

# FUNDFACTS

OASIS CRESCENT



GLOBAL INVESTMENT FUNDS (UK) ICVC

MANAGED BY OASIS CRESCENT WEALTH (UK) LTD.

## OASIS CRESCENT GLOBAL PROPERTY EQUITY FUND

▲ QUARTER - 1 - 2024

<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 82.91M
<b>Benchmark</b>	Global REIT Blended Index Benchmark	<b>Total Expense Ratio</b>	2.03%

The Oasis Crescent Global Property Equity Fund (the Fund or 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	2023	YTD MAR 2024	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)	18.0	1.1	34.4	1.7
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)	16.7	(1.4)	58.0	2.6

The Fund was launched following Oasis Crescent Global Property Equity Fund's (a sub-fund of Oasis Crescent Global Investment Fund (Ireland) Plc and hereinafter referred to as "OCGPEF (Ireland)") 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 31 March 2024. NPI for the 12 months to March 2024 was 0.19%.

(Source: Oasis Research using Bloomberg: October 2006 – March 2024)

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

### Annualised Returns

Annualised Returns	% Growth 1 year	% Growth 3 year	% Growth 5 year	% Growth 7 year	% Growth 10 year	% Growth 15 year	Return Since Inception
							Annualised
Oasis Crescent Global Property Equity Fund	15.7	1.6	0.7	0.6	1.3	7.6	1.7
Global REIT Blended Index Benchmark	12.8	(1.9)	(0.7)	0.8	2.3	9.7	2.6

Performance (% returns) in USD Net-of-Fees Gross of Non Permissible Income of the OCGPEF since inception to 31 March 2024.

(Source: Oasis Research using Bloomberg: October 2006 – March 2024)

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

## Geographical Analysis

REGION	MARCH 2024
	OCGPEF%
USA	51
ROW	16
Europe	12
UK	11
Cash	10
<b>Total</b>	<b>100</b>

(Source: Oasis Research; Bloomberg; March 2024)

**Geographical split of the OCGPEF  
(31 March 2024)**

## Sectoral Analysis

SECTOR	OCGPEF%
Industrial	21
Diversified	17
Retail	17
Healthcare	16
Apartment	10
Office	6
Storage	3
Cash	10
<b>Total</b>	<b>100</b>

(Source: Oasis Research; Bloomberg; March 2024)

**Sectoral split of the OCGPEF (31 March 2024)**

## Fund Manager Comments

Global economic growth has remained resilient over recent years despite the impact of lower global trade, lower productivity, higher interest rates and the cost of living crises. A driver of this resilience has been the services activity which has outperformed manufacturing. Looking ahead we are expecting the combination of lower inflation and interest rates over the next 24 months and the cost of living crises subsiding to support stronger economic growth. Productivity is also expected to improve but the geo political pressure will continue to constrain global trade. Inflation is peaking globally and as interest rates decline and economic growth improves we expect asset, equity and property values to increase. Factors that could boost global growth are: 1) Start of global interest rate cut cycle; 2) Lower energy prices; 3) Renewed fiscal policy support for infrastructure development and reindustrialisation 4) Cessation of war in the Middle East and Ukraine; and 5) Technology led improvement in productivity. Factors that could constrain global growth are: 1) Escalation of war in the Middle East and Ukraine 2) Renewed cost push inflation (eg. higher global oil prices) 3) Disorderly unwind of Chinese property market; 4) Significant unwinding of housing markets; and 5) Disruption from technology on labour markets, especially AI.

Inflation is peaking globally and as interest rates decline and economic growth improves we expect asset and property values to increase. The lower development activity due to lower liquidity and the availability of bank funding over the recent monetary tightening cycle has also curtailed new property supply which creates an improving environment for existing property owners. Global REITs with strong management teams and superior balance sheets are well positioned to outperform in the current environment. Your fund is well diversified with high exposure to sectors that benefit from the 4th Industrial Revolution and positive secular drivers including Logistics, Datacenters, Storage and Healthcare.

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 31 March 2024 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 2.03%, 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 31 March 2024.