

O A S I S   C R E S C E N T



M A N A G E M E N T   C O M P A N Y   L I M I T E D

## OASIS COLLECTIVE INVESTMENT SCHEME

### KEY INVESTOR INFORMATION

#### OASIS PROPERTY EQUITY FUND

#### 4TH QUARTER 2025

Investment Manager	Adam Ebrahim	Min. Monthly Investment	R 500
Launch Date	28 September 2000	Min. Lump - Sum Investment	R 2,000
Risk Profile	Low to Medium	Fund Size	R 85.3 million
Benchmark	CPI Rate + 4%	Total Expense Ratio	1.87%
Fund Classification	South African Real Estate-General	Class	A
Distribution Period	Quarterly	Distribution	8.1339 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	Return Since Inception																																																	
		2001		2002		2003		2004		2005		2006		2007		2008		2009		2010		2011		2012		2013		2014		2015		2016		2017		2018		2019		2020		2021		2022		2023		2024		2025	
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	16.4	25.8	1,226.6	10.8																							
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	2.9	3.5	270.4	5.3																							

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	% Growth 25 years	Return Since Inception	
										Annualised	
Oasis Property Equity Fund*		25.8	15.8	13.9	3.9	0.2	4.9	6.8	10.6	10.8	
CPI Rate**		3.5	4.0	5.0	4.5	4.8	5.0	5.5	5.3	5.3	

\*Performance (% returns) in Rand, net of fees of the Oasis Property Equity Fund since inception to 31 December 2025

(Source: Oasis Research; IRESS)

(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

IMF Forecast							Latest Bank forecast
GDP	2022 A	2023 A	2024 E	2025 E	2026 E	2027 E	2026 E
	%	%	%	%	%	%	%
World Economies	3.6	3.5	3.3	3.2	3.1	3.2	2.4
Advanced	2.9	1.7	1.8	1.6	1.6	1.7	1.7
Emerging	4.1	4.7	4.3	4.2	4.0	4.2	4.2
USA	2.5	2.9	2.8	2.0	2.1	2.1	2.3
South Africa	1.9	0.7	0.5	1.1	1.2	1.5	1.4

Source: IMF World Economic Outlook

The South African economy has continued with its low 1.1% growth in 2025. However, the current estimates for 2026 and 2027 of 1.2% and 1.5% respectively may be too low, due to 1) the continued rollout of structural reforms and its benefits of expanding bulk capacity, 2) coinciding with a cyclical recovery, based on a lower inflation, supporting lower interest rates and 3) reinforced by a very favorable commodity price mix, with very strong precious metals (exports) and weaker soft commodities (imports), like oil and grains resulting in a strong Rand exchange rate. These factors plus the improved financial oversight, with South Africa removed from the FATF Grey List has resulted in the first country rating upgrade in a decade. This positive South African macro economic situation is reinforced by a greater focus by global investors to diversify into stronger growth and lower risk emerging markets which could set the scene for the South African economy to reach growth rates of 3-5%, previously experienced in the 2000-2010 period.

The Risks to this Scenario are 1) significant flare up in Geopolitics, 2) negative impact of tariffs on industries like automotive, 3) reversal of the favorable commodity pricing, 4) the end of reforms resulting in further infrastructure supply constraints and high pricing and 5) the South African political environment becoming more unstable and a continued decline at Local Government. 2026, has the potential to be a defining year with good growth, a positive macro-economic environment with stable inflation and lower interest rates, further rating upgrades and a return of international portfolio investors resulting in significant foreign inflows. This will be good for the economy, financial markets and all South Africans.

