

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) having REIT status with the JSE

Share code: OAS

ISIN: ZAE000074332

("Oasis" or "the Fund")

TRADING STATEMENT

The Fund previously adopted net asset value per unit and distribution per unit as the applicable criteria for trading statement purposes. Unitholders are advised that the net asset value per unit of the Fund for the interim financial period ended 30 September 2016 is expected to be between 2 057 cents and 2 097 cents per unit, representing an increase of between 4% and 6%, when compared against the previously reported corresponding period's net asset value per unit of 1978 cents.

Unitholders are advised that distribution per unit for the interim financial period ended 30 September 2016 is anticipated to decrease by between 17% and 23% when compared against the previously reported corresponding period. The decrease in distribution per unit from 60,6 cents in the corresponding prior period, to between 46,7 cents and 50,3 cents is mainly as a result of a strategic vacancy due to the Fund taking advantage of opportunities when leases expire to enhance properties and improve the tenant mix. In addition, the Fund is building up liquidity and flexibility to initiate the investment in new modern logistics facilities in the Western Cape which is the start of a strategic partnership with long term potential. The Fund does not utilise debt and in the short term there will be a timing difference between placing these liquidity investments and receiving the income.

The financial information on which this trading statement is based, has not been reviewed or reported on by Oasis's auditors. Oasis's financial results for the interim financial period ended 30 September 2016 are expected to be released on or about 26 October 2016.

18 October 2016

Cape Town

Designated adviser: PSG Capital Proprietary Limited