ANNUAL
REPORT 2024

OASIS CRESCENT PROPERTY FUND.

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OASIS

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

ANNUAL REPORT 2024

OASIS CRESCENT PROPERTY FUND.

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OASIS CRESCENT PROPERTY FUND

CHAIRMAN'S REPORT

I am very pleased to present the consolidated Annual Report of the Oasis Crescent Property Fund ("Fund") for the period ending 31 March 2024. 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.

Our 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 sector and the diversification from its exposure to global REITs with the best quality assets and balance sheets. Management is confident in the strategy of the Fund.

Mr. Mohamed Shaheen Ebrahim

THE ECONOMY AT A GLANCE

Global economic growth has remained resilient over recent years despite the impact of lower global trade, lower productivity, higher interest rates and the cost of living crises. A driver of this resilience has been the services activity which has outperformed manufacturing. Looking ahead we are expecting the combination of lower inflation and interest rates over the next 24 months and the cost of living crises subsiding to support stronger economic growth. Productivity is also expected to improve but the geo political pressure will continue to constrain global trade. Inflation is peaking globally and as interest rates decline and economic growth improves we expect asset, equity and property values to increase. Factors that could boost global growth are: 1) Start of global interest rate cut cycle; 2) Lower energy prices; 3) Renewed fiscal policy support for infrastructure development and reindustrialisation 4) Cessation of war in the Middle East and Ukraine; and 5) Technology led improvement in productivity. Factors that could constrain global growth are: 1) Escalation of war in the Middle East and Ukraine 2) Renewed cost push inflation (eg. higher global oil prices) 3) Disorderly unwind of Chinese property market; 4) Significant unwinding of housing markets; and 5) Disruption from technology on labour markets, especially AI.

The outlook for the South African economy is improving and there is potential for a meaningful step up in the growth rate following the recent years of stagnation due to the Eskom and Transnet impact. Electricity load shedding peaked in Q2 2023 at an average load shedding stage level of 3.6 and the year on year decline in the load shedding stage level in Q4 2023 was -40% to an average stage level of 1.6 and in Q1 2024 it was -47% year on year decline to an average stage level of 1.5

The reforms that have been introduced by our Minister of Finance is on par with the 1990s and it is creating a platform for growth driven by the energy and transport reform with a broader coalition of partners. These reforms are releasing massive private sector capital and it is also attracting some of the best global energy operators. The reforms have removed limits on public private partnerships and independent global power producers are partnering with major South African groups with projects now hitting the ground. Self-generation of electricity by corporates, shopping centres, commercial and residential property owners have also gained a lot of momentum. We are seeing the same reforms starting to deliver investment in the logistics sector where ports, terminals and the rail infrastructure are attracting the attention of private sector capital and private operators. The South African financial and banking sector have significant capacity to provide the necessary funding to the private sector in the energy, logistics and infrastructure sectors. Factors that could stimulate economic growth are: 1) Increased private sector electricity provision and an end to widespread loadshedding; 2) Improvement in logistical bottlenecks; 3) Rise in commodity export prices; 4) Onshoring boosted by supportive government policy; 5) Faster cuts in interest rates. Factors which could slow the SA economy further are: 1) Escalation of global geo political stress; 2) Instability resulting from the May 2024 election; 3) Sharp decline in commodity exports prices; 4) Delayed cuts in interest rates; 5) Failure to address skills deficit; 6) Labour unrest/strikes.

THE PROPERTY MARKET

Despite numerous headwinds to global growth, resilient consumer Inflation is peaking globally and as interest rates decline and economic growth improves we expect asset and property values to increase. The lower development activity due to lower liquidity and the availability of bank funding over the recent monetary tightening cycle has also curtailed new property supply which creates an improving environment for existing property owners. Global REITS with strong management teams and superior balance sheets are well positioned to outperform in the current environment.

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 end 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 27-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*:

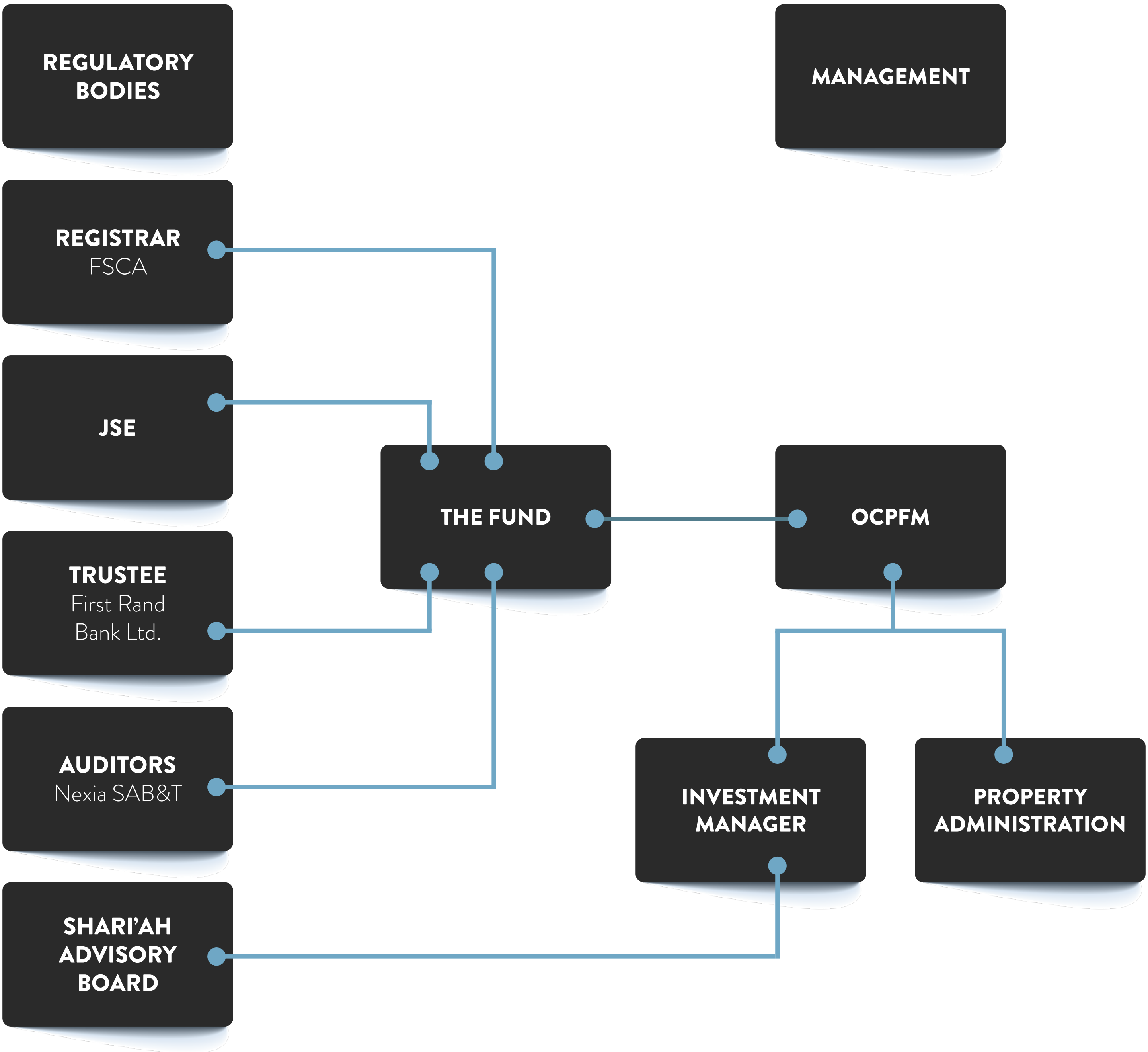
- providing sustainable income and real returns to investors;
- providing an opportunity for unitholders to diversify their portfolio by investing in a liquid and transparent property fund within the regulated environment of the JSE;
- seeking to continually grow the portfolio into a leading portfolio 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

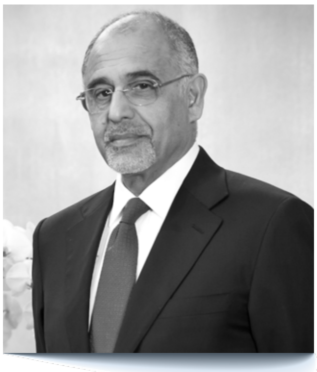
THE RIDGE@SHALLCROSS, SHOPPING CENTRE, CHATSWORTH, DURBAN

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 (69)

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) (34)

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. (66)

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, (53)

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 (78)

LEAD INDEPENDENT NON-EXECUTIVE DIRECTOR

Yousuf Mahomed has excelled in the medical profession and has proven himself to be an astute businessman. He is currently 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, (54)

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) (69)

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. His extensive financial experience and expertise have added immense value to the board.

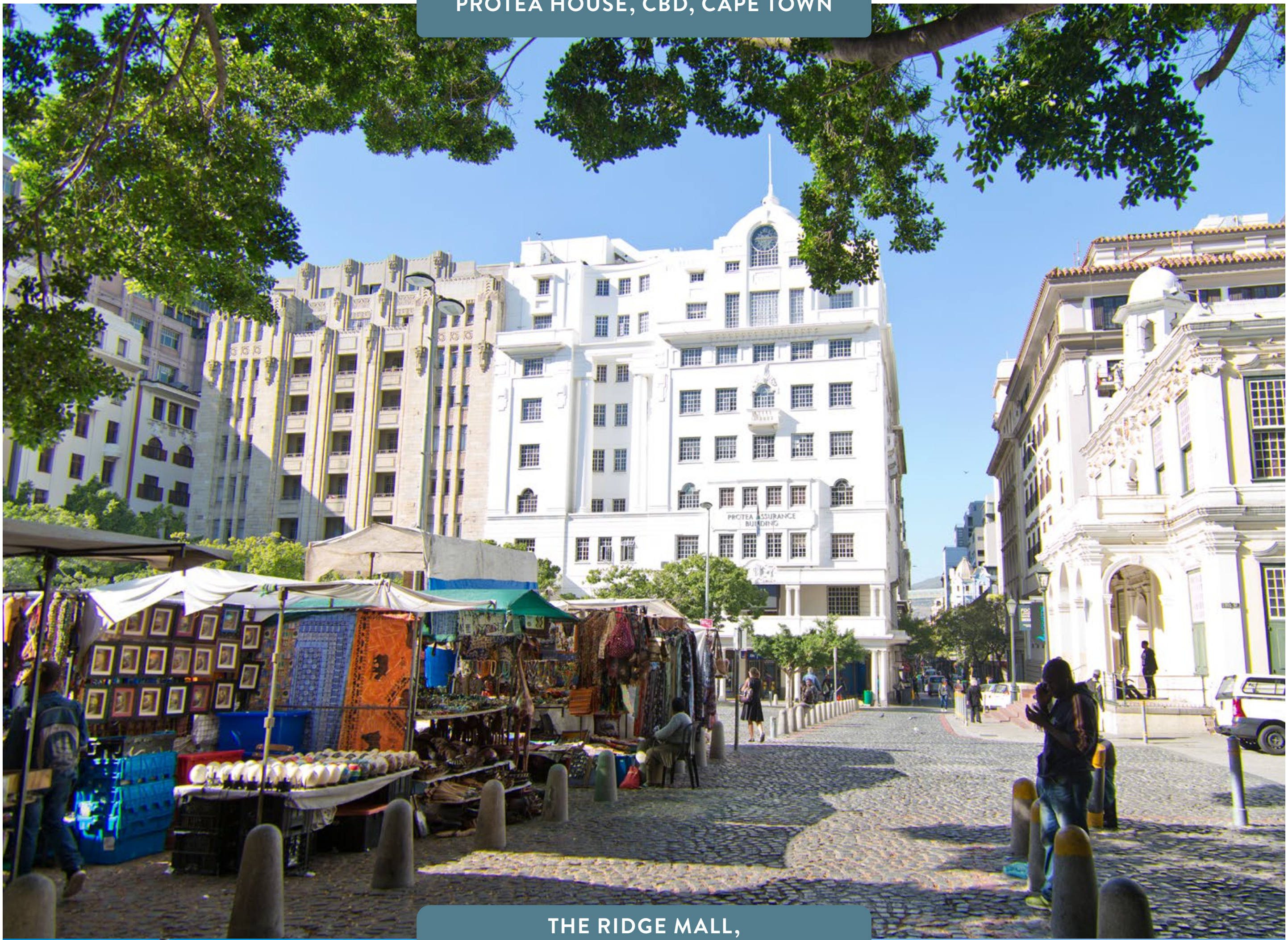
Anesa Ambereen Ebrahim, BA, MSC, MS (59)

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. She graduated from Kinnaird College Lahore, and worked 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 2024

- Unitholder return of 10.3% per annum since inception compared to inflation of 5.6% per annum.
- Distribution including non-permissible income increased by 12.9% to 112.2 cents per unit relative to 99.4 cents in the prior year.
- Healthy growth in net property income driven by the focus of the portfolio on the Western Cape which continues to outperform national benchmarks due to positive secular drivers including semi-gration, global admin outsourcing services, better governance and associated lifestyle factors which continue to drive performance and vacancy levels that are significantly lower than the rest of the South African market.
- Global Investment income increased due to higher dividend payout ratios from the underlying global REITs combined with the weakening of ZAR/US$ exchange rate during the period.
- Cash and local investment income increased due to higher levels of investment holdings and higher profit rates.
- The Fund has no debt and its tenant profile remains low-risk as 91% of tenants are multi-national, national, or government-related.

	FY2024	FY2023	FY2022
Distribution per unit including non-permissible income (cents)	112.2	99.4	86.8
Distribution per unit excluding non-permissible income (cents)	110.7	98.1	85.7
Property portfolio valuation (R m)	903	831	785
Investments in Offshore Listed Properties (R m)	733	587	648
Investments in Local Listed Properties and other current assets (R m)	25	31	49
Cash and cash equivalents (R m)*	215	198	274
Net asset value per unit (cents)	2703	2 391	2 440
Listed market price at year end (cents)	2075	1 900	1 950

* includes held for trading investments (incl. Oasis Crescent Income Fund - OCINF).

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 10.3% relative to annualised inflation of 5.6% since inception, resulting in a real return of 4.7%. The Fund's annualised total intrinsic value return is 11.4% per annum since inception.

MANAGER'S REPORT

Figures in %											
Cumulative returns	**Since Inception**	**FY2024**	**FY2023**	**FY2022**	**FY2021**	**FY2020**	**FY2019**	**FY2018**	**FY2017**	**FY2016**	**FY2015**
Unitholder return	**501.9**	**501.9**	423.2	410.6	439.3	411.8	382.9	349.7	321.1	286.3	227.3
Intrinsic value return	**631.9**	**631.9**	522.0	509.7	440.5	404.3	387.7	334.7	312.2	302.8	248.7
Inflation	**170.9**	**170.9**	157.3	140.5	127.5	121.2	111.4	103.1	95.2	83.7	71.7
Annual Returns	**Since Inception**	**FY2024**	**FY2023**	**FY2022**	**FY2021**	**FY2020**	**FY2019**	**FY2018**	**FY2017**	**FY2016**	**FY2015**
Unitholder return	**10.3**	**15.0**	2.5	-5.3	5.4	6.0	7.4	6.8	9.0	18.0	23.4
Intrinsic value return	**11.4**	**17.7**	2.0	12.8	7.2	3.4	12.2	5.4	2.3	15.5	18.4
Inflation	**5.6**	**5.3**	7.0	5.7	2.9	4.6	4.1	4.0	6.3	7.0	3.9
Market Price (cents)		**2,075**	1,900	1,950	2,150	2,125	2,100	2,060	2,025	1,950	1,750
NAV (cents)		**2,703**	2,391	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

After a period of high volatility, the Global REIT returns are outperforming due to an improving operating environment and the outlook for global interest rates to start declining in 2024. The lower development activity due to lower liquidity and the availability of bank funding over the recent monetary tightening cycle has also curtailed new property supply which creates an improving environment for existing property owners. Global REITS with strong management teams and superior balance sheets are well positioned to outperform in the current environment.

