

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 Limited

Share code: OAS

ISIN: ZAE000074332

("the Fund")

DISTRIBUTION RESULTS ANNOUNCEMENT

1. Unitholders are referred to the announcements released by the Fund on SENS on 26 October 2016 and 14 November 2016, regarding the Fund's distribution in respect of the six months ended 30 September 2016, as well as the circular to unitholders dated 14 November 2016, in this regard.
2. As indicated in the above announcements and circular, unitholders could elect to receive in cash the distribution of 4,825.64892 cents (in aggregate), after non-permissible income, for every 100 units held ("Cash Distribution"), failing which the distribution would be reinvested at the rate of 2.32898 units at 2,072 cents per unit (in aggregate) for every 100 units so held ("Unit Reinvestment"). Non-resident unitholders are referred to those sections of the abovementioned announcements and circular dealing with the reinvestment ratio and cash distribution ratio for non-resident unitholders. The deadline for the above election was 12:00pm on Friday, 2 December 2016.
3. Unitholders holding 687 552 units or 1.27% of units qualifying to receive the distribution, elected to receive the Cash Distribution, resulting in a Cash Distribution of R331 788.45, gross of tax.
4. The remaining unitholders, holding 53 389 900 units or 98.73% of units qualifying to receive the distribution, reinvested their distribution, amounting to R26 095 879.80, gross of tax (R25 390 738.72 net of tax), resulting in the issuing of 1 225 327 new units.
5. Unitholders are advised that on Monday, 5 December 2016 distribution cheques were posted to those certificated unitholders, and distribution payments were credited to the Central Securities Depository Participant ("CSDP") accounts or to the broker custody accounts of those dematerialised unitholders, who elected to receive the Cash Distribution.
6. Unitholders are advised that on Wednesday, 7 December 2016 new unit certificates will be posted to those certificated

unitholders, and new units will be credited to the CSDP accounts or broker custody accounts of those dematerialised unitholders, who qualified for the Unit Reinvestment.

7. The number of listed units will be adjusted on or about Friday, 9 December 2016, based on the results of the distribution.
8. Unitholders are referred to the Fund's announcement on 26 October 2016 and, the Fund's abovementioned circular to unitholders dated 14 November 2016, for details on the tax implications of the distribution.

5 December 2016
Cape Town

Designated Advisor
PSG Capital Proprietary Limited