

# OASIS CRESCENT



MANAGEMENT COMPANY LIMITED

## OASIS COLLECTIVE INVESTMENT SCHEME

### KEY INVESTOR INFORMATION

#### OASIS PROPERTY EQUITY FUND

#### 1ST QUARTER 2024

Investment Manager	Adam Ebrahim	Max. Monthly Investment	R 500
Launch Date	28 September 2000	Max. Lump - Sum Investment	R 2,000
Risk Profile	Low to Medium	Fund Size	R 98.2 million
Benchmark	CPI Rate + 4%	Total Expense Ratio	1.79%
Fund Classification	South African Real Estate-General	Class	A
Distribution Period	Quarterly	Distribution	0.0000 cent per unit

#### Investment Objective and Policy

The Oasis Property Equity Fund provides investors with the opportunity to invest in property related companies that are listed on stock exchanges in South Africa. It maintains an actively managed portfolio that relies on independent research that is conducted by the investment manager. To reduce the level of portfolio risk, it is diversified across a range of different property types that would include of high-quality residential and commercial properties. In addition, the portfolio is also diversified across various geographic regions to limit exposure to any specific regional area.

*This document constitutes the minimum disclosure document and quarterly general investor's report*

## Cumulative Returns

Cumulative Performance	Oct-Dec 2000	2001	2002	2003	2004	2005	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 Property Equity Fund*	6.3	25.4	13.8	32.9	30.1	35.4	36.0	16.0	(14.3)	13.2	19.1	6.4	25.5	16.0	17.7	9.7	(7.2)	(2.2)	(13.4)	(1.2)	(31.2)	35.1	(8.4)	6.0	0.8	813.7	9.9
CPI Rate**	0.9	4.4	12.8	0.4	3.7	3.3	5.4	8.5	10.6	5.8	3.6	6.1	5.6	5.3	5.8	4.8	6.6	4.6	5.2	3.6	3.2	5.5	7.4	5.5	1.1	251.4	5.5

Annual returns for every year since inception are reported in this table and the highest and lowest annual returns are disclosed.

## Annualised Returns

Annualised Returns	% Growth 1 year	% Growth 3 years	% Growth 5 years	% Growth 7 years	% Growth 10 years	% Growth 15 years	% Growth 20 years	Return Since Inception	
								Annualised	
Oasis Property Equity Fund*	14.2	7.4	(2.7)	(3.8)	(0.9)	4.7	7.9	9.9	
CPI Rate**	5.6	6.1	5.1	4.8	5.1	5.2	5.5	5.5	

\*Performance (% returns) in Rand, net of fees of the Oasis Property Equity Fund since inception to 31 March 2024

(Source: Oasis Research; I-Net Bridge)

(From the 4th quarter of 2016 the disclosure of performance changed from “gross of fees” to “net of fees”.)

\*\*Note: CPI benchmark lags by 1 month. The benchmark for this fund is CPI Rate +4%

Annualised return represents the compound growth rate of the fund over the respective period and calculated in accordance with Global Investment Performance Standards.

## Investment Manager Commentary

The outlook for the South African economy is improving and there is potential for a meaningful step up in the growth rate following the recent years of stagnation due to the Eskom and Transnet impact. Electricity load shedding peaked in Q2 2023 at an average load shedding stage level of 3.6 and the year on year decline in the load shedding stage level in Q4 2023 was -40% to an average stage level of 1.6 and in Q1 2024 it was -47% year on year decline to an average stage level of 1.5.

	Average Load Shedding Stage	% Year on Year
Q2 2023	3,6	210
Q3 2023	3,0	89
Q4 2023	1,6	-40
Q1 2024	1,5	-47

The reforms that have been introduced by our Minister of Finance is on par with the 1990s and it is creating a platform for growth driven by the energy and transport reform with a broader coalition of partners. These reforms are releasing massive private sector capital and it is also attracting some of the best global energy operators. The reforms have removed limits on public private partnerships and independent global power producers are partnering with major South African groups with projects now hitting the ground. Self-generation of electricity by corporates, shopping centres, commercial and residential property owners have also gained a lot of momentum. We are seeing the same reforms starting to deliver investment in the logistics sector where ports, terminals and the rail infrastructure are attracting the attention of private sector capital and private operators. The South African financial and banking sector have significant capacity to provide the necessary funding to the private sector in the energy, logistics and infrastructure sectors.