Rentals and vacancy levels in the industrial and retail sectors of the South African property market have recovered to pre-Covid levels but vacancy in the major office markets remain high. The Western Cape property market continues to outperform national benchmarks due to positive secular drivers including semi-gration, global admin outsourcing services, better governance and associated lifestyle factors which continue to drive performance and vacancy levels that are significantly lower than the rest of the South African market. In addition, the portfolio will benefit from the lower level of inflation in the Western Cape relative to other regions in South Africa which results in lower property and operating expense inflation. 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	**FY2024**		**FY2023**		**FY2022**	
	(R'mil)	%	(R'mil)	%	(R'mil)	%
Direct Property	903	48	831	50	785	45
Global Investments	733	39	587	36	648	37
Cash, SA Investments and other	240	13	229	14	323	18
Total	**1,876**	**100**	**1,647**	**100**	**1,756**	**100**
Period end ZAR/US$ exchange rate	18.97		17.72		14.62	

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.

MANAGER'S REPORT

4 REVIEW OF RESULTS AND OPERATIONS

4.1 RESULTS OVERVIEW

	FY2024 (R'000)	FY2023 (R'000)	FY2022 (R'000)	2024/2023 %
Direct property net income	56 687	50 632	51 260	12
Global Investment Income	14 965	13 917	6 924	8
Cash and Local Investment Income	9 902	7 848	6 857	26
Shared expense	(7 705)	(7 400)	(8 094)	4
Distributable Income excl NPI	**73 849**	**64 997**	**56 947**	**14**
Average ZAR/US$ exchange rate	18.97	17.06	14.91	

The net property income is driven by solid rental growth and the contribution from the retail portfolio recovering to normalised levels following the reopening of The Ridge@Shallcross Shopping Centre on 27 October 2022. The global Investment income increased due to the higher dividend payout ratios from the underlying global REITs combined with the weakening of ZAR/US$ exchange rate during the period while Cash and local investment income increased significantly due to the higher profit rates. The shared expenses of the Fund increased by 4% due to the higher average market capitalisation of the Fund during FY2024.

4.2 DIRECT PROPERTY PORTFOLIO CHARACTERISTICS

i. Geographical Profile

	Rentable Area		Revenue FY2024		Revenue FY2023	
	Area (m²)	%	(R'mil)	%	(R'mil)	%
Western Cape	74 131	81	65.4	69	62.5	69
KwaZulu-Natal	17 877	19	44.5	31	27.8	31
Total - Direct Property (excl straight-lining)	**92 008**	**100**	**109.9**	**100**	**90.3**	**100**

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

	Rentable Area		Net Property Income FY2024		Net Property Income FY2023	
	Area (m²)	%	(R'mil)	%	(R'mil)	%
Western Cape	74 131	81	40.7	72	40.1	79
KwaZulu-Natal	17 877	19	15.9	28	10.5	21
Total - Direct Property	**92 008**	**100**	**56.6**	**100**	**50.6**	**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

		FY2024		FY2023	
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	125	8	125	8
Office	7 629	154	6	140	6
Industrial	59 922	51	7	44	7
Total	**92 008**				

The high increase in the average industrial rental of the portfolio is due to the leasing efforts and improving fundamentals of the Western Cape while the changes in the Office and Retail segments are due to tenant mix changes.

MANAGER'S REPORT

iii. Vacancy Profile

Vacancy as a % of total rentable area

% of total rental income area	FY2024	FY2023
Retail	3.8	4.2
Office	0.2	0.2
Industrial	1.1	1.2
	5.1	**5.6**

The Western Cape property fundamentals continue to outperform the national benchmarks and the demand for well located facilities has resulted in our vacancy in the industrial and office segments remaining very low while the lower retail vacancies are driven by the ongoing efforts of our team to improve the tenant mix and quality.

Vacancy as a % of total rental income

% of total rental income	FY2024	FY2023
Retail	6.3	9.6
Office	0.2	0.4
Industrial	0.7	1.1
	7.2	**11.1**

The retail segment vacancy as a % of total rental income is higher than the retail segment vacancy as a % of total rentable area due to the retail segment rentals per sqm being significantly higher than the industrial segment rentals per sqm.

iv. Lease expiry profile

	FY2024		FY2023	
Lease expiry profile	**Rental Area %**	**Revenue %**	**Rental Area %**	**Revenue %**
Within 1 year	36	28	32	20
Within 2 years	10	11	37	32
Within 3 years	18	28	9	11
Within 4 years	1	2	2	4
Within 5 or more years	35	31	20	33
	100	**100**	**100**	**100**

The team continues to focus on improving the lease expiry profile to provide cash flow certainty.

v. Tenant Profile**

	FY2024 %	FY2023 %
A - Large nationals, large listed, large franchisees, multinationals and government	91	91
B - Nationals, listed, franchisees and medium to large professional firms	4	3
C - Other	5	6
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 91% 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 high exposure to sectors that benefit from the 4th Industrial Revolution and positive secular drivers including Logistics, Datacenters, Storage and Healthcare. The combination of this high exposure to positive secular drivers and focus on REITS with strong management teams and superior balance sheets results in your fund being well positioned. The Oasis Crescent Global Property Equity Fund displays attractive valuation characteristics with an average cash flow yield of 5.0% and dividend yield of 3.5%.

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. 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 R2.50 million (FY2023: R1.52 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 R6.56 million (FY2023: R6.41 million).

Units in issue
As at 31 March 2024, the number of units in issue was 67 115 654 (FY2023: 65 878 565).

Unitholders' holding more than 5% of issued units as at 31 March 2024:

NAME	NUMBER OF UNITS	HOLDING (%)
Oasis Crescent Income Fund	13,688,168	21
Oasis Crescent Equity Fund	12,538,813	19
Oasis Crescent Property Company (Pty) Ltd.	7,807,926	12
BNP Paribas Securities	7,264,049	11
Oasis Crescent Balanced Progressive Fund of Funds	4,072,735	6
Oasis Crescent Retirement Annuity High Equity Fund	3,153,396	5
TOTAL	**48 525 087**	**74**

Shareholding in Oasis Crescent Property Fund Managers ("OCPFM" or the "Manager")
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

23 April 2024

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 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 are 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 is 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 that 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 outsourced 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 of OCPFM, 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 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.	Oasis as a group relies on the usage of technology for automating business processes, efficiencies and delivering superior services to its clients. It is our corporate policy to partner with world class operators and the best of breed systems are chosen. The Oasis strategic relationships include Microsoft, Oracle, IBM and SAP. 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 risk 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. Furthermore, Oasis is active member of the ASISA CSIRT (cyber committee) and complies with industry best practices as set out by the financial services governing bodies, committees, associations and regulators. In addition, the Board and Management are committed to a digital transformation process that will ensure the overall delivery of our vision to move to the cloud and to offer a fully functional online platform to all clients. The Board has set a course to achieve best practice in digital commerce.	Applied

Number	Principle	Application of principle	Applied/ Not 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 Oasis Group Holdings (Pty) Ltd, the 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
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 manager 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:
https://www.oasis.co.za/_files/ugd/61abf8_448304e47d484e58ab2119aaacdec33c.pdf

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 an 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 ("PBOs") 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 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.

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, 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 are 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 is 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 a 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 OCPFM's appointment as Fund Manager in terms of CISCA.

At the annual general meeting held on 21 July 2023, 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 nonbinding 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 20 July 2024. 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:
- 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 2024 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 2024	**Remuneration**	**Retirement Fund Contribution**	**Total**
	R '000	**R '000**	**R '000**
MS Ebrahim	225	13	238
N Ebrahim	256	13	269
M Swingler	130	18	148
Z Ebrahim	47	6	53
TOTALS	**658**	**50**	**708**

MARCH 2023	**Remuneration**	**Retirement Fund Contribution**	**Total**
	R '000	**R '000**	**R '000**
MS Ebrahim	209	12	221
N Ebrahim	237	12	249
M Swingler	96	13	109
Z Ebrahim	34	5	39
TOTALS	**576**	**42**	**618**

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:

	2024 R '000	2023 R '000
Y Mahomed	101	97
A A Ebrahim	108	103
E Mohamed	101	97
A Mayman	108	103
	418	**400**

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 is 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.
- monitored compliance with the risk management policy and the Fund, in all material respects, complied with the risk management policy during the financial year ended 31 March 2024.

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 2024 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:

- 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 3.84(g)(iii) 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(g)(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.

On behalf of the Audit and Risk Committee

Dr. Yousuf Mahomed
Chairman of the Audit and Risk Committee
25 April 2024

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.

DIRECTORS' RESPONSIBILITIES INCLUDING CHAIRMAN 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 31 to 91, 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 as executive directors with primary responsibility for implementation and execution of controls 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 27 to 29. The annual financial statements of the Fund for the year ended 31 March 2024 were approved by the Board of Directors of OCPFM on 23 April 2024 and are signed on its behalf by:

Mohamed Shaheen Ebrahim
Executive Chairman
23 April 2024

Michael Swingler
Financial Director
23 April 2024

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 the United Kingdom on 6 March 2024

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

OPINION

We have audited the consolidated and separate financial statements of Oasis Crescent Property Fund (the group and fund) set out on pages 31 to 91, which comprise the consolidated and separate statements of financial position as at 31 March 2024, and the consolidated and separate statements of comprehensive income, consolidated and separate statements of changes in unitholders' funds and consolidated and separate statements of cash flows for the year then ended, and notes to the consolidated and separate financial statements, including material accounting policy information.

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 as at 31 March 2024 and its consolidated and separate financial performance and consolidated and separate cash flows for the year then ended in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board.

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 and fund 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
Valuation of investment properties as at 31 March 2024 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 yearend amounted to R840m and R903m, respectively, as disclosed in Note 2 to the consolidated and separate financial statements. The corresponding fair value gain recognised in the separate and consolidated statements of comprehensive income was R69.5m and R73.2m, 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 1.12 and Note 27 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	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 group'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 IFRS Accounting Standards as issued by the International Accounting Standards Board. • 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 during 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 reperformed by us. • Testing the discount, capitalisation, growth and vacancy rates used by management by comparing the inputs yearon-

Key audit matter	How our audit addressed the key audit matter
are considered to have the most significant impact on the fair values are disclosed in Note 27 to the consolidated and separate financial statements, which includes income projections, vacancy rates, capitalisation rates and discount rates.	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. • No exception has been identified relating to the above procedures performed. • 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 Oasis Crescent Property Fund Managers Ltd. (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 2024" which includes the CEO and FD Responsibility Statement as required by the JSE Limited Listing Requirements, which we obtained prior to the date of this report, and the Integrated Annual Report, which is expected to be made available to us after that date. The other information does not include the consolidated and 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.

When we do receive and read the Integrated Annual Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance and request that the other information be corrected. If the other information is not corrected, we may have to retract this auditor's report and re-issue an amended report as appropriate. However, if it is corrected this will not be necessary.

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 IFRS Accounting Standards as issued by the International Accounting Standards Board 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 and the fund'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 and / or the fund 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 and the fund'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 and the fund'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 and / or the fund 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 consolidated 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 3 years.

Nexia SAB&T

Nexia SAB&T
Sophocles Kleovoulou
Director
Registered Auditor
26 April 2024
Cape Town

REPORT OF THE TRUSTEE
for the year ended 31 March 2024

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 2023 to 31 March 2024 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.

Anton Rijntjes
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 2024

	Notes	Mar-24 R '000	Mar-23 R '000
ASSETS			
Non-current assets		**1,636,958**	**1,416,592**
Investment properties	2	891,502	818,554
Property, plant and equipment	3	439	126
Straight-line lease accrual	2	11,643	9,290
Financial assets at fair value through profit or loss	4	733,374	588,622
Current assets		**239,317**	**230,044**
Trade receivables	5	8,608	10,978
Other receivables	6	9,237	9,529
Straight-line lease accrual	2	291	2,535
Other financial assets at fair value through profit or loss	7	205,182	191,983
Other short-term financial assets	8	9,692	9,038
Cash and cash equivalents	9	6,307	5,981
Total assets		**1,876,275**	**1,646,636**
UNITHOLDERS' FUNDS AND LIABILITIES			
Unitholders' funds		**1,813,843**	**1,574,950**
Capital of the Fund	10	970,715	943,045
Retained income		58,585	38,510
Other reserves	11	440,058	366,803
Fair value movements on financial assets reserve	12	344,484	226,592
Non-current liabilities			
Lease liability	13	1,220	1,325
Current liabilities		**61,212**	**70,361**
Trade payables	14	20,413	16,621
Accruals	15	341	297
Other payables	16	1,517	18,968
Lease liability	13	261	132
Distribution payable to Unit Holders		38,565	34,071
Non-permissible income available for dispensation		115	272
Total unitholders' funds and liabilities		**1,876,275**	**1,646,636**

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
for the year ended 31 March 2024

	Notes	Mar-24 R '000	Mar-23 R '000
Property portfolio revenue and income		**131,251**	**109,266**
Rental income	17	73,022	63,857
Property related revenue	18	32,440	22,233
Income from investments (excluding non-permissible income and fair value adjustments)	19	25,680	23,776
Straight-lining of lease income	2	110	(600)
Expenses	20	**56,357**	**42,858**
Property expenses		48,669	35,458
Service charges		6,558	6,328
Other operating expenses		1,131	1,072
Net income from rentals and investments		**74,894**	**66,408**
Fair value adjustment to investment properties excluding straight-lining of lease income		**73,145**	**19,303**
Fair value adjustment to investment properties	2	73,255	18,703
Straight-lining of lease income	2	(110)	600
Profit for the year before fair value adjustments to financial assets and realised gains		**148,039**	**85,711**
Fair value adjustments and realised gains on investments		**137,504**	**(72,497)**
Fair value adjustments on financial assets at fair value through profit or loss		129,731	(76,786)
Fair value adjustments on other financial assets at fair value through profit or loss		7,493	4,113
Fair value adjustments on other short-term financial assets		281	176
Operating profit for the year		**285,543**	**13,214**
Finance costs	13	(143)	(143)
Net profit before non-permissible income		**285,400**	**13,071**
Net non-permissible income		**(328)**	**(309)**
Non-permissible investment income		682	562
Non-permissible income dispensed		(1,010)	(871)
Net profit for the year		**285,072**	**12,762**
Other comprehensive income		-	-
Total comprehensive income for the year		**285,072**	**12,762**
Basic and diluted earnings per unit (cents)	21	**427.2**	**19.3**

CONSOLIDATED STATEMENT OF CHANGES IN UNITHOLDERS' FUNDS
for the year ended 31 March 2024

	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 31 March 2022	**933,059**	**308,759**	**348,100**	**27,280**	**1,617,198**
Net profit for the year ended 31 March 2023	-	-	-	12,762	12,762
Issue of units	38,358	-	-	-	38,358
Transaction costs for issue of new units	(346)	-	-	-	(346)
Cancellation of units bought back	(27,827)	-	-	-	(27,827)
Transaction costs for unit buy back	(24)	-	-	-	(24)
Fair value adjustment on investment properties transferred to non distributable reserve	-	-	18,703	(18,703)	-
Fair value movements on financial assets transferred to non distributable reserve	-	(76,786)	-	76,786	-
Realised loss on sale of listed equity investment transferred to retained income	-	(5,381)	-	5,381	-
Distribution received in advance	(175)	-	-	175	-
Distribution to unitholders	-	-	-	(65,173)	(65,173)
Balance at 31 March 2023	**943,044**	**226,592**	**366,803**	**38,510**	**1,574,950**
Net profit for the year ended 31 March 2024	-	-	-	285,072	285,072
Issue of units	28,274	-	-	-	28,274
Transaction costs for issue of new units	(436)	-	-	-	(436)
Fair value adjustment on investment properties transferred to non distributable reserve	-	-	73,255	(73,255)	-
Fair value movements on financial assets transferred to non distributable reserve	-	129,731	-	(129,731)	-
Realised loss on sale of listed equity investment transferred to retained income	-	(11,838)	-	11,838	-
Distribution received in advance	(166)	-	-	166	-
Distribution to unitholders	-	-	-	(74,016)	(74,016)
Balance at 31 March 2024	**970,715**	**344,484**	**440,058**	**58,585**	**1,813,843**
Notes	10	12	11		

Distributions declared during the year amounted to 110.7 cents (2023: 98.1 cents) per unit.

