

# FUNDFACTS



GLOBAL INVESTMENT FUND (UK) ICVC  
MANAGED BY OASIS GLOBAL MANAGEMENT COMPANY (IRELAND) LTD.

**OGM OASIS CRESCENT GLOBAL PROPERTY EQUITY FUND** **Q U A R T E R 3 2 0 2 1**

<b>Fund Manager</b>	Adam Ebrahim	<b>Min. Initial Investment</b>	GBP 5,000
<b>Launch Date</b>	11 December 2020	<b>Min. Additional Investment</b>	GBP 1,000
<b>Risk Profile</b>	Medium to High	<b>Fund Size</b>	GBP 74.3 million
<b>Benchmark</b>	Global REIT Blended Index Benchmark	<b>Total Expense Ratio</b>	1.23%

The OGM Oasis Crescent Global Property Equity Fund (OGM 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	YTD Sept 2021	Return Since Inception	
																	Cum	Ann
OGM Oasis Crescent Global Property Equity Fund	1.7	2.6	(36.1)	32.3	27.2	(3.4)	20.6	3.6	21.2	6.2	19.0	0.5	(11.1)	10.9	(12.7)	18.9	113.4	5.2
Global REIT Blended Index Benchmark	15.3	(23.8)	(22.4)	26.4	19.1	(4.1)	24.4	11.0	29.1	12.7	14.7	2.2	(8.3)	21.5	(13.2)	14.3	156.4	6.4

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 GBP, Net-of-Fees, Gross of Non Permissible Income of the OGM OCGPEF since inception to 30 September 2021. NPI for the 12 months to September 2021 was 0.05%.  
Benchmark adjusted for non-recoverable withholding taxes prior to the merger.  
(Source: Oasis Research using Bloomberg: September 2006 – September 2021)

Annualised Returns						
Annualised Returns	% Growth 1 year	% Growth 3 year	% Growth 5 year	% Growth 7 year	% Growth 10 year	Return Since Inception
						Annualised
OGM Oasis Crescent Global Property Equity Fund	26.0	1.7	(0.2)	5.1	7.5	5.2
Global REIT Blended Index Benchmark	32.5	3.5	2.7	7.4	10.6	6.4

Performance (% returns) in GBP, Net of Fees, Gross of Non Permissible Income of the OGM OCGPEF since inception to 30 September 2021  
Benchmark adjusted for non-recoverable withholding taxes prior to the merger.  
(Source: Oasis Research using Bloomberg: September 2006 - September 2021)

Performance is indicative only and for the period from inception to October 2016, is based on the Class A (USD) Shares (Dist). It has been converted to GBP on a monthly basis using the closing GBP/USD exchange rate as published by Bloomberg. A pound sterling class was launched on 15 May 2012, and from November 2016 performance is based on the Class E (GBP) Shares (Dist). Past performance is not indicative of future returns.

## Geographical Analysis

REGION	September 2021
	OGM OCGPEF %
USA	53
ROW	15
UK	13
Europe	12
Cash	7
<b>Total</b>	<b>100</b>

(Source: Oasis Research: September 2021)

**Geographical split of the OGM OCGPEF  
(30 September 2021)**

## Sectoral Analysis

SECTOR	OGM OCGPEF %
Industrial	28
Diversified	18
Retail	13
Healthcare	12
Apartment	10
Office	8
Storage	4
Cash	7
<b>Total</b>	<b>100</b>

(Source: Oasis Research: September 2021)

**Sectoral split of the OGM OCGPEF (30 September 2021)**

## Fund Manager Comments

2021 is set to deliver the strongest global growth in many decades, with the global economy expected to expand by 5.9% (IMF). Massive monetary and fiscal support together with aggressive vaccine rollout in some countries has underpinned the economic recovery. 2022 growth is forecast by the IMF at 4.9%. Despite the strong recovery underway, there are a number of factors which continue to result in volatility, including new COVID variants, challenges in vaccine rollout in the developing world, disruptions in global supply chains and concerns over the Chinese property sector. Global central banks have signalled the start of a tentative withdrawal of monetary stimulus but the challenge is to balance rising inflation concerns with supporting jobs and the economic recovery. Against this backdrop, bond yields may remain volatile but central banks have pledged to do whatever it takes to support economic recovery and financial markets stability.

Factors that could boost global growth is 1) drawdown on massive build-up in consumer savings; 2) the wealth effect of robust financial markets; 3) pent-up demand, particularly in leisure and travel sectors; 4) continued easy monetary & fiscal policy; and 5) significant increase in OPEC oil production lowering oil prices. Factors that could constrain global growth are 1) new, more transmissible variants of Covid-19; 2) sustainably high inflation; 3) a faster-than-expected reversal of monetary and fiscal support; 4) constrained global supply chains, especially in logistics and semiconductors; and 5) increased geopolitical tension between US and China. In conclusion, the global economy should post record growth in 2021 but the challenge going forward is for central banks to balance rising inflation concerns with supporting the economic recovery as they gradually start withdrawing monetary stimulus.

With the COVID-19 vaccination rollouts gaining some momentum and the lower levels of capital investment and development activity curtailing new property supply, we are starting to see an improving environment for existing property owners. OCGPEF is well diversified with exposure to a number of sectors that benefit from the 4th Industrial Revolution and COVID-19 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). OCGPEF is well positioned due to its focus on REITS with positive secular demand drivers, strong management teams and superior balance sheets. The Fund displays very attractive valuation characteristics with an average cash flow yield of 5.1% and dividend yield of 3.3% which offers a lot of value relative to the average bond yield of 1.7%.

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

**GIPS compliant & verified**

### Contact us :

**The Oasis Global Management Company (Ireland) Ltd.**

**Authorised by the Central Bank of Ireland 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 Global Management Company (Ireland) 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 OGM Oasis Crescent Global Property Equity Fund, a "Sub-Fund" of OGM 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 regulated by the Central Bank of Ireland. 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 September 2021 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 1.23%, 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 September 2021.