

OASIS CRESCENT



MANAGEMENT COMPANY LIMITED

OASIS COLLECTIVE INVESTMENT SCHEME

KEY INVESTOR INFORMATION

OASIS CRESCENT INTERNATIONAL PROPERTY EQUITY FEEDER FUND

1ST QUARTER 2018

Investment Manager	Adam Ebrahim	Min. Monthly Investment	R 500
Launch Date	30 April 2007	Min. Lump - Sum Investment	R 2,000
Risk Profile	Medium to High	Fund Size	R 453 million
Benchmark	CPI Rate of OECD countries+3%	Total Expense Ratio	1.19 %
Fund Classification	Global - Real Estate - General	Class D	
Distribution Period	Quarterly	Distribution	1.1596 cents per unit

Investment Objective and Policy

The Oasis Crescent International Property Equity Feeder Fund is a rand denominated global property equity fund that has a holding in the Oasis Crescent Global Property Equity Fund, which is based offshore. This provides investors with exposure to a dollar-based portfolio that invest in property equities that are listed on international stock exchanges. The respective portfolios of both funds comply with requirements of a Shari'ah compliant investment that satisfy moral and cultural beliefs.

The Oasis Crescent Global Property Equity Fund is a long term investment product that seeks to provide a competitive income yield in US Dollars. To achieve this objective the portfolio will maintain exposure to high-quality property and property related entities that provide medium to long-term capital growth (from a rise in the value of property assets) and steady stream of income (from rentals).

This document constitutes the minimum disclosure document and quarterly general investor's report

Cumulative Returns

Cumulative Performance	May-Dec 2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	YTD Mar 2018	Return Since Inception	
													Cum	Ann
Oasis Crescent International Property Equity Feeder Fund*	(6.3)	(35.7)	12.4	7.2	12.9	29.7	27.2	23.6	33.0	(14.4)	0.4	(7.5)	76.7	5.4
CPI Rate of OECD countries**	2.1	2.3	1.3	1.9	3.1	1.8	1.4	1.6	0.7	1.4	2.4	0.7	22.7	1.9

Annual returns for every year since inception are reported in this table and the highest and lowest annual returns are disclosed.

Annualised Returns

Annualised Performance	% Growth 1 Year	% Growth 3 Years	% Growth 5 Years	% Growth 7 Years	Return Since Inception
					Annualised
Oasis Crescent International Property Equity Feeder Fund*	(6.6)	(0.4)	8.4	12.8	5.4
CPI Rate of OECD countries	2.2	1.9	1.5	1.7	1.9

*Performance (% returns) in Rand, net of fees, gross of non permissible income of the Oasis Crescent International Property Equity Feeder Fund since inception to 31 March 2018.

(From the 4th quarter of 2016 the disclosure of performance changed from “gross of fees”, “gross of non permissible income” to “net of fees”, “gross of non permissible income”.)

(Source: Oasis Research using www.oecd.org)

**Note: OECD Benchmark lags by 1 month.

Annualised return represents the compound growth rate of the fund over the respective period and calculated in accordance with Global Investment Performance Standards.

Distribution

Distribution	Jun-17	Sep-17	Dec-17	Mar-18
Oasis Crescent International Property Equity Feeder Fund*	0.4064	1.1854	0.6355	1.1596

Distribution (cents per unit), of the Oasis Crescent International Property Equity Feeder Fund over the past 4 quarters.
(Source: Oasis)

Investment Manager Commentary

The global economy entered 2018 with a synchronised upswing firmly underway, driven by improving manufacturing output, trade volumes and commodity prices. In January 2018, the IMF upgraded its forecasts further and now expects global economic growth to firm to 3.9% in both 2018 and 2019, after 3.6% in 2017, a pace comfortably above the 3.2% recorded in 2016, when there were widespread concerns over secular economic stagnation. The synchronised global economic upswing has led to narrower output gaps and, together with higher oil prices, has provided the basis for reflation. However, inflation increases have remained measured suggesting some economic ‘slack’ is still prevalent in key economies. From 0.8% in 2016, the IMF projects inflation in Developed Markets will average 1.7% in 2018 and 2.1% in 2019, in line with most central bank’s target levels.