CONSOLIDATED STATEMENT OF CASH FLOWS
for the year ended 31 March 2024

	Notes	Mar-24 R '000	Mar-23 R '000
CASH FLOWS FROM OPERATING ACTIVITIES			
Net profit for the year		**285,072**	**12,762**
Adjusted for:			
Non-permissible investment income received		(682)	(562)
Depreciation	20	72	51
Finance cost	13	143	143
Provision for receivables impairment	27.1	897	980
Straight-line lease accrual	2	(110)	600
Fair value adjustment on financial assets at fair value through profit or loss	4	(129,731)	76,786
Fair value adjustment on other financial assets at fair value through profit or loss and other short-term financial assets	7,8	(7,773)	(4,289)
Fair value adjustment on investment properties excluding straight-lining of lease income	2	(73,145)	(19,303)
Movement in lease incentives	2	(211)	(2,266)
Net operating cash flow before changes in working capital		**74,532**	**64,902**
(Increase) / decrease in current assets			
Trade receivables		2,370	7,730
Other receivables		292	(4,085)
(Decrease) / increase in current liabilities			
Trade payables		3,792	1,664
Accruals		44	14
Other payables		(12,450)	(73,702)
Cash generated from/(used in) operations		**68,580**	**(3,477)**
Non-permissible investment income received		682	562
Cash distributed to unitholders	23	(41,082)	(21,915)
Non-permissible income dispensed	23	(157)	272
Net cash inflow/(outflow) from operating activities		**28,024**	**(24,558)**
CASH FLOWS FROM INVESTING ACTIVITIES			
Acquisition of financial assets at fair value through profit or loss	4	(16,771)	(828)
Acquisition of other financial assets at fair value through profit or loss	7	(44,855)	(163,149)
Capital expenditure on investment properties	2	(5,507)	(28,474)
Capital expenditure on property, plant and equipment	3	(385)	(45)
Acquisition of other short-term financial assets	8	(1,866)	(852)
Proceeds from disposal of other short term financial assets at fair value through profit or loss and other short term financial assets	8,9	40,641	146,874
Proceeds from disposal of financial assets at fair value through profit or loss	4	1,750	-
Net cash inflow/(outflow) from investing activities		**(26,993)**	**(46,474)**
CASH FLOWS FROM FINANCING ACTIVITIES			
Payment of lease liabilities		(269)	(269)
Buy back of units from unitholders		-	(27,827)
Transaction cost for buying back of units		-	(24)
Transaction cost for issue of new units		(436)	(346)
Net cash outflow from financing activities		**(705)**	**(28,466)**
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS		**326**	**(99,497)**
CASH AND CASH EQUIVALENTS			
At the beginning of the year		5,981	105,478
At the end of the year	9	**6,307**	**5,981**

NOTES TO THE CONSOLIDATED ANNUAL FINANCIAL STATEMENTS
for the year ended 31 March 2024

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 IFRS Accounting Standards as issued by International Accounting Standards Board, the interpretations of the International Financial Reporting Interpretations Committee (IFRIC), 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.

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.

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.

1.2 Basis of consolidation

The consolidated financial statements incorporate the consolidated financial statements of the Fund and all subsidiaries. Subsidiaries are 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 noncontrolling 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.

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/(loss) included in the non-distributable reserve is transferred to a capital reserve, which is not available for distribution.

NOTES TO THE CONSOLIDATED ANNUAL FINANCIAL STATEMENTS
for the year ended 31 March 2024

1.3 Tangible assets (continued)

Property, plant and equipment

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.

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.

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 and performance obligation is recognised 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 (OCI)

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
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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for the year ended 31 March 2024

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 measured at fair value 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 semiannually 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.

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1.12 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 market rentals (at the date of the statement of financial position) 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 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.

1.13 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.

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.

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1.13 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.

Operating leases

Properties leased to third parties under operating leases are 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.

1.14 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).

1.15 Changes to standards, amendments and interpretations

In the current year, the company has adopted the following standards and interpretations that are effective for the current financial year and that are relevant to its operations:
Disclosure of accounting policies: Amendments to IAS 1 and IFRS Practice Statement 2.
IAS 1 was amended to require that only material accounting policy information shall be disclosed in the annual financial statements. The amendment will not result in changes to measurement or recognition of financial statement items, but management will undergo a review of accounting policies to ensure that only material accounting policy information is disclosed.
The effective date of the amendment is for years beginning on or after 01 January 2023.
The company has adopted the amendment for the first time in the 2024 annual financial statements

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		Mar-24 R '000	Mar-23 R '000
2	**Investment properties**		
	At valuation	903,436	830,379
	Straight-line lease accrual	(11,934)	(11,825)
		891,502	**818,554**
	Straight-line lease accrual		
	Current asset	291	2,535
	Non-current assets	11,643	9,290
		11,934	**11,825**
	Movement in investment properties		
	Carrying value at the beginning of the year	818,554	772,725
	Subsequent capitalised expenditure	5,507	28,474
	Movement in lease incentives	(5,704)	(1,948)
	Fair value adjustment to investment properties excluding straight-lining of lease income	73,145	19,303
	Revaluation (note 11)	73,255	18,703
	Change in straight-line lease accrual	(110)	600
	Carrying value at the end of the year	**891,502**	**818,554**

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-ofuse 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 2024. 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-24 R '000	Mar-23 R '000
3	**Property, plant and equipment**		
	Building equipment		
	Cost	1,464	1,099
	Accumulated depreciation	(1,025)	(973)
	Carrying value	**439**	**126**
	Reconciliation of property, plant and equipment		
	Building equipment		
	Opening carrying value	126	132
	Additions	385	45
	Depreciation	(72)	(51)
	Closing carrying value	**439**	**126**

NOTES TO THE CONSOLIDATED ANNUAL FINANCIAL STATEMENTS
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		Mar-24 R '000	Mar-23 R '000
4	**Financial assets at fair value through profit or loss**		
	Carrying value at the beginning of the year	588,622	664,580
	Additions	16,771	828
	Disposals	(1,750)	-
	Fair value adjustment recognised in profit and loss (note 13)	129,731	(76,786)
	Carrying value at the end of the year	**733,374**	**588,622**
4.1	The US Dollar value of the investments in Oasis Crescent Global Property Equity Fund is as follows:		
	Units held	**3,500,184**	**3,404,238**
	Ex-dividend price in US Dollars	8.666	7.628
	US Dollar value of the investment	**30,334**	**25,968**
	Rand / US Dollar exchange rate	18.9681	17.7211
	Closing value of the investment	**575,385**	**460,180**
4.2	Investments in listed property instruments		
	At fair value	**-**	**1,677**
	Movement for the year		
	Carrying value at the beginning of the year	1,677	16,176
	Disposals	(1,750)	(10,476)
	Fair value adjustment	73	(4,023)
	Carrying value at the end of the year	-	1,677

The fair values of these investments are based on the closing price on the JSE at 31 March 2024. Please refer to Note 28 for details regarding fair value estimation.

		Mar-24 R '000	Mar-23 R '000
4.3	Investments in Oasis Crescent International Property Equity Feeder Fund		
	At fair value	**157,989**	**126,765**
	Movement for the year		
	Carrying value at the beginning of the year	126,765	144,249
	Additions	2,976	503
	Fair value adjustment	28,248	(17,987)
	Carrying value at the end of the year	**157,989**	**126,765**

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 2024.

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.

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		Mar-24 R '000	Mar-23 R '000
5	**Trade receivables**		
	Recoveries	3,412	4,039
	Accounts receivable	15,383	13,027
	SASRIA Insurance claim receivable	(1,091)	2,111
	Provision for receivables impairment (note 28.1)	(9,096)	(8,199)
		8,608	**10,978**

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 2024

Expected credit loss:	**ECL %**	**Gross carrying amount** **R '000**	**Impairment allowance** **R '000**	**Net carrying amount** **R '000**
Current - 30 days past due:	2	1,128	17	1,111
31 - 90 days past due:	36	298	108	190
More than 91 days past due:	77	11,633	8,971	2,662
		13,059	9,096	3,962

At 31 March 2023

Expected credit loss:	**ECL %**	**Gross carrying amount** **R '000**	**Impairment allowance** **R '000**	**Net carrying amount** **R '000**
Current - 30 days past due:	2	9,079	162	8,917
31 - 90 days past due:	57	546	312	234
More than 91 days past due:	81	9,552	7,725	1,827
		19,177	8,199	10,978

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		Mar-24 R '000	Mar-23 R '000
6	**Other receivables**		
	Deposits	1,297	991
	Accrued dividends	4,156	5,022
	VAT receivable	227	764
	Prepayments	3,557	2,752
		9,237	**9,529**
7	**Other financial assets at fair value through profit or loss**		
	Carrying value at the beginning of the year	191,983	168,412
	Additions	44,855	163,149
	Disposals	(39,148)	(143,691)
	Fair value adjustments recognised in profit or loss	7,493	4,113
	Carrying value at the end of the year	**205,182**	**191,983**

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-24 R '000	Mar-23 R '000
8	**Other short-term financial assets**		
	Carrying value at the beginning of the year	9,038	8,134
	Additions	1,866	853
	Disposals	(1,493)	(125)
	Fair value adjustments recognised in profit or loss	281	176
	Carrying value at the end of the year	**9,692**	**9,038**

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-24 R '000	Mar-23 R '000
9	**Cash and cash equivalents**		
	Deposits at banks	6,307	5,981
		6,307	**5,981**

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

9.1 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-24 R '000	Mar-23 R '000
Credit rating		
P-1.za*	6,307	5,981
	6,307	**5,981**

* Moody's rating

NOTES TO THE CONSOLIDATED ANNUAL FINANCIAL STATEMENTS
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		Mar-24 R '000	Mar-23 R '000
10	**Capital of the Fund**		
	Balance as at 31 March	970,715	943,045
	Units in issue at 31 March 2024 : 67,115,654 (2023 : 65,878,565) with no par value		
	Movement in units ('000)		
	Balance as at 01 April	65,879	66,265
	Issue of units	1,237	1,626
	Units bought back and delisted	-	(2,012)
	Balance as at 31 March	67,116	65,879

In the current reporting period, the Fund issued 1.237 million units upon reinvestment of distributions. 0.748 million units were issued in June 2023 at 2,391 cents per unit and 0.489 million units were issued in December 2023 at 2,423 cents per unit.

		Mar-24	Mar-23
11	**Other reserves**		
	Valuation reserve *		
	Balance at the beginning of the year	352,388	333,685
	Transfer to valuation reserve	73,255	18,703
	Balance at the end of the year	**425,643**	**352,388**

* Valuation reserve relates to investment property fair value adjustments

		Mar-24	Mar-23
	Realisation reserve #		
	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

		Mar-24	Mar-23
	Total other reserves	**440,058**	**366,803**
12	**Financial assets reserve**		
	Balance at the beginning of the year	226,592	308,759
	Fair value adjustments on financial assets at fair value through profit or loss	129,731	(76,786)
	Realised loss/(gain) on disposal	(11,838)	(5,381)
	Balance at the end of the year	**344,484**	**226,592**

13 Lease liability

The Fund holds a 5 year lease as a lessee in relation to parking premises at Oasis Airport City.
The lease commenced on 1 August 2023 and ends 31 July 2028.

The Fund also holds a 10 year 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 CONSOLIDATED ANNUAL FINANCIAL STATEMENTS
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		Mar-24 R '000	Mar-23 R '000
13	**Lease liability (continued)**		
	Finance costs on lease liabilities		
	Interest expense on lease liabilities	143	143
	The maturity analysis of lease liabilities is as follows:		
	Within one year	269	263
	Two to five years	1,641	1,709
	Total lease commitment	1,910	1,972
	Less finance charges component	429	515
	Lease liability	**1,481**	**1,457**
	Non-current	1,220	1,325
	Current	261	132
	Lease liability	**1,481**	**1,457**
14	**Trade payables**		
	Trade payables:		
	- Creditors control	9,527	7,559
	- Tenant deposits	9,003	7,030
	- Municipal charges	1,883	2,032
		20,413	**16,621**
15	**Accruals**		
	- Audit fees	167	180
	- Valuation costs	143	107
	- Other	31	10
		341	**297**
16	**Other payables**		
	IDC Funding	-	16,963
	Rent received in advance	1,517	2,005
		1,517	**18,968**

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

17	**Rental income**		
	Rental income		
	Property rental	77,418	68,071
	Lease incentives	(4,396)	(4,214)
		73,022	**63,857**

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.

18	**Property related revenue**		
	Recoveries	32,440	22,233
		32,440	**22,233**

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		Mar-24 R '000	Mar-23 R '000
19	**Income from investments**		
	All investment income excludes non-permissible income.		
	Dividend received - offshore	14,965	13,917
	Distribution received from investments in listed property	498	587
	Permissible investment income	10,217	9,272
		25,680	**23,776**
20	**Operating profit - expenses by nature**		
	Operating profit is stated after charging:		
	Property expenses *	48,669	35,458
	- Advertising and promotions	259	1,057
	- Cleaning	1,347	470
	- Depreciation	72	51
	- Insurance	1,162	881
	- Legal fees	209	148
	- Municipal charges	32,155	23,283
	- Other expenses	2,949	1,999
	- Property management fees	2,504	2,206
	- Provision for receivables impairment and write offs (Note 28.1)	897	980
	- Repairs and maintenance	2,023	1,271
	- Salaries	676	602
	- Security	4,411	2,510
	Service charge (Note 20.1)	6,558	6,328
	Other operating expenses	1,131	1,072
	- Audit fee	294	280
	- Designated advisor fee	332	179
	- Investment management fee	16	63
	- Trustee fee	179	179
	- Printing and publishing	8	42
	- Other operating expenses	302	329
	Total expenses	**56,357**	**42,858**

*Property expenses amounting to R2,980,000 (2023: R2,150,000) were not recovered from tenants due to vacancies.

20.1 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.

21 Basic earnings per unit

Basic earnings per unit were 427.2 cents for the year ended 31 March 2024 (2023: 19.3 cents). The calculation of the basic earnings per unit is based on 66,730,234 (2023: 66,233,781) weighted average units in issue at the end of the year and net profit of R285.1 million (2023: R12.8 million).

Headline earnings per unit

Headline earnings/(loss) per unit were 317.6 cents for the year ended 31 March 2024 (2023: (9.9) cents). The calculation of the headline earnings per unit is based on 66,730,234 (2023: 66,233,781) weighted average units in issue during the year and headline earnings/(loss) of R212.0 million (2023: (R6.5) million).

