



OASISHOLDING



OASISASSET MANAGEMENT

Profile

2020

Introduction

Founded

Trading since 2009, Oasis was incorporated in the UK in 2015, when we began rapid expansion

Grounded

Focused on providing a holistic approach, Oasis has the corporate infrastructure to deliver a complete turnkey solution to clients. Trust, integrity, value, and fixed-prices are essential

Dedicated

Reachable 24/7, our experienced team will always go above and beyond the letter of any contract to deliver superior results and satisfaction for our clients. We are an **activist manager** and always seek fairness.

Growing

From humble beginnings in 2015 we have grown AUM to almost £200m in under 5 years and have delivered proven results and trustworthiness to clients throughout

Our ethos has always been putting clients first and we will go further than any other asset manager on the professional and personal fronts for clients.

Executive Team

VIV WATTS, MANAGING PARTNER

Viv oversees all of the day to day operational and investment activities for the group, having increased Oasis' investment portfolio by over 800% annually for the last 4 years. He sits on several Boards as a Strategic Advisor. With a foot in both camps of investment and operations, Viv ties together the deal origination, investment and exit strategies of the partners and clients.

Prior to founding Oasis in 2015, Viv oversaw the finance and operations for a direct Private Equity group in Saudi Arabia and managed over SAR 1billion of assets, investing in brownfield and creating greenfield opportunities. He began his career in investment banking (IG credit and leveraged finance) with Merrill Lynch after brief stints in other investment banks, with a BSc Accounting & Finance from Warwick Business School.

SALMAN ALMASHARI, NED

Salman gained his Masters' Degree in Finance from the University of Hull before moving back to Riyadh, Saudi Arabia as a Corporate Banking executive at SAMBA. Today, he is Chairman of a diverse portfolio of companies through Trust International Investment Co. which manages extensive assets across residential and commercial real estate, healthcare, manufacturing and food & beverage sectors.

Salman's unrivalled network in the GCC delivers extensive proprietary deal flow, capital raising, growth and exit opportunities, and shareholder activism. He has been instrumental in leading funding rounds for several of Saudi Arabia's largest private real estate transactions with a primary focus on infrastructure development and land sub-division. He sits on the Board of several companies and advises family offices across KSA on domestic and international investments.

JOHN WHEELER, SENIOR ADVISOR TO THE BOARD

John was one of the original founders of Regus offices in 1986 and later went on to a long career in real estate advisory, investment and development, founding the Pall Mall Property Club and with an extensive black book of industry contacts. John advises the Board of Oasis on matters regarding structuring and development, and provides an extensive network of big hitters across our development needs and asset classes.

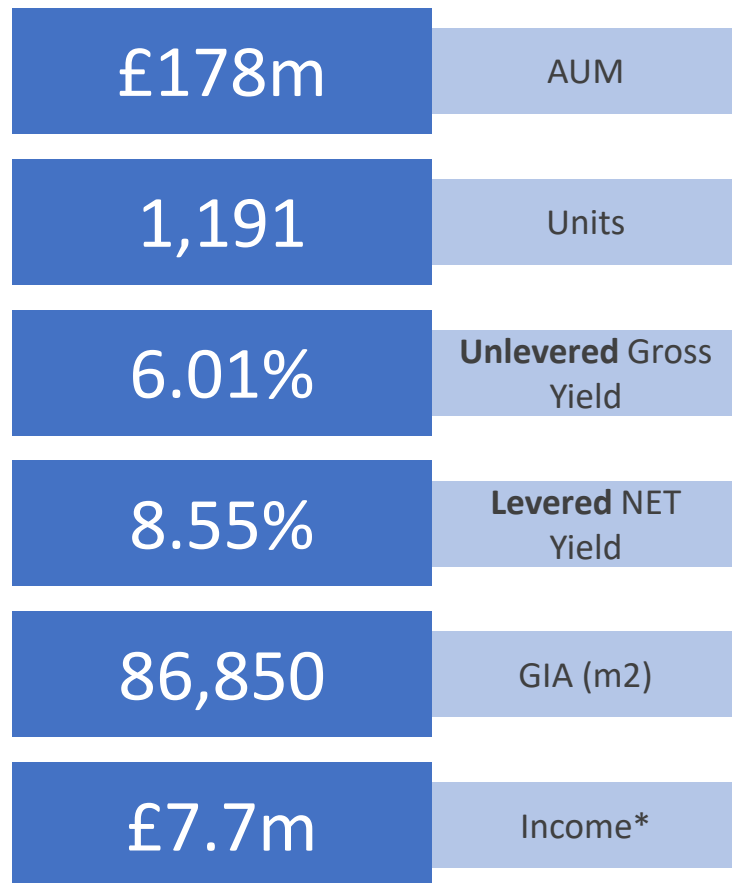
JONATHAN WHITE, PORTFOLIO INVESTMENT MANAGER

