

FUNDFACTS

OASIS CRESCENT



GLOBAL INVESTMENT FUNDS (UK) ICVC

MANAGED BY OASIS CRESCENT WEALTH (UK) LTD.

OASIS CRESCENT GLOBAL PROPERTY EQUITY FUND

▲ NOVEMBER - 2025

Fund Manager	Adam Ebrahim	Min. Initial Investment	GBP 5,000
Launch Date	11 December 2020	Min. Additional Investment	GBP 1,000
Risk Profile	Medium to High	Fund Size	GBP 67.95M
Benchmark	Global REIT Blended Index Benchmark	Total Expense Ratio	1.16%

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
Oasis Crescent Global Property Equity Fund	1.7	2.6	(36.1)	32.3	27.2	(3.4)	20.6	3.6	21.2	6.2	19.0
Global REIT Blended Index Benchmark	15.3	(23.8)	(22.4)	26.4	19.1	(4.1)	24.4	11.0	29.1	12.7	14.7

Cumulative Returns	2017	2018	2019	2020	2021	2022	2023	2024	YTD NOV 2025	Return Since Inception	
										Cum	Ann
Oasis Crescent Global Property Equity Fund	0.5	(11.1)	10.9	(12.7)	33.1	(21.2)	12.3	6.6	7.3	141.6	4.7
Global REIT Blended Index Benchmark	2.2	(8.3)	21.5	(13.2)	25.8	(23.4)	10.8	(5.4)	10.3	150.1	4.9

The Fund was launched following Oasis Crescent Global Property Equity Fund's ("OCGPEF") merger with the Fund on 11 December 2020. The underlying components of the Benchmark were changed upon the merger.

Returns in GBP Net-of-Fees Gross of Non Permissible Income of the OCGPEF since inception to 30 November 2025.
NPI for the 12 months to November 2025 was 0.09%.

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

(Source: Oasis Research using Bloomberg: October 2006 – November 2025)

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	1.2	6.9	6.4	2.8	3.5	5.8	4.7
Global REIT Blended Index Benchmark	3.0	4.4	2.9	1.5	2.4	6.6	4.9

Performance (% returns) in GBP Net-of-Fees Gross of Non Permissible Income of the OCGPEF since inception to 30 November 2025

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

(Source: Oasis Research using Bloomberg: October 2006 – November 2025)

Performance is indicative only and for the period from inception to October 2016, 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 was launched on 15 May 2012, and from November 2016 performance is based on the Class E (GBP) Shares (Dist). Past performance is not indicative of future returns.

GIPS compliant & verified

Geographical Analysis

REGION	November 2025
	OCGPEF %
USA	44
ROW	17
UK	15
Europe	13
Cash	11
Total	100

(Source: Oasis Research; November 2025)

Geographical split of the OCGPEF
(30 November 2025)

Sectoral Analysis

SECTOR	OCGPEF %
Retail	19
Industrial	19
Healthcare	16
Diversified	15
Apartment	10
Office	6
Storage	4
Cash	11
Total	100

(Source: Oasis Research; November 2025)

Sectoral split of the OCGPEF (30 November 2025)

Fund Manager Comments

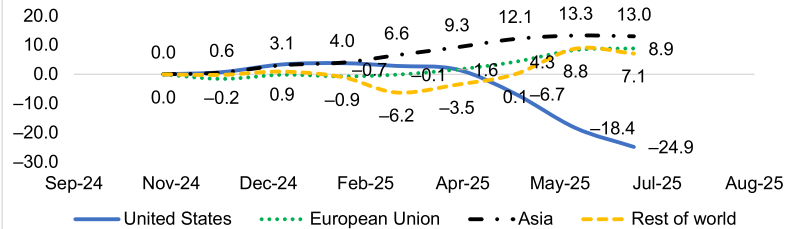
IMF Forecast						Latest Bank forecast
GDP	2022 A	2023 A	2024 E	2025 E	2026 E	2025 E
	%	%	%	%	%	%
World Economies	3.6	3.5	3.3	3.0	3.1	2.9
Advanced	2.9	1.7	1.8	1.5	1.6	1.5
Emerging	4.1	4.7	4.3	4.1	4.0	4.1
USA	2.5	2.9	2.8	1.9	2.0	1.5
Euro Area	3.5	0.4	0.9	1.0	1.2	1.0
China	3.1	5.4	5.0	4.8	4.2	4.8

Source: IMF World Economic Outlook

The Global Economy has remained resilient in the short term, despite the rising risks, due to the massive fiscal stimulus, funded by large budget deficits and high and rising debt and declining interest rates. The US with a fiscal deficit of 6.3% and Government debt of 122% of GDP, has further expanded fiscal support for the economy with the Big Beautiful Bill with massive tax incentives and an interventionist economic policy to expand the USA production capacity. Europe with its ageing demographic is not able to afford its welfare spending and too politically weak to reform policies to more affordable levels. Inflation in the USA and Europe is resilient due to high service inflation as a result of labour shortages and slowly rising goods inflation which will gain upward momentum as Tariffs impact prices. The medium term outlook for these regions are rising cost of capital (US government debt cost is 18.3% of government revenue) reducing the ability to spend on the productive side of the economy, high inflation, no economic reform (in Europe), resulting in slow economic growth and rising risks.

The Rest of the world (ROW) is benefitting from lower cost of capital due to China exporting deflation by diverting exports from the USA to the ROW, lower inflation, but rising competition from imports putting jobs and currencies under pressure. Since the USA election in November 2024, Chinese exports to US declined by 24.9% but increased in Asia, Europe and ROW by 13.0%, 8.9% and 7.1% respectively. All of this is playing out in the currency market, with the US\$ index weakening by 9.9% in the first 9 months of the year, with the Euro up 12.2%, Sterling up 7.0% and commodity currencies like the Rand (up 8.6%) strengthening. The stronger currencies are assisting in lowering import inflation and boosting US\$ returns for investors. The Global economic risks remain high as 1) the long term impact of Tariffs remain unclear, 2) government debt is expanding rapidly, 3) deteriorating demographics in many countries, 4) unstable governments, 5) geopolitical uncertainty, 6) high inflation and 7) slow economic growth. The economies that are able to navigate through this period will prosper.

China's Cumulative Export Growth by Destination (%)



Source: IMF, World Economic Outlook, July 2025

The global property sector was boosted by a very robust European Reit sector, with performance boosted by low valuations (after 10 years of underperformance), lower European interest rates and the stronger Euro and Pound. The Oasis Crescent Global Property Fund (OCGPEF), £ class, was awarded the prestigious LSEG Lipper award for the best performing fund over a 3-year period. The fund had US\$ returns of 10.7% for the year to date September 2025. OCGPEF has a portfolio of high-quality Reits, with positive demand / supply fundamentals in secular growth sectors, with superior balance sheets with excellent management. The fund is well positioned with 10% cash/near cash holding to add value over the long term.

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

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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 30 November 2025 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 1.16%, 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 30 November 2025.