

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", "OCPF" or "the Fund")



SHORT-FORM ANNOUNCEMENT: REVIEWED CONDENSED CONSOLIDATED INTERIM RESULTS FOR THE SIX-MONTHS ENDED 30 SEPTEMBER 2020 AND DISTRIBUTION DECLARATION

OASIS CRESCENT PROPERTY FUND PHILOSOPHY & STRATEGY

Due to its high-quality tenant base and strong balance sheet, the Oasis Crescent Property Fund is well-positioned to protect its investors during this period of increased economic uncertainty created by the COVID-19 pandemic. A key differentiator between the Fund and the rest of the SA-listed REITs is that it is one of the few SA REITs, if not the only, that has no debt.

1. THE PERIOD IN BRIEF

Unitholder return of 11.8% per annum since inception compared to inflation of 5.6% per annum.

Distribution including non-permissible income of 44.5 cents per unit relative to 52.6 cents in the prior year corresponding period, with a decline of 6.2 cents per unit attributable to COVID-19.

Top quartile performance with distribution per unit including non-permissible income declining by 15% year-on-year relative to an average estimated decline of 62% in distribution for SA-listed REITs.

Key differentiator is that the Fund has no debt and its tenant profile remains low-risk, as 87% of tenants are multi-national, national, or government-related.

Rental discounts granted of R2.7m make up 3% of annual rental and recoveries, and rental deferrals offered were 1.5% of annual rental and recoveries, while lease extensions of R10.8m were concluded.

New lease concluded with a national tenant during October 2020 that will reduce the vacancy of the portfolio based on gross lettable area from 9.0% to 3.9%.

2. KEY FINANCIAL HIGHLIGHTS

Revenue decreased by 11.3% to R52.0 million, from R58.6 million in the prior corresponding period.

Distributable income decreased by 13.6% to R28.5 million, from R33.0 million in the prior corresponding period.

Distribution per share (“**DPS**”) decreased by 16.1% to 43.8 cents per unit, from 52.2 cents per unit in the prior corresponding period.

Net asset value per unit (“**NAVPU**”) decreased by 2.6% to 2 186 cents per unit, from 2 245 cents per unit in the prior corresponding period.

Headline earnings per share (“**HEPS**”) decreased by 43.3% to 56.9 cents per unit, from 100.3 cents per unit in the prior corresponding period.

Earnings per share (“**EPS**”) decreased by 42.1% to 57.7 cents per unit, from 99.7 cents per unit in the prior corresponding period.

3. DECLARATION ANNOUNCEMENT IN RESPECT OF THE DISTRIBUTION FOR THE 6 MONTHS ENDED 30 SEPTEMBER 2020

Notice is hereby given that a distribution of 4,380.19292 cents (in aggregate), after non-permissible income, for every 100 (one hundred) units so held, has been approved and declared to unitholders recorded in the register of OCPF at close of business on Friday, 4 December 2020. Unitholders may elect to receive the distribution in cash or to reinvest the distribution by the purchase of new units at a rate of 2.00403 units at 2,186 cents per unit (in aggregate), for every 100 (one hundred) units so held.

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

The publication of this announcement and/or applicable documents and the right to reinvest the distribution in jurisdictions other than South Africa may be restricted by law and a failure to comply with any of these restrictions may constitute a violation of the securities laws of any such jurisdictions. OCPF units have not been and will not be registered for the purposes of the election under the securities laws of the United Kingdom, European Economic Area or EEA, Canada, United States of America, Japan or Australia and accordingly are not being offered, sold, taken up, re-sold or delivered directly or indirectly to recipients with registered addresses in such jurisdictions.

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

For South African tax residents, the distribution will be exempt from dividends tax in terms of section 64F(1) of the Income Tax Act, provided that you, as unitholder, provide the transfer secretary or your nominee, custodian or CSDP with confirmation of your tax residence status in the prescribed form. If you do not provide the required residence status, they will have no choice but to withhold dividends tax at a rate of 20%.