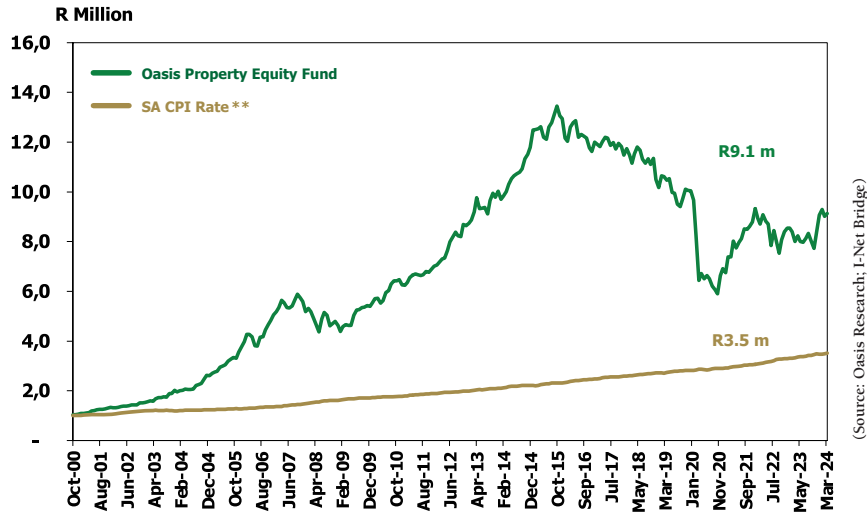
Factors that could stimulate economic growth are: 1) Increased private sector electricity provision and an end to widespread loadshedding; 2) Improvement in logistical bottlenecks; 3) Rise in commodity export prices; 4) Onshoring boosted by supportive government policy; 5) Faster cuts in interest rates.

Factors which could slow the SA economy further are: 1) Escalation of global geo political stress; 2) Instability resulting from the May 2024 election; 3) Sharp decline in commodity exports prices; 4) Delayed cuts in interest rates; 5) Failure to address skills deficit; 6) Labour unrest/strikes

Rentals and vacancy levels in the industrial and retail sectors of the South African property market have recovered to pre-Covid levels but vacancy in the major office markets remain high. The Western Cape property market continues to outperform national benchmarks due to positive secular drivers including semi-gration, global admin outsourcing services, better governance and associated lifestyle factors which continue to drive performance and vacancy levels that are significantly lower than the rest of the South African market. The Oasis Crescent Property Fund is very well positioned to take advantage of opportunities.

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

## Investment Performance



R1m invested at inception would be worth R9.1m at present.

\*\*Note: CPI benchmark lags by 1 month. The benchmark for this fund is CPI Rate + 4%

### Risk Analysis

Risk Analysis	Sharpe	Sortino
	Ratio	Ratio
Oasis Property Equity Fund	0.09	0.13

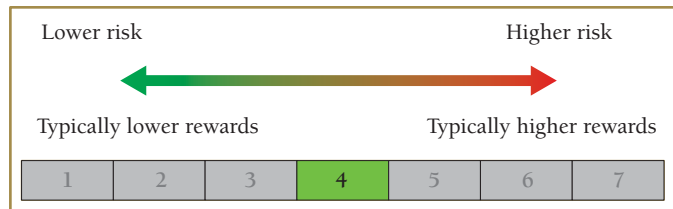
Calculated net of fees of the Oasis Property Equity Fund since inception to 31 March 2024  
(Source: Oasis Research; I-Net Bridge)

### Distribution

Distribution	Jun-23	Sept-23	Dec-23	Mar-24
Oasis Property Equity Fund	6.9734	1.9408	9.8214	0.0000

Distribution (cents per unit), of the Oasis Property Equity Fund over the past 4 quarters.  
(Source: Oasis)

### Risk and Reward Profile



The risk and reward indicator:

- The above risk number is based on the rate at which the value of the Fund has moved up and down in the past
- The above indicator is based on historical data and may not be a reliable indication of the risk profile of the Fund
- The risk and reward category shown is not guaranteed and may shift over time
- The lowest category does not mean 'risk free'

The Fund may also be exposed to risks which the risk number does not adequately capture. These may include:

- The value of stock market investments, and the income from them, will fluctuate. This will cause the Fund price to fall as well as rise and you may not get back the original amount you invested
- Any investment in international companies means that currency exchange rate fluctuations will have an impact on the Sub-Fund
- The Fund invests in a variety of geographic regions and countries. It is therefore exposed to the market sentiment of that specific geographic region or country. This level of diversification is appropriate to deliver on our objective to generate real returns at a lower volatility for our clients over the long term.

### Fees and Charges\*

Fee Type	Financial Advisor	Administrator	Investment Manager
Initial	No charge	No charge	No charge
Ongoing	No charge	1.5%	Max of 2% if the portfolio performance exceeds the benchmark

\* Excluding VAT.

### Total Expense Ratio

Class A of the portfolio has a Total Expense Ratio (TER) of 1.79% for the period from 1 January 2021 to 31 December 2023. This implies that 1.79% of the average Net Asset Value of the portfolio was 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 current TER cannot be regarded as an indication of future TERs. The ratio does not include transaction costs. Transaction cost was 0.04%.

Total Expense Ratio	1.79%	Service Fees	1.51%	Performance Fees	0.00	Other Cost	0.04%	VAT	0.23%
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Class A: performance fees are payable in the case of outperformance of the underlying portfolio, relative to its benchmark. Performance is calculated for the portfolio, and individual investor performance may differ as a result of initial fees, the actual investment date, the date of reinvestment and dividend withholding tax. The sharing ratio of the performance fee is 20% of the outperformance, and the total fees are capped at 3%. This fee is calculated and accrued daily, based on the daily market value of the Investment Portfolio, and paid to the Investment Manager on a monthly basis.

