

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 BALANCED UNIT TRUST FUND

4TH QUARTER 2025

Investment Manager	Adam Ebrahim	Min. Monthly Investment	R 500
Launch Date	12 March 2001	Min. Lump - Sum Investment	R 2,000
Risk Profile	Medium to High	Fund Size	R 584.7 million
Benchmark	CPI Rate + 2%	Total Expense Ratio	2.10%
Fund Classification	South African Multi Asset-High Equity	Class	D
Distribution Period	Quarterly	Distribution	4.7463 cents per unit

#### Investment Objective and Policy

The investment objective of the Oasis Balanced Unit Trust Fund is to seek moderate capital appreciation and income growth for investors. To achieve this objective, the portfolio will be well diversified by asset class in accordance with the existing prudential investment regulation. The securities that will normally be included in the portfolio will consist of equity and bond securities listed on recognised stock exchanges and assets in liquid form, all to be acquired at fair market prices.

The portfolio may also include participatory interests of other form of participation in collective investment schemes or other similar schemes. Where the aforementioned schemes are operated in territories other than South Africa, participatory interests or any other form of participation in these schemes will be included in the portfolio only where the regulatory environment is to the satisfaction of the manager and trustee of a sufficient standard to provide investor protection at least equivalent to that of South Africa. The portfolio will have a medium to high equity exposure commensurate with that typically displayed by a multi asset high equity portfolio in accordance with the ASISA Fund Classification Standard for South African Regulated Collective Investment Portfolios.

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

## Cumulative Returns

Cumulative Performance	Jun-Dec 2001																						Return Since Inception				
		2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Cum	Ann
Oasis Balanced Unit Trust Fund*	30.7	16.7	19.8	27.7	26.6	32.1	15.8	(13.5)	14.0	9.4	5.9	16.8	19.2	10.1	4.3	1.5	4.0	(0.3)	8.2	1.4	22.2	0.3	10.5	8.7	21.4	1,605.1	12.1
CPI Rate**	2.8	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	261.3	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	Return Since Inception	
									Annualised	
Oasis Balanced Unit Trust Fund*		21.4	13.4	12.3	10.1	7.5	8.7	9.2		12.1
CPI Rate**		3.5	4.0	5.0	4.5	4.8	5.0	5.5		5.3

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

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

(Source: Oasis Research; IRESS)

\*\*Note: CPI benchmark lag by 1 month. The benchmark for this fund is CPI Rate + 2%

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

### 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.

The Oasis Crescent Property Fund has continued to perform well, benefiting from a portfolio of high-quality Reits, with positive demand and supply fundamentals in secular growth sectors, superior balance sheets and excellent management. All its properties barring one, are in the Cape Town metropole with strong fundamentals, a shortage of land and the best functioning municipality in the country. The fund is investigating a number of growth opportunities within its existing portfolio in Cape Town and has started the process to build a major new modern logistics warehouse, with further development approvals in 2026. The share trades at a significant discount to NAV. The Oasis Crescent Property Fund is well positioned to add value over the long term.

	20-Year Average CPI	Current CPI	Difference	Five Year Peak Central Bank Rate	Current Central Bank Rate	Difference	Current Real Rate	20 Year Average Real Rate	Difference
USA	2.6	2.7	0.1	5.50	3.25	-1.75	1.05	-0.70	1.75
EU	2.1	2.1	0.0	4.50	2.15	-2.35	-0.05	-0.88	0.93
South Africa	5.5	3.5	-2.0	8.25	6.75	-1.50	3.25	1.19	2.06

SA bonds had a good year. SA 10 year yields started 2025 at 10.33%, ending the year at 8.2%. The SA 10 year bond had Rand returns of 25.4% and \$ returns of 40.8% as the R:\$ strengthened and longer dated Bonds had better returns due to the benefit of higher duration as interest rates reduced in 2025. On the other extreme was Japan with its yields increasing, with 10 year bonds YTM rising from 1.1% to 2.1% delivering returns of -6.4% and -6.1% in Yen and \$, with 30 year bonds doing much worse with Yen returns of -18.7% as maturity spreads increased and the impact of rising rates on duration.

Global central banks have been lowering policy rates with some like the EU close to a bottom. Real rates vary with -2.4% in Japan, 0.05% in the EU, 1.05% in the USA, 2.3% in China and 3.25% in South Africa. Inflationary expectations are rising in the USA and Europe and declining in Emerging Markets. SA inflation is currently at 3.5%, above the SARB Target rate of 3%, but inflation is expected to move to target range in the short term due to, infrastructure supply increasing, the stronger Rand impact on import prices, lower grain prices, the end of the foot and mouth disease increases the supply of red meat and lower fuel prices. The SARB has cut interest rates by 150 bps and it is expected to cut by another 50-75 bps by the end of the cycle as confidence grows in the supply side of the economy.

The Oasis Bond Fund is well-diversified by sector and instrument, focused on quality income investments. The Fund has done well and is well positioned for these volatile conditions. The Fund has done well and is well positioned for these volatile conditions.



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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.

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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 D: 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).

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