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	Mar-24 R '000	Mar-23 R '000

21 Basic and headline earnings per unit (continued)

21.1 Headline earnings and distribution income reconciliation

	Mar-24 R '000	Mar-23 R '000
Basic earnings before non-permissible income adjustment	**285,400**	**13,071**
Non-permissible investment income	683	562
Basic earnings after non-permissible income adjustment	**286,083**	**13,633**
Non-permissible income dispensed	(1,011)	(871)
Basic earnings	**285,072**	**12,762**
Adjusted for:		
Fair value adjustment to investment properties	(73,145)	(19,303)
Headline earnings/(loss)	**211,926**	**(6,541)**
Adjusted for:		
Fair value adjustments on financial assets at fair value through profit or loss	(129,730)	76,786
Fair value adjustments on other financial assets at fair value through profit or loss	(7,493)	(4,113)
Fair value adjustments on other short-term financial assets	(281)	(176)
Investment income earned on IDC funding	(339)	(1,433)
Right-of-use asset lease payments under IFRS 16 added back	(269)	(269)
Finance costs on lease liability	143	143
Straight-lining of lease income	(110)	600
Distribution income excluding non-permissible income	**73,849**	**64,997**
Distribution received in advance	166	175
Income distributed	**74,016**	**65,172**
Basic earnings and diluted earnings per unit (cents)	**427.2**	**19.3**
Headline earnings/(loss) and diluted headline earnings per unit (cents)	**317.6**	**(9.9)**
Distribution per unit including non-permissible income (cents)	**112.2**	**99.4**
Distribution per unit excluding non-permissible income (cents)	**110.7**	**98.1**
Weighted average units in issue	**66,730,234**	**66,233,781**
Units in issue at the end of the year (note 10)	**67,115,654**	**65,878,565**
Net Asset Value per unit (cents)	**2,703**	**2,391**

22 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:		
Within one year	21,897	80,666
Within two to five years	33,674	146,022
More than five years	22,844	17,096
	78,414	**243,784**

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		Mar-24 R '000	Mar-23 R '000
23	**Notes to cash flow statement - Distribution and non-permissible income**		
	Amounts unpaid at the beginning of the year	34,343	29,347
	Amounts declared during the year	73,849	64,997
	Distribution received in advance	166	175
	Amounts unpaid at the end of the year	(38,680)	(34,343)
	Distribution including non-permissible income	**69,679**	**60,177**
	Non-permissible income dispensed	(157)	272
	Distribution excluding non-permissible income	**69,522**	**60,449**
	Distribution in lieu of cash distribution	(28,274)	(38,358)
	Distribution paid in cash	**41,248**	**22,091**
24	**Taxation**		
	Profit for the year	285,072	12,762
	Tax at 27%	76,969	3,446
	Non-taxable amounts credited to profit*	(19,960)	(5,360)
	Non-deductible amounts debited to profit	(37,117)	19,775
	Deductible amounts not debited to profit	(73)	(73)
	Taxable amounts not credited to profit	33	56
	Tax before qualifying distribution	**19,852**	**17,844**
	Qualifying distribution	(19,984)	(17,597)
	Tax loss after qualifying distribution	**(132)**	**247**
	Taxable loss not carried forward	132	(247)
	Net tax payable	-	-
	*Non-taxable amounts represent fair value adjustments on investment properties and financial assets through profit and loss		
25	**Capital commitments**		
	Approved and contracted for	11,100	12,500
		11,100	**12,500**

As at 31 March 2024, the refurbishment project is in its final stages and nearing completion.

As per the latest available budget from the Quantity Surveyor, the estimated remaining cost of the refurbishment project is approximately R15.5million incl VAT. As mentioned in note 28, we are fully insured and this cost will be covered and paid for by the insurance company.

26 Events after the balance sheet date

The directors are not aware of any event subsequent to 31 March 2024 which are likely to have a material effect on the financial information contained in this report.

27 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.

NOTES TO THE CONSOLIDATED ANNUAL FINANCIAL STATEMENTS
for the year ended 31 March 2024

27 Financial risk management (continued)

	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	-	733,374	-	-	733,374
Current financial assets					
Trade receivables	8,608	-	-	-	8,608
Other receivables	5,680	-	-	-	5,680
Other financial assets at fair value through profit or loss	-	205,182	-	-	205,182
Cash and cash equivalents	6,307	-	-	-	6,307
Other short-term financial assets	-	9,692	-	-	9,692
Total financial assets	**20,595**	**948,248**	**-**	**-**	**968,843**
Non-current financial liabilities					
Lease liabilities			1,220		1,220
Current financial liabilities				-	
Trade payables	-	-	20,413	-	20,413
Accruals	-	-	341	-	341
Other payables	-	-	1,517	-	1,517
Unitholders for distribution	-	-	38,565	-	38,565
Non-permissible income available for dispensation	-	-	115	-	115
Lease liabilities			261		261
Total financial liabilities	**-**	**-**	**62,432**	**-**	**62,432**

NOTES TO THE CONSOLIDATED ANNUAL FINANCIAL STATEMENTS
for the year ended 31 March 2024

27 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 (2024: $30.3m; 2023: $26.0m) at the closing rate of exchange between ZAR and USD (2024: R18.97/$; 2023: R17.72/$).

Sensitivity analysis

As of 31 March 2024, 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 28.8 million (2023: R23.0 million) higher/lower than stated in the statement of financial position. Non-distributable reserve would have been R 28.8 million higher/lower (2023: R23.0 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 and concentration of foreign currency risk are managed.

Market risk: Cash flow interest rate risk

The Fund has cash on call (denominated in ZAR) which attracted an average variable interest rate of 5.2% during the period under review (2023: 4.9%). 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 2024, 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 R78,519 (2023: R82,730) 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 and concentration of interest rate risk on a regular basis. There were no borrowings or loans outstanding during the period under review which attracted interest exposure to the entity.

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 risk committee 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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27 Financial risk management (continued)
Market risk: Price risk (continued)

Sensitivity analysis

As of 31 March 2024, 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 R73.3 million (2023: R58.9 million) higher/lower than stated in the statement of financial position. Non-distributable reserve would have been R73.3 million higher/lower (2023: R58.9 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 2024:

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	-	575,385	-	575,385
Investment in Oasis Crescent International Property Equity Feeder Fund	-	157,989	-	157,989
Other financial assets at fair value through profit or loss				
Investment in Oasis Crescent Income Fund	-	205,182	-	205,182
Other short-term financial assets	-	9,692	-	9,692
Investment property				
Investment property	-	-	891,502	891,502

The following table presents the Fund's assets and liabilities that are measured at fair value at 31 March 2023:

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	-	460,180	-	460,180
Investment in listed property funds	1,677	-	-	1,677
Investment in Oasis Crescent International Property Equity Feeder Fund	-	126,765	-	126,765
Other financial assets at fair value through profit or loss				
Investment in Oasis Crescent Income Fund	-	191,983	-	191,983
Other short-term financial assets	-	9,038	-	9,038
Investment property				
Investment property	-	-	818,554	818,554

NOTES TO THE CONSOLIDATED ANNUAL FINANCIAL STATEMENTS
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27 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 UK 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 Crescent Wealth UK Limited, the management company of the Fund, not listed on the UK 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 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 6%, 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 2024 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 10.25% (2023: 8.5% and 10.25%). Changes in the capitalisation rate attributable to changes in market conditions can have a significant impact on property valuations. The valuation of investment properties may also be influenced by changes in vacancy rates.

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27 Financial risk management (continued)

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% (2023: 13.50%) was used and a capitalistion rate of 8.50% (2023: 8.50%). The calculation takes into account a vacancy factor of 2.5% (2023: 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 2.5% at 31 March 2024 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 8.50% (2023: 9.00%) with 2.5% (2023: 2.5%) 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% (2023: 13.50%) was used and a capitalistion rate of 9.00% (2023: 9.00%). The calculation takes into account 1.5% (2023: 1.5%) vacancy factor. 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 9.0% to 10.25% (2023: 9.0% to 10.25%). 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 2024 was 1.2% (2023:1.2%). 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-24 R '000	Mar-23 R '000
Increase in fair value if capitalisation rates are decreased by 0.5%	54,361	46,253
Decrease in fair value if capitalisation rates are increased by 0.5%	(48,522)	(54,945)

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.

NOTES TO THE CONSOLIDATED ANNUAL FINANCIAL STATEMENTS
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27 Financial risk management (continued)
Credit Risk (continued)

The Fund's maximum exposure to credit risk at 31 March 2024 and 31 March 2023 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 risk committee 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 2024:

Credit rating			Carrying value in Statement of Financial position
	P-1.za*	Not rated	
	R'000	R'000	R'000
Trade and other receivables	-	8,608	8,608
Cash and cash equivalents	6,307	-	6,307

* Moody's rating

The following table provides information regarding the aggregated risk exposure for financial assets with external ratings as at 31 March 2023:

Credit rating			Carrying value in Statement of Financial position
	P-1.za*	Not rated	
	R'000	R'000	R'000
Trade and other receivables	-	10,978	10,978
Cash and cash equivalents	5,981	-	5,981

* Moody's rating

The Fund holds net deposits from tenants with a carrying value of R9,692,000 (2023: R9,038,000) 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 0.85% (2023: 1.14%) on rental and related income. 90.5% (2023: 94.0%) 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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27. 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:

	2024				
	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	-	-	9,096	9,096	-
Cash and cash equivalents	6,307	-	-	-	6,307

	2023				
	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	-	-	8,199	8,199	-
Cash and cash equivalents	5,981	-	-	-	5,981

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

	Mar-24 R '000	Mar-23 R '000
Opening balance	8,199	7,219
Movement	897	980
Provision for receivables impairment	897	980
Bad debts recovered	-	-
Bad debts written off	-	-
Closing balance	**9,096**	**8,199**
Reconciliation to amount recognised in consolidated statement of comprehensive income (note 20)		
Movement in provision for impairment of trade receivables	**897**	**980**

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 risk committee of the Manager monitors 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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27 Financial risk management (continued)

Impairment history (continued)

At 31 March 2024	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*	8,608	-	-	-	8,608
Other receivables*	5,453	-	-	-	5,453
Other financial assets at fair value through profit or loss	205,182	-	-	-	205,182
Other short-term financial assets	-	9,692	-	-	9,692
Cash and cash equivalents*	6,307	-	-	-	6,307
Total financial assets	**225,550**	**9,692**	**-**	**-**	**235,242**
Financial liabilities					
Trade payables*	11,410	9,003	-	-	20,413
Accruals*	-	341	-	-	341
Unitholders for distribution*	-	38,565	-	-	38,565
Non-permissible income for dispensation*	115	-	-	-	115
Other payables*	-	-	-	-	-
Lease liabilities		261	1,220		1,481
Total financial liabilities	**11,525**	**48,170**	**1,220**	**-**	**60,915**

At 31 March 2023	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*	10,978	-	-	-	10,978
Other receivables*	6,013	-	-	-	6,013
Other financial assets at fair value through profit or loss	191,983	-	-	-	191,983
Other short-term financial assets	-	9,038	-	-	9,038
Cash and cash equivalents*	5,981	-	-	-	5,981
Total financial assets	**214,955**	**9,038**	**-**	**-**	**223,993**
Financial liabilities					
Trade payables*	9,591	7,030	-	-	16,621
Accruals*	-	297	-	-	297
Unitholders for distribution*	-	34,071	-	-	34,071
Non-permissible income for dispensation*	272	-	-	-	272
Other payables*	16,963	-	-	-	16,963
Lease liabilities		132	1,325		1,457
Total financial liabilities	**26,826**	**41,530**	**1,325**	**-**	**69,681**

* 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
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27 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 risk committee of the Manager monitors the Fund's exposure to the concentration of capital risk on a monthly basis in order to ensure sufficient diversification.

28 Related party transactions and balances

28.1 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 Crescent Wealth UK 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 Crescent Wealth UK 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.

28.2 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 2024

28 Related party transactions and balances (continued)

		Mar-24 R '000	Mar-23 R '000
28.3	**Related party transactions**		
	Service charge paid to Oasis Crescent Property Fund Managers Limited	6,558	6,328
	Property management fees paid to Oasis Crescent Property Fund Managers Limited	1,859	1,526
	Rental and related income from Oasis Group Holdings (Pty) Limited at The Ridge@Shallcross	599	288
	Rental and related income from Oasis Group Holdings (Pty) Limited at 24 Milner Road	1,254	1,172
	Letting commission paid to Oasis Crescent Property Company (Pty) Limited for securing tenants	1,329	1,242
	Property related expenses paid to Oasis Crescent Property Company (Pty) Limited	1,416	1,324
	Consulting fees paid to Abli Property Developers (Pty) Limited for consulting services on capital projects	2,799	2,616
	Property related expenses paid to Oasis Group Holding (Pty) Limited and fees paid for services on Capital Projects	6,293	5,881
	Investment management fees paid to Oasis Asset Management Limited	16	63
	Related party balances		
	Trade payables to Oasis Crescent Property Fund Managers Limited	(1,416)	(1,128)
	Trade payables to Oasis Group Holdings (Pty) Limited	(3,700)	(3,244)
	Trade payables to Oasis Asset Management Limited	13	(3)
	Trade payables to Abli Property Developers (Pty) Limited	(293)	(744)
		(5,395)	**(5,120)**
	Current assets	13	-
	Current liabilities	(5,408)	(5,120)
		(5,395)	**(5,120)**

Directors of the management company have direct and indirect interest in the fund totalling 8,342,853 (2023: 8,321,053) units or 12.4%. (2023: 12.6%).

29 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% (2023: 100%). The principal activities of the subsidiary is property investment and development.

