**	**FY2015**
Unitholder return	**10.5**	**-5.3**	5.4	6.0	7.4	6.8	9.0	18.0	23.4
Intrinsic value return	**11.7**	**12.8**	7.2	3.4	12.2	5.4	2.3	15.5	18.4
Inflation	**5.5**	**5.7**	2.9	4.6	4.1	4.0	6.3	7.0	3.9
Market Price (cents)		1,950	2,150	2,125	2,100	2,060	2,025	1,950	1,750
NAV (cents)		2,440	2,239	2,172	2,198	2,059	2,050	2,101	1,919

Note: The since inception returns are from November 2005

2 MARKET OVERVIEW

Development activity in the major global property markets has remained subdued curtailing new property supply and we have seen an improving environment for property owners. In an increasing interest rate environment, the REITS with high quality assets, strong balance sheets and superior management teams will outperform.

South African REITS continue facing pressure on distributions due to poor capital allocation decisions and the negative rental reversions in the Office and Retail sectors which has resulted in SA REITs adjusting their dividend payout levels in order to protect their balance sheets. We continue to see solid tenant demand for well-located properties that offer value for money and the trend of onshoring of manufacturing is positive for the Industrial Sector. With cash on the balance sheet, the Oasis Crescent Property Fund remains well-positioned for these challenges and the potential opportunities they present.

3 PORTFOLIO OVERVIEW

Assets Employed	FY2022		FY2021		FY2020	
	(R'mil)	%	(R'mil)	%	(R'mil)	%
Direct Property	785	45	755	50	740	51
Global Investments	648	37	582	38	497	34
Cash, SA Investments and other	323	18	181	12	211	15
Total	**1,756**	**100**	**1,518**	**100**	**1,448**	**100**
Period end ZAR/US$ exchange rate	14.62		14.77		17.80	

The Fund has focused on building a portfolio with a combination of high quality direct property investments, global listed REITs which add geographic and currency diversification and substantial liquid assets. The direct property portfolio is primarily focused on the Western Cape and the Industrial sector. 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. Unitholders were advised that, as a result of the violence and looting that affected large parts of South Africa, particularly KwaZulu-Natal, and despite precautionary measures having been taken, the Fund's The Ridge@Shallcross Shopping Centre in Shallcross, KwaZulu-Natal ("the Ridge") was looted on 11 July 2021 and suffered significant damage. The Ridge is, however, fully insured from both a capital and income perspective and the Business Interruption cover is valid for a period of 24 months which is more than sufficient to cover the expected duration of the refurbishment of this property. We are on track for the relaunch of The Ridge@Shallcross during September to November 2022 with an exciting new generation grocery anchor store and enhanced tenant mix.

MANAGER'S REPORT

4 REVIEW OF RESULTS AND OPERATIONS

4.1 RESULT OVERVIEW

	FY2022 (R'000)	FY2021 (R'000)	FY2020 (R'000)	2022/2021 %
Direct property net income	51 260	45 493	47 224	13
Global Investment Income	6 924	9 791	13 958	(29)
Cash and Local Investment Income	6 857	10 654	10 959	(36)
Shared expense	(8 094)	(7 990)	(7 845)	1
Distributable Income excl NPI	**56 947**	**57 948**	**64 316**	**(2)**
Average ZAR/US$ exchange rate	**14.91**	**16.18**	**14.78**	

Direct property net income increased substantially from FY2021 which was negatively impacted by the COVID-19 lockdown driven discounts and provision for bad debts. The improved leasing environment and leasing activity will have a full impact and benefit the direct property income in FY2023. The global investment income decreased due to the COVID-19 driven reduction in dividend payout ratios from the underlying global REITs combined with the ZAR/US$ exchange rate strengthening during the period while the cash and local investment income decrease was driven by the lower level of profit rates due to substantial central bank stimulus. The normalisation of dividend payout ratios and central bank policy rates will benefit investment income growth going forward. The shared expenses of the Fund were well controlled and increased by only 1%.

4.2 DIRECT PROPERTY PORTFOLIO CHARACTERISTICS

i. Geographical Profile

	Rentable Area		Revenue FY2022		Revenue FY2021	
	Area (m²)	%	(R'mil)	%	(R'mil)	%
Western Cape	74,131	81	53.8	64	53.8	59
KwaZulu-Natal	17,877	19	33.2	36	36.9	41
Total - Direct Property (excl straight-lining)	**92 008**	**100**	**91.9**	**100**	**90.7**	**100**

Note: Revenue includes recoveries, excludes leasing incentives and is net of discounts granted.

	Rentable Area		Net Property Income FY2022		Net Property Income FY2021	
	Area (m²)	%	(R'mil)	%	(R'mil)	%
Western Cape	74,131	81	35.9	70	32.7	72
KwaZulu-Natal	17,877	19	15.4	30	12.8	28
Total - Direct Property	**92 008**	**100**	**51.3**	**100**	**45.5**	**100**

The exposure of the direct property portfolio based on Net Property Income is 72% to the Western Cape and 28% to KwaZulu-Natal.

ii. Segmental Profile

		FY2022		FY2021	
Segment	Rentable area (m²)	Average rental per m² for the period (R)	Average rental escalation per m² (%)	Average rental per m² for the period (R)	Average rental escalation per m² (%)
Retail	24,457	124	8	115	8
Office	7,629	168	8	155	8
Industrial	59,922	41	7	38	7
Total	**92,008**				

The average rentals across all three segments increased in line with escalations and we do expect this to continue in the Industrial and Retail segments while the Office segment is expected to be tougher with potential declines in rental on renewal of leases.

MANAGER'S REPORT

iii. Vacancy Profile*

Vacancy as a % of total rentable income

The improving leasing environment in the Western Cape has assisted in the reduction of vacancy in the Retail segment while the Airport City tenant vacated during this period which increased vacancy by 7.1%. However, we are in the process of finalising a 3 year lease with a high quality multi-national tenant at Airport City.

% of total rental income	FY2022	FY2021
Retail	2.0	3.9
Office	0.0	0.0
Industrial	7.5	0.4
	9.5	**4.3**

Vacancy as a % of total rental income

of total rental income	FY2022	FY2021
Retail	3.9	6.6
Office	0.0	0.0
Industrial	7.8	0.5
	11.7	**7.1**

iv. Lease expiry profile

	FY2022		FY2021	
Lease expiry profile+	Rental Area %	Revenue %	Rental Area %	Revenue %
Within 1 year	15	35	42	45
Within 2 years	73	52	3	6
Within 3 years	8	7	45	37
Within 4 years	2	3	7	7
Within 5 or more years	2	2	3	5
	100	100	100	100

The lengthening of the lease expiry profile remains a high priority for the team and the new leases currently in negotiation at Airport City and The Ridge will fall in the 3 year to 5 or more years categories and will contribute significantly to the lengthening of the profile.

v. Tenant Profile**

	FY2022 %	FY2021 %
A - Large nationals, large listed, large franchisees, multinationals and government	87	87
B - Nationals, listed, franchisees and medium to large professional firms	4	4
C - Other	9	9
TOTAL	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.

The Fund has a high exposure of 87% to A grade tenants which include multi-national, large national and government tenants.

MANAGER'S REPORT

4.3 INVESTMENT PORTFOLIO CHARACTERISTICS

The Oasis Crescent Global Property Equity Fund is well diversified with exposure to a number of sectors that benefit from the 4th Industrial Revolution and COVID-19 including Logistics, Datacenters, Storage and Medical Research. There are also a number of sectors that benefit from other secular drivers including Ageing (Seniors Housing) and Onshoring (Industrial). OCGPEF is well positioned due to its focus on REITS with positive secular demand drivers, strong management teams and superior balance sheets. The Fund displays attractive valuation characteristics with an average cash flow yield of 4.9% and dividend yield of 2.9% which offers a lot of value relative to the average bond yield of 2.4%.

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 focus remains on excellence in the execution of the property basics which include the continuous improvement of the tenant mix and lease expiry profile and ensuring that properties are maintained at the highest standards to deliver sustainable income over the long term. The Fund is well positioned due to its high exposure to the Western Cape and the industrial / logistics sector and the diversification from its exposure to global REITs with the best quality assets and balance sheets.

The Fund and its strategic partner continue to assess logistics and mixed use development opportunities in the Western Cape and 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 R1.71 million (FY2021: R1.46 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 R6.90 million (FY2021: R7.02 million).

Units in issue
As at 31 March 2022, the number of units in issue was 66 265 434 (FY2021: 65 732 845).

Unitholders' holding more than 5% of issued units as at 31 March 2022:

NAME	NUMBER OF UNITS	HOLDING (%)
Oasis Crescent Equity Fund	10 958 646	16.5
Oasis Crescent Property Company (Pty) Ltd	7 807 926	11.8
Oasis Crescent Balanced Progressive Fund of Funds	7 242 594	10.9
Oasis Crescent Pension Annuity Stable Fund	5 621 314	8.5
BNP Paribas Securities	5 517 682	8.3
Oasis Crescent Income Fund	5 133 940	7.8
Oasis Crescent Retirement Annuity High Equity Fund	3 802 245	5.7
Oasis Crescent Balanced Stable Fund of Funds	3 411 982	5.2
TOTAL	**49 496 329**	**74.7**

Shareholding in Oasis Crescent Property Fund Managers (OCPFM)
OCPFM is 100% owned by Oasis Group Holdings (Pty) Ltd.

Changes to the Board
There were no changes to the board during the current period.

Cape Town

29 April 2022

CORPORATE GOVERNANCE

The board of directors of Oasis Crescent Property Fund Managers Limited ("board") subscribes to and endorses the principles and recommended practices as set out in the King IV Report on Corporate Governance™ for South Africa, 2016 ("King IV") and applies the provisions thereof as more fully set out on the King IV register below. The board of OCPFM is committed to achieving the highest standards of corporate governance, as a key component of its vision and growth strategy, and ensuring the long-term sustainability of OCPFM and the Fund. The board seeks to maintain strong corporate governance structures and processes by working within a clearly defined governance framework, enabling the delivery of sustainable growth to all our stakeholders.

The board is ultimately responsible for providing effective and ethical leadership and is committed to achieving the highest standards of corporate governance, as a key component of its vision and growth strategy, and ensuring the long-term sustainability of Oasis Crescent Property Fund Managers Limited ("OCPFM") and Oasis Crescent Property Fund ("Fund"). The day to day management of OCPFM vests with executive management. The board seeks to maintain strong corporate governance structures and processes by working within a clearly defined governance framework, enabling the delivery of sustainable growth to all our stakeholders. Good corporate governance remains core to the business and structure of OCPFM.

PROTEA HOUSE, CBD, CAPE TOWN

The board confirms that in addition to its responsibility to ensure good corporate governance, in the execution of its fiduciary responsibility to its stakeholders it is responsible for ensuring performance at an acceptable level and to this end it is responsible for guiding the OCFPM and the Fund strategically, ensuring that all applicable laws and regulations are complied with. OCPFM has in place effective legal, compliance and risk management functions which, under the guidance and direction of the board and the executive management, ensures that that all applicable laws (including any sub-ordinate legislation and industry standards) are complied with. Compliance remains of paramount importance to OCPFM and the board. Since its inception, and in particular during the period under review, OCPFM has not been subjected to any regulatory sanction for non-compliance with any applicable law, regulation or standard applicable to it.

The board understands that ethical conduct and good corporate citizenship underpin King IV and compliance with the highest ethical standards is embedded in the core values of the directors, management and staff. The board leads by example and further ensures that all management and staff adhere to the required ethical standards. Further to that, the board and the management team of the Fund recognise the need to conduct the business of the Fund with integrity and in accordance with generally acceptable corporate practices. The board subscribes to the principles of timely, honest and objective communications with its stakeholders and the highest standards of ethics in the conduct of its business. Possibly, there is increased pressure on regulators to hold boards accountable for, amongst others, corruption, fraud and bribery. The Oasis Group ("Group") has maintained a zero tolerance policy in relation to corruption in all its forms and continues to keep in place a number of policies which are designed to facilitate the prevention of corruption. Such policies include, inter alia, the General Code of Ethics, Code of Conduct and the Protected Disclosure (Whistleblowing) Policy (these policies are discussed below), as well as the Conflicts of Interest and Personal Account Dealing policies. During the period under review there have been no reported breaches of any of the aforementioned policies.

The board accordingly confirms that OCPFM and the Fund remain in compliance, and operates in conformity, with its constitutional documents and all applicable legislation (including relevant laws of establishment, sub-ordinate legislation and industry standards). All directors are required to declare any interest in any matter tabled at any meeting of the board and, if any conflict is identified, conflicted directors are required to recuse and absent themselves from the meeting during the discussion of the relevant agenda item.

OCPFM, forms part of the Group and operates principally in the financial services industry. Within the Group, the guidelines as set out in the Companies Act, No. 71 of 2008, as amended ("Act"), in regard to social and ethical investment and processes is being implemented and reviewed on an ongoing basis. This ensures that the best practices of responsible and sustainable investing are followed and maintained. Guidance is also taken from, amongst others, the CFA Code of Ethics and Standards of Professional Conduct, the United Nations Principles of Responsible Investment and the Code for Responsible Investing in South Africa.

OCPFM subscribes to the corporate governance principals of accountability (pursuant to which all directors, management and staff across the board are required to take ultimate responsibility for their own actions and adherence to the governance and ethical standards set by the board), transparency (with clear and concise communication of the financial health of the company and the real estate investment trust ("REIT") it manages, timeous notification of material transactions which the company intends entering into in line with the disclosure requirements of the JSE Limited Listings Requirement ("JSE Listings Requirements")) and fairness to the extent that all investors, suppliers and other stakeholders are treated fairly and equally).

In relation to King IV and in line with the proportionality consideration applicable to small and medium enterprises ("SMEs") as set out in the King IV Supplement for SMEs, OCPFM has adapted the practices taking into account where it is in its growth cycle, its size, resources, complexity of strategic resources and nature of operations. Where the practices have been applied taking into account the nature, size and complexity of the organisation, the board are confident that a good governance foundation and sound governance structures have been established to ensure the business is conducted and governance is applied in compliance with the spirit and purpose of King IV.

In this regard, the OCPF King IV Register is set out below:

Number	Principle	Application of principle	Applied/ Not Applied
Principle 1	The governing body should lead ethically and effectively.	Members of the board are able to act with independence as a result of there being sufficient representation of independent non-executive members. Any conflict of interest is disclosed in full by the relevant director and each member acts with the utmost integrity and honesty when taking decisions.	Applied
Principle 2	The governing body should govern the ethics of the organisation in a way that supports the establishment of an ethical culture.	The Fund's code of conduct guides the ethical behavior of all employees, which includes interaction between colleagues, clients, contractors, unitholders, suppliers and the communities within which the Fund operates.	Applied
Principle 3	The governing body should ensure that the organisation is and is seen to be a responsible corporate citizen.	The role of the Fund's social and ethics committee is fulfilled by the Social and Ethics Committee of Oasis Controlling Company (Pty) Ltd, the ultimate holding company of OCPFM. Responsibility for monitoring the overall responsible corporate citizenship performance of the Fund was delegated by the board to the Social and Ethics Committee of OCC.	Applied
Principle 4	The governing body should appreciate that the organisation's core purpose, its risks and opportunities, strategy , business model, performance and sustainable development are all inseparable elements of the value creation process.	The board is responsible for approving strategy. The duty to oversee that policies and plans are developed to give effect to the approved strategy is delegated to senior management. Senior management continuously assesses operations in line with the approved strategy and this oversight is carried out by means and in terms of the various committee and technical committee meetings.	Applied
Principle 5	The governing body should ensure that reports and other disclosures enable stakeholders to make informed assessments of the organisation's performance and its short, medium and long-term prospects.	• Management considers disclosures and reports as a means of meaningful communication and to demonstrate accountability. Through this, management has been able to: • improve management systems, internal processes and controls; • identify opportunities and risks; and • Improve performance management.	Applied
Principle 6	The governing body should serve as the focal point and custodian of corporate governance in the organisation.	The Fund has a formalised process to achieve separation when acting as director (through separately scheduled board meetings), as unitholder (through the AGM) and as managers. The board remains the focal point for corporate governance through the formalised separation of roles and responsibilities of the directors and unitholders. The Fund continues to place a high premium on effective and strong corporate governance and remains committed to keeping apprised of all developments.	Applied
Principle 7	The governing body should comprise the appropriate balance of knowledge, skills, experience, diversity and independence for it to discharge its governance role and responsibilities objectively and effectively.	The board consists of suitably skilled and qualified independent non-executive directors. In this way the board ensures objectivity in its decision making process. The independent non-executive directors are continuously kept up to date on all the latest legislative changes to ensure they are in the best possible position to make informed decisions based on sound governance principles.	Applied
Principle 8	The governing body should ensure that its arrangements for delegation within its own structures promote independent judgement, and assist with balance of power and the effective discharge of its duties.	OCPFM has established an Audit and Risk Committee. The Terms of Reference of this committee is compliant and in line with the recommended practices of King IV.	Applied

Number	Principle	Application of principle	Applied/ Not Applied
Principle 9	The governing body should ensure that evaluation of its own performance and hat of its committees, its chair and its individual members, support continued improvement in its performance and effectiveness.	The board is satisfied that the Fund is appropriately resourced and that the board's delegation to management contributes to an effective arrangement by which authority and responsibilities are exercised. The Financial Director is the head of the finance function and he has a senior manager reporting to him. The internal audit function has not been out-sourced and its function is to conduct an independent audit of the controls put in place by management in order to express an opinion on the design, implementation and operating effectiveness of those controls throughout the financial year. The internal audit function is also responsible for conducting specific reviews on request from the board and/or the Audit and Risk Committee. The Company Secretary of OCPFM is appointed on a full-time basis with the requisite knowledge, experience and stature. The Company Secretary's performance is assessed annually.	Applied
Principle 10	The governing body should ensure that the appointment of, and delegation to, management contribute to role clarity and the effective exercise of authority and responsibilities.	Assessments of the performance of the CEO, Financial Director and Company Secretary as well as the performance of the board structures and its members are conducted annually.	Applied
Principle 11	The governing body should govern risk in a way that supports the organisation setting and achieving strategic objectives.	The Audit and Risk Committee assists the board with the governance of risk. The board is aware of the importance of risk management as it is linked to the strategy, performance and sustainability of the Fund. The Audit and Risk Committee implements a process whereby risks to the sustainability of the Fund's business are identified and managed within acceptable parameters. The Audit and Risk Committee delegates to management to continuously identify, assess, mitigate and manage risks within the existing and ever-changing risk profile of the Fund's operating environment. Mitigating controls are formulated to address the risks and the board is kept up to date on progress on the risk management plan.	Applied
Principle 12	The governing body should govern technology and information in a way that supports the organisation setting and achieving strategic objectives.	A Cyber-Security Committee has been set up at the Group level and it is the role of the Committee to oversee the management of cyber-security for the Group, which includes integrating the cyber-security risk into risk management, the allocation of responsibilities in relation to cyber-security risk, monitoring of intelligence, including critical events and incidents, and the cyber- security plan and the continued revision thereof. The Committee meets semi-annually and all findings and progress of the Committee are reported to the board of OCC and ultimate oversight of the Committee remains with the board.	Applied
Principle 13	The governing body should govern compliance with applicable laws and adopted, non-binding rules, codes and standards in a way that supports the organisation being ethical and a good corporate citizen.	The board is kept up to date on all applicable laws, rules, codes and standards, and is made aware of the potential impact these may have on the business. The board also ensures that the Fund complies with applicable laws and in line with its policy of employing best practice, and ensures adherence to non-binding rules, codes and standards.	Applied
Principle 14	The governing body should ensure that the organisation remunerates fairly, responsibly and transparently so as to promote the achievement of strategic objectives and positive outcomes in the short, medium and long term.	The role of the Fund's remuneration committee is fulfilled by the remuneration committee of Eden Court Holdings (Pty) Ltd, the penultimate holding company of OCPFM. The committee provides strategic direction for fair, responsible and transparent remuneration on an enterprise-wide basis. The remuneration policy is designed to attract, motivate, reward and retain high-quality talent.	Applied

Number	Principle	Application of principle	Applied/ Not Applied
Principle 15	The governing body should ensure that assurance services and functions enable an effective control environment, and that these support the integrity of information for internal decision-making and of the organisation's external reports.	The board has delegated the responsibility to provide strategic direction on the effectiveness of internal controls and risk management to the Audit and Risk Committee. It is the function of the Audit and Risk Committee to approve the audit plan. The head of Risk and Internal Audit report to the Audit and Risk Committee semi-annually on the effectiveness of the various internal controls.	Applied
Principle 16	In the execution of its governance role and responsibilities, the governing body should adopt a stakeholder-inclusive approach that balances the needs, interests and expectations of material stakeholders in the best interests of the organisation over time.	The Group has identified its stakeholders and actively balances their legitimate and reasonable requirements, interests and expectations.	Applied
Principle 17	The governing body of an institutional investor organisation should ensure that responsible investment is practised by the organisation to promote good governance and the creation of value by the companies in which it invests.	The Fund's appointed investment managers has a corporate actions committee which oversees and ensures that the rights, obligations, legitimate and reasonable needs, interests and expectations, of the Fund as holder of beneficial interest in the securities of any other company is exercised responsibly.	Applied

OAS Risk Register

Risk management is carried out by the Audit and Risk Committee under policies approved by the board.
The Risk Management function maintains a Risk Register which identifies risks to which the Fund may be exposed as well as the measures in place to mitigate those risks. This Risk Register is presented to the Audit and Risk Committee and the board for approval.

A copy of the Risk Register for the Fund can be found at the following website address link:
http://www.oasis.co.za/default/content.aspx?initial=true&moveto=704

OCPFM's Response to the Civil Unrest and Looting of July 2021

Oasis Crescent Property Fund Managers Limited (hereinafter referred to as "OCPFM") and the Fund are saddened by the civil unrest and destruction in KwaZulu-Natal (KZN) and parts of Gauteng during the course of July 2021.The Ridge@ ShallCross were severely affected during the civil unrest. The Fund has South African Special Risk Insurance Association (SASRIA) cover in place alongside conventional insurance in respect of both material damage and loss of profits (business interruption) associated with such events which claims have been successfully lodged with the insurers, Santam and SASRIA.

The Fund has appointed its professional team to commence reinstatement and further expects that its insurance will cover a substantial majority of its losses, subject to deductibles, delays and any unforeseen impacts arising from the number and extent of claims submitted by impacted businesses. The Fund and OCPFM are working closely with its insurers, professional team and loss adjustors to complete the reinstatement process which is well under way and in terms of the contractors schedule is set for opening during the third/fourth quarter of 2022.

As part of our risk management process the Fund's insurance were renewed and re-evaluated in order to safeguard the Fund against any further similar events and to ensure that the Fund is full covered for any future unforeseen events

SOCIAL AND ETHICS COMMITTEE ("SEC")

The Group believes that integrating environmental, social and governance practices are good business practice and are committed to the principles of sustainable development.

Given that, as mentioned above, OCPFM forms part of a group of companies operating principally in the financial services industry, the board and the directors of the ultimate holding company of OCPFM, OCC, recognise that the Group has a fiduciary duty to act in the best, long-term interests of its clients and that environmental, social, and governance ("ESG") issues can affect the performance of investment portfolios (to varying degrees across companies, sectors, regions, asset classes and through time). The Group has always subscribed to the highest codes of good corporate governance and conducted itself as a socially and ethically responsible corporate citizen.

The Group operates in the financial services industry and subscribes to the highest levels of corporate governance and adhering to the highest ethical standards. The Group complies with international best practice in corporate governance and complies with the requirements of the Cadbury Report (The Financial Aspects of Corporate Governance) and applies the recommended practices of King IV.

The Group provides a working environment that is non-racial and non-discriminatory in all aspects and seeks to provide an enabling and learning environment to all of its employees.

The Group is committed to conducting business in a manner that is not harmful to the environment and to the communities in which it operates. The Group is also cognisant of the fact that in order to remain successful and relevant, it has a duty to give back to and uplift the communities in which it operates.

The Group, as a responsible corporate citizen, has identified education and development, healthcare and social welfare and development as its three focal areas and has accordingly formed relationships with public benefit organisations which operate within these public benefit areas.

It is with this in mind that the SEC has been established at the OCC level. While there is no statutory obligation on the Fund or OCPFM to appoint a SEC, the SEC of OCC will monitor OCPFM and the Fund's activities, having regard to any relevant legislation, other legal requirements and/or prevailing codes of best practice, with regard to matters relating to, inter alia, social and economic development; good corporate citizenship; the environment, health and public safety; consumer relationships and labour. The SEC also, inter alia:

- reviews the adequacy and effectiveness of the Group's engagement and interaction with its stakeholders;
- reviews and approves the policy and strategy pertaining to the Group's programme of corporate social investment;
- monitors that management develop and implement programmes, guidelines and practices congruent with the Group's social and ethics policies;
- ensures that management has allocated adequate resources to comply with social and ethics policies, codes of best practice and regulatory requirements.

The Group has a zero tolerance policy in relation to corruption in all its forms, including extortion and bribery and has in place a number of policies which are designed to facilitate the prevention of corruption. Such policies include:

- General Code of Ethics which provides, inter alia, that clients' interests must at all times be placed first and that professionals must at all times act honestly and not place personal gain or advantage before the client's interest;
- Code of Conduct which provides, inter alia, that professionals must not knowingly participate or assist in any violation of laws, rules, regulations, standards or codes of conduct and that employees shall not engage in any professional conduct involving dishonesty, fraud, deceit, or misrepresentation or commit any act that reflects adversely on their honesty, trustworthiness, or professional competence; and
- Protected Disclosure (Whistleblowing) Policy which provides for a mechanism for Group employees, who may discover information which they believe shows serious malpractice or wrongdoing, to disclose same without fear of reprisal or occupational detriment (as defined in the Public Disclosures Act, No. 26 of 2000).

No breach of any of the above policies and no protected disclosure has been made during the period under review.

Recognising the challenges facing South Africa and the Group's social responsibility towards society and the communities in which its activities are predominately conducted; or within which its products or services are predominantly marketed, the Group has a corporate social investment programme pursuant to which donations are made to various stakeholders (including clients and public benefit organisations) ("PBO") in support of fundraising and other initiatives undertaken by these stakeholders. In amplification, the Group has an ongoing relationship with PBOs, including the Oasis Crescent Fund Trust ("OCFT"). It is through the PBOs that the Group contributes meaningfully to education, healthcare and social developments. Given the socio-economic conditions currently experienced in South Africa, the focus of the corporate social investment programme of the Group is focused on education and development, healthcare and welfare and humanitarian activities.

Further, independent oversight of investment decisions is undertaken by the Group Shari'ah Advisory Board. OCPFM fully subscribes to global best practice governing Islamic investment business as detailed by the Accounting and Auditing Organisation for Islamic Financial Institutions.

BOARD OF DIRECTORS

The board of OCPFM is the highest decision-making body and it is the board that approves, monitors strategy and implementation. It meets semi-annually and comprises 4 non-executive directors and 4 executive directors.

The board has adopted a formal and transparent policy for appointing directors to the board. It has maintained the responsibility for conducting interviews for new directors. It has also approved a broader diversity policy in line with the JSE Listings Requirements and assesses factors such as gender, skill set, race, integrity, age, field of knowledge, experience as well as the candidate's fit with the Group's culture. OCPFM believes that broader diversity at board level help achieve its business goals through an improved understanding of the diverse environment in which the Group operates. The board will consider and annually agree on measurable targets for achieving race and gender diversity at board level. In identifying suitable candidates for appointment to the board, the board will consider individuals on merit measured against objective criteria and with due regard for the potential benefits of race and gender diversity.

Responsibilities of the board include, being responsible for strategy, strategic decision-making and execution of same, ensuring that all communication with stakeholders is transparent, approving and adopting the Fund's annual budget and compliance with relevant regulatory and legislative requirements as they pertain to the Fund and the governance thereof.
The board has discharged its responsibilities through the establishment of an effective compliance framework and internal audit process. This is to ensure that substantive compliance with regulatory and statutory provisions. The board is satisfied with the internal control systems of OCPFM.

The board is satisfied that semi-annual reporting intervals to unitholders is sufficient as the portfolio is primarily invested in immovable property generating a sustainable income.

The board is satisfied that OCPFM is a going concern and will continue to be a going concern in the year ahead. There are no envisaged risks to the long-term sustainability of OCPFM.

The board are required to formally disclose their unitholdings, additional directorships and any potential conflicts of interest when there are changes.

NAME	ATTENDANCE
M S Ebrahim	2/2
N Ebrahim	2/2
M Swingler	2/2
Z Ebrahim	2/2
Y Mahomed*	2/2
A A Ebrahim*	2/2
E Mohamed*	2/2
A Mayman*	2/2

* Independent non-executive director

Notes:

- Appointments to the board are conducted in a formal and transparent manner and are considered to be a matter for the board as whole. There is a policy in place to ensure a clear division of responsibilities at board level to maintain a balance of power and authority and that no one individual has unfettered powers of decision-making.
- Three of the executive directors are long standing members of the board who bring a wealth of knowledge and experience across the spheres of investments, legal, regulatory, compliance, operations and property operations, development and maintenance and are, together with the remaining executive director, responsible for the oversight of the day to day management and operations of the properties.

REMUNERATION REPORT

Background Statement

The objective and guiding principle of the remuneration policy is to provide a framework for the effective governance of remuneration by addressing the remuneration of executive directors and non-executive directors of OCPFM and the employees of the Group, whose actions may have an impact on the long-term interests of the Fund and its unitholders. A key focus area is the retention of such executive and non-executive directors as well as employees of the Group who are essential to the Fund's growth and long-term value creation for unitholders.

In accordance with our commitment to maintain open and active channels of communication with our unitholders, we advise that remuneration, which is paid at OCPFM level, takes into account the yield and growth expectations of the Fund. The Fund is registered under CISCA and does not have its own board of directors. The corresponding functions are, instead, fulfilled by the directors of OCPFM. The Fund has no employees.

As such, the non-executive directors of OCPFM are remunerated by OCPFM, while the executive directors of OCPFM are remunerated by the parent, Oasis Group Holdings (Pty) Ltd. ("OGH"). No remuneration to directors or employees is payable by the Fund.

Accordingly, this remuneration report deals exclusively with OCPFM and the applicable employees of the Group, as the Fund does not have employees nor does it have a board of directors. This function is performed by the board in line with its appointment as Fund Manager in terms of CISCA.

At the annual general meeting held on 21 July 2021, the Fund's unitholders endorsed the remuneration policy and the implementation report of the Fund by way of separate non-binding advisory votes, with both resolutions obtaining a 100% vote in favour, respectively. As the non-binding advisory votes were passed by the requisite majorities, no further engagement with unitholders was required.

Both the Fund's remuneration policy and its implementation report will be presented to unitholders for separate non-binding advisory votes thereon at the Fund's upcoming annual general meeting, to be held on 21 July 2022. In the event that 25% or more of unitholders vote against either the remuneration policy or the implementation report at the meeting, the Fund will engage with unitholders through dialogue, requesting written submissions or otherwise, in order to address unitholder concerns, with due regard to meeting the Fund's stated business objectives while being fair and responsible toward employees, directors and unitholders.

With this in mind please see below the remuneration policy and implementation report.

