

# FUNDFACTS

OASIS CRESCENT



GLOBAL INVESTMENT FUNDS (UK) ICVC

MANAGED BY OASIS CRESCENT WEALTH (UK) LTD.

## OASIS CRESCENT GLOBAL PROPERTY EQUITY FUND

▲ APRIL 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 99.7 million
<b>Benchmark</b>	Global REIT Blended Index Benchmark	<b>Total Expense Ratio</b>	2.16%

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 Apr 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	(8.6)	46.7	2.5
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	(9.8)	81.1	3.9

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 (NPI) of the Oasis Crescent Global Property Equity Fund since inception to 30 April 2022. NPI for the 12 months to April 2022 was 0.04%.

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

(Source: Oasis Research using Bloomberg: September 2006 – April 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	7.9	4.5	1.9	1.5	4.3	2.5
Global REIT Blended Index Benchmark	1.9	3.4	3.1	2.3	7.1	3.9

Performance (% returns) in US Dollars, Net of Fees, Gross of Non Permissible Income of the OCGPEF since inception to 30 April 2022

(Source: Oasis Research using Bloomberg : September 2006 - April 2022)

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

Geographical Analysis	
REGION	April 2022
	OCGPEF%
USA	51
ROW	15
UK	13
Europe	11
Cash	10
<b>Total</b>	<b>100</b>

(Source: Oasis Research; Bloomberg; April 2022)

**Geographical split of the OCGPEF (30 April 2022)**

Sectoral Analysis	
SECTOR	OCGPEF%
Industrial	26
Diversified	16
Healthcare	14
Retail	12
Apartment	10
Cash	10
Office	8
Storage	4
<b>Total</b>	<b>100</b>

(Source: Oasis Research; Bloomberg; April 2022)

**Sectoral split of the OCGPEF (30 April 2022)**

## Fund Manager Comments

Although the global economic recovery is expected to continue during 2022, the outlook has become less rosy. A number of factors are responsible for the loss of growth momentum such as a significant increase in inflation, faster than expected withdrawal of monetary policy by the Federal Reserve, an outbreak of war in the Ukraine and increasingly restrictive lockdowns of key Chinese cities as they grapple with a 4th COVID-19 infection wave. In its January 2022 World Economic Outlook (WEO) update, the IMF did already temper its very optimistic view from late last year by lowering its forecast for global GDP growth this year by 0.5% to 4.4%. This would still be much higher than the average annual growth rate of the global economy over the period 2010 to 2019 of 3.1%. The growing challenge for central banks, looking to tame inflationary pressures, is that the war in Ukraine is massively boosting energy and food inflation even further, sapping economic confidence. This is likely to lead to a slowdown in global activity over the remainder of the year. A stagflationary economic environment (stagnant growth, high inflation), is a lose-lose from a monetary policy perspective as any interest rate hikes by central banks to reduce inflation, would have an adverse influence over economic growth outcomes.

Factors that could boost global growth are: 1) cessation of war in Ukraine; 2) significant increase in OPEC oil production lowering oil prices; 3) more accommodative monetary & fiscal policy; 4) drawdown on massive build-up in consumer savings; 5) the wealth effect of robust financial markets; 6) pent-up demand, particularly in leisure and travel sectors. Factors that could constrain global growth are: 1) sustained high inflation; 2) constrained global supply chains, especially in logistics and semiconductors; 3) increased geopolitical tension, especially between the US and China; 4) new, more transmissible variants of Covid-19; 5) an even faster-than-expected reversal of monetary and fiscal support.

Development activity has remained subdued curtailing new property supply and we have seen an improving environment for 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 attractive valuation characteristics with an average cash flow yield of 5.0% and dividend yield of 3.0% which offers a lot of value relative to the average bond yield of 2.8%.

Sources: Oasis Research, Bloomberg statistics, IMF World Economic Outlook as of 31 March 2022.

**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 30 April 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 2.16%, 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 April 2022.