

# FUNDFACTS

OASIS



GLOBAL MANAGEMENT COMPANY  
(IRELAND) LIMITED  
AUTHORISED BY THE CENTRAL BANK OF IRELAND

## OASIS CRESCENT GLOBAL PROPERTY EQUITY FUND

▲ NOVEMBER 2015

<b>Fund Manager</b>	Adam Ebrahim	<b>Min. Initial Investment</b>	GBP 5,000
<b>Launch Date</b>	25 September 2006	<b>Min. Additional Investment</b>	GBP 1,000
<b>Risk Profile</b>	High	<b>Fund Size</b>	GBP 65.22 million
<b>Benchmark</b>	OECD Inflation	<b>Total Expense Ratio</b>	1.15%

The benchmark is made up of the Consumer Price Index (CPI) rate of the OECD countries.

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	(Sep - Dec) 2006	2007	2008	2009	2010	2011	2012	2013	2014	YTD Nov 2015	Return Since Inception	
											Cum	Ann
Oasis Crescent Global Property Equity Fund	2.0	3.6	(35.5)	33.6	28.5	(2.5)	22.3	5.7	22.8	4.9	90.2	7.2
OECD Inflation	(0.1)	3.5	2.3	1.3	1.8	3.1	1.8	1.4	1.6	0.8	18.8	1.9

**Performance (% returns) in GBP, gross of fees, gross of non permissible income of the Oasis Crescent Global Property Equity Fund since inception to 30 November 2015**  
(Source: Oasis Research using www.oecd.org)

Note: OECD Inflation benchmark lags by 1 month

### Annualised Returns

Annualised Returns	% Growth 1 year	% Growth 3 year	% Growth 5 year	% Growth 7 year	Return Since Inception
					Annualised
Oasis Crescent Global Property Equity Fund	5.0	11.5	11.8	18.3	7.2
OECD Inflation	0.5	1.1	1.8	1.5	1.9

**Performance (% returns) in GBP, gross of fees, gross of non permissible income of the Oasis Crescent Global Property Equity Fund since inception to 30 November 2015**  
(Source: Oasis Research using www.oecd.org)

Note: OECD Inflation benchmark lags by 1 month

Performance is indicative only and 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 has been launched on 15 May 2012, but it has a limited performance history. Past performance is not indicative of future returns.

GIPS compliant & verified

### Geographical Analysis

REGION	OCGPEF %
USA	30
ROW	25
UK	20
EUROPE	15
CASH	10
<b>Total</b>	<b>100</b>

(Source: Oasis Research)

**Geographical split of the Oasis Crescent  
Global Property Equity Fund  
(30 November 2015)**

### Sectoral Analysis

SECTOR	OCGPEF %
Retail	35
Healthcare	18
Industrial	14
Office	11
Diversified	12
Cash	10
<b>Total</b>	<b>100</b>

(Source: Oasis Research)

**Sectoral split of the Oasis Crescent Global Property  
Equity Fund (30 November 2015)**

### Fund Manager Comments

A restructuring of the Chinese economy continues to weigh on import demand and hence commodity prices, with global growth expectations being revised moderately lower during the second half to 3.3%. Positive growth impulses in the Euro area and Japan have offset the Chinese slowdown to some extent, while steady consumer demand and tightening jobs markets in the US and UK have driven their trade weighted currencies significantly higher. Relative weakness in emerging market capital flows has seen a decline in official foreign currency reserves over the period, although weaker currencies as well as pockets of structural reform have improved their global competitiveness on average, reflected by narrowing current account deficits in countries such as India and Indonesia. Overall, global monetary conditions remain loose, and significant capacity for government support in China should provide for a continued orderly transition towards a consumer-led economy, while the US Federal Reserve's monetary policy committee is expected to follow a relatively shallow hiking cycle over the medium term.

In global property markets the growth in demand for space continues to support higher occupancy and positive rental reversion. Due to the high levels of investor interest and liquidity, the capitalisation rates for property valuations are close to their peak levels and it is important for REITS to utilise the opportunity to recycle their properties and to be disciplined on acquisitions. In the current environment, stock selection is becoming increasingly important and REITS with stronger rental growth, enhancing developments and superior balance sheets are well positioned to outperform as bond yields normalise over the medium term. Global REIT cash flow yields (FFO yield) and dividend yields remain attractive relative to bond yields and the Oasis Crescent Global Property Equity Fund is well positioned. The average cash flow yield of the fund is 6.1% and the dividend yield is 4.8% which continues to offer value relative to the average bond yield and inflation of 2.1% and 0.5% respectively.

**GIPS compliant & verified**

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#### Disclaimer :

Undertakings for Collective Investments in Transferable Securities (UCITS) are generally medium to long term investments. Performance is indicative only and 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 has been launched on 15 May 2012, but it has a limited performance history. 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.**

Commission and incentives may be paid and if so, would be included in the overall costs. Deductions for charges and expenses are not made uniformly throughout the life of the product, but are loaded disproportionately onto the early period.

**Warning: Withdrawal from the product in the early period might affect the amount of money that the investor receives due to the practice of front-end loading, and the amount received might be less than the amount invested.**

A schedule of fees and charges and maximum commissions is available from Oasis Global Management Company (Ireland) Ltd. ("the Management Company") on request. UCITS are traded at ruling prices and forward pricing is used. 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 Fund (Ireland) plc (the "Fund"), 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 Management Company and the Fund are regulated by the Central Bank of Ireland and the UCITS funds are managed in accordance with the UCITS regulations (Ireland). Figures quoted are from Morningstar for the period ending 30 November 2015 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 Management Company and Oasis Crescent Management Company Ltd. The Fund is regulated by the Central Bank of Ireland and the Sub-Fund is registered with the Financial Services Board for distribution in South Africa and with the Financial Conduct Authority for distribution in the United Kingdom. The Sub-Fund has a Total Expense Ratio (TER) of 1.15%, 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 Management Company 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 products are appropriate to the investment objectives, financial situation or needs of any individual or entity. No warranty as to the accuracy, correctness or completeness of the information or opinions contained herein is provided. The Management Company, or Oasis Crescent Advisory Services (UK) Limited, or any of their affiliated or related entities accept no responsibility for any loss, damage or harm of whatever nature suffered as a result of the use of, or reliance on, any information contained in this document. All data and information (unless otherwise stated) is as at 30 November 2015.