

FUNDFACTS

OASIS



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

OASIS CRESCENT GLOBAL PROPERTY EQUITY FUND

▲ JULY 2019

Fund Manager	Adam Ebrahim	Min. Initial Investment	USD 5000
Launch Date	25 September 2006	Min. Additional Investment	USD 1000
Risk Profile	Medium to High	Fund Size	USD 93.5 million
Benchmark	OECD Inflation	Total Expense Ratio	2.19%

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	Oct-Dec 2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	YTD Jul 2019	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)	4.6	24.3	1.7
OECD Inflation	(0.1)	3.5	2.3	1.3	1.8	3.1	1.8	1.4	1.6	0.7	1.4	2.4	2.8	1.2	28.1	1.9

Performance (% returns) in US Dollars, net of fees, gross of non permissible income of the Oasis Crescent Global Property Equity Fund since inception to 31 July 2019
(Source: Oasis Research using www.oecd.org: September 2006 - July 2019)

Note: OECD Inflation benchmark lags by 1 month.

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	(9.9)	(3.8)	(0.4)	3.3	7.2	1.7
OECD Inflation	2.1	2.2	1.6	1.7	1.8	1.9

Performance (% returns) in US Dollars, net of fees, gross of non permissible income of the Oasis Crescent Global Property Equity Fund since inception to 31 July 2019
(Source: Oasis Research using www.oecd.org: September 2006 - July 2019)

Note: OECD Inflation benchmark lags by 1 month.

Geographical Analysis

REGION	July 2019
	OCGPEF%
USA	44
ROW	19
UK	14
Europe	14
Cash	9
Total	100

Geographical split of the Oasis Crescent Global Property Equity Fund (31 July 2019)

(Source: Oasis Research; Bloomberg; July 2019)

Sectoral Analysis

SECTOR	OCGPEF%
Industrial	22
Retail	18
Diversified	17
Healthcare	15
Office	11
Cash	9
Residential	6
Storage	2
Total	100

Sectoral split of the Oasis Crescent Global Property Equity Fund (31 July 2019)

(Source: Oasis Research; Bloomberg; July 2019)

Fund Manager Comments

Figures released over the past quarter showed encouraging growth performances in key economies like the US, the UK and China. At the same time, inflation remained relatively subdued at rates below major central banks' targets. Despite these, macro and political uncertainty have increased, prompting fiscal and monetary authorities in major economies to respond. Major central banks like the US Fed, the Bank of England and the European Central Bank signalling more dovish stances, and markets are pricing in expectations of policy rate cuts. Other central banks like the Bank of India¹ and the Bank of Australia² have been cutting their benchmark rates, whilst others like the Central Bank of China³ have extended quantitative easing. China has also ramped up fiscal policy measures like increased infrastructure spending to bolster growth.⁴ The changed policy stances have boosted liquidity, with benchmark yields declining, spreads of risk assets compressing, major equity markets hitting new highs and both developed and emerging market currencies gaining against the US dollar. Though global liquidity conditions have been more supportive, a number of countries and regions have been challenged by domestic uncertainty.

The spectre of trade wars was an ongoing feature over the last quarter. The US-China trade war that started in January 2018, was ramped up substantially when the US increased tariffs from 10% to 25% on \$200bn of Chinese imports in May, threatening to extend the tariffs on the rest of its imports from China, and China responding by levelling a range of tariffs on \$60bn of US imports. Major Chinese firms were also caught in the crossfire. The US administration banned US companies from exporting components to the Chinese technology giant Huawei and threatened non-US companies with exclusion to US markets if they fail to comply. More recently, the US detailed new restrictions on American companies doing business with five Chinese companies manufacturing supercomputers and related components.

China was not the only country that were threatened with tariffs. The US used the threat on its neighbour Mexico if the country failed to come up with acceptable measures to stem the tide of illegal immigration into the US via its borders. India was removed from the US Preferred Trade Program, opening the way for the imposition of tariffs on that country. The European Union is busy negotiating a trade deal with the US to avoid the latter imposing tariffs on its exports, with the European motor sector being in the US' crosshairs.

In addition to the uncertainties that trade wars have imposed on the global economy, recently there has also been a dramatic escalation of geopolitical risk centred on the Middle East. The sharp increase in tensions between the US and some of its Gulf allies on the one hand, and Iran on the other, threatens the flow of oil through the strategically important Strait of Hormus chokepoint between the Persian Gulf and the Gulf of Oman.

The level of supply in developed property markets has remained disciplined and net absorption remains positive in most of the markets. REITs with a high exposure to the major global cities, positive secular demand drivers, enhancing refurbishments and superior balance sheets are well positioned to outperform. The Fund displays very attractive valuation characteristics with an average cash flow yield of 6.8% and dividend yield of 4.9% which offers value relative to the average bond yield at 1.8% and inflation at 1.7%.

1. https://rbi.org.in/Scripts/BS_PressReleaseDisplay.aspx?prid=47225

2. <https://www.rba.gov.au/media-releases/2019/mr-19-15.html>

3. <https://www.reuters.com/article/us-china-economy/china-to-step-up-bank-reserve-ratio-cuts-to-help-small-firms-state-media-idUSKCN1RJ0D4>

4. <https://www.reuters.com/article/us-oecd-china-economy/chinas-policy-stimulus-may-worsen-economic-distortions-oecd-idUSKCN1RS0P7>

GIPS compliant & verified

Contact us :

Oasis Global Management Company (Ireland) Ltd.

Authorised by the Central Bank of Ireland

Registration Number: 362471

4th Floor, One Grand Parade,

Dublin 6, Ireland

Tel: +353 1 495 9800 Fax: +353 1 495 9888

Email : info@oasiscrescent.com

www.oasiscrescent.com

Custodian: BNP Paribas Securities Dublin Branch

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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 auditor's 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.

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