30 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:

Tenant	Segment	Mar-24 R '000	Mar-23 R '000
1	Office	11,768	11,101
2	Industrial	21,612	21,203
3	Retail	12,349	11,541
		45,729	**43,845**

NOTES TO THE CONSOLIDATED ANNUAL FINANCIAL STATEMENTS
for the year ended 31 March 2024

30 Segmental analysis 2024

	Retail	Offices	Industrial	Investments	Corporate	Total
	R '000					
Segment revenue						
Property income						
Rental income	31,014	13,005	29,003	-	-	73,022
Recoveries	3,987	3,822	9,456	-	-	32,440
Rental and related income	**35,001**	**16,827**	**38,458**	**-**	**-**	**105,461**
Income from investments (excluding non-permissible income and fair value adjustments)						
Dividend income - offshore	-	-	-	14,965	-	14,965
Permissible investment income - domestic	-	-	-	10,715	-	10,715
Income before straight-lining of lease income	**-**	**-**	**-**	**25,680**	**-**	**25,680**
Straight-lining of lease income	857	857	(2,244)	-	-	110
Income	**35,858**	**17,684**	**36,215**	**25,680**	**-**	**131,251**
Segment expense						
Property expenses (excluding Provision for receivables impairment)	25,658	7,237	14,878	-	-	47,772
Provision for receivables impairment	1,114	(222)	5	-	-	897
Service charges	-	-	-	-	6,558	6,558
Other operating expenses	-	-	-	16	1,115	1,131
Expenses	**26,772**	**7,015**	**14,883**	**16**	**7,673**	**56,357**
Net income from rentals and investments	**9,087**	**10,669**	**21,332**	**25,665**	**(7,673)**	**74,894**
Fair value adjustment to investment properties excluding straight-lining of lease income	24,589	10,272	38,284	-	-	73,145
Profit for the year before fair value adjustments to financial assets	**33,676**	**20,941**	**59,616**	**25,665**	**(7,673)**	**148,039**
Fair value adjustments on financial assets						
Fair value adjustments on financial assets at fair value through profit or loss	-	-	-	129,731	-	129,731
Fair value adjustments on other financial assets at fair value through profit or loss	-	-	-	7,493	-	7,493
Fair value adjustments on other short-term financial assets	-	-	-	281	-	281
Total fair value adjustments	**-**	**-**	**-**	**137,504**	**-**	**137,504**
Finance Costs			(143)			(143)
Operating profit/(loss) for the year	**33,676**	**20,941**	**59,473**	**163,169**	**(7,673)**	**285,400**
Net finance income						
Non-permissible investment income	-	-	-	-	682	682
Non-permissible income dispensed	(327)	-	-	-	(682)	(1,010)
Net non-permissible income	**(327)**	**-**	**-**	**-**	**-**	**(327)**
Net profit/(loss) for the year	**33,349**	**20,941**	**59,473**	**163,169**	**(7,673)**	**280,072**

	Retail	Offices	Industrial	Investments	Corporate	Total
Segment assets	R '000					
Investment properties	379,119	159,300	353,084	-	-	891,502
Property, plant and equipment	439	-	-	-	-	439
Straight-line lease accrual non-current	9,260	1,644	739	-	-	11,643
Straight-line lease accrual current	(319)	133	477	-	-	291
Financial assets at fair value through profit or loss	-	-	-	733,374	-	733,374
Other short term financial assets	4,212	792	4,687	-	-	9,692
Trade receivables	4,386	2,374	2,816	-	(968)	8,608
Other receivables	1,945	313	1,231	4,156	1,593	9,237
Other financial assets at fair value through profit or loss	-	-	-	205,182	-	205,182
Cash and cash equivalents	-	-	-	6,307	-	6,307
Total segment assets	**399,042**	**164,556**	**363,034**	**949,019**	**624**	**1,876,275**
Segment liabilities						
Lease liability non-current			1,220			1,220
Lease liability current			261			261
Trade payables	10,916	1,847	6,564	-	1,086	20,413
Accruals	47	22	73	-	198	341
Other payables	1,172	416	677	-	(747)	1,517
Unitholders for distribution	-	-	-	-	38,565	38,565
Non-permissible income available for dispensation	-	-	-	-	115	115
Total segment liabilities	**12,135**	**2,285**	**8,795**	**-**	**39,217**	**62,432**
Net current segment assets/(liabilities)	**(1,911)**	**1,327**	**1,636**	**215,645**	**(38,592)**	**178,105**
Capital expenditure incurred (incl. Property, plant and equipment)	**34,354**	**-**	**12**	**-**	**-**	**5,892**

NOTES TO THE CONSOLIDATED ANNUAL FINANCIAL STATEMENTS
for the year ended 31 March 2024

30 Segmental analysis 2023

	Retail	Offices	Industrial	Investments	Corporate	Total
	R '000					
Segment revenue						
Property income						
Rental income	20,944	13,179	29,733	-	-	63,857
Recoveries	11,655	2,999	7,579	-	-	22,233
Rental and related income	**32,599**	**16,178**	**37,313**	**-**	**-**	**86,090**
Income from investments (excluding non-permissible income and fair value adjustments)						
Dividend income - offshore	-	-	-	13,917	-	13,917
Permissible investment income - domestic	-	-	-	9,859	-	9,859
Income before straight-lining of lease income	**-**	**-**	**-**	**23,776**	**-**	**23,776**
Straight-lining of lease income	347	779	(1,726)	-	-	(600)
Income	**32,947**	**16,956**	**35,587**	**23,776**	**-**	**109,266**
Segment expense						
Property expenses (excluding Provision for receivables impairment)	16,781	5,414	12,283	-	-	34,478
Provision for receivables impairment	199	(40)	821	-	-	980
Service charges	-	-	-	-	6,328	6,328
Other operating expenses	-	-	-	63	1,009	1,072
Expenses	**16,980**	**5,374**	**13,104**	**63**	**7,337**	**42,858**
Net income from rentals and investments	**15,967**	**11,582**	**22,483**	**23,713**	**(7,337)**	**66,408**
Fair value adjustment to investment properties excluding straight-lining of lease income	9,455	4,234	5,614	-	-	19,303
Profit for the period before fair value adjustments to financial assets	**25,422**	**15,816**	**28,097**	**23,713**	**(7,337)**	**85,711**
Fair value adjustments on financial assets						
Fair value adjustments on financial assets at fair value through profit or loss	-	-	-	(76,786)	-	(76,786)
Fair value adjustments on other financial assets at fair value through profit or loss	-	-	-	4,113	-	4,113
Fair value adjustments on other short-term financial assets	-	-	-	176	-	176
Total fair value adjustments	**-**	**-**	**-**	**(72,497)**	**-**	**(72,497)**
Finance Costs			(143)			(143)
Operating profit for the year	**25,422**	**15,816**	**27,954**	**(48,784)**	**(7,337)**	**13,071**
Net finance income						
Non-permissible investment income	-	-	-	-	562	562
Non-permissible income dispensed	(309)	-	-	-	(562)	(871)
Net non-permissible income	**(309)**	**-**	**-**	**-**	**-**	**(309)**
Net profit for the year	**25,113**	**15,816**	**27,954**	**(48,784)**	**(7,337)**	**12,762**

	Retail	Offices	Industrial	Investments	Corporate	Total
Segment assets	R '000					
Investment properties	330,712	150,103	337,739	-	-	818,554
Property, plant and equipment	126	-	-	-	-	126
Straight-line lease accrual non-current	6,365	920	2,005	-	-	9,290
Straight-line lease accrual current	1,080	-	1,455	-	-	2,535
Financial assets at fair value through profit or loss	-	-	-	588,622	-	588,622
Other short term financial assets	4,351	597	4,090	-	-	9,038
Trade receivables	6,546	217	2,172	-	2,042	10,978
Other receivables	1,945	313	1,231	5,022	1,019	9,529
Other financial assets at fair value through profit or loss	-	-	-	191,983	-	191,983
Money market instruments	-	-	-	-		-
Cash and cash equivalents	-	-	-	5,981	-	5,981
Total segment assets	**351,125**	**152,151**	**348,691**	**791,608**	**3,061**	**1,646,636**
Segment liabilities						
Lease liability non-current			1,325			1,325
Lease liability current			132			132
Trade payables	(5,879)	(393)	(371)	-	23,264	16,621
Accruals	(0)	9	-	-	288	297
Other payables	58,177	104,161	95,280	-	(238,650)	18,968
Unitholders for distribution	-	-	-	-	34,071	34,071
Non-permissible income available for dispensation	-	-	-	-	272	272
Total segment liabilities	**52,299**	**103,776**	**96,366**	**-**	**(180,755)**	**71,686**
Net current segment assets/(liabilities)	**(38,376)**	**(102,649)**	**(86,093)**	**202,986**	**183,816**	**159,683**
Capital expenditure incurred (incl. Property, plant and equipment)	**28,365**	**-**	**161**	**-**	**-**	**28,526**

SEPARATE STATEMENT OF FINANCIAL POSITION
for the year ended 31 March 2024

	Notes	Mar-24 R '000	Mar-23 R '000
ASSETS			
Non-current assets		**1,630,801**	**1,413,278**
Investment properties	2	828,487	759,069
Property, plant and equipment	3	439	126
Straight-line lease accrual	2	11,501	8,461
Investment in subsidiary	30	57,000	57,000
Financial assets at fair value through profit or loss	4	733,374	588,622
Current assets		**235,327**	**230,519**
Trade receivables	5	7,711	10,768
Other receivables	6	9,083	9,130
Loans to related parties		-	1,717
Straight-line lease accrual	2	(203)	2,535
Other financial assets at fair value through profit or loss	7	205,182	191,983
Other short-term financial assets	8	9,255	8,637
Cash and cash equivalents	9	4,299	5,749
Total assets		**1,866,128**	**1,643,797**
UNITHOLDERS' FUNDS AND LIABILITIES			
Unitholders' funds		**1,804,092**	**1,573,155**
Capital of the Fund	10	970,718	943,046
Retained income		55,152	39,358
Other reserves	11	433,672	364,158
Fair value movements on financial assets reserve	12	344,550	226,593
Non-current liabilities			
Lease liability	13	1,101	1,325
Current liabilities		**60,935**	**69,317**
Trade payables	14	18,770	15,559
Accruals	15	280	287
Other payables	16	1,557	18,975
Lease liability	13	224	120
Distribution payable to Unit Holders		38,565	34,071
Loans from related parties		1,424	-
Non-permissible income available for dispensation		115	305
Total unitholders' funds and liabilities		**1,866,128**	**1,643,797**

SEPARATE STATEMENT OF COMPREHENSIVE INCOME
for the year ended 31 March 2024

	Notes	Mar-24 R '000	Mar-23 R '000
Property portfolio revenue and income		**125,141**	**106,993**
Rental income	17	68,663	60,703
Property related revenue	18	30,517	21,020
Income from investments (excluding non-permissible income and fair value adjustments)	19	25,660	26,698
Straight-lining of lease income	2	301	(1,428)
Expenses	20	**54,172**	**41,368**
Property expenses		46,485	33,969
Service charges		6,558	6,328
Other operating expenses		1,129	1,071
Net income from rentals and investments		**70,969**	**65,625**
Fair value adjustment to investment properties excluding straight-lining of lease income		**69,213**	**20,946**
Fair value adjustment to investment properties	2	69,514	19,518
Straight-lining of lease income	2	(301)	1,428
Profit for the year before fair value adjustments to financial assets and realised gains		**140,182**	**86,571**
Fair value adjustments and realised gains/(losses) to investments		**137,488**	**(72,496)**
Fair value adjustments on financial assets at fair value through profit or loss		129,795	(76,785)
Fair value adjustments on other financial assets at fair value through profit or loss		7,493	4,113
Fair value adjustments on other short-term financial assets		200	176
Operating profit for the year		**277,670**	**14,075**
Finance costs	13	(130)	(140)
Net profit before non-permissible income		**277,540**	**13,935**
Net non-permissible income		**(425)**	**(333)**
Non-permissible investment income		585	538
Non-permissible income dispensed		(1,010)	(871)
Net profit for the year		**277,115**	**13,602**
Other comprehensive income		-	-
Total comprehensive income for the year		**277,115**	**13,602**
Basic and diluted earnings per unit (cents)	21	**415.3**	**20.5**

SEPARATE STATEMENT OF CHANGES IN UNITHOLDERS' FUNDS
for the year ended 31 March 2024

	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 31 March 2022	**933,060**	**308,759**	**344,640**	**28,105**	**1,614,564**
Net profit for the year ended 31 March 2023	-	-	-	13,602	13,602
Issue of units	38,358	-	-	-	38,358
Transaction costs for issue of new units	(346)	-	-	-	(346)
Cancellation of units bought back	(27,827)	-	-	-	(27,827)
Transaction costs for unit buy back	(24)	-	-	-	(24)
Fair value adjustment on investment properties transferred to non distributable reserve	-	-	19,518	(19,518)	-
Fair value movements on financial assets transferred to non distributable reserve	-	(76,785)	-	76,785	-
Realised loss on sale of listed equity investment transferred to retained income		(5,381)		5,381	
Distribution received in advance	(175)	-	-	175	-
Distribution to unitholders	-	-	-	(65,173)	(65,173)
Balance at 31 March 2023	**943,046**	**226,593**	**364,158**	**39,358**	**1,573,155**
Net profit for the year ended 31 March 2024	-	-	-	277,115	277,115
Issue of units	28,274	-	-	-	28,274
Transaction costs for issue of new units	(436)	-	-	-	(436)
Fair value adjustment on investment properties transferred to non distributable reserve	-	-	69,514	(69,514)	-
Fair value movements on financial assets transferred to non distributable reserve	-	129,795	-	(129,795)	-
Realised loss on sale of listed equity investment transferred to retained income		(11,838)		11,838	-
Distribution received in advance	(166)	-	-	166	-
Distribution to unitholders	-	-	-	(74,016)	(74,016)
Balance at 31 March 2024	**970,718**	**344,550**	**433,672**	**55,152**	**1,804,092**
Notes	10	12	11		

Distributions declared during the year amounted to 110.7 cents (2023: 98.1 cents) per unit.

SEPARATE STATEMENT OF CASH FLOWS
for the year ended 31 March 2024

	Notes	Mar-24 R'000	Mar-23 R'000
CASH FLOWS FROM OPERATING ACTIVITIES			
Net profit for the year		**277,115**	**13,602**
Adjusted for:			
Non-permissible investment income received		(585)	(538)
Depreciation	20	72	51
Finance cost	13	130	140
Provision for receivables impairment	27.1	897	980
Straight-line lease accrual	2	(301)	1,428
Fair value adjustment on financial assets at fair value through profit or loss	4	(129,795)	76,785
Fair value adjustment on other financial assets at fair value through profit or loss and other short-term financial assets	7,8	(7,693)	(4,289)
Fair value adjustment on investment properties excluding straight-lining of lease income	2	(69,213)	(20,946)
Movement in lease incentives	2	3,681	(2,666)
Net operating cash flow before changes in working capital		**74,308**	**64,547**
(Increase) / decrease in current assets			
Trade receivables		3,057	7,935
Other receivables		47	(3,695)
(Decrease) / increase in current liabilities			
Trade payables		3,211	780
Accruals		(7)	14
Other payables		(15,477)	(73,234)
Cash generated from/(used in) operations		**65,139**	**(3,653)**
Non-permissible investment income received		585	538
Cash distributed to unitholders	23	(41,082)	(13,632)
Non-permissible income dispensed	23	(190)	305
Net cash inflow/(outflow) from operating activities		**24,452**	**(16,442)**
CASH FLOWS FROM INVESTING ACTIVITIES			
Acquisition of financial assets at fair value through profit or loss	4	(14,957)	(827)
Acquisition of other financial assets at fair value through profit or loss	7	(44,855)	(163,148)
Capital expenditure on investment properties	2	(5,495)	(28,474)
Capital expenditure on property, plant and equipment	3	(385)	(45)
Acquisition of other short-term financial assets	8	(1,543)	(452)
Proceeds from disposal of other short term financial assets at fair value through profit or loss and other short term financial assets	8,9	40,274	140,198
Proceeds from disposal of financial assets at fair value through profit or loss	4	1,750	-
Net cash (outflow) from investing activities		**(25,212)**	**(52,748)**
CASH FLOWS FROM FINANCING ACTIVITIES			
Payment of lease liabilities		(255)	(255)
Buy back of units from unitholders		-	(29,891)
Transaction cost for buying back of units		-	(24)
Transaction cost for issue of new units		(436)	(346)
Net cash outflow from financing activities		**(691)**	**(30,516)**
NET (DECREASE) IN CASH AND CASH EQUIVALENTS		**(1,450)**	**(99,706)**
CASH AND CASH EQUIVALENTS			
At the beginning of the year		5,749	105,455
At the end of the year	9	**4,299**	**5,749**

NOTES TO THE SEPARATE ANNUAL FINANCIAL STATEMENTS
for the year ended 31 March 2024

1. Accounting policies

The principal accounting policies applied in the preparation of these separate 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 separate 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), 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 separate 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.

These separate 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.
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.

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.

Property, plant and equipment
The cost of an item of property, plant and equipment are 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.

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.

NOTES TO THE SEPARATE ANNUAL FINANCIAL STATEMENTS
for the year ended 31 March 2024

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 and performance obligation is recognised 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; or
- Financial assets through other comprehensive income (OCI)

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

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.