Against the backdrop of US economic upswing, the Federal Reserve has raised the Funds Rate six times since December 2015, each by +25 basis points, to reach 1.75% in March 2018. The improving job market has supported growth in disposable income and helped underpin consumer spending. A series of tax cuts have been implemented with a view of boosting investment and employment. As things stand, the plans are unfunded and will over the long-term add significantly to the fiscal deficit.

The global economy faces a number of key risks. Most importantly, the normalisation of monetary policy in developed markets, in particular the US, may cause a faster than expected tightening of global financial conditions, which could impact market valuations and increase market volatility. Steps by President Trump to add tariffs on steel and aluminum imports has led to corresponding steps by the Chinese authorities, leading to fears of an escalating ‘tit-for-tat’ trade war. Finally, 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.

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 level of supply in developed property markets has remained disciplined and net absorption remains positive in most of the markets. The Fund displays very attractive valuation characteristics with an average cash flow yield of 6.8% and dividend yield of 5.2% which offers value relative to the average bond yield and inflation of 2.4% and 2.3% respectively.

Regional Allocation

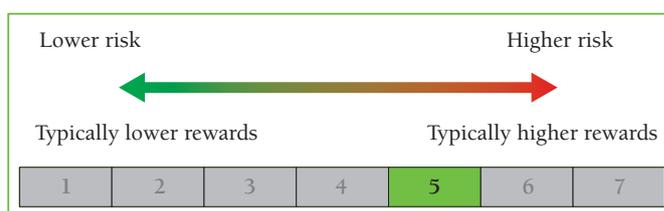
Region	OCGPEF%
USA	27
UK	22
EUROPE	20
ROW	19
Cash	12
Total	100

Regional Split of the Oasis Crescent Global Property Equity Fund
31 March 2018 (Source: Oasis Research)

Sector	OCGPEF%
Retail	19
Industrial	12
Diversified	100
Healthcare	13
Cash	12
Office	9
Storage	2
Total	100

Sectoral Split of the Oasis Crescent Global Property Equity Fund
31 March 2018 (Source: Oasis Research)

Risk and Reward Profile



The risk and reward indicator:

- The above risk number is based on the rate at which the value of the Fund has moved up and down in the past
- The above indicator is based on historical data and may not be a reliable indication of the risk profile of the Fund
- The risk and reward category shown is not guaranteed and may shift over time
- The lowest category does not mean 'risk free'.

OCGPEF may also be exposed to risks which the risk number does not adequately capture. These may include:

- The value of stock market investments, and the income from them, will fluctuate. This will cause the Fund price to fall as well as rise and you may not get back the original amount you invested
- Any investment in international companies means that currency exchange rate fluctuations will have an impact on the Fund
- The Fund invests in a variety of geographic regions and countries. It is therefore exposed to the market sentiment of that specific geographic region or country. This level of diversification is appropriate to deliver on our objective to generate real returns at a lower volatility for our clients over the long term.

Fees and Charges*

Fee Type	Financial Advisor	Administrator	Investment Manager
Initial	Maximum 3% deducted prior to each investment being made. Where the initial financial advisor fee is greater than 1.5% then the ongoing financial advisor fee is limited to 0.5%.	No charge	No charge
Ongoing	Maximum 1% per annum of the investment account. Where the ongoing financial advisor fee is greater than 0.5% then the initial financial advisor fee is limited to 1.5%.	0%	0%

* Excluding VAT. No performance fees.