### Commodity Prices & Exchange rate Impact on SA

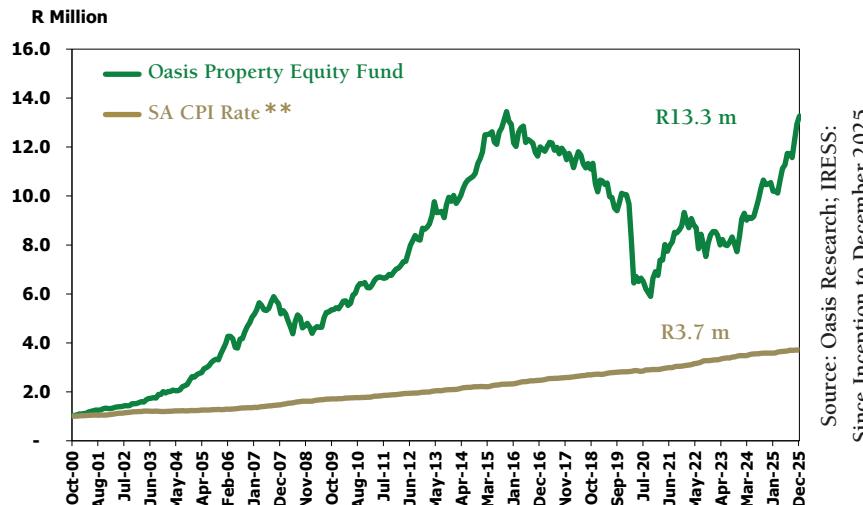
Commodity	2024	2025	%	Impact
Gold \$/oz	2625	4319	65	✓
Platinum \$/oz	908	2043	125	✓
Platinum, Palladium & Rhodium \$/oz	1129	2333	107	✓
Oil/Brent \$/bbl	75	61	-18	✓
Coastal fuel price R/L	2068	2058	-1	✓
Maize R/t	4122	3482	-15	✓
Wheat R/t	6200	5990	-3	✓
R:\$	18.80	16.60	12	✓

Precious metals, oils & grains prices are positive for the current account, Rand, Inflation and interest rates.

SA listed Reits had a good performance in 2025, with a 30.6% total rate of return. With little new supply, vacancies have reduced. The industrial, retail and coastal markets are improving the most. Reits also benefitted from the narrowing of the discount to Net Asset Value. SA property will be a primary beneficiary of the investment in bulk and municipal infrastructure and the improving SA macroeconomic fundamentals and lower interest rates. The Cape Town property markets, with very strong demand and supply fundamentals has driven up rentals to rates supporting new development, with vacant land being the key constraint.

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

## Investment Performance



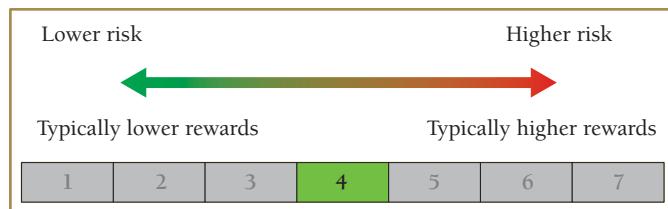
Source: Oasis Research; IRESS:  
Since Inception to December 2025

## Risk Analysis

Risk Analysis	Sharpe	Sortino
	Ratio	Ratio
Oasis Property Equity Fund	0.15	0.21

Calculated net of fees of the Oasis Property Equity Fund since inception to 31 December 2025  
(Source: Oasis Research; IRESS)

## 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 1.87% for the period from 1 October 2022 to 30 September 2025. This implies that 1.87% 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 0.05%.

Total Expense Ratio	1.87%	Service Fees	1.51%	Performance Fees	0.08%	Other Cost	0.04%	VAT	0.24%
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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.oasicrescent.com](http://www.oasicrescent.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.oasicrescent.com](http://www.oasicrescent.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 IRESS for the period ending 31 December 2025 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 accordance 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 IRESS (31 December 2025). Kindly note that this is not the full Terms and Conditions. To view the latest Terms and Conditions please visit [www.oasicrescent.com](http://www.oasicrescent.com).

GIPS compliant & verified

## PROTECTING AND GROWING YOUR WEALTH

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