REMUNERATION POLICY

The remuneration policy is designed to:

The remuneration policy is designed to:
- attract, motivate and reward the managing executives and non-executives;
- promote positive outcomes for the unitholders;
- promote an ethical culture and responsible corporate citizenship;
- be consistent with the Fund's risk management strategy and performance;
- provide for a clear, transparent and effective governance structure around remuneration, and the oversight of the policy; and
- ensure that in assessing an individual's performance, financial and non-financial performance is considered.

EXECUTIVE DIRECTORS AND EMPLOYEES

As indicated above, executive directors' remuneration is borne by OGH. The remuneration of the executive directors of OCPFM, insofar as it relates to the services provided by those directors in connection with the Fund, is disclosed in the Implementation Report below.

The policy is to provide executive directors of OCPFM and employees of the Group with competitive and market-aligned remuneration in respect of their services to the Fund, taking into account the nature, size and complexity of the Fund and where it is in its growth cycle. Such remuneration includes, in the case of executive directors of OCPFM, remuneration for services as directors, as well as a retirement fund contribution. Employee remuneration comprises salary and retirement fund contributions. No dilutive equity-settled incentive scheme is offered in respect of units in the Fund.

As stated above, no remuneration is payable to any directors or employees by the Fund, with the executive directors of OCPFM and the relevant employees being remunerated by OGH

NON-EXECUTIVE DIRECTORS REMUNERATION

The policy is to remunerate the non-executive directors of OCPFM on a basis that is competitive with what the industry is paying taking into account the nature, size and complexity of the Fund and where it is in its growth cycle.

IMPLEMENTATION REPORT

The board is satisfied that the remuneration policy was complied with during the 2022 financial year.

During the year under review, the following remuneration was paid by OGH to executive directors of OCPFM, in connection with the Fund.

MARCH 2022	**Remuneration** **R '000**	**Retirement Fund Contribution** **R '000**	**Total** **R '000**
MS Ebrahim	220	13	233
N Ebrahim	251	13	264
M Swingler	93	12	115
Z Ebrahim	31	4	35
TOTALS	**595**	**42**	**637**

MARCH 2021	**Remuneration** **R '000**	**Retirement Fund Contribution** **R '000**	**Total** **R '000**
MS Ebrahim	243	14	257
N Ebrahim	254	14	268
M Swingler	101	13	114
Z Ebrahim	29	4	33
TOTALS	**627**	**45**	**672**

Non-Executive directors (for services as directors)

For the year under review, the following remuneration was paid by OCPFM to the independent non-executive directors for their services as directors:

	2022 **R '000**	**2021** **R '000**
Y Mahomed	96	73
A A Ebrahim	101	78
E Mohamed	96	73
A Mayman	101	78
	394	303

Notes:
- No dilution of unitholding arose from any executive incentive plan or retention program.
- Executive directors are appointed on the basis of permanent contracts of employment with OGH.

The remuneration of such directors and employees is in line with the remuneration policy and the objectives expressed therein and the board are comfortable that the remuneration has been paid within a framework of effective governance taking into account the nature, size and complexity of the Fund (and OCPFM).

Lastly, the board can confirm that remuneration has been paid in terms of a clear, transparent and effective governance structure which has been established in accordance with the remuneration policy.

AUDIT AND RISK COMMITTEE

The Audit and Risk Committee ("the Committee") was established to assist the board with the discharge of its duties. In compliance with the Act, and King IV, the Committee comprises of 4 independent non-executive directors, with an independent non-executive director as its chairman. The Committee meets semi-annually with the board and some of the roles and responsibilities of the Committee include:

- providing the board with additional assurance regarding the integrity and reliability of financial information used by the directors to assist them in the discharge of their duties;
- ensuring that the internal auditor has direct access to the board's chairman and the Audit and Risk Committee and is accountable to the Audit and Risk Committee;
- receive a report on the results of the internal auditor's work on a periodic basis;
- review and approve the internal audit plan;
- assist the board in discharging its duties relating to safeguarding its assets, the operation of adequate systems, control and reporting processes, and the preparation of accurate reporting and financial statements in compliance with the applicable legal requirements and accounting standards;
- assist the board in identifying and regularly monitoring all material risks to ensure that its decision-making capability and the accuracy of its reporting is adequately maintained;
- assist the board to ensure that OCPFM has implemented an effective policy and plan for risk management that will ensure its ability to achieve its strategic objectives;
- considering key accounting matters and judgements in respect of the financial statements relating to various focus areas as determined by the Audit and Risk Committee for a particular period;
- ensuring good standards of governance, reporting and compliance are maintained; and
- receiving and dealing with any complaints concerning the accounting practices, internal audit or the content and audit of its financial statements or related matters.

The Committee is an integral component of the risk management process and is responsible for overseeing the risk management function. The Committee must, inter alia:

- assist the board in its evaluation of the adequacy and efficacy of the risk management system;
- assist the board in the identification of the build-up and concentration of the various risks to which the Fund is exposed; assist the board in identifying and regularly monitoring all material risks to ensure that its decision-making capability and accuracy of reporting is adequately maintained;
- to provide a forum for discussing business risk and control issues for developing recommendations for consideration by the board;
- assist the board to ensure that OCPFM has implemented an effective policy and plan for risk management that will enhance OCPFM's ability to achieve its strategic objectives; and

•oversee the annual review of a policy and plan for risk management to recommend for approval to the board

NAME	ATTENDANCE
Y Mahomed	2/2
AA Ebrahim	2/2
E Mohamed	2/2
A Mayman	2/2

The Audit and Risk Committee, inter alia

- approved the external audit engagement letter, plan and budgeted audit fees;
- reviewed the audit plan, report back and reports;
- confirmed the going concern basis for preparing the annual financial statements;
- examined and reviewed the annual financial statements, and all financial information disclosed to the public prior to submission and approval by the board;
- considered the appropriateness of accounting policies adopted by the Fund;
- reviewed the external auditor's report; and
- reviewed the representation letter, signed by management on the annual financial statements.

During the year, the Audit and Risk Committee considered key accounting matters and judgements in respect of the financial statements relating to:

- Valuation of Investment Properties – The valuation of investment properties include comparable bulk sales, discounted cash flow and net income capitalisation, using contracted rental income and other cash flows. 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 2022 by Mills Fitchet Magnus Penny, an independent, professional valuer registered without restriction in terms of the Property Valuers Act, No. 47 of 2000.
- Going concern and covenant compliance – The Audit and Risk Committee reviewed, challenged and concluded upon the Group's going concern review and consideration of its viability statement including giving due consideration to the appropriateness of key judgements, assumptions and estimates underlying the budgets and projections that underpin the review and a review of compliance with key financial covenants.

The Audit and Risk Committee was comfortable that the approach taken by the valuers was appropriate. For more information, please see note 28 of the Fund's annual financial statements.

The Committee performed the following duties in respect of the year under review:

- undertook a tender process pursuant to the early-adoption of mandatory audit firm rotation, the result of which was the nomination of Nexia SAB&T as the external audit firm for the 2022 financial year for election at the upcoming annual general meeting;
- satisfied itself that the external auditor is independent of the Fund as set out in Section 94(8) of the Act, and suitable for appointment by considering, inter alia, the information stated in paragraph 22.15(h) of the JSE Listings Requirements;
- satisfied itself in terms of paragraph 3.84(g)(i) of the JSE Listings Requirements that the Group Financial Director, as well as the Group finance function, has the appropriate expertise and experience; and
- ensured that appropriate financial reporting procedures exist and were consistently applied in accordance with paragraph 3.84(ii) of the JSE Listings Requirements.

The Committee remains satisfied with the quality and independence of the external audit performed by the independent external auditors.

The Audit and Risk Committee has complied with its obligations during the financial year and adhered to its legal, regulatory and statutory responsibilities. These annual financial statements have been approved by the Audit and Risk Committee and the Audit and Risk Committee is satisfied regarding the efficacy of the internal control environment and confirms its adherence to its Terms of Reference. The Audit and Risk Committee is satisfied with the independence and objectivity of the external auditor. The Audit and Risk Committee has satisfied itself that the Executive Financial Director has appropriate expertise and experience to perform the duties required by the position.

The Oasis Crescent Property Fund is a member of the South African REIT Association and takes cognisance of the Best Practice Recommendations ("BPRs") (Second Edition) released on 13 November 2019 and which came to effect for financial year-ends commencing on or after 1 January 2021. The First Edition of these recommendations were intended to improve transparency and comparability in the industry. Significant differences from the previous edition include:

- The introduction of an internationally recognised performance measure, SA REIT Funds from Operations (SA REIT FFO) per share which is to replace distributable earnings per share as the primary supplemental performance measure.
- Non-IFRS metrics can no longer be applied as broad principles but require step-by-step disclosure that can be easily reconciled back to the reported IFRS accounts.
- SA REIT-branded metrics, for example net asset value (NAV) and loan-to-value ratios (LTV), have been introduced, and can only be used by companies calculating these numbers according to the BPRs.

These BPRs are currently under review and comments on this is to be provided to the SA REIT Association.

On behalf of the Audit and Risk Committee

Dr. Yousuf Mahomed
Chairman of the Audit and Risk Committee
28 April 2022

DIRECTORS' RESPONSIBILITIES INCLUDING CEO AND FD RESPONSIBILITY STATEMENT AND APPROVAL

The Directors of Oasis Crescent Property Fund Managers Ltd. ("OCPFM") are responsible for the preparation, integrity and fair presentation of the financial statements of the Oasis Crescent Property Fund ("Fund"). The financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRS") and the requirements of the Collective Investment Schemes Control Act of 2002, and include amounts based on judgements and estimates made by management. The Directors consider that in preparing the financial statements, they have used the most appropriate accounting policies, consistently applied and supported by reasonable and prudent judgements and estimates. The Directors are satisfied that the information contained in the financial statements fairly presents the results of operations for the period and the financial position of the Fund at year-end. The Directors also prepared the other information in the report and are responsible for both its accuracy and its consistency with the financial statements.

The Directors have responsibility for ensuring that accounting records are kept. The accounting records should disclose with reasonable accuracy the financial position of the Fund to enable the Directors to ensure that the financial statements comply with the relevant legislation. The Fund operated in a well-established control environment, which incorporates risk management and internal financial control procedures, which are designed to provide reasonable assurance that assets are safeguarded and the risks facing the business are being controlled.

The annual financial statements, set out on pages 8 to 71, fairly present in all material respects the financial position, financial performance and cash flows of the company in terms of IFRS. No facts have been omitted or untrue statements made that would make the annual financial statements false or misleading. Internal financial controls have been put in place to ensure that material information relating to the company and its consolidated subsidiaries have been provided to effectively prepare the annual financial statements of the group. The internal financial controls are adequate and effective and can be relied upon in compiling the annual financial statements, having fulfilled our role and function within the combined assurance model pursuant to principle 15 of the King IV Report and where we are not satisfied, we have disclosed to the audit and risk committee and the auditors the deficiencies in design and operational effectiveness of the internal financial controls and any fraud that involves directors, and have taken the necessary remedial action. No disclosure or remedial action was required.

The going concern basis has been adopted in preparing the financial statements. The Directors have no reason to believe that the Fund will not be a going concern in the foreseeable future, based on forecasts and available cash resources. These annual financial statements support the viability of the Fund.

The Fund's external auditors, Nexia SAB&T, audited the financial statements, and their report is presented on pages 3 to 6. The annual financial statements of the Fund for the year ended 31 March 2022 were approved by the Board of Directors of OCPFM on 28 April 2022 and are signed on its behalf by:

Mohamed Shaheen Ebrahim
Executive Chairman
28 April 2022

Michael Swingler
Financial Director
28 April 2022

SOCIAL RESPONSIBILITY

PRINCIPLES

In addition to its responsibilities in terms of compliance with all conventional regulation that apply to the Fund, OCPFM has a duty towards its socially responsible investors to provide information to and to comply with the Oasis Group's Shari'ah Advisory Board's guidelines. This process includes the following:

- initial property selection based on tenant activity and identifying core business activities that are not acceptable; and
- removing non-permissible income from the income distribution which will consist mainly of interest earned on cash held for acquisition and distribution.

Although OCPFM has and will continue to endeavour to avoid or limit investments that will produce non-permissible income it remains an inevitable part of investing in conventional markets. The non-permissible income received will be separately disclosed and dispensed to registered charitable organisations with a focus on the areas of education and development, healthcare and social welfare and development.

The holding company of OCPFM is a signatory to the United Nations Principles for Responsible Investment ("PRI") and the Group follows the principles set out in CRISA.

PRI Principles for Responsible Investment

In accordance with the provisions of Shari'ah Law for investing, the Oasis Group Shari'ah Advisory Board is appointed to provide advice and ensure compliance with the ethical mandate.

Prof. Mohd Daud Bakar is a respected academic who was awarded a doctorate in philosophy from the University of St. Andrews in Scotland and has presented numerous papers and publications regarding Islamic banking and investment. Prof. Bakar is a member of the Shari'ah Board of the Accounting and Auditing Organisation for Islamic Financial Institutions, the Shari'ah Advisory Council of the Securities Commission of Malaysia, Bank Negara Malaysia (Central Bank of Malaysia) and the Dow Jones Islamic Market Index. In addition he is a Shari'ah consultant to numerous respected investment committees throughout the world.

Shaykh Yusuf Talal DeLorenzo serves as an advisor to the Dow Jones Islamic Market Index and is a leading Islamic scholar in the United States. He has translated over twenty books from Arabic, Persian and Urdu for publication in English. Shaykh DeLorenzo compiled the first English translation of legal rulings issued by Shari'ah supervisory boards on the operations of Islamic banks. Since 1989 he has served as secretary of the Fiqh Council of North America. He is also a Shari'ah consultant to several Islamic financial institutions and was an advisor on Islamic education to the government of Pakistan.

Shaykh Nedham Yaqoobi received an MSc. in Finance from McGill University (Canada) and has studied Shari'ah law in Morocco, India and Saudi Arabia. He is an active scholar in Islamic finance and has been the Professor of Tafsir, Hadith and Fiqh in Bahrain since 1976. Shaykh Yaqoobi is a member of the Shari'ah Board of the Accounting and Auditing Organisation for Islamic Financial Institutions and also works as an independent Shari'ah consultant in Bahrain. He currently sits on the Islamic supervisory boards of the Dow Jones Islamic Market Index and several Islamic financial institutions, which include Abu Dhabi Islamic Bank, Bahrain Islamic Bank, Citi Islamic Investment Bank and others.

SHARI'AH CERTIFICATE

CERTIFICATE OF SHARI'AH COMPLIANCE

We, the undersigned
Shari'ah Advisors

Shaykh Nedham Yaqoobi
Shaykh Yusuf Talal DeLorenzo
Dr. Mohd Daud Bakar

Hereby certify that:

Oasis Crescent Property Fund

complies with the Shari'ah Investment Guidelines that have been included in its constitutive documents.

Oasis Representative
Mohamed Shaheen Ebrahim

Approved at the Shari'ah Board Meeting convened in South Africa on 22nd March 2022

SHAYKH NEDHAM YAQOOBI	SHAYKH YUSUF TALAL DELORENZO	PROF. MOHD DAUD BAKAR
SHARI'AH BOARD MEMBER	**SHARI'AH BOARD MEMBER**	**SHARI'AH BOARD MEMBER**

OASIS

INDEPENDENT AUDITOR'S REPORT

To the Unitholders of Oasis Crescent Property Fund

Report on the Audit of the Consolidated and Separate Financial Statements

OPINION

We have audited the consolidated and separate financial statements of Oasis Crescent Property Fund (theFund) and its subsidiary (together the Group) set out on pages 8 to 69, which comprise the consolidated and separate statement of financial position as at 31 March 2022, and the consolidated and separate statement of comprehensive income, consolidated and separate statement of changes in unitholders' funds and consolidated and separate statement of cash flows for the year then ended, and notes to the consolidated and separate financial statements, including a summary of significant accounting policies.

In our opinion, the consolidated and separate financial statements present fairly, in all material respects, the consolidated and separate financial position of Oasis Crescent Property Fund and its subsidiary as at 31 March 2022, and its consolidated and separate financial performance and consolidated and separate cash flows for the year then ended in accordance with International Financial Reporting Standards.

BASIS FOR OPINION

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated and Separate Financial Statements* section of our report. We are independent of the group in accordance with the Independent Regulatory Board for Auditors' *Code of Professional Conduct for Registered Auditors* (IRBA Code) and other independence requirements applicable to performing audits of financial statements in South Africa. We have fulfilled our other ethical responsibilities in accordance with the IRBA Code and in accordance with other ethical requirements applicable to performing audits in South Africa. The IRBA Code is consistent with the corresponding sections of the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards). We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key audit matter

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated and separate financial statements of the current period. These matters were addressed in the context of our audit of the consolidated and separate financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key audit matter	How our audit addressed the key audit matter
This key audit matter relates to the consolidated and separate financial statements. The Fund's and Group's investment property portfolio comprises ten and eleven properties, respectively, across the Office, Retail and Industrial segments. The fair value of these properties at year-end amounted to R725m and R785m, respectively, as disclosed in Note 2 to the consolidated and separate financial statements. The corresponding fair value gain recognised in the consolidated and separate statements of comprehensive income was R29m and R28m, respectively. Valuations on all properties were carried out by a registered independent valuer at year-end. Properties are valued using either the comparable bulk sales value, the discounted cash flow method or the net income capitalisation method (see Note 1.13 and Note 28 to the consolidated and separate financial statements). The valuation of investment properties was considered a matter of most significance during the current year due to the magnitude of the balances in the context of the consolidated and separate financial statements as a whole, combined with the significant level of judgment involved in determining the future cash flows and projected inputs and assumptions associated with determining the fair value at year-end. The inputs and assumptions considered that are considered to have the most significant impact on the	Our audit procedures to address the significant risk of material misstatement relating to the valuation of investment property, included among others: • Obtaining an understanding of management's process for valuing the entity's investment property portfolio. • Assessing the competence, capabilities and objectivity of the external valuer, verifying the qualifications and discussions regarding the scope of work performed. Based on the work performed, we are satisfied that the expert used by management had the necessary expertise and was appropriately qualified to conduct the valuations. • Inspecting the valuer's reports and confirmed that the approaches used were consistent with the Group's accounting policy and International Financial Reporting Standards (IFRS). • Assessing the reasonableness of the valuations based on the projected cash flows/budgets determined by management. To evaluate the reasonability of management's projections, we tested the accuracy of management's actual cash flows by agreeing the rentals to the signed lease agreements and the actual expenses incurred durin the current year and recalculated a projected net rental. Based on the results of our tests we found management's projections were within an acceptable range of the investment property valuation re-performed by us.

Key audit matter	How our audit addressed the key audit matter
fair values are disclosed in Note 28 to the consolidated and separate financial statements, which includes income projections, vacancy rates, capitalisation rates and discount rates.	• Testing the discount, capitalisation, growth and vacancy rates used by management by comparing the inputs year-on-year and against the rates quoted in third party market commentator reports. We were satisfied that the above rates used by management were within market norms. • We utilised our valuation expertise in testing the external property valuations of management. This included confirming the reasonability of the rate per square metre used for properties valued on a comparable bulk sale basis and properties where signed lease contracts are not yet in place.

OTHER INFORMATION

The directors of the Fund Manager are responsible for the other information. The other information comprises the information included in the document titled "Oasis Crescent Property Fund Consolidated and Separate Annual Financial Statements for the year ended 31 March 2022" which we obtained prior to the date of this auditor's report, and the other sections of the document titled "Oasis Crescent Property Fund Integrated Annual Report 2022", which is expected to be made available to us after that date. The other information does not include the consolidated or the separate financial statements and our auditor's report thereon.

Our opinion on the consolidated and separate financial statements does not cover the other information and we do not express an audit opinion or any form of assurance conclusion thereon.

In connection with our audit of the consolidated and separate financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated and separate financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, on the other information obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

RESPONSIBILITIES OF THE DIRECTORS OF THE FUND MANAGER FOR THE CONSOLIDATED AND SEPARATE FINANCIAL STATEMENTS

The directors of the Fund Manager are responsible for the preparation and fair presentation of the consolidated and separate financial statements in accordance with International Financial Reporting Standards and for such internal control as the directors of the Fund Manager determine is necessary to enable the preparation of consolidated and separate financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated and separate financial statements, the directors of the Fund Manager are responsible for assessing the group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors of the Fund Manager either intend to liquidate the group or to cease operations, or have no realistic alternative but to do so.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE CONSOLIDATED AND SEPARATE FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the consolidated and separate financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated and separate financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated and separate financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the group's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors of the Fund Manager.

- Conclude on the appropriateness of the Fund Manager directors' use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated and separate financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the consolidated and separate financial statements, including the disclosures, and whether the consolidated and separate financial statements represent the underlying transactions and events in a manner that achieves fair presentation. Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business

- activities within the group to express an opinion on the financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with the directors of the Fund Manager regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the directors of the Fund Manager with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with the directors of the Fund Manager, we determine those matters that were of most significance in the audit of the consolidated and separate financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

In terms of the IRBA Rule published in Government Gazette Number 39475 dated 4 December 2015, we report that Nexia SAB&T has been the auditor of Oasis Crescent Property Fund for 2 years.

Nexia SAB&T

Nexia SAB&T
S. Kleovoulou
Director
Registered Auditor
29 April 2022
Cape Town

REPORT OF THE TRUSTEE
for the year ended 31 March 2022

As Trustees to the Oasis Crescent Property Trust Scheme ("the Scheme"), we are required in terms of the Collective Investment Schemes Control Act, 2002 (Act No. 45 of 2002) ("the Act") to report to participatory interest holders on the administration of the Scheme during each annual accounting period.

We advise for the period 1 April 2021 to 31 March 2022 we reasonably believe that the Manager has administered the Scheme in accordance with:

(i) the limitations imposed on the investment and borrowing powers of the manager by the Act; and
(ii) the provisions of the Act and the relevant deeds.

We confirm that according to the records available to us there were no material instances of compliance contraventions and therefore no consequent losses incurred by the Portfolio in the year.

Nelia de Beer
Head Trustee Services
Rand Merchant Bank
A division of FirstRand Bank Limited

Ruan van Dyk
Quality Assurance Manager Trustee Services
Rand Merchant Bank
A division of FirstRand Bank Limited

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
as at 31 March 2022

	Notes	Mar-22 R '000	Mar-21 R '000
ASSETS			
Non-current assets		**1,444,490**	**1,334,468**
Investment properties	2	772,725	737,183
Property, plant and equipment	3	132	179
Straight-line lease accrual	2	7,053	13,807
Financial assets at fair value through profit or loss	4	664,580	583,299
Current assets		**311,548**	**182,790**
Trade receivables	5	18,708	4,505
Other receivables	6	5,444	5,508
Straight-line lease accrual	2	5,372	3,908
Other financial assets at fair value through profit or loss	7	168,412	150,193
Other short-term financial assets	8	8,134	8,010
Money market instruments	9	-	7,006
Cash and cash equivalents	10	105,478	3,660
Total assets		**1,756,038**	**1,517,258**
UNITHOLDERS' FUNDS AND LIABILITIES			
Unitholders' funds		**1,617,198**	**1,471,770**
Capital of the Fund	11	933,059	928,804
Retained income		27,280	26,609
Other reserves	12	348,100	319,786
Fair value movements on financial assets reserve	13	308,759	196,571
Non-current liabilities			
Lease liability	14	1,448	1,583
Current liabilities		**137,392**	**43,905**
Trade payables	15	14,957	11,659
Accruals	16	283	339
Other payables	17	92,670	1,623
Lease liability	14	135	96
Unitholders for distribution		29,347	29,624
Non-permissible income available for dispensation		-	564
Total unitholders' funds and liabilities		**1,756,038**	**1,517,258**

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
for the year ended 31 March 2022

	Notes	Mar-22 R '000	Mar-21 R '000
Property portfolio revenue and income		**97,050**	**105,738**
Rental income	18	71,164	66,373
Property related revenue	19	17,395	20,951
Income from investments (excluding non-permissible income and fair value adjustments)	20	13,781	20,445
Straight-lining of lease income	2	(5,290)	(2,031)
Expenses	21	**45,110**	**49,121**
Property expenses		37,016	41,131
Service charges		6,905	6,976
Other operating expenses		1,189	1,014
Net income from rentals and investments		**51,940**	**56,617**
Fair value adjustment to investment properties excluding straight-lining of lease income		**33,604**	**13,943**
Fair value adjustment to investment properties	2	28,314	11,912
Gain on disposal of investment property		-	-
Straight-lining of lease income	2	5,290	2,031
Profit for the period before fair value adjustments to financial assets and realised gains		**85,544**	**70,560**
Fair value adjustments and realised gains to investments		**112,758**	**31,960**
Fair value adjustments on financial assets at fair value through profit or loss		112,188	35,444
Fair value adjustments on other financial assets at fair value through profit or loss		545	(3,298)
Fair value adjustments on other short-term financial assets		25	(185)
Operating profit for the year		**198,302**	**102,520**
Finance costs	14	(154)	(161)
Net profit before non-permissible income		**198,148**	**102,359**
Net non-permissible income		**(26)**	**(468)**
Non-permissible investment income		689	269
Non-permissible income dispensed		(715)	(737)
Net profit for the year		**198,122**	**101,891**
Other comprehensive income		-	-
Total comprehensive income for the year		**198,122**	**101,891**
Basic and diluted earnings per unit (cents)	22	**298.1**	**156.2**

CONSOLIDATED STATEMENT OF CHANGES IN UNITHOLDERS' FUNDS
for the year ended 31 March 2022

	Capital of the Fund	Fair value movements on financial assets reserve	Other reserves	Retained income	Total
	R '000	R '000	R '000	R '000	R '000
Balance at 1 April 2020	**901,307**	**159,281**	**307,874**	**31,868**	**1,400,330**
Net profit for the year ended 31 March 2021	-	-	-	101,891	101,891
Issue of units	27,660	-	-	-	27,660
Transaction costs for issue of new units	(370)	-	-	-	(370)
Fair value adjustment on investment properties transferred to non distributable reserve	-	-	11,912	(11,912)	-
Fair value movements on financial assets transferred to non distributable reserve	-	35,445	-	(35,445)	-
Realised gains on sale of listed equity investment transferred to retained income	-	1,845	-	(1,845)	-
Gain on disposal of investment property transferred to non-distributable reserve			-	-	
Distribution received in advance	208	-	-	217	425
Distribution to unitholders	-	-	-	(58,165)	(58,165)
Balance at 31 March 2021	**928,804**	**196,571**	**319,786**	**26,609**	**1,471,770**
Net profit for the year ended 31 March 2022	-	-	-	198,120	198,120
Issue of units	34,573	-	-	-	34,573
Transaction costs for issue of new units	(449)	-	-	-	(449)
Cancellation of units bought back	(29,891)	-	-	-	(29,891)
Transaction costs for unit buy back	(36)	-	-	-	(36)
Fair value adjustment on investment properties transferred to non distributable reserve	-	-	28,314	(28,314)	-
Fair value movements on financial assets transferred to non distributable reserve	-	112,188	-	(112,188)	-
Realised loss on sale of listed equity investment transferred to retained income	-	-	-	-	-
Distribution received in advance	58	-	-	(58)	-
Distribution to unitholders	-	-	-	(56,889)	(56,889)
Balance at 31 March 2022	**933,059**	**308,759**	**348,100**	**27,280**	**1,617,198**
Notes	11	13	12		

Distributions declared during the year amounted to 85.7 cents (2021: 88.8 cents) per unit.

CONSOLIDATED STATEMENT OF CASH FLOWS
for the year ended 31 March 2022

	Notes	Mar-22 R '000	Mar-21 R '000
CASH FLOWS FROM OPERATING ACTIVITIES			
Net profit for the year		**198,122**	**101,891**
Adjusted for:			
Non-permissible investment income received		(689)	(269)
Depreciation	21	49	40
Finance cost	14	154	161
Provision for receivables impairment	29.1	2,986	2,755
Straight-line lease accrual	2	5,290	2,031
Movement in lease incentives	2	(1,770)	(1,198)
Fair value adjustment on financial assets at fair value through profit or loss	4	(112,188)	(35,444)
Fair value adjustment on other financial assets at fair value through profit or loss and other short-term financial assets	7,8	(569)	3,484
Fair value adjustment on investment properties excluding straight-lining of lease income	2	(33,604)	(13,943)
Net operating cash flow before changes in working capital		**57,781**	**59,508**
(Increase) / decrease in current assets			
Trade receivables		(14,203)	448
Other receivables		64	1,098
(Decrease) / increase in current liabilities			
Trade payables		3,298	(228)
Accruals		(56)	(4)
Other payables		91,047	(34)
Cash generated from operations		**137,931**	**60,788**
Non-permissible investment income received		689	269
Cash distributed to unitholders	24	(22,651)	(32,349)
Non-permissible income dispensed	24	(564)	448
Net cash inflow from operating activities		**115,405**	**29,156**
CASH FLOWS FROM INVESTING ACTIVITIES			
Acquisition of financial assets at fair value through profit or loss	4	(22,608)	(49,125)
Acquisition of other financial assets at fair value through profit or loss	7	(32,674)	(9,804)
Capital expenditure on investment properties	2	(3,092)	(417)
Capital expenditure on property, plant and equipment	3	(2)	(29)
Acquisition of other short-term financial assets	8	(344)	(458)
Acquisition of money market instruments	9	(38,204)	(7,006)
Disposal of money market instruments	9	45,210	-
Proceeds from disposal of other short term financial assets at fair value through profit or loss and other short term financial assets	8,9	15,245	24,970
Proceeds from disposal of financial assets at fair value through profit or loss	4	53,515	13,772
Net cash outflow from investing activities		**17,045**	**(28,097)**
CASH FLOWS FROM FINANCING ACTIVITIES			
Payment of lease liabilities		(255)	(232)
Buy back of units from unitholders		(29,891)	
Transaction cost for buying back of units		(36)	-
Transaction cost for issue of new units		(449)	(370)
Net cash outflow from financing activities		**(30,631)**	**(602)**
NET (DECREASE) / INCREASE IN CASH AND CASH EQUIVALENTS		**101,819**	**457**
CASH AND CASH EQUIVALENTS			
At the beginning of the period		3,660	3,203
At the end of the year		**105,479**	**3,660**

NOTES TO THE CONSOLIDATED ANNUAL FINANCIAL STATEMENTS
for the year ended 31 March 2022

1. Accounting policies

The principal accounting policies applied in the preparation of these consolidated financial statements are set out below. These accounting policies are consistent with the previous year.
The Fund previously adopted net asset value per unit and distribution per unit as the applicable criteria for trading statement purposes. This remains unchanged for the current reporting period.

1.1 Basis of accounting

The consolidated financial statements of Oasis Crescent Property Fund ("the Fund" or "OCPF") have been prepared in accordance with International Financial Reporting Standards (IFRS), the statements of the International Financial Reporting Interpretations Committee (IFRIC), the SAICA Financial Reporting Guides as issued by the Accounting Practices Committee and Financial Reporting Pronouncements as issued by the Financial Reporting Standards Council, JSE Listings Requirements and the requirements of the Collective Investment Schemes Control Act of 2002.

The consolidated financial statements have been prepared on the historical cost basis, except for the measurement of investment properties and certain financial instruments at fair value and incorporate the principal accounting policies set out below. They are presented in South African Rands.