## Disclaimer

This document is the Minimum Disclosure Document in terms of BN92 of 2014 of the Collective Investment Schemes Control Act, 2002 and also serves as a fund fact sheet. Collective Investment Schemes in Securities (CIS) are generally medium to long term investments. The value of participatory interests (units) may go down as well as up and past performance is not necessarily a guide to the future.

Different classes of units apply to some of the Oasis Funds, which are subject to different fees and charges. A schedule of fees and charges and maximum commissions is available from the management company on request. Commission and incentives may be paid and if so, would be included in the overall costs. CIS are traded at ruling prices and forward pricing is used. CIS can engage in borrowing and scrip lending. Fluctuations or movements in exchange rates may cause the value of underlying international investments to go up or down. No guarantee is provided with respect to capital or return.

Portfolios are valued at 15h00 daily. All necessary documentation must be received before 10h00. CIS are calculated on a net asset value basis which is the total value of all assets in the portfolio including any income accruals and less any permissible deductions from the portfolio which may include brokerage, commissions, STT, auditor's fees, bank charges, trustee and custodian fees. CIS prices are available daily on [www.oasisrescent.com](http://www.oasisrescent.com). Class A: performance fees are payable in the case of outperformance of the underlying portfolio, relative to its benchmark. Performance is calculated for the portfolio, and individual investor performance may differ as a result of initial fees, the actual investment date, the date of reinvestment and dividend withholding tax. The sharing ratio of the performance fee is 20% of the outperformance, and the total fees are capped at 3%. This fee is calculated and accrued daily, based on the daily market value of the Investment Portfolio, and paid to the Investment Manager on a monthly basis. For a full disclosure on performance fees FAQs visit [www.oasisrescent.com](http://www.oasisrescent.com).

The manager may borrow up to 10% of the market value of the portfolio to bridge insufficient liquidity. Member of the Association for Savings and Investment SA. The above portfolio performance is calculated on a NAV to NAV basis and does not take initial fees into account. Income is reinvested on the ex dividend date. Actual investment performance will differ based on the initial fees applicable, the actual investment date and the date of reinvestment of income. Figures quoted are from Micropal and I Net Bridge for the period ending 31 March 2024 for a lump sum investment using NAV-NAV prices with income distributions reinvested.

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 product is appropriate to the investment objectives, financial situation or needs of any individual or entity.

Oasis Crescent Management Company Ltd. is a registered and an approved Manager in terms of the Collective Investment Schemes Control Act, 2002, and is the manager of this fund. Investment performance is for illustrative purposes only and is calculated by taking the actual initial fees and all ongoing fees into account for the amount shown and the income is reinvested on the reinvestment date. The manager has a right to close the portfolio to new investors in order to manage it more efficiently in according with its mandate. This Minimum Disclosure Document is published quarterly. Additional investment information (including brochures, application forms, annual and half-yearly reports) can be obtained free of charge from the Manager. Oasis Asset Management Ltd. is the investment management company of the manager and is authorized under the Financial Advisory and Intermediary Services Act, 2002 (Act No.37 of 2002). Data are sourced from Oasis Research using I-Net Bridge (31 March 2024). Kindly note that this is not the full Terms and Conditions. To view the latest Terms and Conditions please visit [www.oasisrescent.com](http://www.oasisrescent.com).

GIPS compliant & verified

## PROTECTING AND GROWING YOUR WEALTH

### Product Provider:

#### Oasis Crescent Management Company Ltd.

Oasis House, 96 Upper Roodebloem Road  
University Estate, Cape Town 7925  
South Africa  
Tel: +27 21 413 7860 Fax: +27 21 413 7900  
Oasis Share Call Helpline: 0860 100 786  
Email : [info@oasisrescent.com](mailto:info@oasisrescent.com)  
[www.oasisrescent.com](http://www.oasisrescent.com)

### Investment Company:

#### Oasis Crescent Capital (Pty) Ltd.

Oasis House, 96 Upper Roodebloem Road  
University Estate, Cape Town 7925  
South Africa  
Tel: +27 21 413 7860 Fax: +27 21 413 7900  
Oasis Share Call Helpline: 0860 100 786  
Email : [info@oasisrescent.com](mailto:info@oasisrescent.com)  
[www.oasisrescent.com](http://www.oasisrescent.com)

### Custodian:

The Standard Bank of South Africa Limited  
Standard Bank Trustee Services  
Corporate and Investment Banking  
20th Floor, Main Tower  
Standard Bank Centre  
Heerengracht  
Cape Town  
8000

### Complaints:

Oasis Ombudsman  
Postal Address : PO Box 1217  
Cape Town  
8000  
Telephone: 021 413 7860  
Email : [ombudsman@za.oasisrescent.com](mailto:ombudsman@za.oasisrescent.com)

### The Financial Services Providers Ombudsman

Postal Address : PO Box 74571  
Lynnwood Ridge  
0040  
Toll Free : 0860 324 766  
Email : [info@faisombud.co.za](mailto:info@faisombud.co.za)