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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 semiannually 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 separate 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 market rentals (at the date of the statement of financial position) 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
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

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

In the current year, the company has adopted the following standards and interpretations that are effective for the current financial year and that are relevant to its operations:
Disclosure of accounting policies: Amendments to IAS 1 and IFRS Practice Statement 2.
IAS 1 was amended to require that only material accounting policy information shall be disclosed in the annual financial statements. The amendment will not result in changes to measurement or recognition of financial statement items, but management will undergo a review of accounting policies to ensure that only material accounting policy information is disclosed.
The effective date of the amendment is for years beginning on or after 01 January 2023.
The company has adopted the amendment for the first time in the 2024 annual financial statements

1.15 Investments in subsidiaries

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

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		Mar-24 R '000	Mar-23 R '000
2	**Investment properties**		
	At valuation	839,785	770,065
	Straight-line lease accrual	(11,298)	(10,996)
		828,487	**759,069**
	Straight-line lease accrual		
	Current asset	(203)	2,535
	Non-current assets	11,501	8,461
		11,298	10,996
	Movement in investment properties		
	Carrying value at the beginning of the year	759,069	713,006
	Subsequent capitalised expenditure	5,495	28,474
	Movement in lease incentives	(5,290)	(3,357)
	Fair value adjustment to investment properties excluding straight-lining of lease income	69,213	20,946
	Revaluation (note 11)	69,514	19,518
	Change in straight-line lease accrual	(301)	1,428
	Carrying value at the end of the year	**828,487**	**759,069**

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 2024. 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. As at 31 March 2024, The Ridge refurbishment project is nearing its completion and the spend to date for reinstatement and betterment is R154.1m of which R126.9m is covered by insurance for reinstatement and R27.2m has been spent on betterment and is included in the capital expenditure.

		Mar-24 R '000	Mar-23 R '000
3	**Property, plant and equipment**		
	Building equipment		
	Cost	1,464	1,099
	Accumulated depreciation	(1,025)	(973)
	Carrying value	**439**	**126**
	Reconciliation of property, plant and equipment		
	Building equipment		
	Opening carrying value	126	132
	Additions	385	45
	Depreciation	(72)	(51)
	Closing carrying value	**439**	**126**
4	**Financial assets at fair value through profit or loss**		
	Carrying value at the beginning of the year	588,622	664,580
	Additions	14,957	827
	Fair value adjustment recognised in profit and loss (note 13)	129,795	(76,785)
	Carrying value at the end of the year	**733,374**	**588,622**

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		Mar-24 R '000	Mar-23 R '000
4.	**Financial assets at fair value through profit or loss (continued)**		
4.1	The US Dollar value of the investments in Oasis Crescent Global Property Equity Fund is as follows:		
	Units held	**3,500,184**	**3,404,238**
	Ex-dividend price in US Dollars	8.666	7.628
	US Dollar value of the investment	**30,334**	**25,968**
	Rand / US Dollar exchange rate	18.9681	17.7211
	Closing value of the investment	**575,385**	**460,180**
4.2	Investments in listed property instruments		
	At fair value	-	**1,677**
	Movement for the year		
	Carrying value at the beginning of the year	1,677	16,176
	Disposals	(1,750)	(10,476)
	Fair value adjustment	73	(4,023)
	Carrying value at the end of the year	-	**1,677**

The fair values of these investments are based on the closing price on the JSE at 31 March 2024. Please refer to Note 28 for details regarding fair value estimation.

		Mar-24 R '000	Mar-23 R '000
4.3	Investments in Oasis Crescent International Property Equity Feeder Fund		
	At fair value	**157,989**	**126,765**
	Movement for the year		
	Carrying value at the beginning of the year	126,765	144,249
	Additions	2,976	133
	Fair value adjustment	28,248	(17,617)
	Carrying value at the end of the year	**157,989**	**126,765**

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 year ending 31 March 2024.

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.

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		Mar-24 R '000	Mar-23 R '000
5	**Trade receivables**		
	Recoveries	3,244	3,905
	SASRIA Insurance claim receivable	(1,091)	2,111
	Accounts receivable	13,981	12,278
	Provision for receivables impairment (note 28.1)	(8,423)	(7,526)
		7,711	**10,768**

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 2024

Expected credit loss:	**ECL %**	**Gross carrying amount R '000**	**Impairment allowance R '000**	**Net carrying amount R '000**
Current - 30 days past due:	10	1,128	107	1,021
31 - 90 days past due:	88	298	264	35
More than 91 days past due:	69	11,633	8,052	3,581
		13,059	8,423	4,636

At 31 March 2023

Expected credit loss:	**ECL %**	**Gross carrying amount R '000**	**Impairment allowance R '000**	**Net carrying amount R '000**
Current - 30 days past due:	2	9,079	162	8,917
31 - 90 days past due:	57	546	312	234
More than 91 days past due:	81	8,669	7,052	1,618
		18,294	7,526	10,768

		Mar-24	Mar-23
6	**Other receivables**		
	Deposits	1,288	982
	Accrued dividends	4,156	5,022
	VAT receivable	373	889
	Prepayments	3,266	2,237
		9,083	**9,130**

		Mar-24	Mar-23
7	**Other financial assets at fair value through profit or loss**		
	Carrying value at the beginning of the year	191,983	168,412
	Additions	44,855	163,148
	Disposals	(39,149)	(143,690)
	Fair value adjustments recognised in profit or loss	7,493	4,113
	Carrying value at the end of the year	**205,182**	**191,983**

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-24 R '000	Mar-23 R '000
8	**Other short-term financial assets**		
	Carrying value at the beginning of the year	8,637	8,134
	Additions	1,543	452
	Disposals	(1,125)	(125)
	Fair value adjustments recognised in profit or loss	200	176
	Carrying value at the end of the year	**9,255**	**8,637**

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-24 R '000	Mar-23 R '000
9	**Cash and cash equivalents**		
	Deposits at banks	4,299	5,749
		4,299	**5,749**

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

9.1 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-24 R '000	Mar-23 R '000
Credit rating		
P-1.za*	4,299	5,749
	4,299	**5,749**

* Moody's rating

		Mar-24 R '000	Mar-23 R '000
10	**Capital of the Fund**		
	Balance as at 31 March	970,718	943,046
	Units in issue at 31 March 2024 : 67,115,654 (2023 : 65,878,565) with no par value		
	Movement in units ('000)		
	Balance as at 01 April	65,879	66,265
	Issue of units	1,237	1,627
	Units bought back and delisted	-	(2,013)
	Balance as at 31 March	67,116	65,879

In the current reporting period, the Fund issued 1.237 million units upon reinvestment of distributions. 0.748 million units were issued in June 2023 at 2,391 cents per unit and 0.489 million units were issued in December 2023 at 2,423 cents per unit.

		Mar-24 R '000	Mar-23 R '000
11	**Other reserves**		
	Valuation reserve *		
	Balance at the beginning of the year	349,743	330,225
	Transfer to valuation reserve	69,514	19,518
	Balance at the end of the year	**419,257**	**349,743**
	* 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	**433,672**	**364,158**

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		Mar-24 R '000	Mar-23 R '000
12	**Financial assets reserve**		
	Balance at the beginning of the year	226,593	308,759
	Fair value adjustments on financial assets at fair value through profit or loss	129,796	(76,785)
	Realised (gain) on disposal	(11,838)	(5,381)
	Balance at the end of the year	**344,550**	**226,593**

13 Lease liability

The Fund holds a 5 year lease as a lessee in relation to parking premises at Oasis Airport City. The lease commenced on 1 August 2023 and ends 31 July 2028.

The Fund also holds a 10 year 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.

	Mar-24 R '000	Mar-23 R '000
Finance costs on lease liabilities		
Interest expense on lease liabilities	130	140
The maturity analysis of lease liabilities is as follows:		
Within one year	250	250
Two to five years	1,709	1,710
Total lease commitment	1,959	1,960
Less finance charges component	(635)	(515)
Lease liability	**1,325**	**1,445**
Non-current	1,101	1,325
Current	224	120
Lease liability	**1,325**	**1,445**

		Mar-24 R '000	Mar-23 R '000
14	**Trade payables**		
	Trade payables:		
	- Creditors control	8,346	7,034
	- Tenant deposits	8,601	6,627
	- Municipal charges	1,823	1,898
		18,770	**15,559**
15	**Accruals**		
	- Audit fees	167	180
	- Valuation costs	105	97
	- Other	8	10
		280	**287**
16	**Other payables**		
	IDC Funding	-	16,963
	Rent received in advance	1,517	2,005
	Airport City development fee accruals	40	7
		1,557	**18,975**

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		Mar-24 R '000	Mar-23 R '000
17	**Rental income**		
	Rental income		
	Property rental	72,368	64,449
	Lease incentives	(3,705)	(3,746)
		68,663	60,703

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.

		Mar-24 R '000	Mar-23 R '000
18	**Property related revenue**		
	Recoveries	30,517	21,020
		30,517	**21,020**
19	**Income from investments**		
	All investment income excludes non-permissible income.		
	Dividend received - local	-	2,922
	Dividend received - offshore	14,965	13,917
	Distribution received from investments in listed property	498	587
	Permissible investment income	10,197	9,272
		25,660	**26,698**
20	**Operating profit - expenses by nature**		
	Operating profit is stated after charging:		
	Property expenses *	46,485	33,969
	- Advertising and promotions	259	1,057
	- Cleaning	1,347	470
	- Consulting fees	4	-
	- Depreciation	72	51
	- Insurance	1,104	840
	- Legal fees	189	94
	- Municipal charges	30,545	21,949
	- Other expenses	2,632	2,231
	- Property management fees	2,386	2,123
	- Provision for receivables impairment and write offs (Note 28.1)	897	980
	- Repairs and maintenance	1,964	1,137
	- Salaries	676	602
	- Security	4,410	2,435
	Service charge (Note 21.1)	6,558	6,328
	Other operating expenses	1,129	1,071
	- Audit fee	294	280
	- Designated advisor fee	332	179
	- Investment management fee	15	63
	- Trustee fee	179	179
	- Printing and publishing	8	42
	- Other operating expenses	301	328
	Total expenses	**54,172**	**41,368**

* Property expenses amounting to R2,980,000 (2023: R2,150,000) were not recovered from tenants due to vacancies.

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	Mar-24 R '000	Mar-23 R '000

20.1 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.

21 Basic and headline earnings per unit

Basic earnings per unit

Basic earnings per unit was 415.3 cents for the year ended 31 March 2024 (2023: 20.5 cents). The calculation of the basic earnings per unit is based on 66,730,234 (2023: 66,233,781) weighted average units in issue at the end of the year and net profit of R277.1 million (2023: R13.6 million).

Headline earnings per unit

Headline earnings/(loss) per unit was 317.6 cents for the year ended 31 March 2024 (2023: (9.9) cents). The calculation of the headline earnings per unit is based on 66,730,234 (2023: 66,233,781) weighted average units in issue during the year and headline earnings/(loss) of R207.9 million (2023: (R7.3) million).

21.1 Headline earnings and distribution income reconciliation

	Mar-24	Mar-23
Basic earnings before non-permissible income adjustment	**277,540**	**13,935**
Non-permissible investment income	585	538
Basic earnings after non-permissible income adjustment	**278,125**	**14,473**
Non-permissible income dispensed	(1,010)	(871)
Basic earnings	**277,115**	**13,602**
Adjusted for:		
Fair value adjustment to investment properties	(69,213)	(20,946)
Headline earnings	**207,902**	**(7,344)**
Adjusted for:		
Fair value adjustments on financial assets at fair value through profit or loss	(129,795)	76,785
Fair value adjustments on other financial assets at fair value through profit or loss	(7,493)	(4,113)
Fair value adjustments on other short-term financial assets	(200)	(176)
Right-of-use asset lease payments under IFRS 16 added back	(255)	(255)
Investment income earned on IDC funding	(339)	(1,433)
Finance costs on lease liability	130	140
Straight-lining of lease income	(301)	1,428
Distribution income excluding non-permissible income	**69,649**	**65,032**
Distribution received/(paid) in advance	166	175
Income distributed	**69,815**	**65,207**
Basic earnings and diluted earnings per unit (cents)	**415.3**	**20.5**
Headline earnings / (loss) and diluted headline earnings per unit (cents)	**311.6**	**(11.1)**
Distribution per unit including non-permissible income (cents)	**105.9**	**99.5**
Distribution per unit excluding non-permissible income (cents)	**104.4**	**98.2**
Weighted average units in issue	**66,730,234**	**66,233,781**
Units in issue at the end of the year (note 11)	**67,115,654**	**65,878,565**
Net Asset Value per unit (cents)	**2,688**	**2,388**

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		Mar-24 R '000	Mar-23 R '000
21	**Basic and headline earnings per unit (continued)**		
22	**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-24 R '000	Mar-23 R '000
Within one year	21,897	80,666
Within two to five years	28,554	146,022
More than five years	22,844	17,096
	73,295	**243,784**

23 Notes to cash flow statement - Distribution and non-permissible income

	Mar-24 R '000	Mar-23 R '000
Amounts unpaid at the beginning of the year	34,376	29,347
Amounts declared during the year	73,849	64,997
Distribution received in advance	166	175
Amounts unpaid/(paid) at the end of the year	(38,680)	(34,376)
Distribution including non-permissible income	**69,711**	**60,143**
Non-permissible income dispensed	(190)	305
Distribution excluding non-permissible income	**69,521**	**60,448**
Distribution in lieu of cash distribution	(28,274)	(38,358)
Distribution paid in cash	**41,247**	**22,090**

24 Taxation

	Mar-24 R '000	Mar-23 R '000
Profit for the year	277,115	13,602
Tax at 27%	74,821	3,673
Non-taxable amounts credited to profit*	(18,950)	(5,580)
Non-deductible amounts debited to profit	(37,168)	19,997
Deductible amounts not debited to profit	(69)	(69)
Taxable amounts not credited to profit	33	56
Tax before qualifying distribution	**18,667**	**18,077**
Qualifying distribution	(18,850)	(17,606)
Tax loss after qualifying distribution	**(183)**	**471**
Taxable loss not carried forward	183	(471)
Net tax payable	-	-

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

25 Capital commitments

	Mar-24 R '000	Mar-23 R '000
Approved and contracted for	11,100	12,500
	11,100	**12,500**

As at 31 March 2024, the refurbishment project is nearing its completion. The project is in its final stages and nearing completion. As per the latest available budget from the Quantity Surveyor, the estimated remaining cost of the refurbishment project is approximately R15.5million 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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for the year ended 31 March 2024

26 Events after the balance sheet date

The directors are not aware of any event subsequent to 31 March 2024 which are likely to have a material effect on the financial information contained in this report.

27 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	-	733,374	-	-	733,374
Current financial assets					
Trade receivables	7,711	-	-	-	7,711
Other receivables	5,817	-	-	-	5,817
Other financial assets at fair value through profit or loss	-	205,182	-	-	205,182
Cash and cash equivalents	4,299	-	-	-	4,299
Other short-term financial assets	-	9,255	-	-	9,255
Total financial assets	**17,827**	**947,811**	**-**	**-**	**965,638**
Non-current financial liabilities					
Lease liabilities			1,101		1,101
Current financial liabilities				-	
Trade payables	-	-	18,770	-	18,770
Accruals	-	-	280	-	280
Other payables	-	-	1,557	-	1,557
Unitholders for distribution	-	-	38,565	-	38,565
Non-permissible income available for dispensation	-	-	115	-	115
Lease liabilities			224		224
Total financial liabilities	**-**	**-**	**60,612**	**-**	**60,612**

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27 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 (2024: $30.3m; 2023: $26.0m) at the closing rate of exchange between ZAR and USD (2024: R18.97/$; 2023: R17.72/$).