The Fund's external auditor, Nexia SAB&T, has audited the financial information set out in this report. Their unmodified audited report is included on pages 3 to 8 of this report

These consolidated financial statements were compiled by Michael Swingler CA (SA). The audit report is available for inspection at the Fund's registered address and on the website www.oasiscrescent.co.za.

1.2 Basis of consolidation

The consolidated financial statements incorporate the consolidated financial statements of the Fund and all subsidiaries. Subsidiaries are entities (including structured entities) which the group has control over. Control exists when the group is exposed to, or has rights to, variable returns from its involvement with the entity and it has the ability to affect those returns through use of it's power to govern the financial and operating policies thereof. Subsidiaries are fully consolidated from the date on which control is transferred to the group. They are deconsolidated from the date which control ceases.

The acquisition method is used to account for business combinations. The consideration transferred is measured at the fair value of the assets transferred, equity instruments issued and liabilities incurred or assumed at the date of acquisition. Identifiable assets acquired as well as liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date irrespective of the extent of any non-controlling interest.

For acquisition of a subsidiary not meeting the definition of a business, the group allocates the cost between the individual identifiable assets and liabilities in the group on their relative fair values at the date of acquisition. Such transactions or events do not give rise to goodwill.

Acquisition related costs are expensed as incurred. The excess of the consideration transferred over the fair value of the group's share of the identifiable net assets of the subsidiary acquired is recorded as goodwill. If the consideration transferred is less than the group's share of the fair value on the net assets of the subsidiary acquired, the difference is recognised directly in profit or loss.

All intercompany transactions, balances and unrealised gains on transactions between group companies are eliminated in full on consolidation. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred.

1.3 Tangible assets

Investment properties

Investment properties are held to earn rental income and for capital appreciation and are initially recorded at cost, including transaction costs on acquisition. Additional expenditure on investment properties is capitalised when it is probable that the future economic benefits will flow to the Fund. All other subsequent expenditure on the properties is expensed in the period in which it is incurred.

Investment properties are subsequently measured at fair value, representing open market value, as determined by registered external valuers as at the financial year end. Open market value is determined by the valuer using comparable bulk sales values, a discounted cash flow method or a net income capitalisation method. Refer to note 28 for key judgments used in the valuations.

NOTES TO THE CONSOLIDATED ANNUAL FINANCIAL STATEMENTS
for the year ended 31 March 2022

1.3 Tangible assets (continued)

Any changes arising from fair value re-measurements are included in net income. As required by the trust deed, surpluses are transferred from retained income to a non-distributable reserve, which is not available for distribution. Likewise, deficits are transferred from retained income and set off against existing non-distributable reserves to the extent that such reserves are available for the particular investment property. On the disposal of an investment property any realised accumulated surplus included in the non-distributable reserve is transferred to a capital reserve, which is not available for distribution.

The cost of an item of property, plant and equipment is recognised as an asset when:
- it is probable that future economic benefits associated with the item will flow to the Fund; and
- the cost of the item can be measured reliably.

Property, plant and equipment is initially measured at cost.

Property, plant and equipment

Costs include costs incurred initially to acquire or construct an item of property, plant and equipment and costs incurred subsequently to add to, replace part of, or service it. If a replacement cost is recognised in the carrying amount of an item of property, plant and equipment, the carrying amount of the replaced part is derecognised

The useful lives of items of property, plant and equipment have been assessed as follows:
- Office equipment: 5 years
- Building equipment: 5 years

The residual value, useful life and depreciation method of each asset are reviewed at the end of each reporting period. If the expectations differ from previous estimates, the change is accounted for as a change in accounting estimate. The depreciation charge for each period is recognised in profit or loss unless it is included in the carrying amount of another asset.

The gain or loss arising from the derecognition of an item of property, plant and equipment is included in profit or loss when the item is derecognised. The gain or loss arising from the derecognition of an item of property, plant and equipment is determined as the difference between the net disposal proceeds, if any, and the carrying amount of the item.

1.4 Revenue from contracts with customers

Revenue from contracts with customers arises from transactions not associated with financial instruments, or investment properties. Revenue is recognised either when the performance obligation has been satisfied ('point in time') or as control of the goods or service is transferred to the customer ('over time'). This requires an assessment of the group's performance obligations and of when control is transferred to the customer. Where revenue is recognised over time, performance obligation over time, the group applies a revenue recognition method that faithfully depicts the group's performance in transferring control of the service to the customer. Due to the nature of the group's business, the majority of its revenue from customers is considered to be recognised 'over time'. If performance obligations in a contract do not meet the over time criteria, the group recognises revenue at a point in time. For each, revenue is measured based on the consideration specified in contracts with customers. Such amounts are only included based on the expected value or most likely outcome method, and only to the extent that it is highly probable that no significant revenue reversal will occur. In assessing whether a significant reversal will occur, the group considers both the likelihood and the magnitude of the potential revenue reversal. Payment terms and conditions included in customer contracts are typically due in full within 30 days.

Details related to the nature and measurement of revenue are set out below:

Revenue type	Description	Nature, timing of satisfaction of performance obligations and measurement
Property related revenue	Recovering operating costs, such as utilities, from tenants.	Utility recoveries are recognised over the period for which the services are rendered. The group acts as a principal on its own account when recovering operating costs, such as utilities, from tenants.

1.4.1 Non-permissible income

Non-permissible income is income that the Fund is not permitted to earn in terms of Shari'ah law. Non-permissible income includes interest received and property income attributable to non-permissible operations of tenants.

All non-permissible income received by the Fund is donated to Oasis Crescent Fund Trust, an approved Public Benefit Organisation.

1.4.2 Interest Income

Interest Income is recognised using the effective interest rate method.

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1.4.3 Dividend Income
Dividend income is recognised when the right to receive payment is established.

1.5 Property operating expenses
Service costs for service contracts entered into and property operating expenses are expensed as incurred.

1.6 Financial instruments
The Group's financial instruments consist mainly of financial investments, trade and other receivables, trade and other payables and cash.
Financial instruments are contracts that give rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

Financial instruments are recognised in the statement of financial position when the group becomes party to the contractual provisions of the instrument. Any gains or losses on these instruments do not affect distributable earnings. Financial assets and liabilities are initially measured at fair value plus any transaction costs (other than financial instruments that are classified at fair value through profit or loss where the transaction costs incurred are immediately expensed in profit or loss).

Financial assets
Financial assets are classified into the following categories:
- Financial assets at fair value through profit or loss; or
- Financial assets at amortised costs
- Financial assets through other comprehensive income

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 either be recorded in profit or loss or OCI. For investments in equity instruments that are not held for trading, this will depend on whether the Group has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income (FVOCI). The Group reclassifies debt investments when and only when its business model for managing those assets changes.

The business model of Oasis Crescent Property Fund ("OCPF") is to collect contractual cash flows on the financial assets in which it invests, which includes working capital balances such as cash and receivables.
The financial assets of the group are classified as follows:
- Listed securities are classified at fair value through profit or loss.
- Trade and other receivables are classified at amortised cost, as they give rise solely to payments of principal and interest on the principal amount outstanding.
- Other financial assets are classified at fair value through profit or loss

The group derecognises a financial asset when the contractual rights to the cash flows from the assets expire, or it transfers the rights to receive the contractual cash flows on the financial asset in a transaction in which substantially all the risks and rewards of ownership of the financial asset are transferred. If the group neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the group recognises its retained interest in the asset and an associated liability for amounts it may have to pay. Any interest in transferred financial assets that is created or retained by the group is recognised as a separate asset or liability. Regular way purchases and sales of financial assets are accounted for at trade date, i.e. the date that the group commits itself to purchase or sell the asset.

Fair value movements on financial assets reserve
During the reporting period, the Fund created the Fair Value Movements on Financial Assets Reserve. 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.

Financial liabilities are classified as either financial liabilities at fair value through profit or loss or other financial liabilities. The classification depends on the nature and purpose of the financial liabilities and is determined at the time of initial recognition.

Financial liabilities at fair value through profit or loss include all instruments classified as held-for-trading and those instruments designated as held at fair value through profit or loss. These instruments are initially recorded at fair value with changes in fair value subsequently recognised in profit or loss.

Other financial liabilities are subsequently measured at amortised cost using the effective interest method.

The financial liabilities of the group are classified as follows:
- Trade and other payables are classified as other financial liabilities

The group derecognises a financial liability when the group's obligations specified in the contract expire or are discharged or cancelled. If the group neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the group recognises its retained interest in the asset and an associated liability for amounts it may have to pay.

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1.6 Financial instruments (continued)

Impairment of financial instruments:
The group applies the IFRS 9 expected credit loss (ECL) impairment model which allows for more timely recognition of credit losses. This is applied to financial assets measured at amortised cost.

The ECL model separates the assessment for impairment requirements into 3 stages:
(1) On origination of the financial instrument, 12 month ECLs are recognised.
(2) If the credit risk increases significantly and resulting credit quality is not considered low risk, full lifetime ECLs are recognised.
(3) If the credit risk increases and the asset is considered impaired, full lifetime ECLs are recognised, as in stage 2.

An impairment loss is calculated as the difference between the asset's carrying value and the present value of the estimated future cash inflows discounted at the asset's original effective interest rate.

Impairment losses are recognised in profit or loss and reflected in an allowance account against receivables. When a subsequent event causes the amount of the impairment loss to decrease, the decrease in impairment loss is reversed through profit or loss.

Cash and cash equivalents
Cash and cash equivalents comprise cash on hand and demand deposits and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value. These are initially and subsequently recorded at amortised cost.

1.7 Capital of the Fund
Capital of the Fund consists of unitholders' capital net of any directly attributable transaction costs on issue of units, and is classified as equity..

1.8 Deposits
Deposits represent amounts received from the tenants as a security against any unpaid rentals and are classified as trade payables. Initially the liability is measured at its fair value plus transaction costs. Subsequent to initial measurement, the liability is measured at amortised cost using the effective interest method

1.9 Taxation
No income taxation is accounted for in the Fund as all income is distributed to unitholders and is taxable in their hands. Likewise, no Capital Gains Tax is accounted for in the Fund as these gains will vest with the unitholders on disposal of their interests. Income tax is calculated on the basis of tax laws enacted or substantively enacted at the date of the statement of financial position

1.10 Segment reporting
Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker. The chief operating decision maker is the person or group that allocates resources to and assesses the performance of the operating segments of an entity. The Fund has determined that its chief operating decision maker is the investment manager of the Fund.
The Fund operates in the following primary business segments:
Office – comprising office buildings and office parking;
Industrial – industrial buildings such as warehouses and factories;
Retail – comprising retail outlets;
Investments – comprising financial assets at fair value through profit or loss, other financial assets at fair value through profit or loss, other short-term financial assets at fair value through profit or loss, other receivables and cash and cash equivalents.

1.11 Distributions to unitholders
The Fund distributes income per unit in accordance with the provisions of the Trust Deed. Income is distributed semi-annually for the 6 months to 30 September and the 6 months to 31 March.

1.12 Use of estimates, assumptions and judgments
The preparation of the consolidated financial statements necessitates the use of estimates, assumptions and judgments. The estimates and assumptions affect the reported amounts of assets, liabilities and contingent liabilities at the statement of financial position date as well as affecting the reported income and expenses for the period. Although estimates are based on management's best knowledge and judgment of current facts as at the statement of financial position date, the actual outcome may potentially differ significantly from these estimates. Refer to note 28 for further detail on estimates, assumptions and judgements used.

NOTES TO THE CONSOLIDATED ANNUAL FINANCIAL STATEMENTS
for the year ended 31 March 2022

1.13 Use of estimates, assumptions and judgments (continued)

Investment property

The valuation of investment properties includes comparable bulk sales, discounted cash flow and net income capitalisation methods, using contracted rental income and other cash flows. Discounted cash flows are based on estimated future cash flows principally using discounted cash flow projections based on estimates of future cash flow. Net income is based on budgeted net income for the following year.

These projections are supported by the terms of any existing lease and other contracts and by external evidence such as current (at the date of the statement of financial position) market rentals for similar properties in the same location and similar condition, and using discount rates and capitalisation rates respectively that reflect current market assessments of the uncertainty in the amount and timing of cash flows and amount of budgeted net income. The future rental rates are estimated depending on the actual location, type and quality of the properties, and taking into account market data and projections at the valuation date.

Where the group obtains control of entities that own investment properties, or when the group acquires properties or a group of properties collectively, an evaluation is performed as to whether such acquisitions should be accounted for as business combinations or acqusitions in terms of IAS 40 Investment Properties. An acquisition is not considered to be a business combination if at the date of the acqusition of the entity the integrated activities deemed necessary to generate a business are not present. Management concluded that the acquisition of property in the current financial year was of this nature. Therefore these were accounted in terms of IAS 40 Investment Properties.

Fair value estimation

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 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 di rectly (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.

1.14 Leases

Group as lessee

"(i) At initial recognition
The Group acting as lessee recognises a right-of-use asset and a lease liability for all leases with a term of more than 12 months, unless the underlying asset is of low value."

The right-of-use asset is measured at it's cost which includes the amount of the initial measurement of the lease liability, any lease payments made at or before the commencement date (less any lease incentives received), any initial direct costs incurred by the Group; and an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease, unless those costs are incurred to produce inventories.

The lease liability is measured at the present value of the lease payments that are not paid at the date of the consolidated statement of financial position.

"Lease liabilities include the net present value of the following lease payments:
- fixed payments (including in-substance fixed payments), less any lease incentives receivable;
- variable lease payments that depend on an index or rate, initially measured at the applicable index or rate at the lease commencement date;
- the exercise price of a purchase option if the Group is reasonably certain to exercise that option, or the penalty payable on the exercise of a termination option unless the Group is reasonably certain not to exercise the option; and
- any amounts expected to be payable under residual value guarantees."

The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Group is using the lessee's incremental borrowing rate, being the rate that the individual lessee would have to pay to borrow the funds necessary to obtain an asset of similar value to the right-of-use asset in a

NOTES TO THE CONSOLIDATED ANNUAL FINANCIAL STATEMENTS
for the year ended 31 March 2022

1.14 Leases (continued)
"(ii) Subsequent measurement
The Group measures the right-of-use assets that meet the definition of investment property using the fair value model applied to its investment property (see note 3)."
"The lease liability is measured as follows:
a) increasing the carrying amount to reflect interest on the lease liability;
b) reducing the carrying amount to reflect the lease payments made; and
c) remeasuring the carrying amount to reflect any reassessment or lease modifications, or to reflect revised in-substance fixed lease payments."
Where the Group is exposed to potential future increases in variable lease payments based on an index or rate, these are not included in the lease liability until they take effect. When adjustments to lease payments based on an index or rate take effect, the lease liability is reassessed and adjusted against the right-of-use asset.

Group as lessor - operating leases
Operating lease income is recognised as an income on a straight-line basis over the lease term. Initial direct costs incurred in negotiating and arranging operating leases are added to the carrying amount of the leased asset and recognised as an expense over the lease term on the same basis as the lease income. Income for leases is disclosed under revenue in profit or loss.

1.15 Foreign currency
A foreign currency transaction is recorded, on initial recognition in Rands, by applying to the foreign currency amount the spot exchange rate between the Rand and the foreign currency at the date of the transaction. The company's functional and reporting currency is South African Rand.

At the end of the reporting period foreign currency monetary items are translated using the closing rate.
Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. Translation differences on assets and liabilities carried at fair value are reported as part of the fair value gain or loss.

Foreign exchange gains and losses on monetary items are presented in the statement of profit or loss on a net basis within other gains/(losses).

1.16 Changes to standards, amendments and interpretations
Standards, interpretations and amendments to published standards and amendments that are not yet effective:
There aren't any new standards, interpretations or amendments.

NOTES TO THE CONSOLIDATED ANNUAL FINANCIAL STATEMENTS
for the year ended 31 March 2022

		Mar-22 R '000	Mar-21 R '000
2	**Investment properties**		
	At valuation	785,150	754,898
	Straight-line lease accrual	(12,425)	(17,715)
		772,725	**737,183**
	Straight-line lease accrual		
	Current asset	5,372	3,908
	Non-current assets	7,053	13,807
		12,425	17,715
	Movement in investment properties		
	Carrying value at the beginning of the year	737,183	721,625
	Subsequent capitalised expenditure	3,092	417
	Additions	-	-
	Movement in lease incentives	(1,154)	1,198
	Disposal at fair value	-	-
	Fair value adjustment to investment properties excluding straight-lining of lease income	33,604	13,943
	Revaluation (note 12)	28,314	11,912
	Change in straight-line lease accrual	5,290	2,031
	Carrying value at the end of the year	**772,725**	**737,183**

The short term portion of the lease straight line asset is the portion of the asset that is expected to be realised within the next 12 months.

Investment property is property (land or a building—or part of a building—or both) held (by the owner or by the lessee as a right-of-use asset) to earn rentals or for capital appreciation or both.

The investment properties were independently valued by Mills Fitchet Magnus Penny Proprietary Limited on 31 March 2022. The valuer is a professional valuer with relevant qualifications, registered as such without restriction, that has recent experience in the valuation of properties that are similar to properties owned by the Fund. Please refer to note 28 for details on the valuation of investment properties.

		Mar-22 R '000	Mar-21 R '000
3	**Property, plant and equipment**		
	Building equipment		
	Cost	1,099	1,099
	Accumulated depreciation	(967)	(920)
	Carrying value	**132**	**179**
	Reconciliation of property, plant and equipment		
	Building equipment		
	Opening carrying value	179	179
	Additions	2	40
	Depreciation	(49)	(40)
	Closing carrying value	**132**	**179**

NOTES TO THE CONSOLIDATED ANNUAL FINANCIAL STATEMENTS
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		Mar-22 R '000	Mar-21 R '000
4	**Financial assets at fair value through profit or loss**		
	Carrying value at the beginning of the year	583,299	512,503
	Additions	22,608	49,125
	Disposals	(53,515)	(13,772)
	Fair value adjustment recognised in profit and loss (note 13)	112,188	35,444
	Carrying value at the end of the year	**664,580**	**583,299**
4.1	The US Dollar value of the investments in Oasis Crescent Global Property Equity Fund is as follows:		
	Units held	**3,326,190**	**3,638,092**
	Ex-dividend price in US Dollars	10.366	8.604
	US Dollar value of the investment	**34,479**	**31,303**
	Rand / US Dollar exchange rate	14.6220	14.7689
	Closing value of the investment	**504,155**	**461,604**
4.2	Investments in listed property instruments		
	At fair value	**16,176**	**1,471**
	Movement for the year		
	Carrying at the beginning of the year	1,471	15,178
	Additions	16,377	617
	Disposals	-	(13,772)
	Fair value adjustment	(1,672)	(552)
	Carrying at the end of the year	**16,176**	**1,471**

The fair values of these investments are based on the closing price on the JSE at 31 March 2022. Please refer to Note 28 for details regarding fair value estimation.

		Mar-22	Mar-21
4.3	Investments in Oasis Crescent International Property Equity Feeder Fund		
	At fair value	**144,249**	**120,224**
	Movement for the year		
	Carrying value at the beginning of the year	120,224	78,505
	Additions	133	34,612
	Fair value adjustment	23,892	7,107
	Carrying value at the end of the year	**144,249**	**120,224**

The fair value of these investments is based on the closing net asset value (NAV) price published by the management company.

"A schedule of the investments listed above is maintained and is available at the registered office of the Fund.

The Fund has not reclassified any financial assets from cost or amortised cost to fair value, or from fair value to cost or amortised cost during the financial period ending 31 March 2022.

The directors have considered the requirements of IFRS 10: Consolidated Financial Statements and are satisfied that the financial assets held by the Fund do not require consolidation as contemplated in IFRS 10. Oasis Crescent Global Property Equity Fund has trustees which are different to that of Oasis Crescent Property Fund and thus Oasis Crescent Property Fund is not in a position to significantly influence Oasis Crescent Global Property Equity Fund."

NOTES TO THE CONSOLIDATED ANNUAL FINANCIAL STATEMENTS
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		Mar-22 R '000	Mar-21 R '000
5	**Trade receivables**		
	Recoveries	1,330	2,516
	Accounts receivable	24,597	6,222
	Provision for receivables impairment (note 28.1)	(7,219)	(4,233)
		18,708	**4,505**

5.1 The group applies the simplified approach to providing for credit losses as prescribed by IFRS 9, which permits the use of lifetime expected loss provision for all trade receivables.

Trade receivables are written off when there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery include, amongst others, the failure of a debtor to engage in a repayment plan with the group, and a failure to make contractual payments for a period of greater than 120 days past due.

5.2 Impairment losses on trade receivables

At 31 March 2022

Expected credit loss:	**ECL %**	**Gross carrying amount** **R '000**	**Impairment allowance** **R '000**	**Net carrying amount** **R '000**
Current - 30 days past due:	2	18,725	313	18,412
31 - 90 days past due:	66	571	377	194
More than 91 days past due:	98	6,631	6,529	102
		25,927	7,219	18,708

At 31 March 2021

Expected credit loss:	**ECL %**	**Gross carrying amount** **R '000**	**Impairment allowance** **R '000**	**Net carrying amount** **R '000**
Current - 30 days past due:	1	4,014	58	3,956
31 - 90 days past due:	75	1,046	786	260
More than 91 days past due:	92	3,678	3,389	289
		8,738	4,233	4,505

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		Mar-22 R '000	Mar-21 R '000
6	**Other receivables**		
	Deposits	991	991
	Accrued dividends	2,371	1,962
	Prepayments	2,082	2,555
		5,444	**5,508**

6.1 The group applies the simplified approach in providing credit losses as prescribed by IFRS 9, which permits the use of lifetime expected loss provision for all trade receivables.

The ECL calculation performed considers forward looking information and determined that the ECL adjustment is immaterial.

		Mar-22	Mar-21
7	**Other financial assets at fair value through profit or loss**		
	Carrying value at the beginning of the year	150,193	167,687
	Additions	32,674	9,804
	Disposals	(15,000)	(24,000)
	Fair value adjustments recognised in profit or loss	545	(3,298)
	Carrying value at the end of the year	**168,412**	**150,193**

Other financial assets at fair value through profit or loss consist of investments in Oasis Crescent Income Fund. The investment is held for short term cash investment purposes and is available on demand

		Mar-22	Mar-21
8	**Other short-term financial assets**		
	Carrying value at the beginning of the year	8,010	8,707
	Additions	344	458
	Disposals	(245)	(970)
	Fair value adjustments recognised in profit or loss	25	(185)
	Carrying value at the end of the year	**8,134**	**8,010**

Other short-term financial assets consists of tenant deposits that are invested in the Oasis Crescent Income Fund. Each tenant deposit is invested in a separate account and is redeemable on call.

		Mar-22	Mar-21
9	**Money market instruments**		
	Carrying value at the beginning of the year	7,006	-
	Additions	38,204	7,006
	Disposals	(45,210)	-
	Carrying value at the end of the year	**-**	**7,006**
10	**Cash and cash equivalents**		
	Deposits at banks	105,478	3,660
		105,478	**3,660**

The deposits at banks are held on call as per the requirements of the trust deed.

10.1 **Credit quality of cash at bank and short term deposits, excluding cash on hand**

The credit quality of cash at bank, excluding cash on hand that are neither past due nor impaired can be assessed by reference to external credit ratings (if available) or historical information about counterparty default rates. Historically the default rate has been zero:

	Mar-22	Mar-21
Credit rating		
P-1.za*	105,478	3,660
	105,478	**3,660**

* Moody's rating

NOTES TO THE CONSOLIDATED ANNUAL FINANCIAL STATEMENTS
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		Mar-22 R '000	Mar-21 R '000
11	**Capital of the Fund**		
	Balance as at 31 March	933,059	928,804
	Units in issue at 31 March 2022 : 66,265,434 (2021 : 65,732,845) with no par value		
	Movement in units ('000)		
	Balance as at 01 April	65,733	64,463
	Issue of units	1,507	1,270
	Units bought back and delisted	(975)	-
	Balance as at 31 March	66,265	65,733

In the current reporting period, the Fund issued 1.507 million units upon reinvestment of distributions. 0.778 million units were issued in June 2021 at 2,239 cents per unit and 0.729 million units were issued in December 2021 at 2,351 cents per unit.

		Mar-22 R '000	Mar-21 R '000
12	**Other reserves**		
	Valuation reserve *		
	Balance at the beginning of the year	305,371	293,459
	Transfer to valuation reserve	28,314	11,912
	Transfer to realisation reserve	-	-
	Balance at the end of the year	**333,685**	**305,371**
	* Valuation reserve relates to investment property fair value adjustments		
	Realisation reserve #		
	Balance at the beginning of the year	14,415	14,415
	Balance at the end of the year	**14,415**	**14,415**
	# Realisation reserve relates to realised surplus on disposal of investment property that is not distributable		
	Total other reserves	**348,100**	**319,786**
13	**Fair value movements on financial assets reserve**		
	Balance at the beginning of the year	196,571	159,281
	Fair value adjustments on financial assets at fair value through profit or loss	112,188	35,444
	Realised loss/(gain) on disposal	-	1,845
	Balance at the end of the year	**308,759**	**196,571**

14 Lease liability

The Fund holds a 5 year operating lease as a lessee in relation to parking premises at Oasis Airport City.
The lease commenced on 1 August 2018 and ends 31 July 2023.

The Fund also holds a 10 year operating lease as a lessee in relation to land that is located at the Nourse Avenue property in Epping.
The lease commenced on 1 August 2019 and ends 31 July 2029.

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		Mar-22 R '000	Mar-21 R '000
14	**Lease liability (continued)**		
	Finance costs on lease liabilities		
	Interest expense on lease liabilities	154	**161**
	The maturity analysis of lease liabilities is as follows:		
	Within one year	269	249
	Two to five years	1,972	2,241
	Total lease commitment	2,241	2,490
	Less finance charges component	658	811
	Lease liability	**1,583**	**1,679**
	Non-current	1,448	1,583
	Current	135	96
	Lease liability	**1,583**	**1,679**
15	**Trade payables**		
	Trade payables:		
	- Creditors control	6,321	2,633
	- Tenant deposits	7,702	7,185
	- Municipal charges	934	1,841
		14,957	**11,659**
16	**Accruals**		
	- Audit fees	180	199
	- Printing and publishing costs	16	16
	- Valuation costs	75	75
	- Other	12	49
		283	**339**
17	**Other payables**		
	SASRIA Insurance claim received	22,038	-
	IDC Funding	69,347	-
	Rent received in advance	473	606
	Airport City development fee accruals	481	503
	VAT payable	331	514
		92,670	**1,623**
18	**Rental income**		
	Rental income		
	Property rental	74,540	69,773
	Lease incentives	(3,376)	(3,400)
		71,164	66,373

The Group has entered into operating leases on its investment property portfolio consisting of industrial, office and retail buildings (see Note 2). These leases have terms of between one and ten years. All leases include a clause to enable upward revision of the rental charge on an annual basis according to pre-determined escalations. The Group protects the residual risks in the properties by insuring the buildings against significant insurable perils.

19	**Property related revenue**		
	Recoveries	17,395	20,951
		17,395	**20,951**

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		Mar-22 R '000	Mar-21 R '000
20	**Income from investments**		
	All investment income excludes non-permissible income.		
	Dividend received - offshore	6,924	9,791
	Distribution received from investments in listed property	397	1,059
	Permissible investment income	6,460	9,595
		13,781	**20,445**
21	**Operating profit - expenses by nature**		
	Operating profit is stated after charging:		
	Property expenses *	37,017	41,131
	- Advertising and promotions	324	391
	- Cleaning	460	1,000
	- Consulting fees	-	8
	- Depreciation	49	40
	- Insurance	741	749
	- Legal fees	138	50
	- Municipal charges	21,350	25,059
	- Other expenses	2,053	2,308
	- Property management fees	2,350	2,229
	- Provision for receivables impairment and write offs (Note 28.1)	2,986	2,755
	- Repairs and maintenance	2,169	2,159
	- Salaries	610	946
	- Security	3,787	3,437
	Service charge (Note 21.1)	6,905	6,976
	Other operating expenses	1,189	1,014
	- Audit fee	281	283
	- Designated advisor fee	172	172
	- Investment management fee	170	49
	- Trustee fee	179	179
	- Printing and publishing	-	27
	- Other operating expenses	387	304
	Total expenses	**45,111**	**49,121**

* Property expenses amounting to R2,500,000 (2021: R1,450,000) were not recovered from tenants due to vacancies.

21.1 The service charge is equal to 0.5% per annum of the Fund's market capitalisation and borrowing facilities and a pro-rata portion is payable on a monthly basis. The market capitalisation is based on the average daily closing price of the units as quoted on the Alternative Exchange (ALTx) of South Africa. This is paid to the Manager, as disclosed in Note 29.3 Related party transactions.

22 Basic and headline earnings per unit

Basic earnings per unit
Basic earnings per unit was 298.1 cents for the year ended 31 March 2022 (2021: 156.2 cents). The calculation of the basic earnings per unit is based on 66,458,748 (2021: 65,227,592) weighted average units in issue at the end of the year and net profit of R206.0 million (2021: R101.9 million).

Headline earnings per unit
Headline earnings per unit was 247.5 cents for the year ended 31 March 2022 (2021: 134.8 cents). The calculation of the headline earnings per unit is based on 66,458,748 (2021: 65,227,592) weighted average units in issue during the year and headline earnings of R164.5 million (2021: R87.9 million).

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		Mar-22 R '000	Mar-21 R '000
22	**Basic and headline earnings per unit (continued)**		
22.1	**Headline earnings and distribution income reconciliation**		
	Basic earnings before non-permissible income adjustment	**198,148**	**102,359**
	Non-permissible investment income	689	269
	Basic earnings after non-permissible income adjustment	**198,837**	**102,628**
	Non-permissible income dispensed	(715)	(737)
	Basic earnings	**198,122**	**101,891**
	Adjusted for:		
	Gain on disposal of investment property	-	-
	Fair value adjustment to investment properties	(33,604)	(13,943)
	Headline earnings	**164,518**	**87,948**
	Adjusted for:		
	Fair value adjustments on financial assets at fair value through profit or loss	(112,188)	(35,444)
	Fair value adjustments on other financial assets at fair value through profit or loss	(545)	3,298
	Fair value adjustments on other short-term financial assets	(25)	185
	Right-of-use asset lease payments under IFRS 16 added back	(255)	(232)
	Finance costs on lease liability	154	161
	Straight-lining of lease income	5,290	2,031
	Distribution income excluding non-permissible income	**56,949**	**57,948**
	Distribution received in advance	(58)	217
	Income distributed	**56,891**	**58,165**
	Basic earnings and diluted earnings per unit (cents)	**298.1**	**156.2**
	Headline earnings and diluted headline earnings per unit (cents)	**247.5**	**134.8**
	Distribution per unit including non-permissible income (cents)	**86.8**	**90.0**
	Distribution per unit excluding non-permissible income (cents)	**85.7**	**88.8**
	Weighted average units in issue	**66,458,748**	**65,227,592**
	Units in issue at the end of the year (note 11)	**66,265,434**	**65,732,845**
	Net Asset Value per unit (cents)	**2,440**	**2,239**

23 Rental income

The group leases retail, office and industrial properties under operating leases. On average the lease typically runs for a period of 3 to 5 years.

Contractual amounts (comprising contractual rental income, excluding the straight-line lease adjustments, and operating expense recoveries) due in terms of signed operating lease agreements.