Jon joined Oasis in January 2017 to support our Real Estate Investment Portfolio and other portfolio companies, after working in Private Equity for a London technology fund. He holds a Master's Degree in Investment and Wealth Management from Imperial College London, and is also a Chartered Accountant having gained his chartership at the largest syndicate at Lloyds of London.

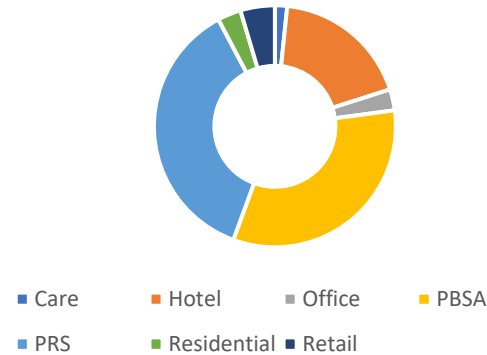
GORDON PULLEN, GROUP PROJECT MANAGER

Gordon oversees and coordinates the group's project managers to ensure timelines and budgets are adhered to and exceeded. His strong, hands-on leadership ensures that projects are managed aggressively and timeously, and his communication with senior management and stakeholders is essential to keeping so many moving parts in sync and aligned. Prior to joining Oasis in 2017, Gordon ran his own businesses in tourism and wildlife in South Africa, as well as delivering large scale agricultural technologies for private and governmental bodies in sub-Saharan Africa.

