

# FUNDFACTS

OASIS CRESCENT



GLOBAL INVESTMENT FUNDS (UK) ICVC

MANAGED BY OASIS CRESCENT WEALTH (UK) LTD.

## OASIS CRESCENT GLOBAL PROPERTY EQUITY FUND

▲ FEBRUARY - 2023

<b>Fund Manager</b>	Adam Ebrahim	<b>Min. Initial Investment</b>	USD 5000
<b>Launch Date</b>	11 December 2020	<b>Min. Additional Investment</b>	USD 1000
<b>Risk Profile</b>	Medium to High	<b>Fund Size</b>	USD 78.5 million
<b>Benchmark</b>	Global REIT Blended Index Benchmark	<b>Total Expense Ratio</b>	2.20%

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	2017	2018	2019	2020	2021	2022	YTD FEB 2023	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)	11.3	(16.1)	14.6	(11.1)	32.7	(29.8)	6.4	20.0	1.1
Global REIT Blended Index Benchmark	18.6	(22.8)	(43.0)	40.0	15.0	(4.7)	30.3	13.3	21.4	6.6	(3.9)	12.0	(13.5)	26.4	(10.6)	24.7	(31.6)	7.2	47.3	2.4

The Fund was launched following Oasis Crescent Global Property Equity Fund's ("OCGPEF") merger with the Fund on 11 December 2020. The underlying components of the Benchmark were changed upon the merger.

Returns in USD, Net-of-Fees, Gross of Non Permissible Income of the OCGPEF since inception to 28 February 2023. NPI for the 12 months to February 2023 was 0.11%.

Benchmark adjusted for non-recoverable withholding taxes prior to the merger.

(Source: Oasis Research using Bloomberg; September 2006 – February 2023)

### 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	(18.9)	(0.6)	(1.6)	(0.1)	0.9	1.1
Global REIT Blended Index Benchmark	(21.3)	(3.2)	(0.7)	0.6	3.4	2.4

Performance (% returns) in USD Net-of-Fees Gross of Non Permissible Income of the OCGPEF since inception to 28 February 2023.

(Source: Oasis Research using Bloomberg; September 2006 – February 2023)

Benchmark adjusted for non-recoverable withholding taxes prior to the merger.

Geographical Analysis	
REGION	FEBRUARY 2023
	OCGPEF%
USA	52
ROW	17
UK	12
Europe	11
Cash	8
<b>Total</b>	<b>100</b>

Source: Oasis Research; Bloomberg; February 2023

Geographical split of the OCGPEF  
(28 February 2023)

Sectoral Analysis	
SECTOR	OCGPEF%
Industrial	22
Diversified	17
Healthcare	16
Retail	15
Apartment	10
Office	8
Storage	4
Cash	8
<b>Total</b>	<b>100</b>

Source: Oasis Research; Bloomberg; February 2023

Sectoral split of the OCGPEF (28 February 2023)

## Fund Manager Comments

The global economic outlook weakened over the course of 2022 accompanied by growing evidence of tighter global financial conditions and increased market volatility. A number of factors have been responsible for this lower rate of economic growth such as a significant increase in inflation, driven by surging energy and food costs, faster than expected withdrawal of monetary policy by the world's key central banks, continuing conflict between Ukraine and Russia and the knock-on effect of extremely restrictive and disruptive lockdowns of key Chinese cities as they grappled with successive COVID-19 infection waves. In its October 2022 World Economic Outlook (WEO) release, the International Monetary Fund left its 2022 World GDP forecast unchanged at 3.2% but lowered the 2023 outlook by -0.2ppt to 2.7%, warning that the global economy could face significant challenges this year. Signs that global energy and food prices peaked in Q3 2022 should translate into lower inflation readings over time. Oil prices have fallen back roughly 30% since the \$120bbl average levels recorded in mid-2022. Meanwhile, wheat future price have declined some 35% since the March 2022 high of \$1,425 as partial grain exports from Ukraine resumed. There is also growing evidence that disruptions to global supply chains are dissipating, with measures of shipping container costs plunging back to pre-COVID levels in recent months. Confirmation of a peak in the interest rate cycle could act as a major boost to economic and financial sentiment. An improved outlook, could see global fund managers put high cash holdings, estimated around 4.5% of AUM, to work by buying more attractively priced equity and bond assets, given the significant market correction over the past year. Factors that could boost global growth are: 1) cessation of war in Ukraine and normalisation of gas supplies to Europe by Russia; 2) significant increase in OPEC oil production lowering oil prices; 3) renewed monetary & fiscal policy support, including reindustrialisation in the West; 4) COVID-19 'pandemic' becoming a less worrisome 'endemic'. Factors that could constrain global growth are: 1) worsening geopolitical tensions; 2) renewed global supply chain disruptions, especially in energy, logistics and semiconductors; 3) faster-than-expected reversal of monetary and fiscal support; 4) new, more transmissible variants of Covid-19.

Despite lower development activity curtailing new property supply and creating an improving environment for property owners, Real Estate Investment Trusts (REITs) have come under pressure due to the impact of rising interest rates. Your fund is well diversified with exposure to a number of sectors that benefit from the 4th Industrial Revolution including Logistics, Datacenters, Storage and Medical Research. There are also a number of sectors that benefit from other secular drivers including Ageing (Seniors Housing) and Onshoring (Industrial). Your fund is well positioned due to its focus on REITs with positive secular demand drivers, strong management teams and superior balance sheets.

Sources: Oasis Research, Bloomberg statistics, IMF World Economic Outlook

GIPS compliant & verified

### Contact us :

**Oasis Crescent Wealth (UK) Ltd.**  
**Authorised and approved by the Financial Conduct Authority as the Authorised Corporate Director of the Fund.**

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### Disclaimer :

UK Undertakings for Collective Investments in Transferable Securities (UCITS) are generally medium to long term investments. Past performance is not indicative of future returns.

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

Deductions for charges and expenses are not made uniformly throughout the life of the product, but are loaded disproportionately onto the early period.

A schedule of fees and charges is available from Oasis Crescent Wealth (UK) Ltd. ("the Authorised Corporate Director" or "ACD") on request. 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 Funds (UK) ICVC (the "Fund"), Registration Number: IC030383, 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 ACD is authorised and regulated by the Financial Conduct Authority. The Fund and the Sub-Fund are regulated by the Financial Conduct Authority and is managed by the ACD in accordance with the UK UCITS Regulations. Performance figures quoted are from Oasis Research and Bloomberg for the period ending 28 February 2023 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 ACD and Oasis Crescent Management Company Ltd. The Sub-Fund is registered with the Financial Sector Conduct Authority for distribution in South Africa, the Swiss Financial Markets Supervisory Authority for distribution in Switzerland, the Monetary Authority of Singapore for distribution in Singapore and the Securities and Commodities Authority of the United Arab Emirates for distribution in the UAE. The Sub-Fund has a Total Expense Ratio (TER) of 2.20%, 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 ACD 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 Sub-Fund is appropriate to the investment objectives, financial situation or needs of any individual or entity. All data and information (unless otherwise stated) is as at 28 February 2023.