Future contractual rental income due from tenants can be analysed as follows:

	Mar-22	Mar-21
Within one year	79,885	76,081
Within two to five years	136,473	129,975
More than five years	2,541	2,420
	218,900	**208,476**

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		Mar-22 R '000	Mar-21 R '000
24	**Notes to cash flow statement - Distribution and non-permissible income**		
	Amounts unpaid at the beginning of the year	30,188	32,008
	Amounts declared during the year	56,947	57,948
	Distribution received in advance	(58)	217
	Amounts unpaid at the end of the year	(29,347)	(30,188)
	Distribution including non-permissible income	**57,730**	**59,985**
	Non-permissible income dispensed	(564)	448
	Distribution excluding non-permissible income	**57,166**	**60,433**
	Distribution in lieu of cash distribution	(34,573)	(27,660)
	Distribution paid in cash	**22,593**	**32,774**
25	**Taxation**		
	Profit for the year	198,120	101,891
	Tax at 28%	55,474	28,529
	Non-taxable amounts credited to profit*	(8,250)	(3,636)
	Non-deductible amounts debited to profit	(30,048)	(8,335)
	Deductible amounts not debited to profit	(71)	(65)
	Taxable amounts not credited to profit	58	80
	Tax before qualifying distribution	**17,163**	**16,574**
	Qualifying distribution	(15,929)	(16,286)
	Tax loss after qualifying distribution	**1,234**	**288**
	Taxable loss not carried forward	(1,234)	(288)
	Net tax payable	-	-

*Non-taxable amounts represent fair value adjustments on investment properties and financial assets through profit and loss

26	**Capital commitments**		
	Approved and contracted for	139,000	-
	Approved but not contracted for	-	-
		139,000	-

As at 31 March 2022, the refurbishment project is well underway. The estimated time of completion is between September 2022 and November 2022. As per the latest available budget from the Quantity Surveyor, the estimated total cost of the refurbishment project is approximately R139million incl VAT. As mentioned in note 28, we are fully insured and this cost will be covered and paid for by the insurance company.

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	Mar-22	Mar-21
	R '000	R '000

27 Events after the balance sheet date

The directors are not aware of any event subsequent to 31 March 2022 which are likely to have a material effect on the financial information contained in this report.

28 Financial risk management

The Fund's activities expose it to a variety of financial risks, namely, market risk (including foreign currency risk, cash flow interest rate risk and price risk), credit risk and liquidity risk.

Risk management is carried out by the Risk Committee of the Management Company under policies approved by the Board of Directors. The board provides the principles for overall risk management, as well as the policies covering specific areas, such as interest rate risk, credit risk, use of non-derivative financial instruments and investment of excess liquidity.

	R '000				
	Assets		Liabilities		Total Carrying Amount
	Amortised cost	Fair value through profit and loss	Amortised cost	Fair value through profit and loss	
Non-current financial assets					
Financial assets at fair value through profit or loss	-	664,580	-	-	664,580
Current financial assets					
Trade receivables	18,708	-	-	-	18,708
Other receivables	3,362	-	-	-	3,362
Other financial assets at fair value through profit or loss	-	168,412	-	-	168,412
Cash and cash equivalents	105,478	-	-	-	105,478
Other short-term financial assets	-	8,134	-	-	8,134
Total financial assets	**127,548**	**841,126**	**-**	**-**	**968,674**
Non-current financial liabilities					
Lease liabilities			1,448		1,448
Current financial liabilities				-	
Trade payables	-	-	14,957	-	14,957
Accruals	-	-	283	-	283
Other payables	-	-	92,339	-	92,339
Unitholders for distribution	-	-	29,347	-	29,347
Non-permissible income available for dispensation	-	-	-	-	-
Lease liabilities			135		135
Total financial liabilities	**-**	**-**	**138,509**	**-**	**138,509**

NOTES TO THE CONSOLIDATED ANNUAL FINANCIAL STATEMENTS
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28 Financial risk management (continued)

Market risk: Foreign currency risk

The Fund's financial assets and liabilities are denominated in South African Rands (ZAR) except for the investments and the related investment income receivable on offshore investments which are denominated in US Dollars (USD) and translated to Rands (ZAR) at each statement of financial position date (2022: $34.5m; 2021: $31.3m) at the closing rate of exchange between ZAR and USD (2022: R14.62/$; 2021: R14.77/$).

Sensitivity analysis

As of 31 March 2022, if the Rand had weakened/strengthened by 5% against the US Dollar (and assuming all other variables remained constant), the financial assets at fair value through profit or loss would have been R 25.2 million (2021: R23.1 million) higher/lower than stated in the statement of financial position. Non-distributable reserve would have been R 25.2 million higher/lower (2021: R23.1 million) and profit for the year would have increased/decreased accordingly.

This sensitivity analysis for currency risk above includes the effect of non-monetary financial instruments, denominated in currency, other than the entity's functional currency. The Fund has no monetary assets denominated in foreign currencies.

The foreign currency risk is managed by close monitoring of foreign currency rates on a regular basis. The concentration of foreign currency risk is monitored on an ongoing basis.

Market risk: Cash flow interest rate risk

The Fund has cash on call (denominated in ZAR) which attracted an average variable interest rate of 4.1% during the period under review (2021: 3.71%). The sensitivity analysis below is based on the average cash balances.

The other financial assets at fair value through profit or loss disclosed in notes 7 and 8 are predominantly invested in underlying Shari'ah compliant income generating instruments which are not exposed to cash flow or fair value interest rate risk.

Management does not invest in interest rate derivatives.

Sensitivity analysis
At 31 March 2022, if interest rates at that date had been 1% lower/higher, with all other variables held constant, net profit for the period would have been R61,310 (2021: R51,725) lower/higher, arising mainly as a result of lower/higher interest income on cash deposits at banks.

The Fund manages interest rate risk by monitoring interest rates on a regular basis. There were no borrowings or loans outstanding during the period under review which attracted interest exposure to the entity. The concentration of interest rate risk is monitored on an ongoing basis.

Market risk: Price risk

The Fund is exposed to property price and market rental risks.

Market price risk arises mainly from uncertainty about future prices of financial instruments held. It represents the potential loss the Fund might suffer through holding market positions in the face of price movements.

The Fund is exposed to market price risk via the quoted investments as disclosed in note 4. The investments disclosed in note 4 are predominantly invested in underlying instruments which are exposed to market price risk. However, the investments disclosed in notes 7 and 8 are predominantly invested in underlying Shari'ah compliant income generating instruments which are not exposed to significant market price risk. Price risk is managed by only investing in high quality funds and collective investment schemes, with outstanding track records.

The executive directors of the Manager monitor the Fund's exposure to the concentration of price risk on an ongoing basis.

NOTES TO THE CONSOLIDATED ANNUAL FINANCIAL STATEMENTS
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28 Financial risk management (continued)
Market risk: Price risk (continued)

Sensitivity analysis

As of 31 March 2022, if the unit price on investments held at fair value through profit or loss increased/decreased by 10%, the value of the financial assets held at fair value through profit or loss would have been R 66.5 million (2021: R58.3 million) higher/lower than stated in the statement of financial position. Non-distributable reserve would have been R 66.5 million higher/lower (2021: R58.3 million) and profit for the year would have increased/decreased accordingly.

Fair Value

IFRS 13 requires that an entity discloses for each class of assets and liabilities measured at fair value, the level in the fair value hierarchy into which the fair value measurements are categorised in their entirety. The fair value hierarchy reflects the significance of the inputs used in making fair value measurements.
The fair value hierarchy has the following levels:

Level 1 – quoted prices (unadjusted) in active markets for identical assets or liabilities;
Level 2 – inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices);
Level 3 – inputs for the asset or liability that are not based on observable market data (unobservable inputs).

The following table presents the Fund's assets and liabilities that are measured at fair value at 31 March 2022:

Assets	Level 1 R'000	Level 2 R'000	Level 3 R'000	Total R'000
Financial assets at fair value through profit or loss				
Investment in Oasis Crescent Global Property Equity Fund	-	504,155	-	504,155
Investment in listed property funds	16,176	-	-	16,176
Investment in Oasis Crescent International Property Equity Feeder Fund	-	144,249	-	144,249
Other financial assets at fair value through profit or loss				
Investment in Oasis Crescent Income Fund	-	168,412	-	168,412
Other short-term financial assets	-	8,134	-	8,134
Investment property				
Investment property	-	-	772,725	772,725

The following table presents the Fund's assets and liabilities that are measured at fair value at 31 March 2021:

Assets	Level 1 R'000	Level 2 R'000	Level 3 R'000	Total R'000
Financial assets at fair value through profit or loss				
Investment in Oasis Crescent Global Property Equity Fund	-	461,604	-	461,604
Investment in listed property funds	1,471	-	-	1,471
Investment in Oasis Crescent International Property Equity Feeder Fund	-	120,224	-	120,224
Other financial assets at fair value through profit or loss				
Investment in Oasis Crescent Income Fund	-	150,193	-	150,193
Other short-term financial assets	-	8,010	-	8,010
Investment property				
Investment property	-	-	737,183	737,183

NOTES TO THE CONSOLIDATED ANNUAL FINANCIAL STATEMENTS
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28 Financial risk management (continued)
Market risk: Price risk (continued)

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 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 asset approach is taken to value the investment in 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 asset approach is taken to value the investment in 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.

Other financial assets at fair value through profit or loss
Oasis Crescent Income Fund
The asset approach is taken to value the investment in 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 Ltd., 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
The valuation of investment properties include comparable bulk sales, discounted cash flow and net income capitalisation methods, 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 2022 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 8% and 10% (2021: 8% and 10%). 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.

Unitholders are advised that, as a result of the violence and looting that affected large parts of South Africa, particularly Kwa-Zulu-Natal, and despite precautionary measures having been taken, the Fund's The Ridge@Shallcross Shopping Centre in Shallcross, KwaZulu-Natal ("the Ridge") was looted on 11 July 2021 and suffered significant damage. The Ridge is, however, fully insured from both a capital and income perspective and the Business Interruption cover is valid for a period of 24 months which is more than sufficient to cover the expected duration of the refurbishment of this property. We are excited about the refurbishment project which will include our grocery anchor modernising their premises and reinstating it to the latest specifications.

As at 31 March 2022, the refurbishment project is well underway. The estimated time of completion is between September 2022 and November 2022. While the valuer increased the value of the Ridge in the current year, the directors have kept the valuation the same as the prior year in order to be prudent.

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Investment property (continued)

Retail properties

Retail Shopping Centres are valued using discounted cash flows which take into account current contracted rentals and current expenditure, adjusted for future expected increases. Taking into account the location of the properties and the latest SAPOA discount rates for properties in that location, a discount rate of 13.50% (2021: 13.25%) was used and a capitalistion rate of 8.50% (2021: 8.25%). The calculation takes into account a vacancy factor of 2.5% (2021: 2.5%). This 2.5% is the long-term vacancy assumption used by the valuer and is not the same as the vacancy rate at a point in time. The vacancy rate of 2% at 31 March 2022 is expected to be of a short term duration. The valuation also includes comparable bulk sales where applicable.

Other retail properties were valued using net income capitalisation which take into account contracted rental or market related rental properties of similar size and location. Capitalisation rates start from 8.25% (2021: 8.25%) with 0% (2021: 5%) vacancy factor. The valuation also includes comparable bulk sales where applicable.

Office properties

"Office properties are valued using discounted cash flows which take into account the current rental arrangements and current expenditure, adjusted for future expected increases. Taking into account the location of the properties and the latest SAPOA discount rates for properties in those locations, a discount rate of 13.50% (2021: 13.50%) was used and a capitalistion rate of 8.50% (2021: 8.50%). The calculation takes into account no vacancy factor (2021: 0%). The valuation also includes comparable bulk sales where applicable."

Industrial properties

Industrial properties are valued using net income capitalisation and discounted cash flows, which take into account contracted rentals and the current expenditure. Capitalisation rates range from 7.75% to 10% (2021: 8% to 9.25%). The valuation of investment property by the registered independent property valuer recognises the fact that there are vacancies by allocating relatively low market rentals either on reversions or by increasing the capitalisation rates. Both of these adjustments have the same effect as allocating a vacancy factor to a more aggressive market rental (higher) and a lower capitalisation rate or by allocating a vacancy rate to a property. The vacancy rate at 31 March 2022 was 7.5%. However, this will reduce to 0.4% in the next financial year due to a 3 year lease being signed with large multinational effective 1 May 2022. The valuation also includes comparable bulk sales where applicable.

Investment properties are classified as level 3 in the fair value hierarchy.
There have been no 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.

The operational results of the Fund are not affected by seasonal or cyclical fluctuations.

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28. Financial risk management (continued)

Sensitivity analysis

The key input to the valuation of investment property is the capitalisation rate. The table below illustrates the sensitivity of the fair value to changes in the capitalisation rate:

	Mar-22 R '000	Mar-21 R '000
Increase in fair value if capitalisation rates are decreased by 0.5%	43,863	43,370
Decrease in fair value if capitalisation rates are increased by 0.5%	(33,161)	(38,626)

Credit risk

The Fund is exposed to credit risk on its financial assets such as trade and other receivables and cash and cash equivalents. This risk arises due to change in the credit rating of the counter party subsequent to the Fund obtaining the financial assets.

The Fund has formal policies and procedures in place to ensure management of credit risk. A formal credit risk assessment is performed for all new tenants and lease contracts are entered into with tenants with an appropriate credit history. Cash is invested with high credit quality financial institutions. Furthermore, trade receivables consist of a spread of good quality tenant receivables and adequate provision is made for bad debts where applicable.

The financial assets at fair value through profit or loss consists of listed property investments which are not rated. Management focuses on investing in high quality listed property investments that provide stable returns to unit holders. There is no history of counterparty default on the financial assets at fair value through profit or loss.

The Fund's maximum exposure to credit risk at 31 March 2022 and 31 March 2021 is represented by the carrying amounts of trade and other receivables and cash and cash equivalents at the respective dates. The Fund holds deposits from tenants which will be applied towards arrear rentals in the event of default by a tenant.

The executive directors of the Manager monitor the Fund's exposure to the concentration of credit risk on a monthly basis.

The following table provides information regarding the aggregated risk exposure for financial assets with external ratings as at 31 March 2022:

Credit rating			Carrying value in Statement of Financial position
	P-1.za*	Not rated	
	R'000	R'000	R'000
Trade and other receivables	-	18,708	18,708
Cash and cash equivalents	105,478	-	105,478

* Moody's rating

The following table provides information regarding the aggregated risk exposure for financial assets with external ratings as at 31 March 2021:

Credit rating			Carrying value in Statement of Financial position
	P-1.za*	Not rated	
	R'000	R'000	R'000
Trade and other receivables	-	4,505	4,505
Cash and cash equivalents	3,660	-	3,660

* Moody's rating

The Fund holds net deposits from tenants with a carrying value of R8,134,000 (2021: R8,010,000) which may be applied towards the arrear rentals set out above.
The fair value of these financial assets approximate their carrying value due to their short-term nature.

The counter parties included in the trade receivables and trade receivables from related parties are financial institutions, tenants and listed entities. Historically the default rates of the above entities are NIL except for the trade receivables from the tenants where the default rate was 0.45% (2021: 0.45%) on rental and related income. 91.0% (2021: 91.0%) of tenants are classified as multi-national, national and government and include large, listed and unlisted corporations.

Other receivables consist of municipal deposits. The counter-party credit risk has been assessed as very low.

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29. Financial risk management (continued)

Impairment history
The following table provides information regarding the carrying value of financial assets that have been impaired and the ageing of financial assets that are past due but not impaired:

	2022				
	Neither past due nor impaired (days)	Financial assets that are past due and impaired (days)	Financial assets that have been impaired (days)	Impairment	Carrying value in Statement of financial position
	R'000				
	0-60	61-120 and above	61-120 and above		
Trade receivables	-	-	7,219	7,219	-
Cash and cash equivalents	105,478	-	-	-	105,478

	2021				
	Neither past due nor impaired (days)	Financial assets that are past due and impaired (days)	Financial assets that have been impaired (days)	Impairment	Carrying value in Statement of financial position
	R'000				
	0-60	61-120 and above	61-120 and above		
Trade receivables	272	-	4,233	4,233	272
Cash and cash equivalents	3,660	-	-	-	3,660

29.1 The provisions for impairment of trade receivables are as follows:

	Mar-22 R '000	Mar-21 R '000
Opening balance	4,233	1,478
Movement	2,986	2,755
Provision for receivables impairment	2,986	2,755
Bad debts recovered	-	-
Bad debts written off	-	-
Closing balance	7,219	4,233
Reconciliation to amount recognised in consolidated statement of comprehensive income (note 21)		
Movement in provision for impairment of trade receivables	2,986	2,755

Liquidity risk
Proper liquidity risk management implies that sufficient investments in cash and marketable securities are maintained, and that funding is available from an adequate amount of committed credit facilities.

The executive directors of the Manager monitor the Fund's exposure to the concentration of liquidity risk on an ongoing basis.
The following are the contractual maturities of financial assets and liabilities, including interest payments.

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29 Financial risk management (continued)

Impairment history (continued)

	Within 1 month or on demand	More than one month but less than a year	More than one year and no later than five years	More than five years	Total
Financial assets	R '000				
Trade receivables*	18,708	-	-	-	18,708
Other receivables*	3,362	-	-	-	3,362
Other financial assets at fair value through profit or loss	168,412	-	-	-	168,412
Other short-term financial assets	-	8,134	-	-	8,134
Cash and cash equivalents*	105,478	-	-	-	105,478
Total financial assets	**295,960**	**8,134**	**-**	**-**	**304,094**
Financial liabilities					
Trade payables*	7,255	7,702	-	-	14,957
Accruals*	-	283	-	-	283
Unitholders for distribution*	-	29,347	-	-	29,347
Non-permissible income for dispensation*	-	-	-	-	-
Other payables*	91,385	-	-	-	91,385
Lease liabilities		135	1,448		1,583
Total financial liabilities	**98,640**	**37,467**	**1,448**	**-**	**137,555**

	Within 1 month or on demand	More than one month but less than a year	More than one year and no later than five years	More than five years	Total
Financial assets	R '000				
Trade receivables*	4,505	-	-	-	4,505
Other receivables*	2,953	-	-	-	2,953
Other financial assets at fair value through profit or loss	150,193	-	-	-	150,193
Other short-term financial assets	-	8,010	-	-	8,010
Cash and cash equivalents*	3,660	-	-	-	3,660
Total financial assets	**161,311**	**8,010**	**-**	**-**	**169,321**
Financial liabilities					
Trade payables*	4,474	7,185	-	-	11,659
Accruals*	-	339	-	-	339
Unitholders for distribution*	-	29,624	-	-	29,624
Non-permissible income for dispensation*	564	-	-	-	564
Lease liabilities		96	1,583		1,679
Total financial liabilities	**5,038**	**37,244**	**1,583**	**-**	**43,865**

* The fair value of these financial assets and liabilities approximates their carrying amount due to their short-term nature.

NOTES TO THE CONSOLIDATED ANNUAL FINANCIAL STATEMENTS
for the year ended 31 March 2022

28 Financial risk management (continued)

Capital risk management

The Fund's objectives when managing capital is to safeguard the Fund's ability to continue as a going concern and to provide an adequate return to the unitholders by pricing the rentable units proportionately with the level of risk.

Management considers capital to be equivalent to the amount reflected as "Unitholders' funds" on the face of the statement of financial position.

The Fund's policy is to distribute its entire permissible income as calculated for the year to the unitholders as required by the Collective Investment Schemes Control Act and dispense the non-permissible income to Oasis Crescent Fund Trust, a recognised charitable trust.

The executive directors of the Manager monitor the Fund's exposure to the concentration of capital risk on a monthly basis.

29 Related party transactions and balances

29.1 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.

Management fees payable to Oasis Crescent Property Fund Managers Limited ("the Manager") represent 0.5% of the enterprise value of the Fund which consists of the total market capitalisation and any long term borrowings of the Fund. The management fee is calculated and payable monthly based on the average daily closing price of the Fund as recorded by the JSE Limited and the average daily extent of any long term borrowings. Management fees are recognised monthly as and when the services are performed.

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

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

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

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

Oasis Asset Management Limited renders investment management services to the Fund on financial assets at fair value through profit or loss.

Oasis Crescent Property Company (Pty) Limited 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) Limited, Oasis Global Management Company (Ireland) Limited, Oasis Crescent Management Company Limited, Oasis Asset Management Limited, Oasis Crescent Property Company (Pty) Limited and Abli Property Developers (Pty) Limited. Transactions with related parties are executed on terms no less favourable than those arranged with third parties.

29.2 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.

NOTES TO THE CONSOLIDATED ANNUAL FINANCIAL STATEMENTS
for the year ended 31 March 2022

29 Related party transactions and balances (continued)

		Mar-22 R '000	Mar-21 R '000
29.3	**Related party transactions**		
	Service charge paid to Oasis Crescent Property Fund Managers Limited	6,905	6,975
	Property management fees paid to Oasis Crescent Property Fund Managers Limited	1,706	1,581
	Rental and related income from Oasis Group Holdings (Pty) Limited at The Ridge@Shallcross	258	620
	Rental and related income from Oasis Group Holdings (Pty) Limited at 24 Milner Road	1,151	1,128
	Letting commission paid to Oasis Crescent Property Company (Pty) Limited for securing tenants	427	386
	Property related expenses paid to Oasis Crescent Property Company (Pty) Limited	1,135	1,396
	Consulting fees paid to Abli Property Developers (Pty) Limited for consulting services on capital projects	254	163
	Investment management fees paid to Oasis Asset Management Limited	170	49
	Related party balances		
	Trade payables to Oasis Crescent Property Fund Managers Limited	(1,028)	(975)
	Trade payables to Oasis Group Holdings (Pty) Limited	(862)	(70)
	Trade payables to Oasis Crescent Property Company (Pty) Limited	-	(219)
	Trade payables to Oasis Asset Management Limited	(19)	(6)
	Trade payables to Abli Property Developers (Pty) Limited	(120)	-
		(2,029)	**(1,281)**
	Current liabilities	(2,029)	(1,271)
		(2,029)	**(1,271)**

Directors of the management company has direct and indirect interest in the fund totalling 8,323,053 units or 12.4%.

30 Subsidiary

The group has an investment in a subsidiary, Eden Court Oasis Property Joint Venture (Pty) Ltd, which is incorporated and has its place of business in South Africa. Ownership held by the group is 100% (2021: 100%). The principal activities of the subsidiary is property investment and development.

31 Segmental analysis

Management has determined the operating segments based on the management information reviewed by the investment manager in making strategic decisions. The investment manager considers the business based on the following reportable segments, namely: Retail, Offices, Industrial and Investments by considering the net income before straight-line lease income and fair value change to investment properties. The operating segments derive their revenue primarily from rental income from operating leases. All of the Fund's business activities and operating segments are reported within the segments below. The tenants with rentals greater than 10% of revenue are also dis closed below:

Tenant	Segment	Mar-22 R '000	Mar-21 R '000
1	Office	13,351	13,351
2	Industrial	10,389	9,709
3	Retail	10,400	10,387
		34,140	**33,447**

NOTES TO THE CONSOLIDATED ANNUAL FINANCIAL STATEMENTS
for the year ended 31 March 2022

Segmental analysis 2022

	Retail	Offices	Industrial	Investments	Corporate	Total
	R '000					
Segment revenue						
Property income						
Rental income	29,252	15,430	26,482	-	-	71,164
Recoveries	8,829	2,465	6,102	-	-	17,395
Rental and related income	**38,081**	**17,895**	**32,585**	**-**	**-**	**88,559**
Income from investments (excluding non-permissible income and fair value adjustments)						
Dividend income - offshore	-	-	-	6,924	-	6,924
Permissible investment income - domestic	-	-	-	6,857	-	6,857
Income before straight-lining of lease income	**-**	**-**	**-**	**13,781**	**-**	**13,781**
Straight-lining of lease income	(1,544)	(1,880)	(1,867)	-	-	(5,290)
Income	**36,537**	**16,014**	**30,717**	**13,781**	**-**	**97,050**
Segment expense						
Property expenses (excluding Provision for receivables impairment)	17,018	6,886	10,128	-	-	34,031
Provision for receivables impairment	1,546	-	1,440	-	-	2,986
Service charges	-	-	-	-	6,905	6,905
Other operating expenses	-	-	-	170	1,019	1,189
Expenses	**18,564**	**6,886**	**11,568**	**170**	**7,924**	**45,111**
Net income from rentals and investments	**17,973**	**9,129**	**19,149**	**13,611**	**(7,924)**	**51,939**
Fair value adjustment to investment properties excluding straight-lining of lease income	9,455	4,234	19,915	-	-	33,604
Profit for the period before fair value adjustments to financial assets	**27,428**	**13,363**	**39,064**	**13,611**	**(7,924)**	**85,543**
Fair value adjustments on financial assets						
Fair value adjustments on financial assets at fair value through profit or loss	-	-	-	112,188	-	112,188
Fair value adjustments on other financial assets at fair value through profit or loss	-	-	-	545	-	545
Fair value adjustments on other short-term financial assets	-	-	-	25	-	25
Total fair value adjustments	**-**	**-**	**-**	**112,757**	**-**	**112,757**
Finance Costs			(154)			(154)
Operating profit for the year	**27,428**	**13,363**	**39,218**	**126,368**	**(7,924)**	**198,454**
Net finance income						
Non-permissible investment income	-	-	-	-	689	689
Non-permissible income dispensed	(26)	-	-	-	(689)	(715)
Net non-permissible income	**(26)**	**-**	**-**	**-**	**-**	**(26)**
Net profit for the year	**27,402**	**13,363**	**39,218**	**126,368**	**(7,924)**	**198,428**

	Retail	Offices	Industrial	Investments	Corporate	Total
Segment assets	R '000					
Investment properties	295,901	147,468	329,356	-	-	772,725
Property, plant and equipment	132	-	-	-	-	132
Straight-line lease accrual non-current	4,439	-	2,614	-	-	7,053
Straight-line lease accrual current	2,658	-	2,714	-	-	5,372
Financial assets at fair value through profit or loss	-	-	-	664,580	-	664,580
Other short term financial assets	4,097	562	3,475	-	-	8,134
Trade receivables	16,238	919	1,551	-		18,708
Other receivables	1,945	313	1,231	2,371	(415)	5,444
Other financial assets at fair value through profit or loss	-	-	-	168,412	-	168,412
Money market instruments	-	-	-	-		-
Cash and cash equivalents	-	-	-	105,478	-	105,478
Total segment assets	**325,411**	**149,261**	**340,940**	**940,841**	**(415)**	**1,756,038**
Segment liabilities						
Lease liability non-current			1,448			1,448
Lease liability current			135			135
Trade payables	9,000	1,641	3,592	-	724	14,957
Accruals	36	17	49	-	180	283
Other payables	503	116	530	-	91,521	92,670
Unitholders for distribution	-	-	-	-	29,347	29,347
Non-permissible income available for dispensation	-	-	-	-	-	-
Total segment liabilities	**9,539**	**1,774**	**5,754**	**-**	**121,773**	**138,840**
Net current segment assets/(liabilities)	**15,399**	**19**	**4,665**	**276,261**	**(122,188)**	**174,158**
Capital expenditure incurred (incl. Property, plant and equipment)	**11**	**14**	**3,069**	**-**	**-**	**3,094**

NOTES TO THE CONSOLIDATED ANNUAL FINANCIAL STATEMENTS
for the year ended 31 March 2022

Segmental analysis 2021

	Retail	Offices	Industrial	Investments	Corporate	Total
	R '000					
Segment revenue						
Property income						
Rental income	27,950	14,287	24,136	-	-	66,373
Recoveries	13,042	2,050	5,858	-	-	20,951
Rental and related income	**40,992**	**16,337**	**29,995**	**-**	**-**	**87,324**
Income from investments (excluding non-permissible income and fair value adjustments)						
Dividend income - offshore	-	-	-	9,791	-	9,791
Permissible investment income - domestic	-	-	-	10,654	-	10,654
Income before straight-lining of lease income	**-**	**-**	**-**	**20,445**	**-**	**20,445**
Straight-lining of lease income	(266)	(922)	(843)	-	-	(2,031)
Income	**40,727**	**15,414**	**29,151**	**20,445**	**-**	**105,738**
Segment expense						
Property expenses (excluding Provision for receivables impairment)	23,708	6,144	8,524	-	-	38,376
Provision for receivables impairment	1,775	-	980	-	-	2,755
Service charges	-	-	-	-	6,976	6,976
Other operating expenses	-	-	-	49	965	1,014
Expenses	**25,482**	**6,144**	**9,505**	**49**	**7,941**	**49,121**
Net income from rentals and investments	**15,244**	**9,271**	**19,647**	**20,396**	**(7,941)**	**56,617**
Fair value adjustment to investment properties excluding straight-lining of lease income	9,455	4,234	254	-	-	13,943
Profit for the period before fair value adjustments to financial assets	**24,699**	**13,505**	**19,901**	**20,396**	**(7,941)**	**70,560**
Fair value adjustments on financial assets						
Fair value adjustments on financial assets at fair value through profit or loss	-	-	-	17,253	-	17,253
Fair value adjustments on other financial assets at fair value through profit or loss	-	-	-	14,196	-	14,196
Fair value adjustments on other short-term financial assets	-	-	-	512	-	512
Total fair value adjustments	**-**	**-**	**-**	**31,960**	**-**	**31,960**
Finance Costs			161			161
Operating profit for the year	**24,699**	**13,505**	**19,740**	**52,356**	**(7,941)**	**102,359**
Net finance income						
Non-permissible investment income	-	-	-	-	269	269
Non-permissible income dispensed	(468)	-	-	-	(269)	(737)
Net non-permissible income	**(468)**	**-**	**-**	**-**	**-**	**(468)**
Net profit for the year	**24,231**	**13,505**	**19,740**	**52,356**	**(7,941)**	**101,891**

	Retail	Offices	Industrial	Investments	Corporate	Total
Segment assets	R '000					
Investment properties	287,793	151,297	298,092	-	-	737,183
Property, plant and equipment	179	-	-	-	-	179
Straight-line lease accrual non-current	7,572	781	5,454	-	-	13,807
Straight-line lease accrual current	1,069	1,240	1,599	-	-	3,908
Financial assets at fair value through profit or loss	-	-	-	583,299	-	583,299
Other short term financial assets	3,930	742	3,338	-	-	8,010
Trade receivables	3,055	265	1,228	-	(43)	4,505
Other receivables	1,945	313	1,231	1,962	58	5,508
Other financial assets at fair value through profit or loss	-	-	-	150,193	-	150,193
Money market instruments	-	-	-	7,006		7,006
Cash and cash equivalents	-	-	-	3,660	-	3,660
Total segment assets	**305,543**	**154,638**	**310,942**	**746,120**	**15**	**1,517,258**
Segment liabilities						
Lease liability non-current			1,583			1,583
Lease liability current			96			96
Trade payables	5,914	1,465	3,401	-	879	11,659
Accruals	36	17	49	-	236	339
Other payables	717	57	615	-	234	1,623
Unitholders for distribution	-	-	-	-	29,624	29,624
Non-permissible income available for dispensation	-	-	-	-	564	564
Total segment liabilities	**6,667**	**1,539**	**5,745**	**-**	**31,537**	**45,488**
Net current segment assets/(liabilities)	**3,332**	**1,022**	**3,235**	**162,821**	**(31,523)**	**131,881**
Capital expenditure incurred (incl. Property, plant and equipment)	**368**	**3**	**75**	**-**	**-**	**446**