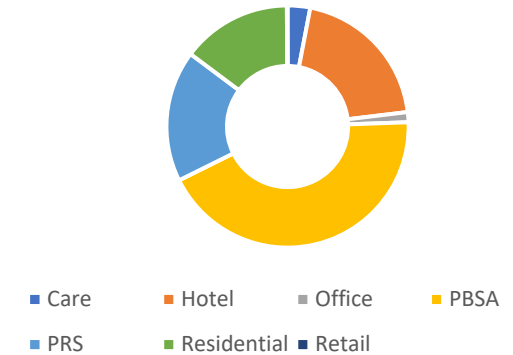
Assets Overview



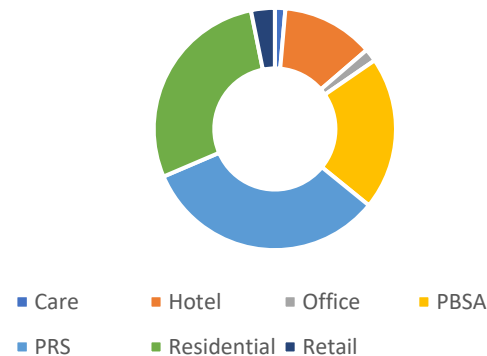
Income by Asset Class



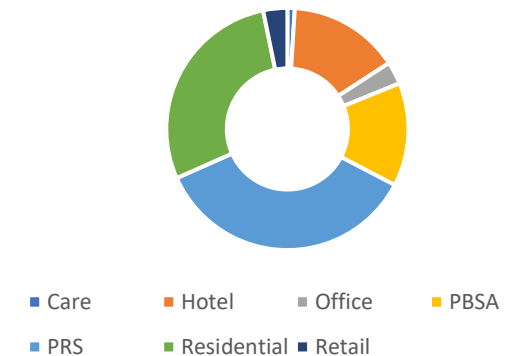
Units by Asset Class



AUM by Asset Class



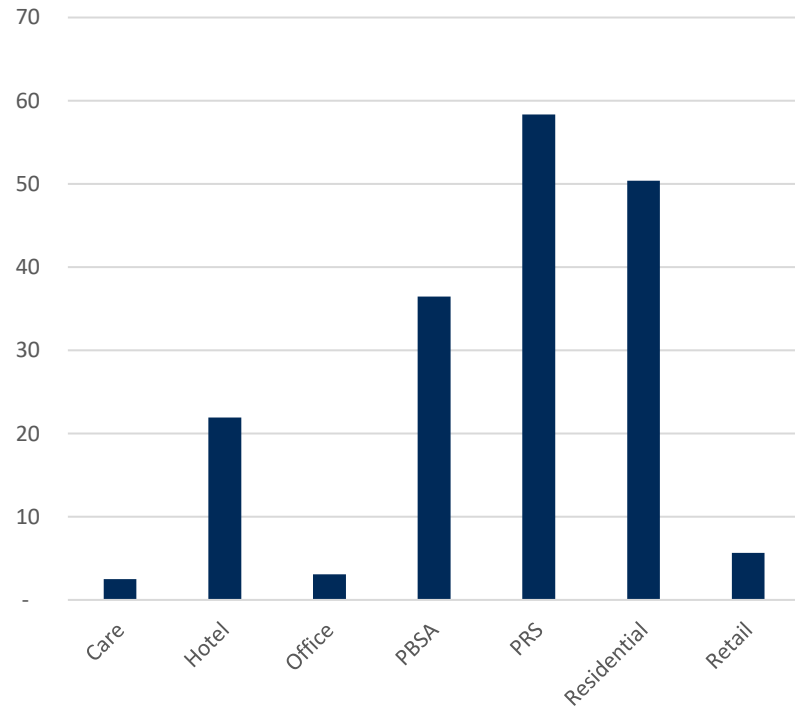
GIA (m2) by Asset Class



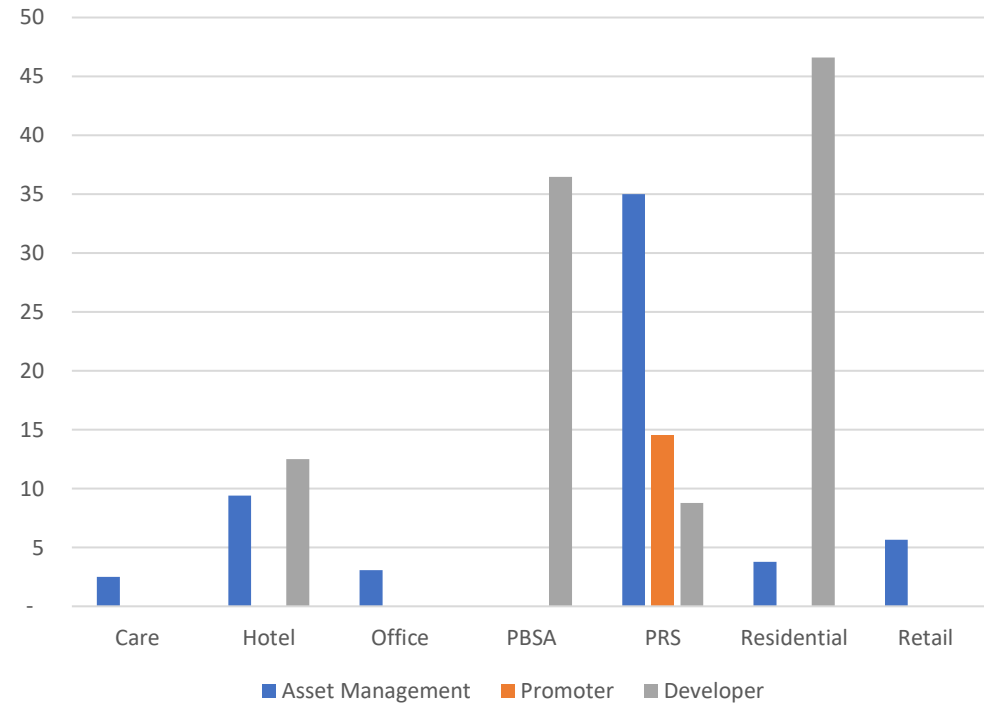
*Excludes developments being built for sale