For non-resident unitholders, for South African tax purposes, the distribution received by a non-resident unitholder from a REIT will be subject to dividend withholding tax at 20%, unless the rate is reduced in terms of any applicable agreement for the avoidance of double taxation (“**DTA**”) between South Africa and the country of tax residence of the unitholder. Non-resident unitholders that believe that a reduced rate of tax applies in respect of their

applicable DTA should contact the transfer secretaries or their nominee, custodian or CSDP for the prescribed form to record the reduced rate of tax.

Where dividends tax is withheld at 20%:

- the reinvestment ratio for non-resident unitholders will be 1.60322 units at 2,186 cents per unit, for every 100 (one hundred) units held on the record date; and
- should such unitholders elect to receive the distribution in cash, they will receive 3,504.15433 cents per 100 units held on the record date.

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

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

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

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

A circular will be posted out to unitholders on Friday, 6 November 2020, in respect of the unit and income distribution.

Units in issue at the date of declaration of the distribution: 65 203 334

Income tax reference number: 3354212148

The salient dates of the distribution declaration are:

2020	
Release of results and declaration announcement on SENS of distribution and right of election to purchase new units or receive a cash payment	Thursday, 22 October
Circular and form of election posted to unitholders	Friday, 6 November
Finalisation announcement on SENS in respect of distribution and right of election to purchase new units or receive a cash payment	Friday, 6 November
Last day to trade in order to be eligible for the distribution	Tuesday, 1 December
Trading commences ex-entitlement to the distribution	Wednesday, 2 December
Listing of maximum possible number of units that may be purchased at commencement of trade	Friday, 4 December
Closing date for the election of cash distribution or to reinvest at 12:00 pm on	Friday, 4 December
Record date for the distribution	Friday, 4 December
Electronic payment and CSDP/broker accounts updated with cash	Monday, 7 December
Announcement of the results of the distribution on SENS	Monday, 7 December
Unit certificates posted and CSDP/broker accounts updated with units	Wednesday, 9 December

Notes:

1. Unitholders reinvesting their distribution in new units are alerted to the fact that the new units will be listed 3 business days after the last day to trade and that these new units can only be traded 3 business days after the last day to trade, due to the fact that settlement of the units will be 3 business days after the record date, which differs from the conventional one business day after the record date settlement process.
2. Units may not be dematerialised or rematerialised between Wednesday, 2 December 2020 and Friday, 4 December 2020, both days inclusive.
3. The above dates and times are subject to change. Any changes will be announced on SENS.
4. All times quoted above are South African times.
5. Dematerialised unitholders should provide their CSDP or broker with their election instructions by the cut-off time stipulated in terms of their custody agreement with such CSDP or broker.
6. If no election is made, the distribution accrued to the unitholder will be used to purchase additional units.

4. SHORT-FORM ANNOUNCEMENT

This short-form announcement is the responsibility of the directors of the Fund's manager, Oasis Crescent Property Fund Managers Limited. It contains only a summary of the information in the full announcement ("**Full Announcement**") and does not contain full or complete details. The Full Announcement can be found at:

<https://senspdf.jse.co.za/documents/2020/JSE/ISSE/OAS/1H21INT.pdf>

Copies of the Full Announcement are also available for viewing on the Fund's website at <http://www.oasis.co.za/default/content.aspx?initial=true&moveto=704>. In addition, electronic copies of the Full Announcement may be requested and obtained, at no charge, from the Fund at Property@oasiscrescent.com and from the Fund's designated advisor, PSG Capital.

Any investment decisions by investors and/or shareholders should be based on consideration of the Full Announcement, as a whole.

These condensed consolidated interim results have been reviewed by the Fund's auditors, Nexia SAB&T, who expressed an unmodified review opinion thereon. The review opinion is available, along with the condensed consolidated interim results, on the Fund's website at <http://www.oasis.co.za/default/content.aspx?initial=true&moveto=704>.

Cape Town
22 October 2020

Designated Advisor
PSG Capital



PSG CAPITAL