SEPARATE STATEMENT OF FINANCIAL POSITION
for the year ended 31 March 2022

	Notes	Mar-22 R '000	Mar-21 R '000
ASSETS			
Non-current assets		**1,441,771**	**1,330,614**
Investment properties	2	713,006	676,329
Property, plant and equipment	3	132	179
Straight-line lease accrual	2	7,053	13,807
Investment in subsidiary	30	57,000	57,000
Financial assets at fair value through profit or loss	4	664,580	583,299
Current assets		**311,511**	**181,701**
Trade receivables	5	18,703	4,395
Other receivables	6	5,435	5,455
Straight-line lease accrual	2	5,372	3,767
Other financial assets at fair value through profit or loss	7	168,412	150,193
Other short-term financial assets	8	8,134	8,010
Money market instruments	9	-	7,006
Cash and cash equivalents	10	105,455	2,875
Total assets		**1,753,282**	**1,512,315**
UNITHOLDERS' FUNDS AND LIABILITIES			
Unitholders' funds		**1,614,564**	**1,467,714**
Capital of the Fund	11	933,060	928,805
Retained income		28,105	26,937
Other reserves	12	344,640	315,401
Fair value movements on financial assets reserve	13	308,759	196,571
Non-current liabilities			
Lease liability	14	1,438	1,536
Current liabilities		**137,280**	**43,066**
Trade payables	15	14,779	11,540
Accruals	16	273	339
Other payables	17	92,209	933
Lease liability	14	97	66
Unitholders for distribution		29,347	29,624
Loans from related parties		575	-
Non-permissible income available for dispensation		-	564
Total unitholders' funds and liabilities		**1,753,282**	**1,512,315**

SEPARATE STATEMENT OF COMPREHENSIVE INCOME
for the year ended 31 March 2022

	Notes	Mar-22 R '000	Mar-21 R '000
Property portfolio revenue and income		**95,292**	**104,551**
Rental income	18	69,758	62,447
Property related revenue	19	16,902	19,720
Income from investments (excluding non-permissible income and fair value adjustments)	20	13,781	23,938
Straight-lining of lease income	2	(5,149)	(1,554)
Expenses	21	**42,703**	**47,505**
Property expenses		34,609	39,519
Service charges		6,905	6,976
Other operating expenses		1,189	1,010
Net income from rentals and investments		**52,589**	**57,047**
Fair value adjustment to investment properties excluding straight-lining of lease income		**34,388**	**11,542**
Fair value adjustment to investment properties	2	29,239	9,988
Straight-lining of lease income	2	5,149	1,554
Profit for the period before fair value adjustments to financial assets and realised gains		**86,977**	**68,589**
Fair value adjustments and realised gains to investments		**112,758**	**31,960**
Fair value adjustments on financial assets at fair value through profit or loss		112,188	35,444
Fair value adjustments on other financial assets at fair value through profit or loss		545	(3,298)
Fair value adjustments on other short-term financial assets		25	(185)
Operating profit for the year		**199,735**	**100,549**
Finance costs	14	(148)	(153)
Net profit before non-permissible income		**199,587**	**100,396**
Net non-permissible income		**(44)**	**(481)**
Non-permissible investment income		671	256
Non-permissible income dispensed		(715)	(737)
Net profit for the year		**199,543**	**99,915**
Other comprehensive income		-	-
Total comprehensive income for the year		**199,543**	**99,915**
Basic and diluted earnings per unit (cents)	22	**300.1**	**153.2**

SEPARATE STATEMENT OF CHANGES IN UNITHOLDERS' FUNDS
for the year ended 31 March 2022

	Capital of the Fund R '000	Fair value movements on financial assets reserve R '000	Other reserves R '000	Retained income R '000	Total R '000
Balance at 1 April 2020	**901,307**	**159,281**	**305,413**	**32,259**	**1,398,260**
Net profit for the year ended 31 March 2021	-	-	-	99,904	99,904
Issue of units	27,660	-	-	-	27,660
Transaction costs for issue of new units	(370)	-	-	-	(370)
Fair value adjustment on investment properties transferred to non distributable reserve	-	-	9,988	(9,988)	-
Fair value movements on financial assets transferred to non distributable reserve	-	35,445	-	(35,445)	-
Realised loss on sale of listed equity investment transferred to retained income	-	1,845	-	(1,845)	-
Gain on disposal of investment property transferred to non-distributable reserve			-	-	
Distribution received in advance	208	-	-	217	425
Distribution to unitholders	-	-	-	(58,165)	(58,165)
Balance at 31 March 2021	**928,805**	**196,571**	**315,401**	**26,937**	**1,467,714**
Net profit for the year ended 31 March 2022	-	-	-	199,542	199,542
Issue of units	34,573	-	-	-	34,573
Transaction costs for issue of new units	(449)	-	-	-	(449)
Cancellation of units bought back	(29,891)	-	-	-	(29,891)
Transaction costs for unit buy back	(36)	-	-	-	(36)
Fair value adjustment on investment properties transferred to non distributable reserve	-	-	29,239	(29,239)	-
Fair value movements on financial assets transferred to non distributable reserve	-	112,188	-	(112,188)	-
Distribution received in advance	58	-	-	(58)	-
Distribution to unitholders	-	-	-	(56,889)	(56,889)
Balance at 31 March 2022	**933,060**	**308,759**	**344,640**	**28,105**	**1,614,564**
Notes	11	13	12		

Distributions declared during the year amounted to 85.7 cents (2021: 88.8 cents) per unit.

SEPARATE STATEMENT OF CASH FLOWS
for the year ended 31 March 2022

	Notes	Mar-22 R'000	Mar-21 R'000
CASH FLOWS FROM OPERATING ACTIVITIES			
Net profit for the year		**199,543**	**99,915**
Adjusted for:			
Non-permissible investment income received		(671)	(256)
Depreciation	21	49	40
Finance cost	14	148	153
Provision for receivables impairment	28.1	2,313	2,755
Straight-line lease accrual	2	5,149	1,554
Movement in lease incentives	2	743	(2,428)
Fair value adjustment on financial assets at fair value through profit or loss	4	(112,188)	(35,444)
Fair value adjustment on other financial assets at fair value through profit or loss and other short-term financial assets	7,8	(569)	3,484
Fair value adjustment on investment properties excluding straight-lining of lease income	2	(34,388)	(11,542)
Net operating cash flow before changes in working capital		**60,129**	**58,231**
(Increase) / decrease in current assets			
Trade receivables		(14,308)	(460)
Other receivables		20	1,767
(Decrease) / increase in current liabilities			
Trade payables		3,239	(204)
Accruals		(66)	5
Other payables		91,276	(53)
Cash generated from operations		**140,290**	**59,286**
Non-permissible investment income received		671	256
Cash distributed to unitholders	24	(22,651)	(32,774)
Non-permissible income dispensed	24	(564)	448
Net cash inflow from operating activities		**117,746**	**27,216**
CASH FLOWS FROM INVESTING ACTIVITIES			
Acquisition of financial assets at fair value through profit or loss	4	(22,608)	(49,125)
Acquisition of other financial assets at fair value through profit or loss	7	(32,674)	(9,804)
Capital expenditure on investment properties	2	(3,092)	(417)
Capital expenditure on property, plant and equipment	3	(2)	(29)
Acquisition of other short-term financial assets	8	(344)	(458)
Acquisition of money market instruments	9	(38,204)	(7,006)
Disposal of money market instruments	9	45,210	-
Proceeds from disposal of other short term financial assets at fair value through profit or loss and other short term financial assets	8,9	15,245	24,970
Proceeds from disposal of financial assets at fair value through profit or loss	4	53,515	13,772
Net cash inflow / (outflow) from investing activities		**17,045**	**(28,097)**
CASH FLOWS FROM FINANCING ACTIVITIES			
Payment of lease liabilities		(255)	(198)
Buy back of units from unitholders		(29,891)	-
Transaction cost for buying back of units		(36)	-
Transaction cost for issue of new units		(449)	(370)
Net cash outflow from financing activities		**(30,631)**	**(568)**
NET INCREASE / (DECREASE)IN CASH AND CASH EQUIVALENTS		**104,160**	**(1,450)**
CASH AND CASH EQUIVALENTS			
At the beginning of the period		1,295	2,745
At the end of the year	10	**105,455**	**1,295**

NOTES TO THE SEPARATE ANNUAL FINANCIAL STATEMENTS
for the year ended 31 March 2022

1. Accounting policies

The principal accounting policies applied in the preparation of these consolidated financial statements are set out below. These accounting policies are consistent with the previous year.
The Fund previously adopted net asset value per unit and distribution per unit as the applicable criteria for trading statement purposes. This remains unchanged for the current reporting period.

1.1 Basis of accounting

The consolidated financial statements of Oasis Crescent Property Fund ("the Fund" or "OCPF") have been prepared in accordance with International Financial Reporting Standards (IFRS), the interpretations of the International Financial Reporting Interpretations Committee (IFRIC), the SAICA Financial Reporting Guides as issued by the Accounting Practices Committee and Financial Reporting Pronouncements as issued by the Financial Reporting Standards Council, JSE Listings Requirements and the requirements of the Collective Investment Schemes Control Act of 2002.
The consolidated financial statements have been prepared on the historical cost basis, except for the measurement of investment properties and certain financial instruments at fair value and incorporate the principal accounting policies set out below. They are presented in South African Rands.
The Fund's external auditor, Nexia SAB&T, has audited the financial information set out in this report. Their unmodified audited report is included on pages 3 to 8 of this report.
These consolidated financial statements were compiled by Michael Swingler CA (SA). The audit report is available for inspection at the Fund's registered address and on the website www.oasiscrescent.co.za.

1.2 Tangible assets

Investment properties

Investment properties are held to earn rental income and for capital appreciation and are initially recorded at cost, including transaction costs on acquisition. Additional expenditure on investment properties is capitalised when it is probable that the future economic benefits will flow to the Fund. All other subsequent expenditure on the properties is expensed in the period in which it is incurred.

Investment properties are subsequently measured at fair value, representing open market value, as determined by registered external valuers as at the financial year end. Open market value is determined by the valuer using comparable bulk sales values, a discounted cash flow method or a net income capitalisation method. Refer to note 28 for key judgments used in the valuations.

Any changes arising from fair value re-measurements are included in net income. As required by the trust deed, surpluses are transferred from retained income to a non-distributable reserve, which is not available for distribution. Likewise, deficits are transferred from retained income and set off against existing non-distributable reserves to the extent that such reserves are available for the particular investment property. On the disposal of an investment property any realised accumulated surplus included in the non-distributable reserve is transferred to a capital reserve, which is not available for distribution.

The cost of an item of property, plant and equipment is recognised as an asset when:
- it is probable that future economic benefits associated with the item will flow to the Fund; and
- the cost of the item can be measured reliably.

Property, plant and equipment is initially measured at cost.

Property, plant and equipment
Costs include costs incurred initially to acquire or construct an item of property, plant and equipment and costs incurred subsequently to add to, replace part of, or service it. If a replacement cost is recognised in the carrying amount of an item of property, plant and equipment, the carrying amount of the replaced part is derecognised.
Property, plant and equipment are depreciated on the straight line basis over their expected useful lives to their estimated residual values.

The useful lives of items of property, plant and equipment have been assessed as follows:
- Office equipment: 5 years
- Building equipment: 5 years

The residual value, useful life and depreciation method of each asset are reviewed at the end of each reporting period. If the expectations differ from previous estimates, the change is accounted for as a change in accounting estimate.
The depreciation charge for each period is recognised in profit or loss unless it is included in the carrying amount of another asset.

The gain or loss arising from the derecognition of an item of property, plant and equipment is included in profit or loss when the item is derecognised. The gain or loss arising from the derecognition of an item of property, plant and equipment is determined as the difference between the net disposal proceeds, if any, and the carrying amount of the item.

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1.3 Revenue from contracts with customers

Revenue from contracts with customers arises from transactions not associated with financial instruments, or investment properties. Revenue is recognised either when the performance obligation has been satisfied ('point in time') or as control of the goods or service is transferred to the customer ('over time'). This requires an assessment of the group's performance obligations and of when control is transferred to the customer. Where revenue is recognised over time, performance obligation over time, the group applies a revenue recognition method that faithfully depicts the group's performance in transferring control of the service to the customer. Due to the nature of the group's business, the majority of its revenue from customers is considered to be recognised 'over time'. If performance obligations in a contract do not meet the over time criteria, the group recognises revenue at a point in time. For each, revenue is measured based on the consideration specified in contracts with customers. Such amounts are only included based on the expected value or most likely outcome method, and only to the extent that it is highly probable that no significant revenue reversal will occur. In assessing whether a significant reversal will occur, the group considers both the likelihood and the magnitude of the potential revenue reversal. Payment terms and conditions included in customer contracts are typically due in full within 30 days.

Details related to the nature and measurement of revenue are set out below:

Revenue type	Description	Nature, timing of satisfaction of performance obligations and measurement
Property related revenue	Recovering operating costs, such as utilities, from tenants.	Utility recoveries are recognised over the period for which the services are rendered. The group acts as a principal on its own account when recovering operating costs, such as utilities, from tenants.

1.3.1 Non-permissible income

Non-permissible income is income that the Fund is not permitted to earn in terms of Shari'ah law. Non-permissible income includes interest received and property income attributable to non-permissible operations of tenants.

All non-permissible income received by the Fund is donated to Oasis Crescent Fund Trust, an approved Public Benefit Organisation.

1.3.2 Interest Income

Interest Income is recognised using the effective interest rate method.

1.3.3 Dividend Income

Dividend income is recognised when the right to receive payment is established.

1.4 Property operating expense

Service costs for service contracts entered into and property operating expenses are expensed as incurred.

1.5 Financial instruments

The Group's financial instruments consist mainly of financial investments, trade and other receivables, trade and other payables and cash.
Financial instruments are contracts that give rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

Financial instruments are recognised in the statement of financial position when the group becomes party to the contractual provisions of the instrument. Any gains or losses on these instruments do not affect distributable earnings. Financial assets and liabilities are initially measured at fair value plus any transaction costs (other than financial instruments that are classified at fair value through profit or loss where the transaction costs incurred are immediately expensed in profit or loss).

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Financial assets

Financial assets are classified into the following categories:

- Financial assets at fair value through profit or loss; or
- Financial assets at amortised costs
- Financial assets through other comprehensive income

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 either be recorded in profit or loss or OCI. For investments in equity instruments that are not held for trading, this will depend on whether the Group has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income (FVOCI). The Group reclassifies debt investments when and only when its business model for managing those assets changes.

The business model of Oasis Crescent Property Fund ("OCPF") is to collect contractual cash flows on the financial assets in which it invests, which includes working capital balances such as cash and receivables.
The financial assets of the group are classified as follows:

- Listed securities are classified at fair value through profit or loss.
- Trade and other receivables are classified at amortised cost, as they give rise solely to payments of principal and interest on the principal amount outstanding.
- Other financial assets are classified at fair value through profit or loss

The group derecognises a financial asset when the contractual rights to the cash flows from the assets expire, or it transfers the rights to receive the contractual cash flows on the financial asset in a transaction in which substantially all the risks and rewards of ownership of the financial asset are transferred. If the group neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the group recognises its retained interest in the asset and an associated liability for amounts it may have to pay. Any interest in transferred financial assets that is created or retained by the group is recognised as a separate asset or liability. Regular way purchases and sales of financial assets are accounted for at trade date, i.e. the date that the group commits itself to purchase or sell the asset.

Fair value movements on financial assets reserve

During the reporting period, the Fund created the Fair Value Movements on Financial Assets Reserve. 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."

Financial liabilities

Financial liabilities are classified as either financial liabilities at fair value through profit or loss or other financial liabilities. The classification depends on the nature and purpose of the financial liabilities and is determined at the time of initial recognition.

Financial liabilities at fair value through profit or loss include all instruments classified as held-for-trading and those instruments designated as held at fair value through profit or loss. These instruments are initially recorded at fair value with changes in fair value subsequently recognised in profit or loss.

Other financial liabilities are subsequently measured at amortised cost using the effective interest method.

The financial liabilities of the group are classified as follows:

- Trade and other payables are classified as other financial liabilities

The group derecognises a financial liability when the group's obligations specified in the contract expire or are discharged or cancelled. If the group neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the group recognises its retained interest in the asset and an associated liability for amounts it may have to pay.

Impairment of financial instruments:

The group applies the IFRS 9 expected credit loss (ECL) impairment model which allows for more timely recognition of credit losses. This is applied to financial assets measured at amortised cost.

The ECL model separates the assessment for impairment requirements into 3 stages:
(1) On origination of the financial instrument, 12 month ECLs are recognised.
(2) If the credit risk increases significantly and resulting credit quality is not considered low risk, full lifetime ECLs are recognised.
(3) If the credit risk increases and the asset is considered impaired, full lifetime ECLs are recognised, as in stage 2.

An impairment loss is calculated as the difference between the asset's carrying value and the present value of the estimated future cash inflows discounted at the asset's original effective interest rate.

Impairment losses are recognised in profit or loss and reflected in an allowance account against receivables. When a subsequent event causes the amount of the impairment loss to decrease, the decrease in impairment loss is reversed through profit or loss.

NOTES TO THE SEPARATE ANNUAL FINANCIAL STATEMENTS
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Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and demand deposits and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value. These are initially measured at fair value and subsequently recorded at amortised cost.

1.6 Capital of the Fund

Capital of the Fund consists of unitholders' capital net of any directly attributable transaction costs on issue of units, and is classified as equity.

1.7 Deposits

Deposits represent amounts received from the tenants as a security against any unpaid rentals and are classified as trade payables. Initially the liability is measured at its fair value plus transaction costs. Subsequent to initial measurement, the liability is measured at amortised cost using the effective interest method.

1.8 Taxation

No income taxation is accounted for in the Fund as all income is distributed to unitholders and is taxable in their hands. Likewise, no Capital Gains Tax is accounted for in the Fund as these gains will vest with the unitholders on disposal of their interests. Income tax is calculated on the basis of tax laws enacted or substantively enacted at the date of the statement of financial position.

1.9 Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker. The chief operating decision maker is the person or group that allocates resources to and assesses the performance of the operating segments of an entity. The Fund has determined that its chief operating decision maker is the investment manager of the Fund.
The Fund operates in the following primary business segments:
Office – comprising office buildings and office parking;
Industrial – industrial buildings such as warehouses and factories;
Retail – comprising retail outlets;
Investments – comprising financial assets at fair value through profit or loss, other financial assets at fair value through profit or loss, other short-term financial assets at fair value through profit or loss, other receivables and cash and cash equivalents.

1.10 Distributions to unitholders

The Fund distributes income per unit in accordance with the provisions of the Trust Deed. Income is distributed semi-annually for the 6 months to 30 September and the 6 months to 31 March.

1.11 Use of estimates, assumptions and judgment

The preparation of the consolidated financial statements necessitates the use of estimates, assumptions and judgments. The estimates and assumptions affect the reported amounts of assets, liabilities and contingent liabilities at the statement of financial position date as well as affecting the reported income and expenses for the period. Although estimates are based on management's best knowledge and judgment of current facts as at the statement of financial position date, the actual outcome may potentially differ significantly from these estimates. Refer to note 28 for further detail on estimates, assumptions and judgements used.

Investment property

The valuation of investment properties includes comparable bulk sales, discounted cash flow and net income capitalisation methods, using contracted rental income and other cash flows. Discounted cash flows are based on estimated future cash flows principally using discounted cash flow projections based on estimates of future cash flow. Net income is based on budgeted net income for the following year.

These projections are supported by the terms of any existing lease and other contracts and by external evidence such as current (at the date of the statement of financial position) market rentals for similar properties in the same location and similar condition, and using discount rates and capitalisation rates respectively that reflect current market assessments of the uncertainty in the amount and timing of cash flows and amount of budgeted net income. The future rental rates are estimated depending on the actual location, type and quality of the properties, and taking into account market data and projections at the valuation date.

Where the group obtains control of entities that own investment properties, or when the group acquires properties or a group of properties collectively, an evaluation is performed as to whether such acquisitions should be accounted for as business combinations or acqusitions in terms of IAS 40 Investment Properties. An acquisition is not considered to be a business combination if at the date of the acqusition of the entity the integrated activities deemed necessary to generate a business are not present. Management concluded that the acquisition of property in the current financial year was of this nature. Therefore these were accounted in terms of IAS 40 Investment Properties.

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1.11 Use of estimates, assumptions and judgements (continued)

Fair value estimation

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 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.

1.12 Leases
"(ii) Subsequent measurement
The Group measures the right-of-use assets that meet the definition of investment property using the fair value model applied to its investment property (see note 3)."
"The lease liability is measured as follows:
a) increasing the carrying amount to reflect interest on the lease liability;
b) reducing the carrying amount to reflect the lease payments made; and
c) remeasuring the carrying amount to reflect any reassessment or lease modifications, or to reflect revised in-substance fixed lease payments."

Where the Group is exposed to potential future increases in variable lease payments based on an index or rate, these are not included in the lease liability until they take effect. When adjustments to lease payments based on an index or rate take effect, the lease liability is reassessed and adjusted against the right-of-use asset.

Group as lessee
(i) At initial recognition

The Group acting as lessee recognises a right-of-use asset and a lease liability for all leases with a term of more than 12 months, unless the underlying asset is of low value."
The right-of-use asset is measured at it's cost which includes the amount of the initial measurement of the lease liability, any lease payments made at or before the commencement date (less any lease incentives received), any initial direct costs incurred by the Group; and an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease, unless those costs are incurred to produce inventories.

The lease liability is measured at the present value of the lease payments that are not paid at the date of the consolidated statement of financial position.
"Lease liabilities include the net present value of the following lease payments:
- fixed payments (including in-substance fixed payments), less any lease incentives receivable;
- variable lease payments that depend on an index or rate, initially measured at the applicable index or rate at the lease commencement date;
- the exercise price of a purchase option if the Group is reasonably certain to exercise that option, or the penalty payable on the exercise of a termination option unless the Group is reasonably certain not to exercise the option; and
- any amounts expected to be payable under residual value guarantees."

The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Group is using the lessee's incremental borrowing rate, being the rate that the individual lessee would have to pay to borrow the funds necessary to obtain an asset of similar value to the right-of-use asset in a similar economic environment with similar terms, security and conditions.

(ii) Subsequent measurement

"(ii) Subsequent measurement
The Group measures the right-of-use assets that meet the definition of investment property using the fair value model applied to its investment property (see note 3)."
"The lease liability is measured as follows:
a) increasing the carrying amount to reflect interest on the lease liability;
b) reducing the carrying amount to reflect the lease payments made; and
c) remeasuring the carrying amount to reflect any reassessment or lease modifications, or to reflect revised in-substance fixed lease payments."
Where the Group is exposed to potential future increases in variable lease payments based on an index or rate, these are not included in the lease liability until they take effect. When adjustments to lease payments based on an index or rate take effect, the lease liability is reassessed and adjusted against the right-of-use asset.

"Group as lessor - operating leases
Operating lease income is recognised as an income on a straight-line basis over the lease term. Initial direct costs incurred in negotiating and arranging operating leases are added to the carrying amount of the leased asset and recognised as an expense over the lease term on the same basis as the lease income. Income for leases is disclosed under revenue in profit or loss."

Operating leases
Properties leased to third parties under operating leases are accounted for per IAS 17 and included in investment property in the statement of financial position.
Rental revenue from investment property is recognised on a straight-line basis over the term of the lease. Lease incentives granted are recognised as an integral part of the total rental income over the lease period.

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1.13 Foreign currency

A foreign currency transaction is recorded, on initial recognition in Rands, by applying to the foreign currency amount the spot exchange rate between the Rand and the foreign currency at the date of the transaction. The company's functional and reporting currency is South African Rand.

At the end of the reporting period foreign currency monetary items are translated using the closing rate.
Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. Translation differences on assets and liabilities carried at fair value are reported as part of the fair value gain or loss. Foreign exchange gains and losses on monetary items are presented in the statement of profit or loss on a net basis within other gains/(losses).

1.14 Changes to standards, amendments and interpretations

Standards, interpretations and amendments to published standards and amendments that are not yet effective:
There are no new standards, interpretations or amendments expected to have a significant impact on the Fund's accounting.

1.15 Investments in subsidiaries

Investments in subsidiaries are carried at cost less any accumulated impairment losses.

		Mar-22 R '000	Mar-21 R '000
2	**Investment properties**		
	At valuation	725,431	693,903
	Straight-line lease accrual	(12,425)	(17,574)
		713,006	**676,329**
	Straight-line lease accrual		
	Current asset	5,372	3,767
	Non-current assets	7,053	13,807
		12,425	17,574
	Movement in investment properties		
	Carrying value at the beginning of the year	676,329	661,942
	Subsequent capitalised expenditure	3,092	417
	Movement in lease incentives	(803)	2,428
	Fair value adjustment to investment properties excluding straight-lining of lease income	34,388	11,542
	Revaluation (note 11)	29,239	9,988
	Change in straight-line lease accrual	5,149	1,554
	Carrying value at the end of the year	**713,006**	**676,329**

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	Mar-22 R '000	Mar-21 R '000

2 Investment properties (continued)

The short term portion of the lease straight line asset is the portion of the asset that is expected to be realised within the next 12 months.

Investment property is property (land or a building—or part of a building—or both) held (by the owner or by the lessee as a right-of-use asset) to earn rentals or for capital appreciation or both.
The investment properties were independently valued by Mills Fitchet Magnus Penny Proprietary Limited on 31 March 2022. The valuer is a professional valuer with relevant qualifications, registered as such without restriction, that has recent experience in the valuation of properties that are similar to properties owned by the Fund. Please refer to note 28 for details on the valuation of investment properties.

3 Property, plant and equipment

	Mar-22	Mar-21
Building equipment		
Cost	1,099	1,099
Accumulated depreciation	(967)	(920)
Carrying value	**132**	**179**
Reconciliation of property, plant and equipment		
Building equipment		
Opening carrying value	179	179
Additions	2	40
Depreciation	(49)	(40)
Closing carrying value	**132**	**179**

4 Financial assets at fair value through profit or loss

	Mar-22	Mar-21
Carrying value at the beginning of the year	583,299	512,503
Additions	22,608	49,125
Disposals	(53,515)	(13,772)
Fair value adjustment recognised in profit and loss (note 13)	112,188	35,444
Carrying value at the end of the year	**664,580**	**583,299**

4.1 The US Dollar value of the investments in Oasis Crescent Global Property Equity Fund is as follows:

	Mar-22	Mar-21
Units held	**3,326,190**	**3,638,092**
Ex-dividend price in US Dollars	10.366	8.604
US Dollar value of the investment	**34,479**	**31,303**
Rand / US Dollar exchange rate	14.6220	14.7689
Closing value of the investment	**504,155**	**461,604**

4.2 Investments in listed property instruments

	Mar-22	Mar-21
At fair value	**16,176**	**1,471**
Movement for the year		
Carrying at the beginning of the year	1,471	15,178
Additions	16,377	617
Disposals	-	(13,772)
Fair value adjustment	(1,672)	(552)
Carrying at the end of the year	**16,176**	**1,471**

The fair values of these investments are based on the closing price on the JSE at 31 March 2022. Please refer to Note 28 for details regarding fair value estimation.

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		Mar-22 R '000	Mar-21 R '000
4.	**Financial assets at fair value through profit or loss (continued)**		
4.3	Investments in Oasis Crescent International Property Equity Feeder Fund		
	At fair value	**144,249**	**120,224**
	Movement for the year		
	Carrying value at the beginning of the year	120,224	78,505
	Additions	133	34,612
	Fair value adjustment	23,892	7,107
	Carrying value at the end of the year	**144,249**	**120,224**

The fair value of these investments is based on the closing net asset value (NAV) price published by the management company.

A schedule of the investments listed above is maintained and is available at the registered office of the Fund.

The Fund has not reclassified any financial assets from cost or amortised cost to fair value, or from fair value to cost or amortised cost during the financial period ending 31 March 2022.

The directors have considered the requirements of IFRS 10: Consolidated Financial Statements and are satisfied that the financial assets held by the Fund do not require consolidation as contemplated in IFRS 10. Oasis Crescent Global Property Equity Fund has trustees which are different to that of Oasis Crescent Property Fund and thus Oasis Crescent Property Fund is not in a position to significantly influence Oasis Crescent Global Property Equity Fund.

NOTES TO THE SEPARATE ANNUAL FINANCIAL STATEMENTS
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		Mar-22 R '000	Mar-21 R '000
5	**Trade receivables**		
	Recoveries	1,326	2,408
	Accounts receivable	23,923	6,220
	Provision for receivables impairment (note 28.1)	(6,546)	(4,233)
		18,703	**4,395**

5.1 The group applies the simplified approach to providing for credit losses as prescribed by IFRS 9, which permits the use of lifetime expected loss provision for all trade receivables.

Trade receivables are written off when there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery include, amongst others, the failure of a debtor to engage in a repayment plan with the group, and a failure to make contractual payments for a period of greater than 120 days past due.

5.2 Impairment losses on trade receivables

At 31 March 2022

Expected credit loss:	**ECL %**	**Gross carrying amount R '000**	**Impairment allowance R '000**	**Net carrying amount R '000**
Current - 30 days past due:	2	18,047	313	17,734
31 - 90 days past due:	66	571	377	194
More than 91 days past due:	88	6,631	5,856	775
		25,249	6,546	18,703

At 31 March 2021

Expected credit loss:	**ECL %**	**Gross carrying amount R '000**	**Impairment allowance R '000**	**Net carrying amount R '000**
Current - 30 days past due:	1	3,904	58	3,846
31 - 90 days past due:	75	1,046	786	260
More than 91 days past due:	92	3,678	3,389	289
		8,628	4,233	4,395

6	**Other receivables**		
	Deposits	982	982
	Accrued dividends	2,371	1,962
	Prepayments	2,082	2,511
		5,435	**5,455**
7	**Other financial assets at fair value through profit or loss**		
	Carrying value at the beginning of the year	150,193	167,687
	Additions	32,674	9,804
	Disposals	(15,000)	(24,000)
	Fair value adjustments recognised in profit or loss	545	(3,298)
	Carrying value at the end of the year	**168,412**	**150,193**

Other financial assets at fair value through profit or loss consist of investments in Oasis Crescent Income Fund. The investment is held for short term cash investment purposes and is available on demand

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		Mar-22 R '000	Mar-21 R '000
8	**Other short-term financial assets**		
	Carrying value at the beginning of the year	8,010	8,707
	Additions	344	458
	Disposals	(245)	(970)
	Fair value adjustments recognised in profit or loss	25	(185)
	Carrying value at the end of the year	**8,134**	**8,010**

Other short-term financial assets consists of tenant deposits that are invested in the Oasis Crescent Income Fund. Each tenant deposit is invested in a separate account and is redeemable on call.

		Mar-22 R '000	Mar-21 R '000
9	**Money market instruments**		
	Carrying value at the beginning of the year	7,006	-
	Additions	38,204	7,006
	Disposals	(45,210)	-
	Carrying value at the end of the year	**-**	**7,006**
10	**Cash and cash equivalents**		
	Deposits at banks	105,455	2,875
		105,455	**2,875**

The deposits at banks are held on call as per the requirements of the trust deed.