Assets Overview

AUM by Asset Class (£'m)

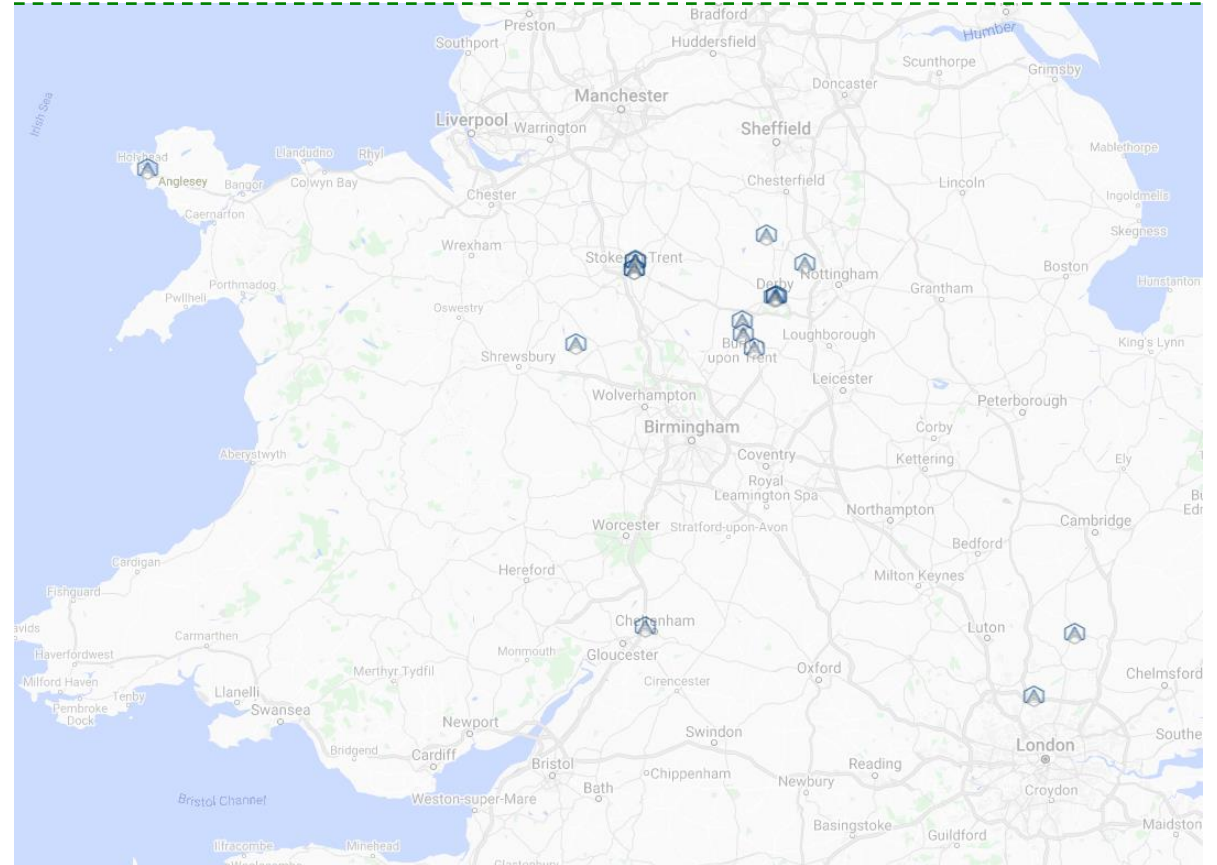
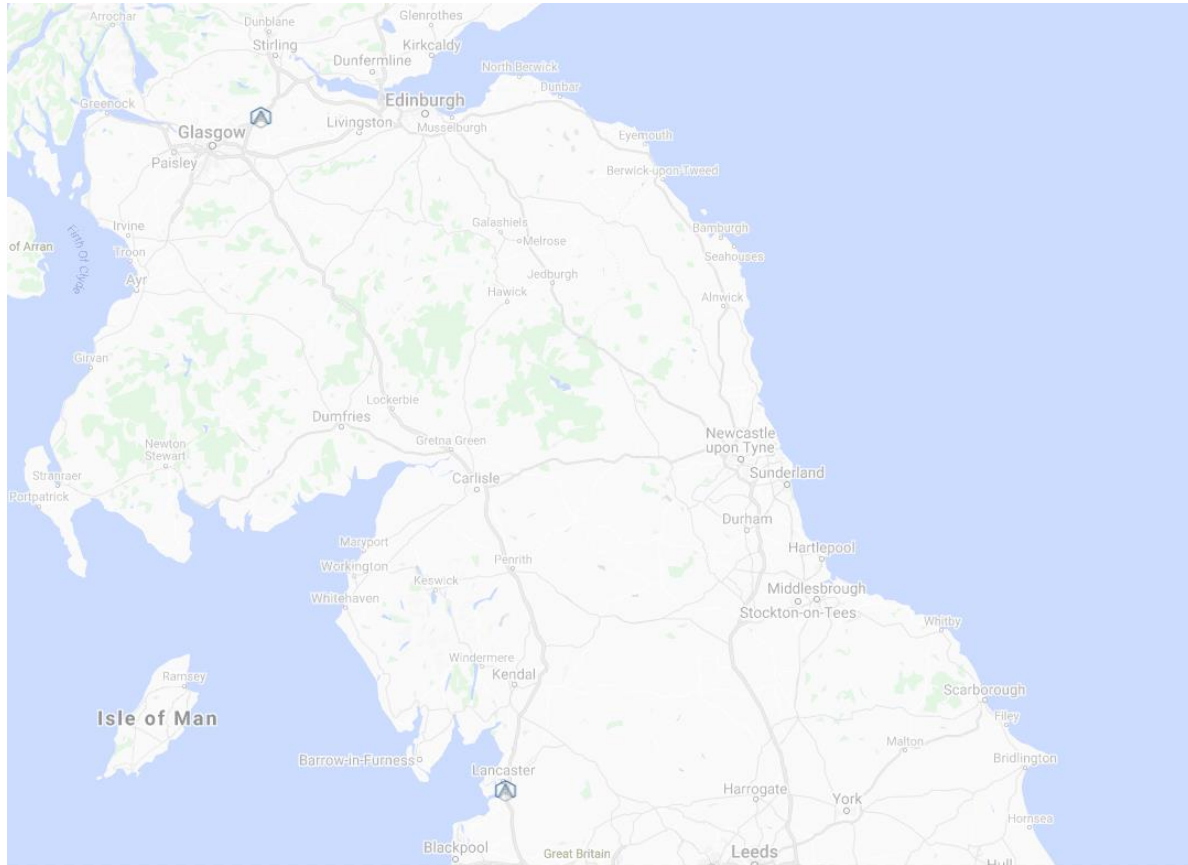



Functions by Asset Class and Value (£'m)



*Excludes developments being built for sale

Current UK locations



 = Oasis managed asset

Map continues from previous image

Asset Management Functions

Turnkey Company Administration (for SPVs and PropCos)

General property management

Maintenance including repairs and decoration

Occupational lease management including rent reviews, extensions and renewals/regearing

Annual accounts and tax preparation and submission for individuals and corporates

VAT reporting and filing

Staffing and payroll

Project Monitoring

Contract Administration and Quantity Surveying

Insurance (landlord, property, engineering etc.)