Total Expense Ratio

Class D of the portfolio has a Total Expense Ratio (TER) of 1.19% for the period from 1 January 2015 to 31 December 2017. 1.19% of the average Net Asset Value of the portfolio was 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 current TER cannot be regarded as an indication of future TERs. The ratio does not include transaction costs. Transaction cost was 0.00%.

Total Expense Ratio	1.19%	Service Fees	-	Performance Fees	-	Other Costs	1.18%	VAT	0.00%
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Class D: performance fees are payable in the case of outperformance of the underlying portfolio, relative to its benchmark. Performance is calculated for the portfolio, and individual investor performance may differ as a result of initial fees, the actual investment date, the date of reinvestment and dividend withholding tax. The sharing ratio of the performance fee is 20% of the outperformance, and the total fees are capped at 3%. This fee is calculated and accrued daily, based on the daily market value of the Investment Portfolio, and paid to the Investment Manager on a monthly basis. Note that while the manager is able to charge performance fees, no such fee is charged at this time. Should the manager decide to charge a performance fee at any time in the future, this will be communicated to investors in accordance with prevailing rules and regulations.

Disclaimer

This document is the Minimum Disclosure Document in terms of BN92 of 2014 of the Collective Investment Schemes Control Act, 2002 and also serves as a fund fact sheet. Collective Investment Schemes in Securities (CIS) are generally medium to long term investments. The value of participatory interests (units) may go down as well as up and past performance is not necessarily a guide to the future.

Different classes of units apply to some of the Oasis Funds, which are subject to different fees and charges. A schedule of fees and charges and maximum commissions is available from the management company on request. Commission and incentives may be paid and if so, would be included in the overall costs. CIS are traded at ruling prices and forward pricing is used. CIS can engage in borrowing and scrip lending. Fluctuations or movements in exchange rates may cause the value of underlying international investments to go up or down. No guarantee is provided with respect to capital or return.

Portfolios are valued at 15h00 daily. All necessary documentation must be received before 10h00. CIS are calculated on a net asset value basis which is the total value of all assets in the portfolio including any income accruals and less any permissible deductions from the portfolio which may include brokerage, commissions, STT, auditor's fees, bank charges, trustee and custodian fees. CIS prices are available daily on www.oasiscrescent.com.

The manager may borrow up to 10% of the market value of the portfolio to bridge insufficient liquidity. Oasis is a member of the Association for Savings and Investment SA. The above portfolio performance is calculated on a NAV to NAV basis and does not take initial fees into account. Income is reinvested on the ex dividend date. Actual investment performance will differ based on the initial fees applicable, the actual investment date and the date of reinvestment of income. Figures quoted are from Micropal and I Net Bridge for the period ending 31 March 2018 for a lump sum investment using NAV-NAV prices with income distributions reinvested.

A feeder fund, that a feeder fund is a portfolio that invests in a single portfolio of a collective investment scheme, which levies its own charges and which could result in a higher fee structure for the feeder fund. 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 product is appropriate to the investment objectives, financial situation or needs of any individual or entity.

Oasis Crescent Management Company Ltd. is registered and approved in terms of the Collective Investment Schemes Control Act, 2002. Investment performance is for illustrative purposes only and is calculated by taking the actual initial fees and all ongoing fees into account for the amount shown and the income is reinvested on the reinvestment date. The manager has a right to close the portfolio to new investors in order to manage it more efficiently in accordance with its mandate. This Minimum Disclosure Document is published quarterly. Additional investment information (including brochures, application forms, annual and half-yearly reports) can be obtained free of charge from Oasis. Oasis Crescent Capital (Pty) Ltd. is the investment management company of the manager and is authorized under the Financial Advisory and Intermediary Services Act, 2002 (Act No.37 of 2002). Data are sourced from Oasis Research using I-Net Bridge (31 March 2018). Kindly note that this is not the full Terms and Conditions. To view the latest Terms and Conditions please visit www.oasiscrescent.com.

GIPS compliant & verified

PROTECTING AND GROWING YOUR WEALTH

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