10.1 Credit quality of cash at bank and short term deposits, excluding cash on hand

The credit quality of cash at bank, excluding cash on hand that are neither past due nor impaired can be assessed by reference to external credit ratings (if available) or historical information about counterparty default rates. Historically the default rate has been zero:

	Mar-22 R '000	Mar-21 R '000
Credit rating		
P-1.za*	105,455	2,875
	105,455	**2,875**

* Moody's rating

NOTES TO THE SEPARATE ANNUAL FINANCIAL STATEMENTS
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		Mar-22 R '000	Mar-21 R '000
11	**Capital of the Fund**		
	Balance as at 31 March	933,060	928,805
	Units in issue at 31 March 2022 : 66,265,434 (2021 : 65,732,845) with no par value		
	Movement in units ('000)		
	Balance as at 01 April	65,733	64,463
	Issue of units	1,507	1,270
	Units bought back and delisted	(975)	-
	Balance as at 31 March	66,265	65,733

In the current reporting period, the Fund issued 1.507 million units upon reinvestment of distributions. 0.778 million units were issued in June 2021 at 2,239 cents per unit and 0.729 million units were issued in December 2021 at 2,351 cents per unit.

During the year under review, the Fund repurchased units from the open market in terms of the general authority approved by shareholders at the last AGM. A total of 1,498,007 units were repurchased at an average price of 2,015 cents per unit. To date, The Fund has applied to the JSE and received approval for 975,065 units to be cancelled and delisted. The application to have the remaining 522,942 units cancelled and delisted will be submitted in the next financial year.

		Mar-22 R '000	Mar-21 R '000
12	**Other reserves**		
	Valuation reserve *		
	Balance at the beginning of the year	300,986	290,998
	Transfer to valuation reserve	29,239	9,988
	Balance at the end of the year	**330,225**	**300,986**
	* Valuation reserve relates to investment property fair value adjustments		
	Realisation reserve #		
	Balance at the beginning of the year	14,415	14,415
	Balance at the end of the year	**14,415**	**14,415**
	# Realisation reserve relates to realised surplus on disposal of investment property that is not distributable		
	Total other reserves	**330,225**	**315,401**
13	**Financial assets reserve**		
	Balance at the beginning of the year	196,571	159,281
	Fair value adjustments on financial assets at fair value through profit or loss	112,188	35,444
	Realised loss/(gain) on disposal	-	1,845
	Balance at the end of the year	**308,759**	**196,571**

14 Lease liability

The Fund holds a 5 year operating lease as a lessee in relation to parking premises at Oasis Airport City.
The lease commenced on 1 August 2018 and ends 31 July 2023.

The Fund also holds a 10 year operating lease as a lessee in relation to land that is located at the Nourse Avenue property in Epping.
The lease commenced on 1 August 2019 and ends 31 July 2029.

NOTES TO THE SEPARATE ANNUAL FINANCIAL STATEMENTS
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		Mar-22 R '000	Mar-21 R '000
14	**Lease liability (continued)**		
	Finance costs on lease liabilities		
	Interest expense on lease liabilities	148	153
	The maturity analysis of lease liabilities is as follows:		
	Within one year	231	198
	Two to five years	1,959	2,404
	Total lease commitment	2,190	2,602
	Less finance charges component	655	956
	Lease liability	**1,535**	**1,646**
	Non-current	1,438	1,536
	Current	97	66
	Lease liability	**1,535**	**1,602**
15	**Trade payables**		
	Trade payables:		
	- Creditors control	6,142	2,563
	- Tenant deposits	7,703	7,185
	- Municipal charges	934	1,792
		14,779	**11,540**
16	**Accruals**		
	- Audit fees	180	199
	- Printing and publishing costs	16	16
	- Valuation costs	75	75
	- Other	2	49
		273	**339**
17	**Other payables**		
	SASRIA Insurance claim received	22,038	-
	IDC Funding	69,347	-
	Rent received in advance	473	530
	Airport City development fee accruals	7	29
	VAT payable	344	374
		92,209	**933**

The SASRIA insurance claim received relates to the incident that occurred at The Ridge in July 2021. We've received a portion of the insurance claim. This has been recognised as as liability as we have not yet incurred the expense to which the claim relates.

IDC Funding received is a temporary facility for funding of The Ridge reinstatement and it will be repaid upon receipt of subsequent SASRIA insurance claims

18	**Rental income**		
	Rental income		
	Property rental	72,784	64,617
	Lease incentives	(3,026)	(2,170)
		69,758	**62,447**

The Fund has entered into operating leases on its investment property portfolio consisting of industrial, office and retail buildings (see Note 2). These leases have terms of between one and ten years. All leases include a clause to enable upward revision of the rental charge on an annual basis according to pre-determined escalations. The Fund protects the residual risks in the properties by insuring the buildings against significant insurable perils.

NOTES TO THE SEPARATE ANNUAL FINANCIAL STATEMENTS
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		Mar-22 R '000	Mar-21 R '000
19	**Property related revenue**		
	Recoveries	16,902	19,720
		16,902	**19,720**
	Total contingent rental included in property rental	-	-
20	**Income from investments**		
	All investment income excludes non-permissible income.		
	Dividend received - local	-	3,493
	Dividend received - offshore	6,924	9,791
	Distribution received from investments in listed property	397	1,059
	Permissible investment income	6,460	9,595
		13,781	**23,938**
21	**Operating profit - expenses by nature**		
	Operating profit is stated after charging:		
	Property expenses *	34,609	39,519
	- Advertising and promotions	320	391
	- Cleaning	460	1,000
	- Consulting fees	-	8
	- Depreciation	49	40
	- Insurance	705	713
	- Legal fees	138	50
	- Municipal charges	20,359	23,910
	- Other expenses	1,857	2,063
	- Property management fees	2,310	2,111
	- Provision for receivables impairment and write offs (Note 28.1)	2,313	2,755
	- Repairs and maintenance	2,010	2,095
	- Salaries	610	946
	- Security	3,478	3,437
	Service charge (Note 21.1)	6,905	6,976
	Other operating expenses	1,189	1,010
	- Audit fee	281	280
	- Designated advisor fee	172	172
	- Investment management fee	170	49
	- Trustee fee	179	179
	- Printing and publishing	-	27
	- Other operating expenses	387	303
	Total expenses	**42,703**	**47,505**

* Property expenses amounting to R2,500,000 (2021: R1,450,000) were not recovered from tenants due to vacancies.

21.1 The service charge is equal to 0.5% per annum of the Fund's market capitalisation and borrowing facilities and a pro-rata portion is payable on a monthly basis. The market capitalisation is based on the average daily closing price of the units as quoted on the Alternative Exchange (ALTx) of South Africa. This is paid to the Manager, as disclosed in Note 29.3 Related party transactions.

22 Basic and headline earnings per unit

Basic earnings per unit
Basic earnings per unit was 300.3 cents for the year ended 31 March 2022 (2021: 153.2 cents). The calculation of the basic earnings per unit is based on 66,458,748 (2021: 65,227,592) weighted average units in issue at the end of the year and net profit of R199.5 million (2021: R99.9 million).

Headline earnings per unit
Headline earnings per unit was 248.5 cents for the year ended 31 March 2022 (2021: 135.5 cents). The calculation of the headline earnings per unit is based on 66,458,748 (2021: 65,227,592) weighted average units in issue during the year and headline earnings of R165.2 million (2021: R88.4 million).

NOTES TO THE SEPARATE ANNUAL FINANCIAL STATEMENTS
for the year ended 31 March 2022

		Mar-22 R '000	Mar-21 R '000
22	**Basic and headline earnings per unit (continued)**		
22.1	**Headline earnings and distribution income reconciliation**		
	Basic earnings before non-permissible income adjustment	**199,587**	**100,396**
	Non-permissible investment income	671	256
	Basic earnings after non-permissible income adjustment	**200,258**	**100,652**
	Non-permissible income dispensed	(715)	(737)
	Basic earnings	**199,543**	**99,915**
	Adjusted for:		
	Fair value adjustment to investment properties	(34,388)	(11,542)
	Headline earnings	**165,155**	**88,373**
	Adjusted for:		
	Fair value adjustments on financial assets at fair value through profit or loss	(112,188)	(35,444)
	Fair value adjustments on other financial assets at fair value through profit or loss	(545)	3,298
	Fair value adjustments on other short-term financial assets	(25)	185
	Right-of-use asset lease payments under IFRS 16 added back	(255)	(198)
	Finance costs on lease liability	148	153
	Straight-lining of lease income	5,149	1,554
	Distribution income excluding non-permissible income	**57,439**	**57,921**
	Distribution received in advance	(58)	217
	Income distributed	**57,381**	**58,138**
	Basic earnings and diluted earnings per unit (cents)	**300.3**	**153.2**
	Headline earnings and diluted headline earnings per unit (cents)	**248.5**	**135.5**
	Distribution per unit including non-permissible income (cents)	**87.5**	**89.9**
	Distribution per unit excluding non-permissible income (cents)	**86.4**	**88.8**
	Weighted average units in issue	**66,458,748**	**65,227,592**
	Units in issue at the end of the year (note 11)	**66,265,434**	**65,732,845**
	Net Asset Value per unit (cents)	**2,437**	**2,233**

23 Rental income

The group leases retail, office and industrial properties under operating leases. On average the lease typically runs for a period of 3 to 5 years.

Contractual amounts (comprising contractual rental income, excluding the straight-line lease adjustments, and operating expense recoveries) due in terms of signed operating lease agreements.

Future contractual rental income due from tenants can be analysed as follows:

	Mar-22 R '000	Mar-21 R '000
Within one year	79,885	74,581
Within two to five years	136,473	129,975
More than five years	2,541	2,420
	218,899	**206,976**

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		Mar-22 R '000	Mar-21 R '000
24	**Notes to cash flow statement - Distribution and non-permissible income**		
	Amounts unpaid at the beginning of the year	30,188	32,008
	Amounts declared during the year	56,947	57,948
	Distribution received in advance	(58)	217
	Amounts unpaid at the end of the year	(29,347)	(30,188)
	Distribution including non-permissible income	**57,730**	**59,985**
	Non-permissible income dispensed	(564)	448
	Distribution excluding non-permissible income	**57,166**	**60,433**
	Distribution in lieu of cash distribution	(34,573)	(27,660)
	Distribution paid in cash	**22,593**	**32,774**
25	**Taxation**		
	Profit for the year	199,542	99,904
	Tax at 28%	55,872	27,973
	Non-taxable amounts credited to profit*	(8,509)	(3,078)
	Non-deductible amounts debited to profit	(30,089)	(8,526)
	Deductible amounts not debited to profit	(71)	(35)
	Taxable amounts not credited to profit	58	98
	Tax before qualifying distribution	**17,261**	**16,432**
	Qualifying distribution	(16,067)	(16,279)
	Tax loss after qualifying distribution	**1,194**	**153**
	Taxable loss not carried forward	(1,194)	(153)
	Net tax payable	-	-
	*Non-taxable amounts represent fair value adjustments on investment properties and financial assets through profit and loss		
26	**Capital commitments**		
	Approved and contracted for	139,000	-
	Approved but not contracted for	-	-
		139,000	-

As at 31 March 2022, the refurbishment project is well underway. The estimated time of completion is between September 2022 and November 2022. As per the latest available budget from the Quantity Surveyor, the estimated total cost of the refurbishment project is approximately R139million incl VAT. As mentioned in note 28, we are fully insured and this cost will be covered and paid for by the insurance company.

NOTES TO THE SEPARATE ANNUAL FINANCIAL STATEMENTS
for the year ended 31 March 2022

27 Events after the balance sheet date

The directors are not aware of any event subsequent to 31 March 2022 which are likely to have a material effect on the financial information contained in this report.

28 Financial risk management

The Fund's activities expose it to a variety of financial risks, namely, market risk (including foreign currency risk, cash flow interest rate risk and price risk), credit risk and liquidity risk.

Risk management is carried out by the Risk Committee of the Management Company under policies approved by the Board of Directors. The board provides the principles for overall risk management, as well as the policies covering specific areas, such as interest rate risk, credit risk, use of non-derivative financial instruments and investment of excess liquidity.

	R '000				
	Assets		Liabilities		Total Carrying Amount
	Amortised cost	Fair value through profit and loss	Amortised cost	Fair value through profit and loss	
Non-current financial assets					
Financial assets at fair value through profit or loss	-	664,580	-	-	664,580
Current financial assets					
Trade receivables	18,703	-	-	-	18,703
Other receivables	3,353	-	-	-	3,353
Other financial assets at fair value through profit or loss	-	168,412	-	-	168,412
Cash and cash equivalents	105,455	-	-	-	105,455
Other short-term financial assets	-	8,134	-	-	8,134
Total financial assets	**127,511**	**841,126**	**-**	**-**	**968,637**
Non-current financial liabilities					
Lease liabilities			1,438		1,438
Current financial liabilities				-	
Trade payables	-	-	14,779	-	14,779
Accruals	-	-	273	-	273
Other payables	-	-	91,865	-	91,865
Unitholders for distribution	-	-	29,347	-	29,347
Non-permissible income available for dispensation	-	-	-	-	-
Lease liabilities			97		97
Total financial liabilities	**-**	**-**	**137,799**	**-**	**137,799**

NOTES TO THE SEPARATE ANNUAL FINANCIAL STATEMENTS
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28 Financial risk management (continued)

Market risk: Foreign currency risk
The Fund's financial assets and liabilities are denominated in South African Rands (ZAR) except for the investments and the related investment income receivable on offshore investments which are denominated in US Dollars (USD) and translated to Rands (ZAR) at each statement of financial position date (2022: $34.5m; 2021: $31.3m) at the closing rate of exchange between ZAR and USD (2022: R14.62/$; 2021: R14.77/$).

Sensitivity analysis

As of 31 March 2022, if the Rand had weakened/strengthened by 5% against the US Dollar (and assuming all other variables remained constant), the financial assets at fair value through profit or loss would have been R 25.2 million (2021: R23.8 million) higher/lower than stated in the statement of financial position. Non-distributable reserve would have been R 25.2 million higher/lower (2021: R23.8 million) and profit for the year would have increased/decreased accordingly.

This sensitivity analysis for currency risk above includes the effect of non-monetary financial instruments, denominated in currency, other than the entity's functional currency. The Fund has no monetary assets denominated in foreign currencies.

The foreign currency risk is managed by close monitoring of foreign currency rates on a regular basis. The concentration of foreign currency risk is monitored on an ongoing basis.

Market risk: Cash flow interest rate risk

The Fund has cash on call (denominated in ZAR) which attracted an average variable interest rate of 4.1% during the period under review (2021: 3.71%). The sensitivity analysis below is based on the average cash balances.

The other financial assets at fair value through profit or loss disclosed in notes 7 and 8 are predominantly invested in underlying Shari'ah compliant income generating instruments which are not exposed to cash flow or fair value interest rate risk.

Management does not invest in interest rate derivatives.

Sensitivity analysis

At 31 March 2022, if interest rates at that date had been 1% lower/higher, with all other variables held constant, net profit for the period would have been R61,310 (2021: R28,750 lower/higher, arising mainly as a result of lower/higher interest income on cash deposits at banks.

The Fund manages interest rate risk by monitoring interest rates on a regular basis. There were no borrowings or loans outstanding during the period under review which attracted interest exposure to the entity. The concentration of interest rate risk is monitored on an ongoing basis.

Market risk: Price risk
The Fund is exposed to property price and market rental risks.

Market price risk arises mainly from uncertainty about future prices of financial instruments held. It represents the potential loss the Fund might suffer through holding market positions in the face of price movements.

The Fund is exposed to market price risk via the quoted investments as disclosed in note 4. The investments disclosed in note 4 are predominantly invested in underlying instruments which are exposed to market price risk. However, the investments disclosed in notes 7 and 8 are predominantly invested in underlying Shari'ah compliant income generating instruments which are not exposed to significant market price risk. Price risk is managed by only investing in high quality funds and collective investment schemes, with outstanding track records.

The executive directors of the Manager monitor the Fund's exposure to the concentration of price risk on an ongoing basis.

Sensitivity analysis

As of 31 March 2022, if the unit price on investments held at fair value through profit or loss increased/decreased by 10%, the value of the financial assets held at fair value through profit or loss would have been R 66.5 million (2021: R58.3 million) higher/lower than stated in the statement of financial position. Non-distributable reserve would have been R 66.5 million higher/lower (2021: R58.3 million) and profit for the year would have increased/decreased accordingly.

Fair value
"IFRS 13 requires that an entity discloses for each class of assets and liabilities measured at fair value, the level in the fair value hierarchy into which the fair value measurements are categorised in their entirety. The fair value hierarchy reflects the significance of the inputs used in making fair value measurements.
The fair value hierarchy has the following levels:

Level 1 – quoted prices (unadjusted) in active markets for identical assets or liabilities;
Level 2 – inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices);
Level 3 – inputs for the asset or liability that are not based on observable market data (unobservable inputs).

NOTES TO THE SEPARATE ANNUAL FINANCIAL STATEMENTS
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28 Financial risk management (continued)

The following table presents the Fund's assets and liabilities that are measured at fair value at 31 March 2022

Assets	Level 1 R'000	Level 2 R'000	Level 3 R'000	Total R'000
Financial assets at fair value through profit or loss				
Investment in Oasis Crescent Global Property Equity Fund	-	504,155	-	504,155
Investment in listed property funds	16,176	-	-	16,176
Investment in Oasis Crescent International Property Equity Feeder Fund	-	144,249	-	144,249
Other financial assets at fair value through profit or loss				
Investment in Oasis Crescent Income Fund	-	168,412	-	168,412
Other short-term financial assets	-	8,134	-	8,134
Investment property				
Investment property	-	-	713,006	713,006

The following table presents the Fund's assets and liabilities that are measured at fair value at 31 March 2021:

Assets	Level 1 R'000	Level 2 R'000	Level 3 R'000	Total R'000
Financial assets at fair value through profit or loss				
Investment in Oasis Crescent Global Property Equity Fund	-	461,604	-	461,604
Investment in listed property funds	1,471	-	-	1,471
Investment in Oasis Crescent International Property Equity Feeder Fund	-	120,224	-	120,224
Other financial assets at fair value through profit or loss				
Investment in Oasis Crescent Income Fund	-	150,193	-	150,193
Other short-term financial assets	-	8,010	-	8,010
Investment property				
Investment property	-	-	676,329	676,329

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 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

Financial assets at fair value through profit or loss

Oasis Crescent Global Property Equity Fund
The asset approach is taken to value the investment in 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 asset approach is taken to value the investment in 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.

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28 Financial risk management (cont.)

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.

Other financial assets at fair value through profit or loss
Oasis Crescent Income Fund
The asset approach is taken to value the investment in 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 Ltd., 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
The valuation of investment properties include comparable bulk sales, discounted cash flow and net income capitalisation methods, 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 2022 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 8% and 10% (2021: 8% and 10%). 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.

Unitholders are advised that, as a result of the violence and looting that affected large parts of South Africa, particularly KwaZulu-Natal, and despite precautionary measures having been taken, the Fund's The Ridge@Shallcross Shopping Centre in Shallcross, KwaZulu-Natal ("the Ridge") was looted on 11 July 2021 and suffered significant damage.

The Ridge is, however, fully insured from both a capital and income perspective and the Business Interruption cover is valid for a period of 24 months which is more than sufficient to cover the expected duration of the refurbishment of this property. We are excited about the refurbishment project which will include our grocery anchor modernising their premises and reinstating it to the latest specifications.

As at 31 March 2022, the refurbishment project is well underway. The estimated time of completion is between September 2022 and November 2022. While the valuer increased the value of the Ridge in the current year, the directors have kept the valuation the same as the prior year in order to be prudent.

Retail properties
Retail Shopping Centres are valued using discounted cash flows which take into account current contracted rentals and current expenditure, adjusted for future expected increases. Taking into account the location of the properties and the latest SAPOA discount rates for properties in that location, a discount rate of 13.50% (2021: 13.25%) was used and a capitalistion rate of 8.50% (2021: 8.25%). The calculation takes into account a vacancy factor of 2.5% (2021: 2.5%). This 2.5% is the long-term vacancy assumption used by the valuer and is not the same as the vacancy rate at a point in time. The vacancy rate of 2% at 31 March 2022 is expected to be of a short term duration. The valuation also includes comparable bulk sales where applicable.

Other retail properties were valued using net income capitalisation which take into account contracted rental or market related rental properties of similar size and location. Capitalisation rates start from 8.25% (2021: 8.25%) with 0% (2021: 5%) vacancy factor. The valuation also includes comparable bulk sales where applicable.

Office properties
"Office properties are valued using discounted cash flows which take into account the current rental arrangements and current expenditure, adjusted for future expected increases. Taking into account the location of the properties and the latest SAPOA discount rates for properties in those locations, a discount rate of 13.50% (2021: 13.50%) was used and a capitalistion rate of 8.50% (2021: 8.50%). The calculation takes into account no vacancy factor (2021: 0%). The valuation also includes comparable bulk sales where applicable.

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for the year ended 31 March 2022

28 Financial risk management (continued)

Industrial properties

Industrial properties are valued using net income capitalisation and discounted cash flows, which take into account contracted rentals and the current expenditure. Capitalisation rates range from 7.75% to 10% (2021: 8% to 9.25%). The valuation of investment property by the registered independent property valuer recognises the fact that there are vacancies by allocating relatively low market rentals either on reversions or by increasing the capitalisation rates. Both of these adjustments have the same effect as allocating a vacancy factor to a more aggressive market rental (higher) and a lower capitalisation rate or by allocating a vacancy rate to a property. The vacancy rate at 31 March 2022 was 7.5%. However, this will reduce to 0.4% in the next financial year due to a 3 year lease being signed with large multinational effective 1 May 2022. The valuation also includes comparable bulk sales where applicable.

Investment properties are classified as level 3 in the fair value hierarchy.

There have been no 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.

The operational results of the Fund are not affected by seasonal or cyclical fluctuations.

Sensitivity analysis

The key input to the valuation of investment property is the capitalisation rate. The table below illustrates the sensitivity of the fair value to changes in the capitalisation rate:

	Mar-22 R '000	Mar-21 R '000
Increase in fair value if capitalisation rates are decreased by 0.5%	43,863	39,311
Decrease in fair value if capitalisation rates are increased by 0.5%	(33,161)	(35,045)

Credit risk

The Fund is exposed to credit risk on its financial assets such as trade and other receivables and cash and cash equivalents. This risk arises due to change in the credit rating of the counter party subsequent to the Fund obtaining the financial assets.

The Fund has formal policies and procedures in place to ensure management of credit risk. A formal credit risk assessment is performed for all new tenants and lease contracts are entered into with tenants with an appropriate credit history. Cash is invested with high credit quality financial institutions. Furthermore, trade receivables consist of a spread of good quality tenant receivables and adequate provision is made for bad debts where applicable.

The financial assets at fair value through profit or loss consists of listed property investments which are not rated. Management focuses on investing in high quality listed property investments that provide stable returns to unit holders. There is no history of counterparty default on the financial assets at fair value through profit or loss.

The Fund's maximum exposure to credit risk at 31 March 2022 and 31 March 2021 is represented by the carrying amounts of trade and other receivables and cash and cash equivalents at the respective dates. The Fund holds deposits from tenants which will be applied towards arrear rentals in the event of default by a tenant.

The executive directors of the Manager monitor the Fund's exposure to the concentration of credit risk on a monthly basis.

The following table provides information regarding the aggregated risk exposure for financial assets with external ratings as at 31 March 2022:

Credit rating			**Carrying value in Statement of Financial position**
	P-1.za*	**Not rated**	
	R'000	R'000	R'000
Trade and other receivables	-	4,395	18,703
Cash and cash equivalents	105,455	-	105,455

* Moody's rating

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28 Financial risk management (continued)

The following table provides information regarding the aggregated risk exposure for financial assets with external ratings as at 31 March 2021:

Credit rating			Carrying value in Statement of Financial position
	P-1.za*	Not rated	
	R'000	R'000	R'000
Trade and other receivables	-	4,395	4,395
Cash and cash equivalents	3,660	-	3,660

* Moody's rating

The Fund holds net deposits from tenants with a carrying value of R8,134,000 (2021: R8,010,000) which may be applied towards the arrear rentals set out above.
The fair value of these financial assets approximate their carrying value due to their short-term nature.

The counter parties included in the trade receivables and trade receivables from related parties are financial institutions, tenants and listed entities. Historically the default rates of the above entities are NIL except for the trade receivables from the tenants where the default rate was 0.45% (2021: 0.45%) on rental and related income. 91.0% (2021: 91.0%) of tenants are classified as multi-national, national and government and include large, listed and unlisted corporations.

Other receivables consist of municipal deposits. The counter-party credit risk has been assessed as very low.

Impairment history

The following table provides information regarding the carrying value of financial assets that have been impaired and the ageing of financial assets that are past due but not impaired:

	2022				
	Neither past due nor impaired (days)	Financial assets that are past due and impaired (days)	Financial assets that have been impaired (days)	Impairment	Carrying value in Statement of financial position
	R'000				
	0-60	61-120 and above	61-120 and above		
Trade receivables	-	-	6,546	6,546	-
Cash and cash equivalents	105,455	-	-	-	105,455

	2022				
	Neither past due nor impaired (days)	Financial assets that are past due and impaired (days)	Financial assets that have been impaired (days)	Impairment	Carrying value in Statement of financial position
	R'000				
	0-60	61-120 and above	61-120 and above		
Trade receivables	272	-	4,233	4,233	272
Cash and cash equivalents	3,660	-	-	-	3,660

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28 Financial risk management (continued)
Impairment history (continued)

28.1 The provision for impairment of trade receivables are as follows:

	Mar-22 R '000	Mar-21 R '000
Opening balance	4,233	1,478
Movement	2,313	2,755
Provision for receivables impairment	2,313	2,755
Bad debts recovered	-	-
Bad debts written off	-	-
Closing balance	**6,546**	**4,233**
Reconciliation to amount recognised in consolidated statement of comprehensive income (note 20)		
Movement in provision for impairment of trade receivables	2,313	2,755

Liquidity risk

Proper liquidity risk management implies that sufficient investments in cash and marketable securities are maintained, and that funding is available from an adequate amount of committed credit facilities.

The executive directors of the Manager monitor the Fund's exposure to the concentration of liquidity risk on an ongoing basis.

The following are the contractual maturities of financial assets and liabilities, including interest payments.

At 31 March 2022	Within 1 month or on demand	More than one month but less than a year	More than one year and no later than five years	More than five years	Total
Financial assets	R '000				
Trade receivables*	18,703	-	-	-	18,703
Other receivables*	3,353	-	-	-	3,353
Other financial assets at fair value through profit or loss	168,412	-	-	-	168,412
Other short-term financial assets	-	8,134	-	-	8,134
Cash and cash equivalents*	105,455	-	-	-	105,455
Total financial assets	**295,923**	**8,134**	**-**	**-**	**304,057**
Financial liabilities					
Trade payables*	7,076	7,703	-	-	14,779
Accruals*	-	273	-	-	273
Unitholders for distribution*	-	29,347	-	-	29,347
Non-permissible income for dispensation*	-	-	-	-	-
Other payables*	91,385	-	-	-	91,385
Lease liabilities		97	1,438		1,535
Total financial liabilities	**98,461**	**37,420**	**1,438**	**-**	**137,319**

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28 Financial risk management (continued)

Liquidity risk (continued)

At 31 March 2021	Within 1 month or on demand	More than one month but less than a year	More than one year and no later than five years	More than five years	Total
Financial assets			R '000		
Trade receivables*	4,505	-	-	-	4,505
Other receivables*	2,953	-	-	-	2,953
Other financial assets at fair value through profit or loss	150,193	-	-	-	150,193
Other short-term financial assets	-	8,010	-	-	8,010
Cash and cash equivalents*	3,660	-	-	-	3,660
Total financial assets	**161,311**	**8,010**	**-**	**-**	**169,321**
Financial liabilities					
Trade payables*	4,474	7,185	-	-	11,659
Accruals*	-	339	-	-	339
Unitholders for distribution*	-	29,624	-	-	29,624
Non-permissible income for dispensation*	564	-	-	-	564
Lease liabilities		96	1,583		1,679
Total financial liabilities	**5,038**	**37,244**	**1,583**	-	**43,865**

* The fair value of these financial assets and liabilities approximate their carrying amount due to their short-term nature.

Capital risk management

Fund's objectives when managing capital is to safeguard the Fund's ability to continue as a going concern and to provide an adequate return to the unitholders by pricing the rentable units proportionately with the level of risk.

Management considers capital to be equivalent to the amount reflected as "Unitholders' funds" on the face of the statement of financial position.

The Fund's policy is to distribute its entire permissible income as calculated for the year to the unitholders as required by the Collective Investment Schemes Control Act and dispense the non-permissible income to Oasis Crescent Fund Trust, a recognised charitable trust.

The executive directors of the Manager monitor the Fund's exposure to the concentration of capital risk on a monthly basis in order to ensure sufficient diversification.

29 Related party transactions and balances

29.1 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.

Management fees payable to Oasis Crescent Property Fund Managers Limited ("the Manager") represent 0.5% of the enterprise value of the Fund which consists of the total market capitalisation and any long term borrowings of the Fund. The management fee is calculated and payable monthly based on the average daily closing price of the Fund as recorded by the JSE Limited and the average daily extent of any long term borrowings. Management fees are recognised monthly as and when the services are performed.

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

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

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

NOTES TO THE SEPARATE ANNUAL FINANCIAL STATEMENTS
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29 Related party transactions and balances (continued)

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

Oasis Asset Management Limited renders investment management services to the Fund on financial assets at fair value through profit or loss.

Oasis Crescent Property Company (Pty) Limited 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) Limited, Oasis Global Management Company (Ireland) Limited, Oasis Crescent Management Company Limited, Oasis Asset Management Limited, Oasis Crescent Property Company (Pty) Limited and Abli Property Developers (Pty) Limited. Transactions with related parties are executed on terms no less favourable than those arranged with third parties.

29.2 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.

29.3 Related party transactions

	Mar-22 R '000	Mar-21 R '000
Service charge paid to Oasis Crescent Property Fund Managers Limited	6,905	6,976
Property management fees paid to Oasis Crescent Property Fund Managers Limited	1,666	1,463
Rental and related income from Oasis Group Holdings (Pty) Limited at The Ridge@Shallcross	258	614
Rental and related income from Oasis Group Holdings (Pty) Limited at 24 Milner Road	1,151	1,136
Letting commission paid to Oasis Crescent Property Company (Pty) Limited for securing tenants	427	473
Property related expenses paid to Oasis Crescent Property Company (Pty) Limited	1,135	1,563
Consulting fees paid to Abli Property Developers (Pty) Limited for consulting services on capital projects	254	163
Investment management fees paid to Oasis Asset Management Limited	170	49
Related party balances		
Trade payables to Oasis Crescent Property Fund Managers Limited	(1,028)	(975)
Trade receivable from Eden Court Oasis Property Joint Venture (Pty) Ltd	101	4
Trade payables to Oasis Group Holdings (Pty) Limited	(862)	(70)
Trade payables to Oasis Crescent Property Company (Pty) Limited	-	(219)
Trade payables to Oasis Asset Management Limited	(19)	(6)
Trade payables to Abli Property Developers (Pty) Limited	(120)	-
	(1,928)	(1,266)
Current assets	101	4
Current liabilities	(2,029)	(1,270)
	(1,928)	(1,266)

Directors of the management company has direct and indirect interest in the fund totalling 8,323,053 units or 12.4%.