Valuations

Record keeping

Reporting to owners/shareholders

Health and Safety, Environmental and Fire Management

Planning and strategic asset value enhancement

And everything in between...

£10,000,000 of Professional Indemnity cover



APPENDIX – PORTFOLIO SAMPLE

90 residential units: Old Gloucester Road, Cheltenham



Design and Build*

Oasis has successfully removed this site from the greenbelt and achieved a outline planning permission for 90 units. Master development and planning achieved end 2018. Construction to commence in Q3 2020.



GDV	28,381,077
GDC	(19,989,000)
Gross Profit	8,392,077
Other Costs & Fees	(1,678,415)
Gross Development Profit	6,713,662
Equity Investment	12,500,000
Project ROI	53.71%

GDV	£28,381,077
Units	90x Residential
Duration	28 months

*Oasis is in discussions with interested parties to sell the site at a significant planning gain and therefore may not build out the scheme to completion.

168-bed purpose built student accommodation: Filterhouse Studios, Scotforth Road, Lancaster



Design and Build

Formerly an old Filter House water plant, Filterhouse Studios is under construction to provide high-end PBSA right across the road from Lancaster University’s Health Innovation Campus for the September 2020 intake.



GDV	12,764,500
GDC	<u>(8,940,245)</u>
Gross Profit	3,824,255
Other Costs & Fees	<u>(764,851)</u>
Gross Development Profit	3,059,404
Equity Investment	8,940,245
Unlevered ROI	34.22%

GDV	£12,764,500
Units	168x PBSA
Duration	29 months

52-bed purpose built student accommodation: Club Street Studios, Club Street, Stoke-on-Trent



Design and Build

Boutique PBSA scheme with alternate use option as co-living. Oasis bought the site with planning for 30 units and increased the scheme to provide 52 beds in an attractive complex layout with courtyard amenity.



GDV	3,481,214
GDC	<u>(2,499,975)</u>
Gross Profit	981,239
Other Costs & Fees	<u>(196,248)</u>
Gross Development Profit	784,991
Equity Investment	2,499,975
Unlevered ROI	31.40%

GDV	£3,481,214
Units	52x PBSA
Duration	24 months

295-bed purpose built student accommodation: Bothen Studios, Bothen Road, Stoke-on-Trent



Design and Build

Purchased under conditional contract, Oasis is gaining planning permission to deliver this 295-bed PBSA scheme in Stoke on Trent. This will be built in a steel modular system and will be ready to commence ground works in Q1 2021.



GDV	17,849,769
GDC	-14,704,000
Gross Development Profit	3,145,769
Equity Investment	14,704,000
Unlevered ROI	21.39%

GDV	£17,849,769
Units	295x PBSA
Duration	24 months

113-bed hotel with penthouse Aparthotel and ground floor commercial: Clough Street, Hanley, Staffordshire



Design and Build

Oasis is developing this project from inception through planning, to provide a 104-bed hotel (IBIS) plus 9 penthouse aparthotel rooms as well as 620m2 ground floor commercial space with 63 parking spaces.



GDV	12,863,253
GDC	(10,352,736)
Gross Development Profit	2,510,517
Equity Investment	10,325,736
Unlevered ROI	24.25%

GDV	£12,863,253
Units	113-beds
Duration	26 months

26 residential units: Smedley Mills, Lea Road, Lea Bridge, Derwent Valley Mills World Heritage Site



Design and Build

Former East Mill of John Smedley in the Derwent Valley Mills World Heritage Site, Phase 1 complete with Phase 2 completing Q4 2020 of 16 houses and 10 apartments in this luxury heritage development. 12 new builds, 14 conversions



