

# FUNDFACTS

OASIS



GLOBAL MANAGEMENT COMPANY  
(IRELAND) LIMITED  
AUTHORISED BY THE CENTRAL BANK OF IRELAND

## OASIS CRESCENT GLOBAL PROPERTY EQUITY FUND

▲ OCTOBER 2017

<b>Fund Manager</b>	Adam Ebrahim	<b>Min. Initial Investment</b>	USD 5000
<b>Launch Date</b>	25 September 2006	<b>Min. Additional Investment</b>	USD 1000
<b>Risk Profile</b>	Medium to High	<b>Fund Size</b>	USD 96.9 million
<b>Benchmark</b>	OECD Inflation	<b>Total Expense Ratio</b>	2.12%

The benchmark is made up of the Consumer Price Index (CPI) rate of the OECD countries.

The Oasis Crescent Global Property Equity Fund (OCGPEF) is a Shari'ah compliant global property equity fund that seeks to provide ethical investors with a superior property equity investment product that conforms to moral and cultural beliefs.

### Cumulative Returns

Cumulative Returns	(Oct-Dec) 2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	YTD Oct 2017	Return Since Inception	
													Cum	Ann
Oasis Crescent Global Property Equity Fund	4.5	3.4	(53.3)	45.9	22.2	(4.3)	25.6	5.7	12.5	(0.5)	(0.5)	6.6	35.7	2.8
OECD Inflation	(0.1)	3.5	2.3	1.3	1.8	3.1	1.8	1.4	1.6	0.7	1.4	2.1	22.9	1.9

**Performance (% returns) in US Dollars, net of fees, gross of non permissible income of the Oasis Crescent Global Property Equity Fund since inception to 31 October 2017**  
(Source: Oasis Research using www.oecd.org)

Note: OECD Inflation benchmark lags by 1 month.

### Annualised Returns

Annualised Returns	% Growth 1 year	% Growth 3 year	% Growth 5 year	% Growth 7 year	% Growth 10 year	Return Since Inception
						Annualised
Oasis Crescent Global Property Equity Fund	6.4	1.9	5.5	6.4	1.6	2.8
OECD Inflation	2.3	1.3	1.4	1.8	1.8	1.9

**Performance (% returns) in US Dollars, net of fees, gross of non permissible income of the Oasis Crescent Global Property Equity Fund since inception to 31 October 2017**  
(Source: Oasis Research using www.oecd.org)

Note: OECD Inflation benchmark lags by 1 month.

### Geographical Analysis

REGION	OCGPEF%
USA	31
EUROPE	21
UK	21
ROW	19
CASH	8
<b>Total</b>	<b>100</b>

(Source: Oasis Research)

Geographical split of the Oasis Crescent  
Global Property Equity Fund  
(31 October 2017)

### Sectoral Analysis

SECTOR	OCGPEF%
Retail	34
Industrial	18
Healthcare	14
Diversified	14
Office	10
Cash	8
Storage	2
<b>Total</b>	<b>100</b>

(Source: Oasis Research)

Sectoral split of the Oasis Crescent Global Property  
Equity Fund (31 October 2017)

### Fund Manager Comments

Global economic growth is expected to rise to 3.4% in 2017 from 3.1% last year, firming further in 2018 to 3.6% on the back of a modest cyclical recovery in global trade volumes and commodity prices. According to the IMF, growth in advanced economies is set to outperform its post-2011 average of 1.7%, expanding around 2.0% this year and next. In the US, an improving job market has supported growth in disposable income and helped underpin consumer spending. Much of the Eurozone is now in a synchronised upswing following a double-dip recession in 2012 caused by the sovereign debt crisis. A key underpin has been the significant 20% weakening in the Euro in the wake of the ECB's decision to launch quantitative easing (QE) in early 2015 which has boosted export competitiveness, especially for Germany. In emerging markets, both Brazil and Russia, in particular, have emerged out of deep recessions. China has continued to defy bearish forecasts by maintaining a GDP growth rate close to 7.0% this year even while it structurally transitions to a more sustainable consumption-led growth path.

