

# FUNDFACTS

OASIS CRESCENT



GLOBAL INVESTMENT FUNDS (UK) ICVC

MANAGED BY OASIS CRESCENT WEALTH (UK) LTD.

## OASIS CRESCENT GLOBAL PROPERTY EQUITY FUND

▲ NOVEMBER - 2022

<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 77.5 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	YTD Nov 2022	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	(26.8)	17.6	1.0
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	(31.2)	38.2	2.0

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 30 November 2022. NPI for the 12 months to November 2022 was 0.08%.

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

(Source: Oasis Research using Bloomberg: September 2006 – November 2022)

### 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	(22.0)	(4.5)	(3.0)	(1.2)	1.1	1.0
Global REIT Blended Index Benchmark	(26.5)	(7.7)	(2.7)	(1.7)	3.1	2.0

Performance (% returns) in USD Net-of-Fees Gross of Non Permissible Income of the OCGPEF since inception to 30 November 2022.

(Source: Oasis Research using Bloomberg: September 2006 – November 2022)

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

## Geographical Analysis

REGION	November 2022
	OCGPEF%
USA	52
ROW	17
UK	11
Europe	11
Cash	9
<b>Total</b>	<b>100</b>

Source: Oasis Research; Bloomberg; November 2022

Geographical split of the OCGPEF  
(30 November 2022)

## Sectoral Analysis

SECTOR	OCGPEF%
Industrial	22
Diversified	19
Healthcare	15
Retail	14
Apartment	10
Office	8
Storage	3
Cash	9
<b>Total</b>	<b>100</b>

Source: Oasis Research; Bloomberg; November 2022

Sectoral split of the OCGPEF (30 November 2022)

## Fund Manager Comments

The global economic outlook has weakened over the course of 2022 accompanied by growing evidence of tighter global financial conditions as equity markets fall, credit spreads widen while the US Dollar exchange rate and global bond yields reach decade highs. The ongoing tightening of monetary policy by the key global central banks has been the main driver of the increased market volatility as they signal the critical importance of combating the surge in inflation even if it increases the downside risks for economic growth and employment. In its July 2022 World Economic Outlook (WEO) update, the IMF cut its 2022 global GDP forecast for the 3rd consecutive time to 3.2%. A year ago in the October 2021 update, the IMF predicted GDP growth for this year at 4.9%. A number of factors are 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. With Europe facing a significant surge in household and business energy costs over the coming winter due to restriction of gas supplies by Russia, there is a material risk that European growth significantly undershoots the better performing United States. The lower growth outlook for Europe is partly reflected in the 15% depreciation of the EUR against the USD this year to a two decade low of 0.98. Prospects in China are also worrisome as the largest Emerging Market economy and key driver of global commodity prices battles to contain a fallout in its property market. Factors that could boost global growth are: 1) cessation of war in Ukraine and normalisation of gas supplies to Europe by Russia; 2) increase in OPEC oil production lowering oil prices; 3) sharp moderation in inflation allowing central bank monetary policy to turn more accommodative. Factors that could constrain global growth are: 1) sustained high inflation necessitating tighter than expected monetary policy; 2) increased geopolitical tension and further increases in oil prices; 3) deteriorating global financial market conditions.

Despite lower development activity curtailing new property supply and creating an improving environment for property owners, 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.

Contact details:

3rd Floor, 50 Hans Crescent, Knightsbridge, London,

SW 1X 0NA, United Kingdom

Tel: +44 (0) 207 590 0550

Fax: +44 (0) 207 590 0555,

Email: info@oasiscrescent.co.uk

www.oasiscrescent.co.uk

### 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 30 November 2022 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 30 November 2022.