

## 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  
("the Fund")



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## DISTRIBUTION OF ANNUAL REPORT, NO CHANGE STATEMENT, NOTICE OF ANNUAL GENERAL MEETING, DISTRIBUTION DECLARATION AND BROAD-BASED BLACK ECONOMIC EMPOWERMENT ACT: ANNUAL COMPLIANCE REPORT

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### DISTRIBUTION OF ANNUAL REPORT AND NO CHANGE STATEMENT

Unitholders of the Fund ("**Unitholders**") are hereby advised that the Fund's annual report ("**Annual Report**"), incorporating the full audited consolidated annual financial statements of the Fund for the year ended 31 March 2022 and the notice of the annual general meeting of the Fund ("**Notice of AGM**") was distributed to Unitholders today, 29 June 2022, and contains no modifications to the audited results which were announced on SENS on 29 April 2022, it being noted that non-IFRS property-related disclosures have been expanded on pages 93 to 100 of the Annual Report.

The annual report will also be available on the Fund's website, at <http://www.oasis.co.za/default/content.aspx?initial=true&moveto=704>.

### NOTICE OF ANNUAL GENERAL MEETING

Notice is hereby given that the annual general meeting ("**AGM**") will be conducted entirely by electronic communication at 10:00am on Thursday, 21 July 2022, to transact the business as set out in the abovementioned Notice of AGM. Unitholders are referred to the guidance and instructions regarding such electronic communication and participation, as set out in the Notice of AGM.

Kindly note the following salient details:

Issuer name	Oasis Crescent Property Fund
Type of instrument	Units
ISIN number	ZAE000074332
JSE code	OAS
Meeting type	Annual General Meeting
Meeting venue	Electronic
Record date – to determine which Unitholders are entitled to receive the notice of meeting	Friday, 24 June 2022

Publication/posting date	Wednesday, 29 June 2022
Last day to trade – Last day to trade to determine eligible Unitholders that may attend, speak and vote at the meeting	Tuesday, 12 July 2022
Record date – to determine eligible Unitholders that may attend, speak and vote at the meeting	Friday, 15 July 2022
Meeting deadline date (For administrative purposes, forms of proxy for the meeting to be lodged)	Tuesday, 19 July
Meeting date	10:00am on Thursday, 21 July 2022
Publication of results	Thursday, 21 July 2022
Website link	<a href="http://www.oasis.co.za/default/content.aspx?initial=true&amp;moveto=704">http://www.oasis.co.za/default/content.aspx?initial=true&amp;moveto=704</a>

## FURTHER DIVIDEND DECLARATION

It has come to the Fund's attention that while the distributable income and aggregate distribution to unitholders for the year ended 31 March 2022 was correctly disclosed in the summarised annual financial results announced on 29 April 2022 and in the audited annual financial statements published on the same date, the amount declared in respect of the final 6-month period was understated, due to an administrative error. In order to correct this, it has been resolved to declare a further cash dividend of 2.36292 cents per unit from income. This is a cash-only dividend with no reinvestment alternative.

The above dividend is considered a special dividend and the declaration is therefore subject to the condition that the required exchange control approval be obtained from the South African Reserve Bank.

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 Central Securities Depository Participant ("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%.

Including DWT at 20% results in a net dividend of 1.89034 cents per unit.

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.

Units in issue at the date of declaration of the distribution: 66 085 198

Income tax reference number: 3354212148

The salient dates of the distribution declaration are:

<b>2022</b>	
<b>Assuming exchange control approval is obtained:</b>	
Finalisation announcement expected to be released by 11:00 a.m. on	<b>Monday, 18 July</b>
Last day to trade in order to be eligible for the distribution	<b>Tuesday, 26 July</b>
Trading commences ex-entitlement to the distribution	<b>Wednesday, 27 July</b>
<b>Record date for the distribution</b>	<b>Friday, 29 July</b>
Electronic payment and CSDP/broker accounts updated with cash	<b>Monday, 1 August</b>

Notes:

- (i) If the finalisation date has not occurred by Monday, 18 July 2022, an updated timetable will be published on SENS.
- (ii) Share certificates may not be dematerialised or rematerialised between Wednesday, 27 July 2022 and Friday, 29 July 2022, both days inclusive

#### **BROAD-BASED BLACK ECONOMIC EMPOWERMENT ACT ("THE ACT"): ANNUAL COMPLIANCE REPORT**

In accordance with paragraph 16.21(g) and Appendix 1 to Section 11 of the JSE Limited Listings Requirements, notice is hereby given that the Fund's annual compliance report in terms of section 13G(2) of the Act has been published and is, together with the Fund's latest broad-based black economic empowerment certificate, available on the Fund's website at <http://www.oasis.co.za/default/content.aspx?initial=true&moveto=704>.

Cape Town  
29 June 2022

Designated Advisor  
PSG Capital



PSG CAPITAL