The global economy faces a number of key risks. Most importantly, the normalisation of monetary conditions in developed markets, in particular the US, may cause a faster than expected tightening of global financial conditions, which could impact rich market valuations and increase market volatility. This is a particular risk for emerging fixed income markets which have been the main beneficiaries from the 'low for longer' interest rate environment in recent years. China's high level of corporate indebtedness and lack of transparency on local government balance sheets also poses a key risk to the domestic economy and, by extension, the global economy too. More inward looking economic policies could also undermine the benefits of globalization while geopolitical tensions, particularly around North Korea, present a risk to global stability.

The level of supply in developed property markets has remained disciplined and net absorption remains positive in most of the markets. Global REIT debt levels are also well below their peaks and average debt maturity has increased. The current REIT DY to 10yr bond yield spreads remain attractive relative to their long term averages and REITS with a high exposure to the major global cities, positive secular demand drivers, enhancing refurbishments and superior balance sheets are well positioned to outperform in a normalising interest rate environment. The Fund displays very attractive valuation characteristics with an average cash flow yield of 6.4% and dividend yield of 5.1% which offers value relative to the average bond yield and inflation of 2.5%.

GIPS compliant & verified

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#### Disclaimer :

Undertakings for Collective Investments in Transferable Securities (UCITS) are generally medium to long term investments.

**Warning: The value of your investment may go down as well as up and past performance is not a reliable guide to future performance.**

Commission and incentives may be paid and if so, would be included in the overall costs. Deductions for charges and expenses are not made uniformly throughout the life of the product, but are loaded disproportionately onto the early period.

**Warning: Withdrawal from the product in the early period might affect the amount of money that the investor receives due to the practice of front-end loading, and the amount received might be less than the amount invested.**

A schedule of fees and charges and maximum commissions is available from Oasis Global Management Company (Ireland) Ltd. ("the Management Company") on request. UCITS are traded at ruling prices and forward pricing is used. Portfolios are valued at 08h00 daily using the previous day's prices as at 22h00 GMT. All necessary documentation must be received before 14h00. Investments are made globally across a number of countries and currencies.

**Warning: This product may be affected by changes in currency exchange rates.**

Prices are calculated on a net asset value basis which is the total value of all assets in the Oasis Crescent Global Property Equity Fund, a "Sub-Fund" of Oasis Crescent Global Investment Fund (Ireland) plc (the "Fund"), including any income accruals and less any permissible deductions from the Sub-Fund which may include but not be limited to auditors fees, bank charges, custodian fees, management fees and investment advisory fees. UCITS can engage in borrowing and scrip lending and may borrow up to 10% of the market value of the portfolio to bridge insufficient liquidity.

**Warning: The income that an investor may get from an investment may go down as well as up.**

The Management Company and the Fund are regulated by the Central Bank of Ireland and the UCITS funds are managed in accordance with the UCITS regulations (Ireland). Figures quoted are from Morningstar for the period ending 31 October 2017 for lump sum investment, using NAV-NAV prices with income distributions reinvested. Returns may vary depending on the actual date of investment and the actual date of reinvestment of income. The Key Investor Information Documents or a full Prospectus are available on request from the Management Company and Oasis Crescent Management Company Ltd. The Fund is regulated by the Central Bank of Ireland and the Sub-Fund is registered with the Financial Services Board for distribution in South Africa and with the Financial Conduct Authority for distribution in the United Kingdom. The Sub-Fund has a Total Expense Ratio (TER) of 2.12%, which is the average Net Asset Value of the portfolio incurred as charges, levies and fees related to the management of the portfolio. A higher TER does not necessarily imply a poor return, nor does a low TER imply a good return. The ratio does not include transaction costs. The current TER cannot be regarded as an indication of future TERs. Full details and basis of accolades received are available from the Management Company and Oasis Crescent Management Company Ltd. All information and opinions provided are of a general nature and the document contains no express or implied recommendation, warranty, guidance, advice or proposal that the products are appropriate to the investment objectives, financial situation or needs of any individual or entity. The Management Company, or Oasis Crescent Management Company Limited, or any of their affiliated or related entities accept no responsibility for any loss, damage or harm of whatever nature suffered as a result of the use of, or reliance on, any information contained in this document. All data and information (unless otherwise stated) is as at 31 October 2017.