

# FUNDFACTS

OASIS



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

## OASIS CRESCENT GLOBAL PROPERTY EQUITY FUND

▲ JULY 2013

<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 Low	<b>Total Expense Ratio</b>	2.30%
<b>Benchmark</b>	OECD Inflation + 3%*	<b>Fund Size</b>	USD 91.67 million
		<b>Rating</b>	S & P CAPITAL IQ FUND GRADING : SILVER

\* The benchmark is made up of the Consumer Price Index (CPI) rate of the OECD countries plus 3%.

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.

<b>S&amp;P CAPITAL IQ</b>	<b>Silver FUND GRADING</b>	<b>S&amp;P CAPITAL IQ</b>	<b>5 Year LONG-TERM GRADING</b>
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### Cumulative Returns

Cumulative Returns	(Sep - Dec) 2006	2007	2008	2009	2010	2011	2012	YTD July 2013	Return Since Inception	
									Cumulative	Annualised
Oasis Crescent Global Property Equity Fund	5.0	5.0	(52.6)	48.0	24.1	(3.0)	28.1	3.2	23.1	3.1
OECD Inflation*	(0.1)	3.5	2.3	1.3	1.8	3.1	1.8	1.2	15.8	2.1

Performance (% returns) in US Dollars, gross of fees, gross of non permissible income  
of the Oasis Crescent Global Property Equity Fund since inception to 31 July 2013  
(Source: Oasis Research, www.oecd.org)

\*Note: The Benchmark for this fund is OECD Inflation + 3%,  
OECD Inflation benchmark lags by 1 month

### Annualised Returns

Annualised Returns	% Growth 1 year	% Growth 3 year	% Growth 5 year	Return Since Inception
				Annualised
Oasis Crescent Global Property Equity Fund	14.0	15.1	5.7	3.1
OECD Inflation*	1.7	2.2	1.6	2.1

Performance (% returns) in US Dollars, gross of fees, gross of non permissible income  
of the Oasis Crescent Global Property Equity Fund since inception to 31 July 2013  
(Source: Oasis Research, www.oecd.org)

\*Note: The Benchmark for this fund is OECD Inflation + 3%,  
OECD Inflation benchmark lags by 1 month

### Geographical Analysis

Region	OCGPEF%
Europe	36
ROW	34
USA	20
Cash	10
<b>Total</b>	<b>100</b>

(Source: Oasis Research)

Geographical split of the Oasis Crescent  
Global Property Equity Fund  
(31 July 2013)

### Sectoral Analysis

Sector	OCGPEF%
Office	20
Industrial	19
Retail	19
Healthcare	16
Diversified	11
Apartment	5
Cash	10
<b>Total</b>	<b>100</b>

(Source: Oasis Research)

Sectoral split of the Oasis Crescent Global Property  
Equity Fund (31 July 2013)

### Fund Manager Comments

The global economy is expected to grow by 3.3% in 2013 with the growth primarily being driven by developing economies. The developed world has started to show some signs of improvement as they gain competitiveness through lower unit labour costs with growth in the US and EU expected to accelerate going into 2014. However, the rate of growth in developed economies is likely to remain muted given the need for continued austerity and fiscal constraints on government balance sheets. Private sector spending and job creation is likely to be key in sustaining economic growth within the developed world. Developing economies face some short term challenges due to rising unit labour costs and increase in cost of living which is transpiring into social unrest as seen in Brazil and South Africa. At the same time, the Chinese government has been tightening monetary policy to reduce lending and reign in the property market. These challenges do make the short term outlook for developing economies slightly uncertain. However, we believe that these developing economies including Sub-Saharan Africa are well positioned for long-term growth given favourable demographics, the continuing trend of urbanization and relatively stable government balance sheets. Lastly, while capital markets have been jittery on talks of tapering off of Quantitative Easing (QE) in the US, we believe that monetary policy normalization would be a sign of robust underlying fundamentals and improving unemployment levels and should be viewed as a positive element of sustainable long-term growth.

Supply of global property has been very low over the past five years and demand is recovering, especially for better quality properties. It has become more difficult for REITS to find good quality acquisitions that offer value and their focus is on refurbishing or extending existing properties that are in strong locations. The increase in global bond yields are a risk for REIT valuations and financing cost, but the REITS that have a competitive advantage and well structured balance sheets will deliver stronger income growth and outperform in this environment. In addition, global REIT cash flow yields (FFO yield) and dividend yields are still attractive relative to bond yields and the Oasis Crescent Global Property Equity Fund continues to take advantage of these opportunities.

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 Micropal for the period ending 31 July 2013 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 2.30%, 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. No warranty as to the accuracy, correctness or completeness of the information or opinions contained herein is provided. 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 July 2013.