

OASIS CRESCENT



INSURANCE LIMITED

KEY INVESTOR INFORMATION

OASIS CRESCENT PROPERTY ENDOWMENT POLICY

1ST QUARTER 2018

Investment Company	Oasis Crescent Capital (Pty) Ltd.	Risk Profile	Medium
Launch Date	3 December 2015	Minimum Initial Lump-Sum Investment	R 50,000
Administrator	Oasis Crescent Wealth (Pty) Ltd.	Benchmark	CPI Rate +1%

Product Description

The Oasis Crescent Property Endowment policy is a savings investment policy, purchased from the Insurer in the name of the Policyholder, within the framework of the Act, with maturity terms of 10 or 15 years or perpetually. The product is designed to enable an investor to take exposure to Shari'ah compliant property (listed and/or unlisted) and cash.

The Product is managed in accordance with the guidelines that have been established by the independent Shari'ah Advisory Board of Oasis. These guidelines stipulate the exclusion of securities, whose primary business activities are non-permissible according to Shari'ah law, from the investment portfolios of the Oasis Crescent range of products.

The Shari'ah Advisory Board has been appointed to advise Oasis on Shari'ah investment and ethical issues. In addition, this board is responsible for conducting an independent analysis of the Oasis Crescent range of products and Investments as well as investment income to ensure that it is aligned with Shari'ah investment guidelines. Each year a certificate of compliance is issued by the Shari'ah Advisory Board for all of the Shari'ah compliant funds that Oasis manages.

The Policy is a pure investment policy with no life cover and contains no risk cover or guarantees of any nature.

This document constitutes the minimum disclosure document for this policy.

Cumulative Returns

Cumulative Performance	Jun-Dec 2016	2017	YTD Mar 2018	Return Since Inception	
				Cum	Ann
Oasis Crescent Property Endowment*	1.2	2.9	(1.5)	2.5	1.4
CPI rate**	2.3	4.6	1.5	8.7	4.9

*Performance (% returns) in Rand, net of fees, gross of non permissible income of the Oasis Crescent Property Endowment (Since inception date to 31 March 2018)
(Source: Oasis Research using I-Net Bridge)

**Note: CPI benchmark lags by 1 month. The Benchmark for this fund is CPI Rate + 1%.

Annualised Returns

Annualised Performance	% Growth 1 Year	Return Since Inception
		Annualised
Oasis Crescent Property Endowment*	1.8	1.4
CPI rate**	4.0	4.9

*Performance (% returns) in Rand, net of fees, gross of non permissible income of the Oasis Crescent Property Endowment (Since inception date to 31 March 2018)
(Source: Oasis Research using I-Net Bridge)

**Note: CPI benchmark lags by 1 month. The Benchmark for this fund is CPI Rate + 1%.

Investment Objective & Policy

The Oasis Crescent Property Endowment Policy follows an investment strategy designed to provide investors with the opportunity to invest in Shari'ah compliant property (listed and/or unlisted). It maintains an actively managed portfolio that relies on independent research that is conducted by the investment manager. To reduce the level of portfolio risk and meet the objectives of the Policy, it is diversified across a range of different property types with a focus on premium quality properties in higher barrier to entry markets.

Sectoral Analysis

Sector	OCPEP%
Retail	41
Industrial	32
Office	16
Diversified and other	6
Healthcare	5
Total	100

Sectoral Analysis of the Oasis Crescent Property Endowment Policy (31 March 2018)
(Source: Oasis Research)

Geographical Analysis

Region	OCPEP%
South Africa	63
UK	12
US	11
Europe	8
ROW	6
Total	100

Geographical Analysis of the Oasis Crescent Property Endowment Policy (31 March 2018)
(Source: Oasis Research)

Fees and Charges*

Fee Type	Financial Advisor	Administrator	Investment Manager
Initial	Maximum 3% deducted prior to each investment being made. Where ongoing fee is greater than 0.5% then initial fee is limited to 1.5%.	No charge	No charge
Ongoing	Maximum 1% per annum of the investment account. Where the initial fee is more than 1.5% then the maximum ongoing fee is 0.5%.	0.4%	1% to 3% Based on portfolio performance relative to benchmark

* Excluding VAT.

Disclaimer

Insurance policies are generally long term investments. The value of investments may go down as well as up and past performance is not necessarily a guide to future performance. A schedule of fees and charges and maximum commissions is available from the administration company on request. Fluctuations or movements in exchange rates may cause the value of underlying international investments to go up or down. Investors into insurance products are subject to the latest Terms and Conditions (Policy Documents) and any relevant legislation. An initial advisor's fee of up to a maximum of 3% (excl VAT) for the Endowment Policy of the investment amount may be charged. This fee is not compulsory and is negotiated independently between the unit holder and the financial advisor. All information and opinions provided are of a general nature and the document contains no implied or express recommendation, guidance, advice or proposal that the product is appropriate to the investment objectives, financial situation or needs of any particular individual or entity. Consult the latest detailed Terms and Conditions, and discuss these products with your financial advisor. To view the latest Terms and Conditions please visit www.oasisrescent.com. All amounts and percentages quoted are exclusive of VAT. Oasis Crescent Capital (Pty) Ltd. is an authorised Financial Services Provider. Oasis Crescent Insurance Ltd. is a registered long-term insurance company. Data are sourced from Oasis Research using I-Net Bridge (31 March 2018).

GIPS compliant & verified

PROTECTING AND GROWING YOUR WEALTH

Product Provider:

Oasis Crescent Insurance Ltd.

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Cape Town 7925, South Africa, DOCEX : 99 CPT
Tel : +27 21 413 7860, Fax : +27 21 413 7940
Oasis Share Call Helpline : 0860 100 786
Email : oci@za.oasisrescent.com
www.oasisrescent.com

Complaints:

Oasis Ombudsman

Postal Address : PO Box 1217,
Cape Town 8000
Tel : 021 413 7860
Email : ombudsman@za.oasisrescent.com

Investment Company:

Oasis Crescent Capital (Pty) Ltd.

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The Long Term Insurance

Ombudsman:

Private Bag X45, Claremont 7735
Tel : (021) 657 5000
Share Call : 0860 662 837
Email : info@ombud.co.za

The Financial Services Providers

Ombudsman:

Postal Address : PO Box 74571
Lynnwood Ridge 0040
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