Sensitivity analysis

As of 31 March 2024, 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 28.8 million (2023: R23.0 million) higher/lower than stated in the statement of financial position. Non-distributable reserve would have been R 28.8 million higher/lower (2023: R23.0 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 5.2% during the period under review (2023: 4.9%). 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 2024, 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 R78,519 (2023: R82,730) 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 2024, 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 73.3 million (2023: R58.9 million) higher/lower than stated in the statement of financial position. Non-distributable reserve would have been R 73.3 million higher/lower (2023: R58.9 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).

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27 Financial risk management (continued)

The following table presents the Fund's assets and liabilities that are measured at fair value at 31 March 2024:

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	-	575,385	-	575,385
Investment in Oasis Crescent International Property Equity Feeder Fund	-	157,989	-	157,989
Other financial assets at fair value through profit or loss				
Investment in Oasis Crescent Income Fund	-	205,182	-	205,182
Other short-term financial assets	-	9,255	-	9,255
Investment property				
Investment property	-	-	828,487	828,487

The following table presents the Fund's assets and liabilities that are measured at fair value at 31 March 2023:

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	-	460,180	-	460,180
Investment in listed property funds	1,677	-	-	1,677
Investment in Oasis Crescent International Property Equity Feeder Fund	-	126,765	-	126,765
Other financial assets at fair value through profit or loss				
Investment in Oasis Crescent Income Fund	-	191,983	-	191,983
Other short-term financial assets	-	8,637	-	8,637
Investment property				
Investment property	-	-	759,069	759,069

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 UK 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 Crescent Wealth UK Limited, the management company of the Fund, and are not listed on the UK 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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27 Financial risk management (cont.)

Specific valuation techniques used to value financial instruments

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.

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 6%, 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 2024 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 10.25% (2023: 8.5% and 10.25%). Changes in the capitalisation rate attributable to changes in market conditions can have a significant impact on property valuations. The valuation of investment properties may also be influenced by changes in vacancy rates.

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% (2023: 13.50%) was used and a capitalistion rate of 8.50% (2023: 8.50%). The calculation takes into account a vacancy factor of 2.5% (2023: 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 2.5% at 31 March 2024 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 8.50% (2023: 9.00%) with 2.5% (2023: 2.5%) 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 SAPOAdiscount rates for properties in those locations, a discount rate of 13.50% (2023: 13.50%) was used and a capitalistion rate of 9.00% (2023: 9.00%). The calculation takes into account 1.5% (2023: 1.5%) vacancy factor. The valuation also includes comparable bulk sales where applicable.

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27 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 9.0% to 10.25% (2023: 9.0% to 10.25%). 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 2024 was 1.2% (2023:1.2%). 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-24 R '000	Mar-23 R '000
Increase in fair value if capitalisation rates are decreased by 0.5%	54,361	42,232
Decrease in fair value if capitalisation rates are increased by 0.5%	(48,522)	(51,397)

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 2024 and 31 March 2023 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 2024:

Credit rating			**Carrying value in Statement of Financial position**
	P-1.za*	**Not rated**	
	R '000	R'000	R'000
Trade and other receivables	-	7,711	7,711
Cash and cash equivalents	4,299	-	4,299

* Moody's rating

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27 Financial risk management (continued)

The following table provides information regarding the aggregated risk exposure for financial assets with external ratings as at 31 March 2024:

Credit rating			Carrying value in Statement of Financial Position
	P-1.za*	Not rated	
	R '000	R '000	R '000
Trade receivables	-	10,768	10,768
Cash and cash equivalents	5,749	-	5,749

* Moody's rating

The Fund holds net deposits from tenants with a carrying value of R9,255,000 (2023: R8,637,000) 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 0.90% (2023: 1.14%) on rental and related income. 90% (2023: 94.0%) 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:

	2024				
	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	-	-	8,423	8,423	-
Cash and cash equivalents	4,299	-	-	-	4,299

	Neither past due nor impaired (days)	Financial assets that are past due but not 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	-	-	7,526	7,526	-
Cash and cash equivalents	5,749	-	-	-	5,749

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

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

	Mar-24 R '000	Mar-23 R '000
Opening balance	7,526	6,546
Movement	897	980
Provision for receivables impairment	897	980
Closing balance	**8,423**	**7,526**
Reconciliation to amount recognised in separate statement of comprehensive income (note 20)		
Movement in provision for impairment of trade receivables	897	980

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 2024	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*	7,711	-	-	-	7,711
Other receivables*	5,444	-	-	-	5,444
Other financial assets at fair value through profit or loss	205,182	-	-	-	205,182
Other short-term financial assets	-	9,255	-	-	9,255
Cash and cash equivalents*	4,299	-	-	-	4,299
Total financial assets	**222,636**	**9,255**	**-**	**-**	**231,891**
Financial liabilities					
Trade payables*	10,169	8,601	-	-	18,770
Accruals*	-	280	-	-	280
Unitholders for distribution*	-	38,565	-	-	38,565
Non-permissible income for dispensation*	115	-	-	-	115
Other payables*	-	-	-	-	-
Lease liabilities		224	1,101		1,325
Total financial liabilities	**10,284**	**47,670**	**1,101**	**-**	**59,055**

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27 Financial risk management (continued)

Liquidity risk (continued)

At 31 March 2023	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*	10,768	-	-	-	10,768
Other receivables*	6,004	-	-	-	6,004
Other financial assets at fair value through profit or loss	191,983	-	-	-	191,983
Other short-term financial assets	-	8,637	-	-	8,637
Cash and cash equivalents*	5,749	-	-	-	5,749
Total financial assets	**214,504**	**8,637**	**-**	**-**	**223,141**
Financial liabilities					
Trade payables*	8,932	6,627	-	-	15,559
Accruals*	-	287	-	-	287
Unitholders for distribution*	-	34,071	-	-	34,071
Non-permissible income for dispensation*	305	-	-	-	305
Other payables*	16,963	-	-	-	16,963
Lease liabilities		120	1,325		1,445
Total financial liabilities	**26,200**	**41,105**	**1,325**	-	**68,630**

* 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.

28 Related party transactions and balances

28.1 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
for the year ended 31 March 2024

28 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 Crescent Wealth (UK) Ltd., 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.

28.2 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.

28.3 Related party transactions

	Mar-24 R '000	Mar-23 R '000
Service charge paid to Oasis Crescent Property Fund Managers Limited	6,558	6,328
Property management fees paid to Oasis Crescent Property Fund Managers Limited	1,743	1,443
Rental and related income from Oasis Group Holdings (Pty) Limited at The Ridge@Shallcross	288	288
Rental and related income from Oasis Group Holdings (Pty) Limited at 24 Milner Road	1,172	1,172
Letting commission paid to Oasis Crescent Property Company (Pty) Limited for securing tenants	1,242	1,242
Property related expenses paid to Oasis Crescent Property Company (Pty) Limited	1,324	1,324
Consulting fees paid to Abli Property Developers (Pty) Limited for consulting services on capital projects	2,616	2,616
Property related expenses paid to Oasis Group Holding (Pty) Limited and fees paid for services on Capital Projects	5,881	5,881
Investment management fees paid to Oasis Asset Management Limited	15	63
Related party balances		
Trade payables to Oasis Crescent Property Fund Managers Limited	(1,128)	(1,128)
Trade receivable from Eden Court Oasis Property Joint Venture (Pty) Ltd	(3,244)	(3,244)
Trade payables to Oasis Group Holdings (Pty) Limited	-	-
Trade receivable/(payables) to Oasis Asset Management Limited	13	(3)
Trade payables to Abli Property Developers (Pty) Limited	(744)	(744)
	(5,104)	(5,119)
Current assets	13	-
Current liabilities	(5,117)	(5,119)
	(5,104)	(5,119)

Directors of the management company have direct and indirect interest in the fund totalling 8,342,853 (2023: 8,321,053) units or 12.4%. (2023: 12.6%)

NOTES TO THE SEPARATE ANNUAL FINANCIAL STATEMENTS
for the year ended 31 March 2024

29 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% (2022: 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

30 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-24	Mar-23
		R '000	R '000
Tenant	**Segment**		
1	Office	11,768	11,101
2	Industrial	21,612	21,203
3	Retail	12,349	11,542
		45,729	43,846

NOTES TO THE SEPARATE ANNUAL FINANCIAL STATEMENTS
for the year ended 31 March 2024

30 Segmental analysis 2024

	Retail	Offices	Industrial	Investments	Corporate	Total
Segment revenue						
Property income			R'000			
Rental income	31,014	13,005	24,644	-	-	68,663
Recoveries	18,997	3,822	7,699	-	-	30,518
Rental and related income	**50,011**	**16,827**	**32,343**	**-**	**-**	**99,180**
Income from investments (excluding non-permissible income and fair value adjustments)						
Dividend income - offshore	-	-	-	14,965	-	14,965
Permissible investment income - domestic	-	-	-	10,695	-	10,695
Income before straight-lining of lease income	**-**	**-**	**-**	**25,660**	**-**	**25,660**
Straight-lining of lease income	1,496	857	(2,053)	-	-	301
Income	**51,507**	**17,684**	**30,290**	**25,660**	**-**	**125,141**
Segment expense						
Property expenses (excluding Provision for receivables impairment)	31,114	7,015	7,460	-	-	45,588
Provision for receivables impairment	1,114	(222)	5	-	-	897
Service charges	-	-	-	-	6,558	6,558
Other operating expenses	-	-	-	15	1,114	1,129
Expenses	**32,227**	**6,793**	**7,465**	**15**	**7,672**	**54,172**
Net income from rentals and investments	**19,279**	**10,892**	**22,825**	**25,645**	**(7,672)**	**70,969**
Fair value adjustment to investment properties excluding straight-lining of lease income	24,589	10,272	34,352	-	-	69,213
Profit for the period before fair value adjustments to financial assets	**43,869**	**21,164**	**57,177**	**25,645**	**(7,672)**	**140,182**
Fair value adjustments on financial assets						
Fair value adjustments on financial assets at fair value through profit or loss	-	-	-	129,795	-	129,795
Fair value adjustments on other financial assets at fair value through profit or loss	-	-	-	7,493	-	7,493
Fair value adjustments on other short-term financial assets	-	-	-	200	-	200
Total fair value adjustments	**-**	**-**	**-**	**137,488**	**-**	**137,488**
Finance Costs			(130)			(130)
Operating profit for the year	**43,869**	**21,164**	**57,047**	**163,133**	**(7,672)**	**277,540**
Net finance income						
Non-permissible investment income	-	-	-	-	585	585
Non-permissible income dispensed	(425)	-	-	-	(585)	(1,010)
Net non-permissible income	**(425)**	**-**	**-**	**-**	**-**	**(425)**
Net profit for the year	**43,444**	**21,164**	**57,047**	**163,133**	**(7,672)**	**277,115**

	Retail	Offices	Industrial	Investments	Corporate	Total
Segment assets			R '000			
Investment properties	479,110	159,288	190,089	-	-	828,487
Property, plant and equipment	439	-	-	-	-	439
Straight-line lease accrual non-current	9,260	1,645	596	-	-	11,501
Straight-line lease accrual current	(319)	132	(17)	-	-	(203)
Financial assets at fair value through profit or loss	-	-	-	733,374	-	733,374
Other short term financial assets	4,212	792	4,251	-	-	9,255
Trade receivables	4,386	2,374	1,866	-	(916)	7,711
Other receivables	1,945	313	1,177	4,156	1,492	9,083
Other financial assets at fair value through profit or loss	-	-	-	205,182	-	205,182
Investment in Subsidy	-	-	-	-	57,000	57,000
Loan to Related Parties					(1,424)	(1,424)
Cash and cash equivalents	-	-	-	4,299	-	4,299
Total segment assets	**499,033**	**164,544**	**197,963**	**947,011**	**56,152**	**1,864,704**
Segment liabilities						
Lease liability non-current			1,101			1,101
Lease liability current			224			224
Trade payables	10,979	1,886	4,879	-	1,026	18,770
Accruals	63	40	-	-	178	280
Other payables	1,172	416	677	-	(707)	1,557
Unitholders for distribution	-	-	-	-	38,565	38,565
Non-permissible income available for dispensation	-	-	-	-	115	115
Total segment liabilities	**12,213**	**2,342**	**6,880**	**-**	**39,177**	**60,612**
Net current segment assets/(liabilities)	**(1,988)**	**1,269**	**397**	**213,637**	**(40,025)**	**174,391**
Capital expenditure incurred (incl. Property, plant and equipment)	**34,354**	**-**	**-**	**-**	**-**	**5,880**

NOTES TO THE SEPARATE ANNUAL FINANCIAL STATEMENTS
for the year ended 31 March 2024

30 Segmental analysis 2023

	Retail	Offices	Industrial	Investments	Corporate	Total
Segment revenue			R'000			
Property income						
Rental income	20,944	13,179	26,579	-	-	60,703
Recoveries	11,655	2,999	6,367	-	-	21,021
Rental and related income	**32,599**	**16,178**	**32,946**	**-**	**-**	**81,723**
Income from investments (excluding non-permissible income and fair value adjustments)						
Dividend income - offshore	-	-	-	13,917	-	13,917
Permissible investment income - domestic	-	-	-	12,781	-	12,781
Income before straight-lining of lease income	**-**	**-**	**-**	**26,698**	**-**	**26,698**
Straight-lining of lease income	347	779	(2,554)	-	-	(1,428)
Income	**32,947**	**16,957**	**30,392**	**26,698**	**-**	**106,993**
Segment expense						
Property expenses (excluding Provision for receivables impairment)	16,781	5,414	10,794	-	-	32,989
Provision for receivables impairment	199	(40)	821	-	-	980
Service charges	-	-	-	-	6,328	6,328
Other operating expenses	-	-	-	63	1,009	1,072
Expenses	**16,980**	**5,374**	**11,615**	**63**	**7,337**	**41,369**
Net income from rentals and investments	**15,967**	**11,583**	**18,777**	**26,635**	**(7,337)**	**65,625**
Fair value adjustment to investment properties excluding straight-lining of lease income	9,455	4,234	7,257	-	-	20,946
Profit for the period before fair value adjustments to financial assets	**25,422**	**15,817**	**26,035**	**26,635**	**(7,337)**	**86,571**
Fair value adjustments on financial assets						
Fair value adjustments on financial assets at fair value through profit or loss	-	-	-	(76,785)	-	(76,785)
Fair value adjustments on other financial assets at fair value through profit or loss	-	-	-	4,113	-	4,113
Fair value adjustments on other short-term financial assets	-	-	-	176	-	176
Total fair value adjustments	**-**	**-**	**-**	**(72,495)**	**-**	**(72,495)**
Finance Costs			(140)			(140)
Operating profit for the year	**25,422**	**15,817**	**25,895**	**(45,860)**	**(7,337)**	**13,936**
Net finance income						
Non-permissible investment income	-	-	-	-	538	538
Non-permissible income dispensed	(333)	-	-	-	(538)	(871)
Net non-permissible income	**(333)**	**-**	**-**	**-**	**-**	**(333)**
Net profit for the year	**25,089**	**15,817**	**25,895**	**(45,860)**	**(7,337)**	**13,603**