NOTES TO THE SEPARATE ANNUAL FINANCIAL STATEMENTS
for the year ended 31 March 2022

30 Investment in subsidiary

The group has an investment in a subsidiary, Eden Court Oasis Property Joint Venture (Pty) Ltd, which is incorporated and has its place of business in South Africa. Ownership held by the group is 100% (2021: 100%). The principal activities of the subsidiary is property investment and development.

Investment in Eden Court Oasis Property Joint Venture (Pty) Ltd	57,000	57,000

31 Segmental analysis

Management has determined the operating segments based on the management information reviewed by the investment manager in making strategic decisions. The investment manager considers the business based on the following reportable segments, namely: Retail, Offices, Industrial and Investments by considering the net income before straight-line lease income and fair value change to investment properties. The operating segments derive their revenue primarily from rental income from operating leases. All of the Fund's business activities and operating segments are reported within the segments below. The tenants with rentals greater than 10% of revenue are also disclosed below:

		Mar-22 R '000	Mar-21 R '000
Tenant	**Segment**		
1	Office	13,351	13,351
2	Industrial	10,389	9,709
3	Retail	10,400	10,387
		34,140	33,447

NOTES TO THE SEPARATE ANNUAL FINANCIAL STATEMENTS
for the year ended 31 March 2022

	Retail	Offices	Industrial	Investments	Corporate	Total
Segmental analysis 2022			R'000			
Segment revenue						
Property income						
Rental income	29,252	15,430	25,076	-	-	69,758
Recoveries	8,829	2,465	5,609	-	-	16,902
Rental and related income	**38,081**	**17,895**	**30,685**	**-**	**-**	**86,660**
Income from investments (excluding non-permissible income and fair value adjustments)						
Dividend income - offshore	-	-	-	6,924	-	6,924
Permissible investment income - domestic	-	-	-	6,857	-	6,857
Income before straight-lining of lease income	**-**	**-**	**-**	**13,781**	**-**	**13,781**
Straight-lining of lease income	(1,544)	(1,739)	(1,867)	-	-	(5,149)
Income	**36,537**	**16,156**	**28,818**	**13,781**	**-**	**95,292**
Segment expense						
Property expenses (excluding Provision for receivables impairment)	17,018	6,886	8,393	-	-	32,296
Provision for receivables impairment	1,546	-	767	-	-	2,313
Service charges	-	-	-	-	6,905	6,905
Other operating expenses	-	-	-	170	1,019	1,189
Expenses	**18,564**	**6,886**	**9,160**	**170**	**7,924**	**42,703**
Net income from rentals and investments	**17,973**	**9,270**	**19,658**	**13,611**	**(7,924)**	**52,589**
Fair value adjustment to investment properties excluding straight-lining of lease income	9,455	4,234	20,699	-	-	34,388
Profit for the period before fair value adjustments to financial assets	**27,428**	**13,504**	**40,357**	**13,611**	**(7,924)**	**86,977**
Fair value adjustments on financial assets						
Fair value adjustments on financial assets at fair value through profit or loss	-	-	-	112,188	-	112,188
Fair value adjustments on other financial assets at fair value through profit or loss	-	-	-	545	-	545
Fair value adjustments on other short-term financial assets	-	-	-	25	-	25
Total fair value adjustments	**-**	**-**	**-**	**112,758**	**-**	**112,758**
Finance Costs			(148)			(148)
Operating profit for the year	**27,428**	**13,504**	**40,505**	**126,369**	**(7,924)**	**207,487**
Net finance income						
Non-permissible investment income	-	-	-	-	671	671
Non-permissible income dispensed	(44)	-	-	-	(671)	(715)
Net non-permissible income	**(44)**	**-**	**-**	**-**	**-**	**(44)**
Net profit for the year	**27,384**	**13,504**	**40,505**	**126,369**	**(7,924)**	**207,443**

	Retail	Offices	Industrial	Investments	Corporate	Total
Segment assets			R '000			
Investment properties	295,901	87,749	329,356	-	-	713,006
Property, plant and equipment	132	-	-	-	-	132
Straight-line lease accrual non-current	4,439	-	2,614	-	-	7,053
Straight-line lease accrual current	2,658	-	2,714	-	-	5,372
Financial assets at fair value through profit or loss	-	-	-	664,580	-	664,580
Other short term financial assets	4,097	562	3,475	-	-	8,134
Trade receivables	16,238	919	1,551	-	(5)	18,703
Other receivables	1,945	313	1,231	2,371	(424)	5,435
Other financial assets at fair value through profit or loss	-	-	-	168,412	-	168,412
Money market instruments	-	-	-	-		-
Cash and cash equivalents	-	-	-	105,455	-	105,455
Total segment assets	**325,411**	**89,542**	**340,940**	**940,818**	**(429)**	**1,696,282**
Segment liabilities						
Lease liability non-current			1,438			1,438
Lease liability current			97			97
Trade payables	9,000	1,641	3,592	-	546	14,779
Accruals	36	17	49	-	170	273
Other payables	503	116	530	-	91,060	92,209
Unitholders for distribution	-	-	-	-	29,347	29,347
Non-permissible income available for dispensation	-	-	-	-	-	-
Total segment liabilities	**9,539**	**1,774**	**5,706**	**-**	**121,124**	**138,143**
Net current segment assets/(liabilities)	**15,399**	**19**	**4,703**	**276,238**	**(121,553)**	**174,808**
Capital expenditure incurred (incl. Property, plant and equipment)	**11**	**14**	**3,069**	**-**	**-**	**3,094**

NOTES TO THE SEPARATE ANNUAL FINANCIAL STATEMENTS
for the year ended 31 March 2022

Segmental analysis 2021

	Retail	Offices	Industrial	Investments	Corporate	Total
	R'000					
	Retail	**Offices**	**Industrial**	**Investments**	**Corporate**	**Total**
	R '000					
Segment revenue						
Property income						
Rental income	27,955	14,287	20,205	-	-	62,447
Recoveries	13,042	2,050	4,628	-	-	19,720
Rental and related income	**40,997**	**16,337**	**24,833**	**-**	**-**	**82,167**
Income from investments (excluding non-permissible income and fair value adjustments)						
Dividend income - offshore	-	-	-	9,791	-	9,791
Permissible investment income - domestic	-	-	-	14,147	-	14,147
Income before straight-lining of lease income	**-**	**-**	**-**	**23,938**	**-**	**23,938**
Straight-lining of lease income	(266)	(922)	(366)	-	-	(1,554)
Income	**40,732**	**15,414**	**24,466**	**23,938**	**-**	**104,551**
Segment expense						
Property expenses (excluding Provision for receivables impairment)	23,708	6,144	6,912	-	-	36,764
Provision for receivables impairment	1,775	-	981	-	-	2,755
Service charges	-	-	-	-	6,976	6,976
Other operating expenses	-	-	-	48	961	1,010
Expenses	**25,482**	**6,144**	**7,893**	**48**	**7,937**	**47,505**
Net income from rentals and investments	**15,249**	**9,271**	**16,573**	**23,890**	**(7,937)**	**57,046**
Fair value adjustment to investment properties excluding straight-lining of lease income	9,455	4,234	(2,147)	-	-	11,542
Profit for the period before fair value adjustments to financial assets	**24,704**	**13,505**	**14,426**	**23,890**	**(7,937)**	**68,588**
Fair value adjustments on financial assets						
Fair value adjustments on financial assets at fair value through profit or loss	-	-	-	35,444	-	35,444
Fair value adjustments on other financial assets at fair value through profit or loss	-	-	-	(3,298)	-	(3,298)
Fair value adjustments on other short-term financial assets	-	-	-	(185)	-	(185)
Total fair value adjustments	**-**	**-**	**-**	**31,961**	**-**	**31,961**
Finance Costs			153			153
Operating profit for the year	**24,704**	**13,505**	**14,273**	**55,851**	**(7,937)**	**100,396**
Net finance income						
Non-permissible investment income	-	-	-	-	256	256
Non-permissible income dispensed	(481)	-	-	-	(269)	(737)
Net non-permissible income	**(481)**	**-**	**-**	**-**	**(13)**	**(481)**
Net profit for the year	**24,223**	**13,505**	**14,273**	**55,851**	**(7,950)**	**99,916**

	Retail	**Offices**	**Industrial**	**Investments**	**Corporate**	**Total**
Segment assets	**R '000**					
Investment properties	283,977	151,397	240,955	-	-	676,329
Property, plant and equipment	179	-	-	-	-	179
Investment in subsidiary	-	-	57,000	-	-	57,000
Straight-line lease accrual non-current	7,572	781	5,454	-	-	13,807
Straight-line lease accrual current	1,069	1,240	1,458	-	-	3,767
Financial assets at fair value through profit or loss	-	-	-	583,299	-	583,299
Other short term financial assets	3,798	716	4,193	-	-	8,010
Trade receivables	3,055	265	1,118	-	(43)	4,395
Other receivables	1,945	313	1,178	1,962	58	5,455
Other financial assets at fair value through profit or loss	-	-	-	150,193	-	150,193
Money market instruments	-	-	-	7,006	-	7,006
Cash and cash equivalents	-	-	-	2,875	-	2,875
Total segment assets	**301,595**	**154,712**	**311,356**	**745,335**	**14**	**1,512,315**
Segment liabilities						
Lease liability non-current			1,583			1,583
Lease liability current			66			96
Trade payables	5,451	1,572	3,866	-	651	11,540
Accruals	33	15	54	-	237	339
Other payables	375	87	-	-	471	933
Unitholders for distribution	-	-	-	-	29,624	29,624
Non-permissible income available for dispensation	-	-	-	-	564	564
Total segment liabilities	**5,859**	**1,674**	**5,569**	**-**	**31,547**	**44,679**
Net current segment assets/(liabilities)	**4,008**	**861**	**3,961**	**162,036**	**(31,532)**	**130,016**
Capital expenditure incurred (incl. Property, plant and equipment)	**368**	**3**	**75**	**-**	**-**	**446**

CONSOLIDATED FUND - ADDITIONAL DISCLOSURES NOT REQUIRED BY IFRS (UNAUDITED)

	Mar-22 R '000	Mar-21 R '000
A1. SA REIT Association's best practice recommendations (BPR)		
SA REIT FUNDS FROM OPERATIONS (SA REIT FFO) PER SHARE		
PROFIT OR LOSS PER IFRS STATEMENT OF COMPREHENSIVE INCOME (SOCI) ATTRIBUTABLE TO THE PARENT: (A)	198,146	102,359
ACCOUNTING/SPECIFIC ADJUSTMENTS: (B)	(141,071)	(43,872)
Fair value adjustments to:		
- Investment property	(33,604)	(13,943)
- Debt and equity instruments held at fair value through profit or loss	(112,757)	(31,960)
Straight-lining operating lease adjustment	5,290	2,031
ADJUSTMENTS ARISING FORM INVESTING ACTIVITIES: (C)	-	-
Gains or losses on disposal of:		
- Investment property	-	-
FOREIGN EXCHANGE AND HEDGING ITEMS: (D)	-	-
OTHER ADJUSTMENTS: (E)	(58)	217
Antecedent earnings adjustment	(58)	217
SA REIT FFO	**57,017**	**58,704**
Number of shares outstanding at end of the year	66,265,434	65,732,845
SA REIT FFO per share	**86.0**	**89.2**
Company-specific adjustments	(0.3)	(0.3)
Company adjustment - Finance costs on lease liability	0.2	0.2
Company adjustment - IFRS 16 - lease payments	(0.5)	(0.2)
Company adjustment - Non permissible income	(0.0)	(0.5)
SA REIT FFO per share	**85.7**	**89.0**
SA REIT NET ASSET VALUE (SA REIT NAV)		
Reportable NAV attributable to the parent	1,617,198	1,471,770
Adjustments	-	-
SA REIT NAV	**1,617,198**	**1,471,770**
Share outstanding		
Number of shares in issue at year end	66,265,434	65,732,845
SA REIT NAV per share	**24.40**	**22.39**
SA REIT COST-TO-INCOME RATIO		
Expenses		
Operating expenses per IFRS income statement (includes municipal expenses)	37,017	41,131
Administrative expenses per IFRS income statement	6,902	6,976
Operating costs	**43,922**	**48,107**
Rental income		
Contractual rental income per IFRS income statements (excluding straight-lining)	71,164	66,373
Utility and operating recoveries per IFRS income statement	17,395	0,951
Gross rental income	**88,559**	**87,324**
SA REIT cost-to-income ratio	**49.6%**	**55.1%**

CONSOLIDATED FUND - ADDITIONAL DISCLOSURES NOT REQUIRED BY IFRS (UNAUDITED)

	Mar-22 R '000	Mar-21 R '000
A1. SA REIT Association's best practice recommendations (BPR) continued…		
SA REIT ADMINISTRATIVE COST-TO-INCOME RATIO		
Expenses		
Administrative expenses per IFRS income statement	6,905	6,976
Administrative costs	**6,905**	**6,976**
Rental income		
Contractual rental income per IFRS income statements (excluding straight-lining)	71,164	66,373
Utility and operating recoveries per IFRS income statement	17,395	20,951
Gross rental income	**88,559**	**87,324**
SA REIT administrative cost-to-income ratio	**7.8%**	**8.0%**
SA REIT GLA VACANCY RATE		
Gross lettable area of vacant space	8,704	3,919
Gross lettable area of total property portfolio	92,008	92,008
SA REIT GLA vacancy rate	**9.5%**	**4.3%**

CONSOLIDATED FUND - ADDITIONAL DISCLOSURES NOT REQUIRED BY IFRS (UNAUDITED)

PROPERTY **PORTFOLIO**

Region	Sector	Property Name	Acquisition Date	Lettable Area (m2) 2022	Average Rental	Market Value 2022 R'000	Cost 2022 R'000 *	Lettable Area (m2) 2021	Market Value 2021 R'000	Cost 2021 R'000 *
Western Cape	Industrial	Sacks Circle Bellville	Nov-05	20,088	N1	79,100	28,248	20,088	70,900	28,248
Western Cape	Industrial	Moorsom Avenue Epping	Nov-05	20,842	N1	120,900	34,453	20,842	99,800	34,453
Western Cape	Industrial	Nourse Avenue	Nov-06	11,044	N1	49,500	21,223	11,044	49,424	21,223
Western Cape	Industrial	Airport City 1 (Usufruct)	Oct-17	5,750	N1	59,700	56,138	5,750	60,974	56,138
Western Cape	Industrial/ Retail	265 Victoria Road	Oct-15	3,094	60	37,450	24,018	3,094	33,850	24,018
Western Cape	Office/ Retail	366 Victoria Road	Apr-16	2,251	95	37,800	23,346	2,251	36,900	23,346
Western Cape	Office/ Retail	Protea Assurance Building	Nov-05	7,261	175	135,650	46,801	7,261	143,000	46,801
Western Cape	Office/ Retail	24 Milner Road	Oct-15	1,733	116	20,800	18,582	1,733	19,900	18,582
Western Cape	Retail	Eclipse Park	Nov-05	2,068	75	24,600	15,253	2,068	20,500	15,253
Kwa- Zulu Natal	Retail	The Ridge @ Shallcross	Jul-06	17,877	114	219,650	167,118	17,877	219,650	167,118
				92,008	**N/A**	**785,150**	**435,180**	**92,008**	**754,898**	**435,180**

* Cost excludes amortised lease incentive balances and right of use assets capitalised

N1: The rental per m2 for single tenanted buildings has not been disclosed individually. The weighted average rental per m2 for single tenanted properties is R38.

The average annualised property yield is 6.4%.

CONSOLIDATED FUND - ADDITIONAL DISCLOSURES NOT REQUIRED BY IFRS (UNAUDITED)

A2. Property Portfolio Overview (Continued)

i. Geographical Profile

	Rentable Area		Revenue FY2022		Revenue FY2021	
	Area (m²)	**%**	**(R'mill)**	**%**	**(R'mill)**	**%**
Western Cape	74,131	81	58.8	64	53.8	59
KwaZulu-Natal	17,877	19	33.2	36	36.0	41
Total - Direct Property (excl straight lining)	**92,008**	**100**	**91.9**	**100**	**90.7**	**100**

Note: Revenue includes recoveries and excludes leasing incentives

	Rentable Area		Net Prop. Inc FY2021		Net Prop. Inc FY2020	
	Area (m²)	**%**	**(R'mill)**	**%**	**(R'mill)**	**%**
Western Cape	74,131	81	35.9	72	32.7	72
KwaZulu-Natal	17,877	19	15.4	30	12.8	28
Total - Direct Property (excl straight lining)	**92,008**	**100**	**51.3**	**100**	**45.5**	**100**

Note: Revenue includes recoveries and excludes leasing incentives

ii. Segmental Profile

		FY 2022		FY 2021		
Segment	**Rentable Area**	**Weighted Average rental per m² for the period**	**Weighted Average rental escalation per m²**	**Rentable Area**	**Weighted Average rental per m² for the period**	**Weighted Average rental escalation per m²**
	(m²)	**(R)**	**%**	**(m²)**	**(R)**	**%**
Retail	24,457	115	8	24,457	115	8
Office	7,629	155	8	7,629	155	8
Industrial	59,922	38	7	59,922	38	7

Note: Rental attributable to the Jagger Road property has been excluded in the determination of the prior years average

iii. Vacancy Profile

% of total rentable area	**FY2022**	**FY2021**
Retail	2.0	3.9
Office	0.0	0.0
Industrial	7.5	0.4
	9.5	**4.3**

% of total rentable income	**FY2022**	**FY2021**
Retail	3.9	6.6
Office	0.0	0.0
Industrial	7.8	0.5
	11.7	**7.1**

Note: This relates only to the Direct Property Portfolio

iv. Lease expiry profile

	FY2022		FY2021	
Lease expiry profile	Rentable area %	Revenue %	Rentable area %	Revenue %
Within 1 year	15	35	42	45
Within 2 years	73	52	3	6
Within 3 years	8	7	45	37
Within 4 years	2	3	7	7
Within 5 years or more	2	2	3	5
Total - Direct Property (excl straight lining)	**100**	**100**	**100**	**100**

CONSOLIDATED FUND - ADDITIONAL DISCLOSURES NOT REQUIRED BY IFRS (UNAUDITED)

iv. Lease expiry profile (Continued)

Lease Expiry Profile	FY2022 Rental Area %	FY2022 Revenue %	FY2021 Rental Area %	FY2021 Revenue %
- Within 1 year				
- Retail	6	13	2	4
- Office	9	23	9	22
- Industrial	-	-	31	19
- Within 2 years				
- Retail	15	21	3	6
- Office	-	-	-	-
- Industrial	58	31	-	-
- Within 3 years				
- Retail	2	3	12	19
- Office	-	-	-	-
- Industrial	6	4	33	18
- Within 4 years				
- Retail	2	3	2	3
- Office	-	-	-	-
- Industrial	-	-	5	4
- Within 5 or more years				
- Retail	1	2	3	5
- Office	-	-		
- Industrial	-	-		
	100	100	100	100

v. Tenant Profile

	FY2022 (%)	FY2021 (%)
A - Large Nationals, large listed, large franchisees, multi-nationals and government	87	87
B - Nationals, listed, franchisees and medium to large professional firms	4	4
C - Other	9	9
Total	**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. Included in Grade C - Other are 36 tenants

A3. Unitholders spread and analysis

Unitholders holding more than 5% of issued units

As at 31 March 2022

Name	No of Units	Holding %
Oasis Crescent Equity Fund	10,958,646	16.5
Oasis Crescent Property Company (Pty) Ltd.	7,807,926	11.8
Oasis Crescent Balanced Progressive Fund of Funds	7,242,594	10.9
Oasis Crescent Pension Annuity Stable Fund	5,621,314	8.5
BNP Paribas Securities	5,517,682	8.3
Oasis Crescent Income Fund	5,133,940	7.8
Oasis Crescent Retirement Annuity High Equity Fund	3,802,245	5.7
Oasis Crescent Balanced Stable Fund of Funds	3,411,982	5.2
	49,496,329	74.7

As at 31 March 2021:

Name	No of Units	Holding %
Oasis Crescent Equity Fund	10,714,901	16.3
Oasis Crescent Property Company (Pty) Ltd.	7,807,926	11.9
Oasis Crescent Balanced Progressive Fund of Funds	7,350,522	11.2
Oasis Crescent Pension Annuity Stable Fund	5,978,092	9.1
BNP Paribas Securities	3,795,802	5.8
Oasis Crescent Balanced Stable Fund of Funds	3,662,711	5.6
Oasis Crescent Retirement Annuity High Equity Fund	3,384,664	5.1
	42,694,618	65.0

CONSOLIDATED FUND - ADDITIONAL DISCLOSURES NOT REQUIRED BY IFRS (UNAUDITED)

A3. Unitholders spread and analysis (continued)

Unitholders Spread

As at 31 March 2022

	Number of unitholders	Number of units	Total %
Non-public	13	8,302,546	12.5
Public	213	57,962,888	87.5
TOTAL	**226**	**66 265 434**	**100.0**

As at 31 March 2021

	Number of unitholders	Number of units	Total %
Non-public	13	8,284,697	12.6
Public	214	57,448,148	87.4
TOTAL	**227**	**65,732,845**	**100.0**

Directors' beneficial interests in the Fund

As at 31 March 2022

Name	Beneficial		Total	Total
	Direct	Indirect		
	Number of units			%
MS Ebrahim	20,093	4,094,631	4,114,724	6.2
N Ebrahim	-	4,094,631	4,094,631	6.2
Z Ebrahim	-	93,192	93,192	0.1
TOTAL	**20,093**	**8,282,453**	**8,302,546**	**12.5**

	Number of units	Holding	Holding %
Directors	1	20,093	0.0
Associates of directors	12	8,282,453	12.5
TOTAL NON PUBLIC	**13**	**8,302,546**	**12.6**

There has been no change in directors' interests between the end of the financial year and the date of approval of the Annual Financial Statements

As at 31 March 2021

Name	Beneficial		Total	Total
	Direct	Indirect		
	Number of units			%
MS Ebrahim	19,501	4,087,711	4,107,212	6.2
N Ebrahim	-	4,087,711	4,087,711	6.2
Z Ebrahim	-	89,774	89,774	0.1
TOTAL	19,501	8,265,196	8,284,697	12.6

	Number of units	Holding	Holding %
Directors	1	19,501	0.0
Associates of directors	12	8,265,196	12.8
TOTAL NON PUBLIC	**13**	**8,284,697**	**12.6**

A4. Remuneration Report

The Fund is registered under CISCA and does not have its own board of directors. The corresponding functions are, instead, fulfilled by the directors of OCPFM. The Fund has no employees.

As such, the non-executive directors of OCPFM are remunerated by OCPFM, while the executive directors of OCPFM are remunerated by the parent, Oasis Group Holdings (Pty) Ltd. ("OGH"). No remuneration to directors or employees is payable by the Fund.

EXECUTIVE DIRECTORS AND EMPLOYEES

As indicated above, executive directors' remuneration is borne by OGH. The remuneration of the executive directors of OCPFM, insofar as it relates to the services provided by those directors in connection with the Fund, is disclosed below. As stated above, no remuneration is payable to any directors or employees by the Fund, with the executive directors of OCPFM and the relevant employees being remunerated by OGH.

NON-EXECUTIVE DIRECTOR REMUNERATION

The policy is to remunerate the non-executive directors of OCPFM on a basis that is competitive with what the industry is paying taking into account the nature, size and complexity of the Fund and where it is in its growth cycle.

During the year under review, the following remuneration was paid by OGH to executive directors of OCPFM, in connection with the Fund:

MARCH 2022	Remuneration R '000	Retirement Fund Contribution R '000	Total R '000
MS Ebrahim	243	14	257
N Ebrahim	254	14	268
M Swingler	101	13	114
Z Ebrahim	29	4	33
TOTALS	**627**	**45**	**672**

MARCH 2021	Remuneration R '000	Retirement Fund Contribution R '000	Total R '000
MS Ebrahim	220	13	233
N Ebrahim	251	13	264
M Swingler	101	12	113
Z Ebrahim	25	3	28
TOTALS	**597**	**41**	**638**

For the year under review, the following remuneration was paid by OCPFM to the independent non-executive directors for their services as directors:

	2022 R '000	2021 R '000
Y Mahomed	79	96
A A Ebrahim	78	96
E Mohamed	73	90
A Mayman	73	90
	394	372

The remuneration of such directors and employees is in line with the remuneration policy and the objectives expressed therein and the directors of OCPFM are comfortable that the remuneration has been paid within a framework of effective governance taking into account the nature, size and complexity of the Fund (and OCPFM). Lastly, the directors of OCPFM can confirm that remuneration has been paid in terms of a clear, transparent and effective governance structure which has been established in accordance with the remuneration policy.

DEFINITIONS

"AGM"	Annual General Meeting;
"AltX"	Alternative Exchange of the JSE which is a market for small to medium companies;
"CISCA"	Collective Investment Schemes Control Act (Act No 45 of 2002);
"Act"	Companies Act (Act No 71 of 2008);
"FAISAct"	Financial Advisory and Intermediary Services (Act No. 37 of 2002);
"FSCA"	Financial Sector Conduct Authority established by the Financial Sector Regulation Act, 2017 (Act No. 9 of 2017);
"Fund"	Oasis Crescent Property Fund (JSE code: OAS, ISIN : ZAE000074332), a closed-ended property fund created under the scheme, registered in terms of CISCA listed as a REIT on the ALTx;
"IFRS"	International Financial Reporting Standards as amended from time to time;
"Independent Valuer"	Mills Fitchet Magnus Penny Proprietary Limited (registration number 1996/004736/07), a duly authorised professional valuer, registered without restriction in terms of the Property Valuers Profession Act, 2000 (Act No. 47 of 2000);
"IoDSA"	Institute of Directors in Southern Africa NPC (IoDSA) is a professional body recognised by the South African Qualifications Authority (SAQA) and a non-profit company (NPC) that exists to promote corporate governance, and to maintain and enhance the credibility of directorship as a profession (SAQA ID: 836);
"JSE"	JSE Limited (registration number 2005/022939/06), a company duly registered and incorporated with limited liability under the company laws of the Republic of South Africa, licensed as an exchange under the Financial Markets Act, 2012;
"JSE Listing Requirements"	The Listings Requirements of the JSE;
"NPI" or "non-permissible income"	contaminated income that will be disclosed separately and treated in line with the guidelines of the Oasis Group Shari'ah Advisory Board;
"Oasis Crescent range"	Islamic-compliant investment products offered by the Group, which are managed in accordance with a socially responsible mandate;
"Oasis Group"	an independent organisation, which offers a range of savings products, including domestic and global collective investment schemes, retirement and preservation schemes, endowment policies and pension annuities.
"OCPFM"	Oasis Crescent Property Fund Managers Ltd. (registration number 2003/012266/06), a public company duly incorporated in terms of the laws of the Republic of South Africa and approved by the Registrar to manage the scheme;
"REIT"	a Real Estate Investment Trust is defined in section 1 of the Income Tax Act (Act No 58 of 1962);
"Scheme"	Oasis Crescent Property Trust Scheme, a collective investment scheme in property registered in terms of the CISCA;
"Trustee"	FirstRand Bank Ltd. (registration number 1929/001225/08), a public company duly incorporated in terms of the laws of the Republic of South Africa.

NOTICE OF ANNUAL GENERAL MEETING

Notice is hereby given that the annual general meeting of unitholders of Oasis Crescent Property Fund ("OCPF") will be held entirely via a remote interactive electronic platform (Microsoft Teams) on Thursday, 21 July 2022, commencing at 10:00 a.m.

PURPOSE OF THE MEETING:
The purpose of this meeting is to transact the business as set out in the agenda below.

AGENDA:
To consider and, if deemed fit, approve the following ordinary and special resolutions with or without modification:

Note:
For ordinary resolutions numbers 2 to 5 (inclusive), to be adopted, more than 50% of the voting rights exercised on the applicable ordinary resolution must be exercised in favour thereof. For ordinary resolution number 1 and for special resolution number 1 to be adopted, at least 75% of the voting rights exercised on the applicable resolution must be exercised in favour thereof.

OCPF will be assisted by Computershare Investor Services Proprietary Limited ("OCPF's Transfer Secretaries"), who will also act as scrutineers.

ORDINARY RESOLUTION NUMBER 1
General authority to issue units for cash

"Resolved that, in terms of the JSE Limited ("JSE") Listings Requirements ("JSE Listings Requirements"), the Directors of Oasis Crescent Property Fund Managers Ltd., the Manager of OCPF as approved by the Registrar of Collective Investment Schemes ("the Manager"), are hereby authorised, by way of a general authority, to allot and issue for cash to any public unitholder, and subject to paragraph (h) below, not to a related party (as defined by the JSE Listings Requirements), in their discretion, units in the capital of OCPF, subject to the following conditions:

(a) this authority shall only be valid until the next annual general meeting of OCPF, but shall not extend beyond 15 months from the date of this resolution, whichever period is shorter;

(b) the issues for cash under this authority may not exceed, in the aggregate, 50% of the issued capital (number of securities of that class) of OCPF as at the date of this notice of annual general meeting. As at the date of this notice of annual general meeting, 50% of OCPF's issued units, excluding treasury units, amounts to 33 042 599 units;

(c) in determining the price at which an issue of units for cash will be made in terms of this authority, the maximum discount permitted shall be 10% of the weighted average traded price of OCPF's units on the JSE, over the 30 business days prior to the date that the price of the issue is agreed between OCPF and the party subscribing for the units. The JSE shall be consulted for a ruling if OCPF's units have not traded in such 30 business-day period;

(d) this authority includes the issue of any options or convertible securities, that are convertible into units, by OCPF for cash;

(e) any such issue will only be comprised of securities of a class already in issue or, if this is not the case, will be limited to such securities or rights that are convertible into a class already in issue;

(f) this authority requires a 75% majority of the votes cast in favour of this resolution by all unitholders present or represented by proxy at the annual general meeting convened to approve this resolution;

(g) in the event that the securities issued represent, on a cumulative basis, 5% or more of the number of securities in issue prior to that issue, an announcement containing the full details of such issue shall be published on the Stock Exchange News Service of the JSE; and

(h) related parties may participate in a general issue for cash through a bookbuild process provided that (i) related parties may only participate with a maximum bid price at which they are prepared to take-up units or at book close price. In the event of a maximum bid price and the book closes at a higher price the relevant related party will be "out of the book" and not be allocated units; and (ii) units must be allocated equitably "in the book" through the bookbuild process and the measures to be applied must be disclosed in the SENS announcement launching the bookbuild."

The reason for this ordinary resolution is that the Directors of the Manager require authority to issue units for cash as may be required as part of OCPF's normal fund-raising exercises.