GDV	5,882,000
GDC	<u>(3,573,248)</u>
Gross Profit	2,308,752
Other Costs & Fees	<u>(461,750)</u>
Gross Development Profit	1,847,002

Equity Investment	4,457,248
Unlevered ROI	41.44%

GDV	£5,882,000
Units	26x residential
Duration	36 months

68-bed hotel: Travelodge, Burton Central, Burton-on-Trent



Build to Rent

Oasis has developed multiple high-income generating assets, one of which is Travelodge Hotel in Burton Central, converted from a Grade II Listed Building. The hotel was the start of multiple collaborations with Travelodge Hotels

Initial Investment

£4,200,000

Current Value

£5,700,000

Initial Yield

7.15%



- 25-year lease to Travelodge Hotels; no break
- Upwards-only rent reviews every 5 years
- Increased rent from £267k to £320k
- RPI Inflation-linked rent reviews
- FRI Lease – no costs on Landlord
- Owned in an SPV company – tax efficient
- 23.8% capital growth in 18 months

Office Renovation and Conversion: Burdett House, Becket Street, Derby



PRS

Oasis has developed several projects which we have retained for high-yield income. We renovated/converted and fully rented out “Burdett House” (Mixed-use Commercial & Residential)

Investment	£1,102,600	Current Value	£2,100,000	Duration	14 months
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Top 2 Floors Converted
12 x Apartments

Bottom 3 Floor Refurbished
Commercial Offices

Gross Development Value		2,100,000
Property Purchase Cost	420,000	↑
Construction Cost (Apartments)	650,000	
Stamp Duty	12,600	
Legal Costs	20,000	
Total Investment		
<u>Gross Income</u>		
12 x Apartments	82,500	
3 Floors Offices	65,705	
Car Park	1,500	
		149,705
Gross Yield on Cost		13.58%
Less: Management Fee (10%)	(14,971)	
Net Income		134,735
Net Yield on Cost		12.22%

20 residential units: Riverside Court and Peel Street Villas, Langley Mill, Nottinghamshire



PRS

Demolition of former car dealership and showroom to provide 20 new starter homes, each with 3 bedrooms, private off street parking, and landscaped gardens.



GDV	3,000,000
GDC	<u>(2,180,000)</u>
Gross Profit	820,000
Other Costs & Fees	<u>(82,000)</u>
Gross Development Profit	738,000

Equity Investment	2,100,000
Project ROI	35.1%

GDV	£3,000,000
Units	20x residential
Duration	20 months

OASIS ASSET MANAGEMENT

10 residential units: Orchard Cove, Back Lane, Tibberton, Shropshire



Design and Build

Greenfield development of 10 luxury homes with private street and associated infrastructure.



GDV	3,000,000
GDC	(2,432,051)
Gross Profit	567,949
Other Costs & Fees	(96,795)
Gross Development Profit	471,154
Equity Investment	2,000,000
Unlevered ROI	23.56%

GDV	£3,000,000
Units	10x residential
Duration	28 months

58-bed hotel: Travelodge, Cumbernauld, Glasgow



Asset Management

Oasis has identified and acquired multiple high-income generating assets, one of which is the Travelodge Hotel in Cumbernauld, Glasgow.

Purchase Price	£2,660,000	Current Value	£3,650,000	Initial Yield	7.21%
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- 25-year lease to Travelodge Hotels; no break
- Upwards-only rent reviews every 5 years
- RPI Inflation-linked rent reviews
- FRI Lease – no cost or obligation on Landlord
- Bought in an SPV company – tax efficient
- 37.22% capital growth in two years

OASIS ASSET MANAGEMENT

B&M Home Store, London Road, Holyhead



Asset Management

Oasis purchased this supermarket freehold for high-yield income and future asset management opportunities.

Purchase Price

£4,385,000

Current Value

£5,015,000

Initial Yield

8.00%



- 9-years unbroken lease to B&M Retail
- Upwards-only rent reviews every 5 years
- FRI Lease
- Owned in an SPV company – tax efficient
- 14.37% capital growth in one year

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