	Retail	Offices	Industrial	Investments	Corporate	Total
Segment assets			R '000			
Investment properties	330,712	150,103	278,254	-	-	759,069
Property, plant and equipment	126	-	-	-	-	126
Straight-line lease accrual non-current	6,365	920	1,176	-	-	8,461
Straight-line lease accrual current	1,080	-	1,455	-	-	2,535
Financial assets at fair value through profit or loss	-	-	-	588,622	-	588,622
Other short term financial assets	4,351	597	3,689	-	-	8,637
Trade receivables	6,546	217	2,172	-	1,832	10,768
Other receivables	1,945	313	1,231	5,022	620	9,130
Other financial assets at fair value through profit or loss	-	-	-	191,983	-	191,983
Investment in Subsidy	-	-	-	-	57,000	57,000
Loan to Related Parties					1,716	1,716
Cash and cash equivalents	-	-	-	5,749	-	5,749
Total segment assets	**351,125**	**152,151**	**287,976**	**791,376**	**61,168**	**1,643,796**
Segment liabilities						
Lease liability non-current			1,325			1,325
Lease liability current			120			120
Trade payables	(5,879)	(393)	(371)	-	22,202	15,559
Accruals	()	9	-	-	278	287
Other payables	58,177	104,161	95,280	-	(238,643)	18,975
Unitholders for distribution	-	-	-	-	34,071	34,071
Non-permissible income available for dispensation	-	-	-	-	305	305
Total segment liabilities	**52,299**	**103,776**	**96,354**	**-**	**(181,787)**	**70,642**
Net current segment assets/(liabilities)	**(38,376)**	**(102,649)**	**(87,808)**	**202,754**	**185,955**	**161,201**
Capital expenditure incurred (incl. Property, plant and equipment)	**28,263**	**-**	**161**	**-**	**-**	**28,519**

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

for the year ended 31 March 2024

	Mar-24 R '000	Mar-23 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)	285,400	13,071
ACCOUNTING/SPECIFIC ADJUSTMENTS: (B)	(210,758)	53,794
Fair value adjustments to:		
- Investment property	(73,145)	(19,303)
- Debt and equity instruments held at fair value through profit or loss	(137,503)	72,497
Straight-lining operating lease adjustment	(110)	600
ADJUSTMENTS ARISING FORM INVESTING ACTIVITIES: (C)	-	-
Gains or losses on disposal of:		
- Investment property	-	-
FOREIGN EXCHANGE AND HEDGING ITEMS: (D)	-	-
OTHER ADJUSTMENTS: (E)	166	175
Antecedent earnings adjustment	166	175
SA REIT FFO	**74,808**	**67,040**
Number of shares outstanding at end of the year	67,115,654	65,878,565
SA REIT FFO per share	**111.5**	**101.8**
Company-specific adjustments	(0.8)	(0.8)
Company adjustment - Finance costs on lease liability	0.2	0.2
Company adjustment - IFRS 16 - lease payments	(0.5)	(0.5)
Company adjustment - Non permissible income	(0.5)	(0.5)
SA REIT FFO per share	**110.7**	**100.9**
SA REIT NET ASSET VALUE (SA REIT NAV)		
Reportable NAV attributable to the parent	1,813,843	1,574,950
Adjustments	-	-
SA REIT NAV	**1,813,843**	**1,574,950**
Share outstanding		
Number of shares in issue at year end	67,115,654	65,878,565
SA REIT NAV per share	**27.03**	**23.91**
SA REIT COST-TO-INCOME RATIO		
Expenses		
Operating expenses per IFRS income statement (includes municipal expenses)	48,669	35,458
Administrative expenses per IFRS income statement	6,558	6,328
Operating costs	**55,227**	**41,786**
Rental income		
Contractual rental income per IFRS income statements (excluding straight-lining)	73,022	63,857
Utility and operating recoveries per IFRS income statement	32,440	22,233
Gross rental income	**105,461**	**86,090**
SA REIT cost-to-income ratio	**52.4%**	**48.5%**

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

for the year ended 31 March 2024

	Mar-24 R '000	Mar-23 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	6,558	6,328
Administrative costs	**6,558**	**6,328**
Rental income		
Contractual rental income per IFRS income statements (excluding straight-lining)	73,022	63,857
Utility and operating recoveries per IFRS income statement	32,440	22,233
Gross rental income	**105,461**	**86,090**
SA REIT administrative cost-to-income ratio	**6.2%**	**7.4%**
SA REIT GLA VACANCY RATE		
Gross lettable area of vacant space	4,749	5,150
Gross lettable area of total property portfolio	92,008	92,008
SA REIT GLA vacancy rate	**5.2%**	**5.6%**

CONSOLIDATED FUND - ADDITIONAL DISCLOSURES NOT REQUIRED BY IFRS (UNAUDITED)
for the year ended 31 March 2024

PROPERTY PORTFOLIO OVERIVEW

Region	Sector	Property Name	Acquisition Date	Lettable Area (m2) 2024	Average Rental	Market Value 2024 R'000	Cost 2024 R'000 *	Lettable Area (m2) 2023	Market Value 2023 R'000	Cost 2023 R'000 *
Western Cape	Industrial	Sacks Circle Bellville	Nov-05	20,088	N1	82,723	28,248	20,088	81,519	28,248
Western Cape	Industrial	Moorsom Avenue Epping	Nov-05	20,842	N1	126,100	34,487	20,842	120,400	34,487
Western Cape	Industrial	Nourse Avenue	Nov-06	11,044	N1	77,600	23,102	11,044	52,900	23,102
Western Cape	Industrial	Airport City 1 (Usufruct)	Oct-17	5,750	N1	63,500	56,138	5,750	60,300	48,213
Western Cape	Industrial/ Retail	265 Victoria Road	Oct-15	3,094	52	37,800	24,023	3,094	38,050	24,023
Western Cape	Office/ Retail	366 Victoria Road	Apr-16	2,251	112	39,850	23,354	2,251	37,200	23,354
Western Cape	Office/ Retail	Protea Assurance Building	Nov-05	7,261	127	146,500	46,805	7,261	137,750	46,805
Western Cape	Office/ Retail	24 Milner Road	Oct-15	1,733	116	24,200	18,595	1,733	22,000	18,595
Western Cape	Retail	Eclipse Park	Nov-05	2,068	63	25,500	15,253	2,068	25,100	15,253
Kwa- Zulu Natal	Retail	The Ridge @ Shallcross	Jul-06	17,877	121	279,700	194,160	17,877	255,160	194,160
				92,008	**N/A**	**903,473**	**464,165**	**92,008**	**830,379**	**464,165**

* 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 R50.

The average annualised property yield is 6.11%.

CONSOLIDATED FUND - ADDITIONAL DISCLOSURES NOT REQUIRED BY IFRS (UNAUDITED)
for the year ended 31 March 2024

A2. Property Portfolio Overview (Continued)

i. Geographical Profile

	Rentable Area		Revenue FY2024		Revenue FY2023	
	Area (m²)	**%**	**(R'mill)**	**%**	**(R'mill)**	**%**
Western Cape	74,131	81	65.4	60	62.5	69
KwaZulu-Natal	17,877	19	44.5	40	27.8	31
Total - Direct Property (excl straight lining)	**92,008**	**100**	**109.9**	**100**	**90.3**	**100**

Note: Revenue includes recoveries and excludes leasing incentives

	Rentable Area		Net Prop. Inc FY2024		Net Prop. Inc FY2023	
	Area (m²)	**%**	**(R'mill)**	**%**	**(R'mill)**	**%**
Western Cape	74,131	81	40.7	72	40.1	79
KwaZulu-Natal	17,877	19	15.9	28	10.5	21
Total - Direct Property (excl straight lining)	**92,008**	**100**	**56.6**	**100**	**50.6**	**100**

Note: Revenue includes recoveries and excludes leasing incentives

ii. Segmental Profile

		FY 2024		FY 2023		
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	125	8	24,457	125	8
Office	7,629	154	6	7,629	140	6
Industrial	59,922	51	7	59,922	44	7
Total	**92,008**			**92,008**		

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	**FY2024**	**FY2023**
Retail	3.8	4.2
Office	0.2	0.2
Industrial	1.1	1.2
	5.1	**5.6**

% of total rentable income	**FY2024**	**FY2023**
Retail	6.3	9.6
Office	0.2	0.4
Industrial	0.7	1.0
	7.2	**11.0**

Note: This relates only to the Direct Property Portfolio

iv. Lease expiry profile

	FY2024		FY2023	
Lease expiry profile	Rentable area %	Revenue %	Rentable area %	Revenue %
Within 1 year	58	41	32	20
Within 2 years	10	12	37	32
Within 3 years	20	30	9	11
Within 4 years	1	2	2	4
Within 5 years or more	11	15	20	33
Total - Direct Property (excl straight lining)	**100**	**100**	**100**	**100**

CONSOLIDATED FUND - ADDITIONAL DISCLOSURES NOT REQUIRED BY IFRS (UNAUDITED)
for the year ended 31 March 2024

v. Tenant Profile

	FY2024 (%)	FY2023 (%)
A - Large Nationals, large listed, large franchisees, multi-nationals and government	91	91
B - Nationals, listed, franchisees and medium to large professional firms	4	3
C - Other	5	6
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 19 tenants.

A3. Unitholders spread and analysis

Unitholders holding more than 5% of issued units

As at 31 March 2024

Name	No of Units	Holding %
Oasis Crescent Income Fund	13,688,168	20.5
Oasis Crescent Equity Fund	12,538,813	18.7
Oasis Crescent Property Company (Pty) Ltd.	7,807,926	11.6
BNP Paribas Securities	7,264,049	10.8
Oasis Crescent Balanced Progressive Fund of Funds	4,072,735	6.1
Oasis Crescent Retirement Annuity High Equity Fund	3,153,396	4.7
	48,525,087	72.2

As at 31 March 2023:

Name	No of Units	Holding %
Oasis Crescent Equity Fund	12,158,187	18.5
Oasis Crescent Property Company (Pty) Ltd.	7,807,926	11.9
Oasis Crescent Balanced Progressive Fund of Funds	6,158,079	9.3
Oasis Crescent Pension Annuity Stable Fund	5,706,550	8.7
BNP Paribas Securities	5,329,379	8.1
Oasis Crescent Income Fund	4,947,979	7.6
Oasis Crescent Retirement Annuity High Equity Fund	4,279,976	6.5
Oasis Crescent Balanced Stable Fund of Funds	3,234,321	5.0
	49,622,397	75.3

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

A3. Unitholders spread and analysis (continued)

Unitholders Spread

As at 31 March 2024

	Number of unitholders	Number of units	Total %
Non-public	13	8,342,853	12.4
Public	213	58,772,801	87.6
TOTAL	**226**	**67,115,654**	**100.0**

As at 31 March 2023

	Number of unitholders	Number of units	Total %
Non-public	13	8,321,053	12.6
Public	213	57,557,512	87.4
TOTAL	**226**	**65,878,565**	**100.0**

Directors' beneficial interests in the Fund

As at 31 March 2024

Name	Beneficial Direct	Beneficial Indirect	Total	Total
	Number of units			%
MS Ebrahim	21,425	4,110,228	4,131,653	6.2
N Ebrahim	-	4,110,228	4,110,228	6.1
Z Ebrahim	-	100,971	100,971	0.2
TOTAL	**21,425**	**8,321,428**	**8,342,853**	**12.4**

	Number of units	Holding	Holding %
Directors	1	21,425	0.0
Associates of directors	12	8,321,428	12.4
TOTAL NON PUBLIC	**13**	**8,342,853**	**12.4**

Name	Beneficial Direct	Beneficial Indirect	Total	Total
	Number of units			%
MS Ebrahim	20,702	4,101,807	4,122,509	6.3
N Ebrahim	-	4,101,807	4,101,807	6.2
Z Ebrahim	-	96,738	96,738	0.1
TOTAL	**20,702**	**8,300,351**	**8,321,053**	**12.6**

	Number of units	Holding %	Holding %
Directors	1	20,702	0.0
Associates of directors	12	8,300,351	12.6
TOTAL NON PUBLIC	**13**	**8,321,053**	**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

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 2024	Remuneration R '000	Retirement Fund Contribution R '000	Total R '000
MS Ebrahim	225	13	238
N Ebrahim	256	13	269
M Swingler	130	18	148
Z Ebrahim	47	6	53
TOTALS	**658**	**50**	**708**

MARCH 2023	Remuneration R '000	Retirement Fund Contribution R '000	Total R '000
MS Ebrahim	209	12	221
N Ebrahim	237	12	249
M Swingler	96	13	109
Z Ebrahim	34	5	39
TOTALS	**576**	**42**	**618**

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

	2024 R '000	2023 R '000
Y Mahomed	101	97
A A Ebrahim	108	103
E Mohamed	101	97
A Mayman	108	103
	418	400

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 Friday, 19 July 2024, 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.

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 (reported trades are prohibited);

(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.

NOTICE OF ANNUAL GENERAL MEETING

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 32,862,422 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.

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, major unitholders and the unit capital of OCPF are set out on pages 13 and 45 of the integrated annual report to which this notice of annual general meeting is attached and will be available on OCPF's website at https://www.oasis.co.za/annual-financial-statements or which may be requested and obtained in person, at no charge, at the registered office of OCPF during office hours.

2. There have been no material changes in the financial or trading position of OCPF since OCPF's financial year end and date of this notice of annual general meeting.

3. 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.

4. 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 109 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 Wednesday, 17 July 2024. 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 19 July 2024, 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 X3000, Saxonwold, 2132, South Africa, or emailed to proxy@computershare.co.za, to be received by them not later than Wednesday, 17 July 2024, 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 106 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 Wednesday, 17 July 2024, as aforesaid.

Unitholders who indicate in the Electronic Participation Application Form (found on page 109 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, 21 June 2024.

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, 12 July 2024, with the last day to trade being Tuesday, 9 July 2024.

By order of the directors of the Manager

N Ebrahim
Company Secretary of the Manager
Cape Town
28 June 2024

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 X3000, 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 Friday, 19 July 2024, 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 X3000, Saxonwold, 2132), or via email to proxy@computershare.co.za by no later than 10:00 on Wednesday, 17 July 2024. 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
Special resolution number 1 General authority to repurchase units			
Ordinary resolution number 1 General authority to issue units for cash			
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 ______________________ 2024

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 X3000
    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 Wednesday, 17 July 2024, 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 – 19 July 2024 ("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 Wednesday, 17 July 2024.

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 19 July 2024 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 106) 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 106.
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 2024
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

Oasis Crescent Property Fund ("OCPF" or "the Fund") is 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) and having REIT status with the JSE Limited.
Share code: OAS
ISIN: ZAE000074332

REGISTERED OFFICE OF THE FUND
Oasis House
96 Upper Roodebloem Road
University Estate
Cape Town, 7925
(PO Box 1217, Cape Town, 8000)
Date of Incorporation: 23 November 2005
Place of incorporation: Pretoria, RSA

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

COMPANY SECRETARY:
N EBRAHIM (B.SOC.SC., B.PROC.)

TRUSTEE
FirstRand Bank Limited
(Registration number 1929/001225/08)
3 Merchant Place
Cnr Fredman Dr and Bute Lane Street
Sandton, 2196
(PO Box 786273, Sandton, 2146)

DESIGNATED ADVISOR
(Registration number 2006/015817/07)
1st Floor
Ou Kollege Building
35 Kerk Street
Stellenbosch, 7600
(PO Box 7403, Stellenbosch, 7599)

and

Suite 1105 - 11th Floor
Sandton Eye Building
126 West Street
Sandton, 2196
(PO Box 650957, Benmore, 2010)

MANAGER
Oasis Crescent Property Fund Managers Limited ("the Manager")
(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)

TRANSFER SECRETARIES
Computershare Investor Services
Proprietary
Limited
(Registration number 2004/003647/07)
Rosebank Towers
15 Biermann Avenue
Rosebank
2196
(Private bag X3000, Saxonwold, 2132)

2024

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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