NOTICE OF ANNUAL GENERAL MEETING

SPECIAL RESOLUTION NUMBER 1
General authority to repurchase units

Resolved, as a special resolution, that OCPF and/or entities controlled by it ("Group"), be and are hereby authorised, as a general approval, to repurchase or purchase, as the case may be, any of the units issued by OCPF, upon such terms and conditions and in such amounts as the Directors of the Manager may from time to time determine, but subject to the provisions of the Trust Deed of OCPF and the JSE Listings Requirements and subject to the following conditions:

(a) this authority shall only be valid until the next annual general meeting of OCPF, but shall not extend beyond 15 months from the date of this resolution, whichever period is shorter;

(b) that the general repurchase is authorised by the Trust Deed of OCPF;

(c) repurchases cannot be done in prohibited periods, as defined in the JSE Listings Requirements, unless OCPF has in place a repurchase programme where the dates and quantities of units to be repurchased during the relevant period are fixed and such programme has been submitted to the JSE in writing prior to the commencement of the prohibited period, and is executed by an independent third party, as contemplated in terms of paragraph 5.72(h) of the JSE Listings Requirements;

(d) a repurchase must be effected through the order book operated by the JSE trading system and done without any prior understanding or arrangement between the OCPF and the counterparty;

(e) OCPF may at any point in time only appoint one agent to effect any repurchases on OCPF's behalf;

(f) in determining the price at which a repurchase will be made in terms of this authority, the maximum premium permitted ¬ shall be 10% above the weighted average of the market value of OCPF's units on the JSE for the 5 business days immediately prior to the date on which the repurchase is effected. The JSE must be consulted for a ruling if OCPF's units have not traded in such 5 business day-period;

(g) this authority includes the repurchase of units arising from any options or convertible securities issued by OCPF for cash;

(h) an announcement must be published as soon as OCPF has acquired units constituting, on a cumulative basis, 3% of the number of units on the date that this authority is granted, containing full details thereof, as well as for each 3% in aggregate of the initial number of units acquired thereafter;

(i) the general authority to repurchase is limited to a maximum of 20% in the aggregate in any one financial year of OCPF's issued unit capital of the class, at the time the authority is granted;

(j) a resolution by the Directors of the Manager that it has authorised the repurchase, that OCPF and entities controlled by it has passed the solvency and liquidity test (as defined, mutatis mutandis, in section 4 of the Companies Act, No. 71 of 2008, as amended ("Companies Act")) and that, since the test was performed, there have been no material changes to their financial position; and

(k) this authority requires that at least 75% of the voting rights exercised hereon, be cast in favor of this resolution by unitholders present or represented by proxy at the annual general meeting."

In terms of section 48(2)(b)(i) of the Companies Act, subsidiaries may not hold more than 10%, in aggregate, of the number of the issued units of any class of a company. For the avoidance of doubt, (i) a pro rata repurchase by OCPF from all its unitholders; and (ii) intra-group repurchases by OCPF of its units from wholly-owned subsidiaries, share incentive schemes pursuant to Schedule 14 of the JSE Listings Requirements and/or nondilutive share incentive schemes controlled by OCPF, where such repurchased units are to be cancelled, will not require unitholder approval, save to the extent as may be required by the Companies Act.

ORDINARY RESOLUTION NUMBER 2
Non-binding advisory vote on OCPF's remuneration policy

"Resolved that OCPF's remuneration policy, as set out on page 20 of the integrated annual report to which this notice of annual general meeting is annexed, be and is hereby endorsed by way of a non-binding advisory vote."

The reason for ordinary resolution number 2 is that the King IV Report on Corporate Governance™ for South Africa, 2016 ("King IV™") recommends, and the JSE Listings Requirements require, that the remuneration policy be tabled for a non-binding advisory vote by unitholders at each annual general meeting. This enables unitholders to express their views on the remuneration policy adopted. The effect of ordinary resolution number 2, if passed, will be to endorse OCPF's remuneration policy. Ordinary resolution number 2 is of an advisory nature only and failure to pass this resolution will therefore not have any legal consequences relating to existing remuneration agreements. However, the Directors of the Manager will take the outcome of the vote into consideration when considering amendments to OCPF's remuneration policy.

NOTICE OF ANNUAL GENERAL MEETING

ORDINARY RESOLUTION NUMBER 3
Non-binding advisory vote on OCPF's implementation report on the remuneration policy

"Resolved that OCPF's implementation report in regard to the remuneration policy, as set out on page 21 of the integrated annual report to which this notice of annual general meeting is annexed, be and is hereby endorsed by way of a non-binding advisory vote."

The reason for ordinary resolution number 3 is that King IV™ recommends, and the JSE Listings Requirements require, that the implementation report on the remuneration policy be tabled for a non-binding advisory vote by unitholders at each annual general meeting. This enables unitholders to express their views on the implementation of OCPF's remuneration policy. The effect of ordinary resolution number 3, if passed, will be to endorse the implementation report in relation to OCPF's remuneration policy. Ordinary resolution number 3 is of an advisory nature only and failure to pass this resolution will therefore not have any legal consequences relating to existing remuneration agreements. However, the Directors of the Manager will take the outcome of the vote into consideration when considering amendments to the implementation of OCPF's remuneration policy.

Note:
Should 25% or more of the votes exercised in respect of ordinary resolution number 2 or ordinary resolution number 3 be against either resolution, or both resolutions, OCPF will issue an invitation to those unitholders who voted against the applicable resolution to engage with OCPF

ORDINARY RESOLUTION NUMBER 4
Appointment of auditor

"Resolved that Nexia SAB&T be and is hereby reappointed as auditor of OCPF for the ensuing financial year or until the next annual general meeting of OCPF, whichever is the later, with the designated auditor being Mr Sophocles Kleovoulou, as registered auditor and partner in the firm, on the recommendation of the audit and risk committee."

The reason for ordinary resolution number 4 is to confirm the appointment of the auditor in accordance with the JSE Listings Requirements which requires that the appointment of the auditor be presented and included as a resolution at each annual general meeting of OCPF.

ORDINARY RESOLUTION NUMBER 5
General authority to the Directors of the Manager

"Resolved that any Executive Director of the Manager be and is hereby authorised to do all such things and sign all documents and take all such action as he or she considers necessary to carry into effect these resolutions."

Other Business
To transact such other business as may be transacted at an annual general meeting or raised by unitholders with or without advance notice to OCPF.

Information relating to the special resolution

1. OCPF and/or the Group will only utilise the general authority to repurchase (or purchase) units of OCPF, as set out in special resolution number 1, to the extent that the Directors of the Manager, after considering the maximum number of units to be repurchased, are of the opinion that the position of the Group would not be compromised as to the following:

- OCPF and the Group's ability in the ordinary course of business to pay its debts for a period of 12 months after the date of this notice of annual general meeting and for a period of 12 months after the unit repurchase;

- the consolidated assets of OCPF and the Group (fairly valued) will, for a period of twelve months after the date of this notice of annual general meeting, at the making of such determination and for a period of 12 months after the date of the unit repurchase, be in excess of the consolidated liabilities of the Group (fairly valued). The assets and liabilities should be recognised and measured in accordance with the accounting policies used in the latest audited annual financial statements of OCPF;

- the unit capital and reserves of OCPF and the Group, after the repurchase, will remain adequate for the purpose of the ordinary business of the Group for a period of 12 months after the date of this notice of annual general meeting and after the date of the unit repurchase; and

- the working capital available to OCPF and the Group, after the repurchase, will be sufficient for the Group's ordinary business purposes for a period of 12 months after the date of this notice of the annual general meeting and for a period of 12 months after the date of the unit repurchase.

This authority will provide OCPF with the necessary flexibility to repurchase units in the market, should it be in the interest of OCPF to do so.

NOTICE OF ANNUAL GENERAL MEETING

General information in respect of material changes, major unitholders and the unit capital of OCPF are set out on pages 13, 45 and 101 of the integrated annual report to which this notice of annual general meeting is attached and will be available on OCPF's website at http://www.oasis.co.za/default/content.aspx?initial=true&moveto=704 or which may be requested and obtained in person, at no charge, at the registered office of OCPF during office hours.

2. The Directors of the Manager collectively and individually accept full responsibility for the accuracy of the information given and certify that, to the best of their knowledge and belief, there are no facts that have been omitted, which would make any statement false or misleading, and that all reasonable enquiries to ascertain such facts have been made and the notice of annual general meeting contains all information required by law and the JSE Listings Requirements.

3. Special resolution number 1 is a renewal of the resolution taken at the previous annual general meeting

Electronic participation arrangements
OCPF's Trust Deed authorises the conduct of unitholders' meetings entirely by electronic communication as does section 63(2)(a) of the Companies Act. The Directors of the Manager have decided that the annual general meeting will only be accessible through a remote interactive electronic platform as detailed below.

Unitholders or their duly appointed proxies who wish to participate in the annual general meeting are required to complete the Electronic Participation Application Form available immediately after the form of proxy on page 110 of the integrated annual report to which this notice of annual general meeting is attached and email same to OCPF's Transfer Secretaries at proxy@computershare.co.za and to OCPF at legal@oasiscrescent.com by no later than 10:00 a.m. on Tuesday, 19 July 2022. Unitholders may still email duly completed Electronic Participation Application Forms (together with the relevant supporting documents referred to in the Electronic Participation Application Form) to OCPF's Transfer Secretaries and OCPF, as aforesaid, after this date and time, provided, however, that for those unitholders to participate in the annual general meeting, they must be verified before the commencement of the annual general meeting.

Unitholders or their duly appointed proxies are required to provide satisfactory identification (i.e. a valid identity document, driver's licence or passport) before being entitled to participate electronically in the annual general meeting.

Upon receiving a completed Electronic Participation Application Form, OCPF's Transfer Secretaries will follow a verification process to verify each applicant's entitlement to participate in and/or vote at the annual general meeting. OCPF's Transfer Secretaries will provide OCPF with the nominated email address of each verified unitholder or their duly appointed proxy to enable OCPF to forward them a Microsoft Teams meeting invitation required to access the annual general meeting.

Fully verified unitholders or their duly appointed proxies who have applied to participate electronically in the annual general meeting are requested by no later than 09:55 a.m. on Thursday, 21 July 2022, to join the lobby of the meeting by clicking on the "Join Microsoft Teams Meeting" link to be provided by OCPF's company secretary or by the secretarial office, whose admission to the annual general meeting will be controlled by the company secretary/secretarial office.

Participants will be liable for their own network charges in relation to electronic participation in and/or voting at the annual general meeting. Any such charges will not be for the account of OCPF's Transfer Secretaries or OCPF.

The participant acknowledges that the electronic communication services are provided by third parties and indemnifies OCPF and its directors/employees/company secretary/transfer secretary/service providers/advisors against any loss, injury, damage, penalty or claim arising in any way from the use of such services, whether or not the problem is caused by any act or omission on the part of the participant or anyone else. In particular, but not exclusively, the participant acknowledges that he/she will have no claim against OCPF and its directors/employees/company secretary/transfer secretary/service providers/advisors, whether for consequential damages or otherwise, arising from the use of the electronic services or any defect in it or from total or partial failure of the electronic services and connections linking the participant via the electronic services to the annual general meeting, loss of network connectivity or other network failure due to insufficient airtime, internet connectivity, internet bandwidth and/or power outages which prevents any such unitholder or their proxy from participating in and /or voting at the annual general meeting.

OCPF cannot guarantee there will not be a break in electronic communication that is beyond the control of OCPF.

VOTING AND PROXIES
Forms of Proxy should be lodged with OCPF's Transfer Secretaries, Rosebank Towers, 15 Biermann Avenue, Rosebank, 2196, or posted to OCPF's Transfer Secretaries at Private Bag X9000, Saxonwold, 2132, South Africa, or emailed to proxy@computershare.co.za, to be received by them not later than Tuesday, 19 July 2022, at 10:00 a.m., provided that any form of proxy not delivered to OCPF's Transfer Secretaries by this time may be submitted to OCPF's Transfer Secretaries via email at proxy@computershare.co.za at any time before the appointed proxy exercises any unitholder rights at the annual general meeting, subject to OCPF's Transfer Secretaries verifying the Form of Proxy and proof of identification before any unitholder rights are exercised.

A unitholder entitled to participate and vote at the annual general meeting is entitled to appoint a proxy or proxies to electronically participate, speak and vote in his/ her stead. A proxy need not be a unitholder of OCPF.

The electronic platform (Microsoft Teams) to be utilised to host the annual general meeting does not have functionality to allow electronic voting during the meeting.

NOTICE OF ANNUAL GENERAL MEETING

Accordingly, unitholders are strongly encouraged to submit votes by proxy in advance of the annual general meeting, by completing the Form of Proxy (found on page 110 of the integrated annual report to which this notice of annual general meeting is annexed) and lodging this form with OCPF's Transfer Secretaries by no later than 10:00 a.m. on Tuesday, 19 July 2022, as aforesaid.

Unitholders who indicate in the Electronic Participation Application Form (found on page 113 of the integrated annual report to which this notice of annual general meeting is annexed) that they wish to vote during the electronic meeting, will be contacted by OCPF's Transfer Secretaries to make the necessary arrangements.

Unitholders who have dematerialised their units and have not selected own-name registration must advise their Central Securities Depository Participant ("CSDP") or broker of their voting instructions should they be unable to attend the annual general meeting but wish to be represented thereat. Dematerialised unitholders without own-name registration should contact their CSDP or broker with regard to the cut-off time for their voting instructions. If, however, such members wish to attend the annual general meeting, then they will need to request their CSDP or broker to provide them with the necessary authority in terms of the custody agreement entered into between them and their CSDP or broker. The necessary authority will need to be submitted together with the completed Electronic Participation Application Form to OCPF's Transfer Secretaries and to OCPF in the manner and within the timeframe described above under the section titled "Electronic participation arrangements".

Those Certificated unitholders and Dematerialised unitholders with 'own-name' registration, who wish to participate in the annual general meeting (either in person or represented by proxy), must
submit a completed Electronic Participation Application Form to OCPF's Transfer Secretaries and to OCPF in the manner and within the timeframe described above under the section titled "Electronic participation arrangements".

The date on which unitholders must have been recorded as such in the unit register maintained by OCPF's Transfer Secretaries ("unit register") for purposes of being entitled to receive this notice is Friday, 24 June 2022.

The date on which unitholders must be recorded in the unit register for purposes of being entitled to attend and vote at this meeting is Friday, 15 July 2022, with the last day to trade being Tuesday, 12 July 2022.

By order of the directors of the Manager

N Ebrahim
Company Secretary of the Manager
Cape Town
29 June 2022

Registered Office of OCPF
Oasis House
96 Upper Roodebloem Road
University Estate
Cape Town, 7925
(PO Box 1217, Cape Town, 8000)

Registered Office of Transfer Secretaries
Computershare Investor Services Proprietary Limited
(Registration number 2004/003647/07)
Rosebank Towers
15 Biermann Avenue
Rosebank, 2196
(Private Bag X9000, Saxonwold, 2132)

NOTES

OASIS CRESCENT
PROPERTY FUND

OASIS CRESCENT PROPERTY FUND
A property fund created under the Oasis Crescent Property Trust Scheme
registered in terms of the Collective Investment Schemes Control Act (Act 45 of 2002)(“**CISC Act**”) having REIT status with the JSE Ltd.
Share code: OAS

PROXY FORM

ISIN: ZAE000074332

For the use by certificated unitholders in Oasis Crescent Property Fund (“OCPF” or “the Fund”) or dematerialised unitholders in OCPF registered with own name registration only, at the annual general meeting of OCPF to be held entirely via a remote interactive electronic platform (Microsoft Teams) on Thursday, 21 July 2022, commencing at 10:00 or at any adjournment thereof.

Dematerialised unitholders in OCPF who are not own name registered dematerialised unitholders, must inform their CSDP or broker of their intention to attend the annual general meeting and request their CSDP or broker to issue them with the necessary authorisation to attend the annual general meeting and vote or provide their CSDP or broker with their voting instructions should they not wish to attend the annual general meeting. Dematerialised unitholders in OCPF, who are not own name registered dematerialised unitholders, must not use this form of proxy but must contact their CSDP or broker as OCPF will take no responsibility for unitholders in OCPF who do not contact their CSDP or broker timeously.

The Board requests that completed forms of proxy are received at the office of OCPF’s Transfer Secretaries, Computershare Investor Services Proprietary Limited, Rosebank Towers, 15 Biermann Avenue, Rosebank, Johannesburg, 2001 (Private Bag x9000, Saxonwold, 2132), or via email to proxy@computershare.co.za by no later than 10:00 on Tuesday, 19 July 2022. Any forms of proxy not lodged by this time may still be lodged by email to proxy@computershare.co.za at any time before the appointed proxy exercises any unitholder rights at the annual general meeting.

I/We (name/s in BLOCK LETTERS) ______________________________

of (address) ______________________________

being the holder(s) of ______________________________ OCPF units hereby appoint (see note 2):

1. ______________________________ or failing him/her,

2. ______________________________ or failing him/her,

3. the Chairperson of the annual general meeting,
as my/our proxy to act for me/us on my/our behalf at the annual general meeting which will be held for the purpose of considering and, if deemed fit, passing, with or without modification, the ordinary and special resolutions to be proposed thereat and at any adjournment thereof; and to vote for and/or against the ordinary or special resolutions and/or abstain from voting in respect of the OCPF units registered in my/our name(s), in accordance with the following instructions:

	NUMBER OF UNITS IN OCPF VOTED		
	FOR	AGAINST	ABSTAIN
Ordinary resolution number 1 General authority to issue units for cash			
Special resolution number 1 General authority to repurchase units			
Ordinary resolution number 2 Non-binding advisory vote on OCPF’s remuneration policy			
Ordinary resolution number 3 Non-binding advisory vote on OCPF’s implementation report on the remuneration policy			
Ordinary resolution number 4 To re-appoint Nexia SAB&T as auditor			
Ordinary resolution number 5 General authority to the Directors of the Manager			

OASIS CRESCENT

PROPERTY FUND

OASIS CRESCENT PROPERTY FUND
A property fund created under the Oasis Crescent Property Trust Scheme
registered in terms of the Collective Investment Schemes Control Act (Act 45 of 2002)(**"CISC Act"**) having REIT status with the JSE Ltd.
Share code: OAS

PROXY FORM

ISIN: ZAE000074332

number of units in OCPF or by inserting an "X" should you wish to vote all of your units. Each unitholder is entitled to appoint one or more proxies (who need not be a unitholder of OCPF) to attend, speak and vote in place of that unitholder at the annual general meeting. If you return this form of proxy duly signed, without any specific directions, the proxy shall be entitled to vote as he/she thinks fit.

Signed at ______________________________ on ______________________________ 2022

Signature (s) ______________________________

Capacity and authorisation ______________________________

Assisted by me (if applicable) ______________________________

Please read the notes on the reverse hereof.

Notes:

1. The form of proxy should only be used by unitholders in OCPF who hold units in OCPF that are certificated or who hold dematerialised units in OCPF in their own name.

2. A unitholder in OCPF entitled to attend and vote at the annual general meeting may insert the name of a proxy or the names of two alternative proxies of the unitholder's choice in the space provided, with or without deleting "the Chairperson of the annual general meeting". A proxy need not be a unitholder of OCPF. The person whose name stands first on this form of proxy and who is present at the annual general meeting will be entitled to act as proxy to the exclusion of those whose names follow.

3. A unitholder is entitled to one vote on a show of hands and, on a poll, one vote in respect of each unit held. A unitholder's instructions to the proxy must be indicated by inserting the relevant number of votes exercisable by that unitholder, or by inserting an "X" should you wish to vote all of your units held by it, in the appropriate box. Failure to comply with this instruction will be deemed to authorise the proxy to vote or to abstain from voting at the annual general meeting as he/she deems fit in respect of all the unitholder's votes.

4. A vote given in terms of an instrument of proxy shall be valid in relation to the annual general meeting, notwithstanding the death of the person granting it, or the revocation of the proxy, or the transfer of the units in OCPF in respect of which the vote is given, unless an intimation in writing of such death, revocation or transfer is received by the transfer secretaries prior to the commencement of the annual general meeting.

5. If a unitholder in OCPF does not indicate on this form of proxy that his or her proxy is to vote in favour of or against any resolution(s) or to abstain from voting, or gives contradictory instructions, or should any further resolution(s) or any amendment(s) which may properly be put before the annual general meeting be proposed, the proxy shall be entitled to vote as he thinks fit.

6. The completion and lodging of this form of proxy will not preclude the relevant unitholders from participating in the annual general meeting and speaking and voting to the exclusion of any proxy appointed in terms hereof, should such unitholder wish to do so.

7. OCPF's Transfer Secretaries may reject or accept any form of proxy which is completed and/or received, other than in compliance with these notes.

8. Any alteration to this form of proxy, other than the deletion of alternatives, must be signed, not initialled, by the signatory/(ies).

9. Documentary evidence establishing the authority of a person signing this form of proxy in a representative capacity must be attached to this form of proxy, unless previously recorded by OCPF or unless this requirement is waived by the Chairperson of the annual general meeting.

10. A minor or any other person under legal incapacity must be assisted by his/her parent or guardian, as applicable, unless the relevant documents establishing his/her capacity are produced or have been registered by the transfer secretaries of OCPF.

Notes:

11. Where there are joint holders of units in OCPF:
 • any one holder may sign the form of proxy; and
 • the vote(s) of the senior unitholder(s) (for that purpose seniority will be determined by the order in which the names of unitholders in OCPF appear in the register of unitholders) who tenders a vote (whether in person or by proxy) will be accepted to the exclusion of the vote(s) of the other joint unitholder(s).

12. Forms of proxy should be lodged, posted with or mailed to:

Hand deliveries to:
Computershare Investor Services Proprietary Limited
Rosebank Towers
15 Biermann Avenue, Rosebank, 2196

Postal deliveries to:
Computershare Investor Services
Proprietary Limited
Private Bag X9000
Saxonwold, 2132

E-mail deliveries to:
proxy@computershare.co.za
and to the Fund at legal@oasiscrescent.com

to be received by no later than 10:00 am on Tuesday, 19 July 2022, provided that any form of proxy not delivered to the transfer secretaries by this time may be submitted to the transfer secretaries via email at proxy@computershare.co.za, at any time before the appointed proxy exercises any untiholder rights at the annual general meeting.

SUMMARY IN TERMS OF SECTION 58(8)(b)(I) OF THE COMPANIES ACT, NO. 710F 2008, AS AMENDED

Section 58(8)(b)(i) provides that if a company supplies a form of instrument for appointing a proxy, the form of proxy supplied by the company for the purpose of appointing a proxy must bear a reasonably prominent summary of the rights established by section 58 of the Companies Act, 2008, as amended, which summary is set out below

- A shareholder of a company may, at any time, appoint any individual, including an individual who is not a shareholder of that company, as a proxy, among other things, to participate in, and speak and vote at, a shareholders' meeting on behalf of the shareholder.
- A shareholder may appoint two or more persons concurrently as proxies and may appoint more than one proxy to exercise voting rights attached to different securities held by the shareholder.
- A proxy may delegate the proxy's authority to act on behalf of the shareholder to another person.
- A proxy appointment must be in writing, dated and signed by the shareholder; and remains valid only until the end of the meeting at which it was intended to be used, unless the proxy appointment is revoked, in which case the proxy appointment will be cancelled with effect from such revocation.
- A shareholder may revoke a proxy appointment in writing.
- A proxy appointment is suspended at any time and to the extent that the shareholder chooses to act directly and in person in the exercise of any rights as a shareholder.
- A proxy is entitled to exercise, or abstain from exercising, any voting right of the shareholder without direction.

APPLICATION FORM FOR ELECTRONIC PARTICIPATION AT THE ANNUAL GENERAL MEETING

ANNUAL GENERAL MEETING – 21 JULY 2022 ("AGM')

Capitalised terms which are not defined herein shall bear the meanings assigned in the notice of annual general meeting (the "AGM Notice") to which this form is attached and forms part

Instructions

Unitholders or their proxies, have the right, as provided for in the Deed of Trust and the Companies Act, to participate in the AGM by way of electronic communication.

Unitholders or their duly appointed proxies who wish to participate in the AGM must complete this application form and email it (together with the relevant supporting documents referred to below) to OCPF's Transfer Secretaries at proxy@computershare.co.za and to the Fund at legal@oasiscrescent.com as soon as possible, but in any event by no later than 10:00 on Thursday, 21 July 2022.

Upon receiving a completed Electronic Participation Application Form, OCPF's Transfer Secretaries will follow a verification process to verify each applicant's entitlement to participate in and/or vote at the AGM. OCPF's Transfer Secretaries will provide OCPF with the email address of each verified unitholder or their duly appointed proxy (each, "a Participant") to enable OCPF to forward the Participant a Microsoft Teams meeting invitation required to access the AGM.

OCPF will send each Participant a Microsoft Teams meeting invitation with a link to "Join the Microsoft Teams Meeting" on 21 July 2022 to enable Participants to link up and participate electronically in the AGM. This link will be sent to the email address nominated by the Participant in the table below.

Please note
The electronic platform to be utilised for the AGM does not provide for electronic voting during the meeting. Accordingly, unitholders are strongly encouraged to submit votes by proxy in advance of the AGM, by completing the Form of Proxy (found at page 107) and lodging the completed proxy form together with this Electronic Participation Application Form with OCPF's Transfer Secretaries.

Participants who indicate in this form that they wish to vote during the electronic meeting, will be contacted by OCPF's Transfer Secretaries to make the necessary arrangements.

The Participant acknowledges that the electronic communication services are provided by third parties and indemnifies the Fund against any loss, injury, damage, penalty or claim arising in any way from the use or possession of the electronic services, whether or not the problem is caused by any act or omission on the part of the Participant or anyone else. In particular, but not exclusively, the Participant acknowledges that he/she will have no claim against the Fund, whether for consequential damages or otherwise, arising from the use of the electronic services or any defect in it or from total or partial failure of the electronic services and connections linking the Participant via the electronic services to the annual general meeting, loss of network connectivity or other network failure due to insufficient airtime, internet connectivity, internet bandwidth and/or power outages which prevents any such unitholder or their proxy from participating in and /or voting at the AGM.

The Fund cannot guarantee there will not be a break in electronic communication that is beyond the control of the Fund.

By signing this application form, the Participant indemnifies and holds the Fund harmless against any loss, injury, damage, penalty or claim arising in any way from the use of the electronic communication service to participate in the AGM or any interruption in the ability of the Participant to participate in the AGM via electronic communication, whether or not the problem is caused by any act or omission on the part of the Participant or anyone else, including without limitation the Fund and its employees.

Information required for participation by electronic communication at the AGM

Full name of unitholder:
Identity or registration number of unitholder:
Full name of authorised representative (if applicable):
Identity number of authorised representative (if applicable):
Email address: *Note: this email address will be used by the Fund to share the Microsoft Teams meeting invitation required to access the AGM electronically
Cell phone number:
Telephone number, including dialling codes:
*Note: The electronic platform to be utilised for the AGM does not provide for electronic voting during the meeting. Accordingly, unitholders are strongly encouraged to submit votes by proxy in advance of the AGM, by completing the proxy form found on page 107.
Indicate (by marking with an ‘X’) whether: □ votes will be submitted by proxy prior to the AGM (in which case, please enclose the duly completed proxy form with this form); or □ the Participant wishes to exercise votes during the AGM. If this option is selected, OCPF‘s Transfer Secretaries will contact you to make the necessary arrangements.
By signing this application form, I consent to the processing of my personal information above for the purpose of participating in OCPF’s AGM.
Signed at on 2022
Signed: ____

Documents required to be attached to this application form

1. In order to exercise their voting rights at the AGM, unitholders who choose to participate electronically may appoint a proxy, which proxy may participate in the AGM, provided that a duly completed proxy form has been submitted in accordance with the instructions on that form, and as envisaged in the notice of the AGM, a copy of which proxy form follows the notice of AGM.
2. Documentary evidence establishing the authority of the named person, including any person acting in a representative capacity, who is to participate in the AGM, must be attached to this application.
3. A certified copy of the valid identity document/passport/ of the person attending the AGM by electronic participation, including any person acting in a representative capacity, must be attached to this application.

Applications to participate by electronic communication will only be considered if this application form is completed in full, signed by the unitholder, his/her proxy or representative, and delivered as detailed above. OCPF may in its sole discretion accept any incomplete application forms.

CORPORATE INFORMATION

REGISTERED OFFICE OF THE FUND
Oasis House
96 Upper Roodebloem Road, University Estate,
Cape Town, 7925
PO Box 1217, Cape Town, 8000

DIRECTORS AND SECRETARY OF THE MANAGER
Directors:
M S Ebrahim (Executive Chairman)
N Ebrahim
Z Ebrahim
M Swingler (Financial Director)
Dr. Y Mahomed #*
A A Ebrahim+#
E Mohamed +#
A Mayman+#

COMPANY SECRETARY
N Ebrahim (B.Soc.Sc., B. Proc.)

TRUSTEE
FirstRand Bank Ltd.
(Registration number 1929/001225/08)
3 First Place Bank City
Cnr Simmons and Jeppe Street
Johannesburg, 2001
PO Box 7713, Johannesburg, 2000

CORPORATE ADVISOR AND DESIGNATED ADVISOR
PSG Capital (Pty) Ltd.
(Registration number 2006/015817/07)
1st Floor
Ou Kollege Building
35 Kerk Street
Stellenbosch, 7600
PO Box 7403, Stellenbosch, 7599

ATTORNEYS
Ebrahims Inc.
(Registration number 95/12638/21)
Oasis House
96 Upper Roodebloem Road, University Estate,
Cape Town, 7925
PO Box 1217, Cape Town, 8000

MANAGER
Oasis Crescent Property Fund Managers Ltd.
(Registration number 2003/012266/06)

PRINCIPAL OFFICE OF THE MANAGER
Oasis House
96 Upper Roodebloem Road, University Estate,
Cape Town, 7925
PO Box 1217, Cape Town, 8000

AUDITORS
PricewaterhouseCoopers Inc.
(Registration number 1998/012055/21)
Registered Auditors
5 Silo, V & A Waterfront
Cape Town, 8002
PO Box 2799, Cape Town, 8000

INDEPENDENT VALUERS
Mills Flitchet Magnus Penny (Pty) Ltd.
Registration number 1996/004736/07)
20th Floor, 1 Thibault Square
Cape Town, 8001
PO Box 4442, Cape Town, 8000

TRANSFER SECRETARIES
Computershare Investor Services (Pty) Ltd
Rosebank Towers
15 Biermann Avenue
Rosebank
2196

COMMERCIAL BANKER
FirstRand Bank Ltd.
(Registration number 1929/001225/08)
3 First Place Bank City
Cnr Simmons and Jeppe Street
Johannesburg, 2001
PO Box 7713, Johannesburg, 2000

Notes:
* Lead independent non-executive
+ Independent non-executive
# Audit and risk committee

2022

SOUTH AFRICA

CAPE TOWN

Oasis House
96 Upper Roodebloem Road, University Estate, Cape Town
PO Box 1217, Cape Town 8000
Tel: +27 (0) 21 413 7860   Fax: +27 (0) 21 413 7900

DURBAN

Shop 49, The Ridge@Shallcross
90 Shallcross Road, Durban 4134
Tel: +27 (0) 31 409 0786   Fax: +27 (0) 31 409 9777

JOHANNESBURG

4th Floor, West Office Tower
Nelson Mandela Square, Sandton
Tel: +27 (0) 11 263 7860   Fax: +27 (0) 11 263 7861

info@oasiscrescent.com | www.oasiscrescent.com

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