

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 CRESCENT INTERNATIONAL PROPERTY EQUITY FEEDER FUND

4TH QUARTER 2025

Investment Manager	Adam Ebrahim	Min. Monthly Investment	R 500
Launch Date	30 April 2007	Min. Lump - Sum Investment	R 2,000
Risk Profile	Medium to High	Fund Size	R 490 million
Benchmark	Global REIT Blended Index Benchmark	Total Expense Ratio	1.08%
Fund Classification	Global - Real Estate - General	Class	D
Distribution Period	Quarterly	Distribution	0.9606 cents per unit

Investment Objective and Policy

The Oasis Crescent International Property Equity Feeder Fund is a rand denominated global property equity fund that has a holding in the Oasis Crescent Global Property Equity Fund, which is based offshore. This provides investors with exposure to a dollar-based portfolio that invest in property equities that are listed on international stock exchanges. The respective portfolios of both funds comply with requirements of a Shari'ah compliant investment that satisfy moral and cultural beliefs.

The Oasis Crescent Global Property Equity Fund is a long term investment product that seeks to provide a competitive income yield in US Dollars. To achieve this objective the portfolio will maintain exposure to high-quality property and property related entities that provide medium to long-term capital growth (from a rise in the value of property assets) and steady stream of income (from rentals). Oasis Crescent Global Property Equity Fund is a sub fund of Oasis Crescent Investment Funds (UK) ICVC, managed by Oasis Crescent Wealth (UK) Ltd. Authorised and approved by the Financial Conduct Authority as the Authorised Corporate Director of the fund.

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

Cumulative Returns

Cumulative Performance	May-Dec 2007																			Return Since Inception	
		2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Cum	Ann
Oasis Crescent International Property Equity Feeder Fund*	(6.3)	(35.7)	12.4	7.2	12.9	29.7	27.2	23.6	33.0	(14.4)	0.4	(1.1)	11.9	(5.5)	42.6	(24.1)	29.4	5.3	0.8	197.3	6.0
Global REIT Blended Index Benchmark	(24.6)	(21.5)	10.0	3.6	16.4	36.3	40.4	33.6	44.0	(15.7)	0.4	1.1	23.3	(6.4)	34.9	(27.0)	27.4	(5.3)	3.5	251.7	7.0

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

Annualised Returns

Annualised Performance		% Growth 1 Year	% Growth 3 Years	% Growth 5 Years	% Growth 7 Years	% Growth 10 Years	% Growth 15 Years	Return Since Inception	
								Annualised	
Oasis Crescent International Property Equity Feeder Fund*		0.8	11.2	8.3	6.7	3.0	9.9		6.0
Global REIT Blended Index Benchmark		3.5	7.7	4.2	5.1	2.0	11.6		7.0

*Performance (% returns) in Rand, net of fees, gross of non permissible income of the

Oasis Crescent International Property Equity Feeder Fund since inception to 31 December 2025.

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

(Source: Oasis Research, www.oecd.org)

The Underlying Global 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.

Distribution

Distribution		Mar-25	June-25	Sept-25	Dec-25
Oasis Crescent International Property Equity Feeder Fund*		0.1697	1.2363	1.5780	0.9606

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

Fund Manager Comments

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
Euro Area	3.5	0.4	0.9	1.4	1.4	1.4	1.2
China	3.1	5.4	5.0	4.8	4.2	4.2	4.2

Source: IMF World Economic Outlook

The Global Economy has remained resilient in the short term, absorbing the impact of tariffs, geopolitical tensions and other risks. The Global Economy has been underpinned by extensive fiscal spending, funded by widening budget deficits, rising public debt, the tailwind from lower interest rates and massive capital expenditure on AI related investments. However, growth reflects policy support rather than organic bottom up growth. The huge deficits and national debt are significant risks to the global economy. Advanced economies grew a modest, 1.6% in 2025 and are expected to grow 1.7% in 2026. Europe continues to have slow growth as it is constrained by structural factors such as aging demographic, low investment in new technologies like AI and a lack of economic and political cohesion. The USA economy grew by an expected 2.0% in 2025, with an expected modest increase of 2.1% in 2026. The USA economy is supported by continued fiscal expansion with a budget deficit of 5.8%, government debt of 125% of GDP. USA government interest cost now consumes 18.3% of revenue compared with a long term average of 12.4% and a 2021 low of 8.3%. Rising interest cost and defence spending will put pressure on most advanced economies national budgets. US and UK inflation remain above inflation target and European inflation has bottomed.

Emerging markets economies remained the principal engine of global growth, with real GDP expanding at 4.2% and China's real GDP expanded to 4.8% in 2025, they are expected to grow by 4.0% and 4.2% respectively in 2026. Emerging markets are impacted by tariffs as they are net exporters to the USA. China continues its transition away from investment and export-led growth towards services and domestic consumption. Chinese brands continue to build global presence with the latest sector to gain scale, Chinese auto brands are gaining significant global market share and in particular putting pressure on European brands and production. With the massive debasement of most Fiat currencies, the US \$ lost 10% of its value in 2025, with gold and silver prices rising by 73% and 131% respectively. Central banks and investors continue to diversify their currency reserves and investors are at an early stage of other investment diversification. In 2000, Central bank reserves had 60.6% and 13.2% respectively in US \$ and gold. At the end of 2025 the US \$ reserves dropped to 41% and gold at market prices rose to 28% of reserves, as Central Banks have been heavy buyers of gold. European and Emerging Market currencies have strengthened against the US, making their imports cheaper and putting downward pressure on their inflation rates.

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. The best way to protect and grow wealth in the long run is to have a well-diversified portfolio by asset class, geography, sector and instruments with market leadership, led by the best management, strongest balance sheets and a sustainable business model.

World Central Banks FX & Gold Reserves (%)	2000	2010	2020	2025	2025
				Sept Gold = \$3,834/oz	Sept Gold = \$4,478/oz
USD	60.6	53.8	50.9	42.7	41.0
EURO	15.2	19.9	17.6	15.2	14.6
JPY	5.7	3.6	5.2	4.4	4.2
GBP	3.0	4.2	4.1	3.3	3.2
CNY	-	-	2.0	1.4	1.4
Other	2.4	5.5	5.8	7.9	7.6
TOTAL FOREX RESERVES	86.8	86.9	85.6	75.0	72.0
Gold	13.2	13.1	14.4	25.0	28.0
TOTAL CENTRAL BANKS FX & GOLD RESERVES	100.0	100.0	100.0	100.0	100.0

The global property sector was boosted by a very robust European Reit sector, with performance supported 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 11.4% for the year to December 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 11% cash/near cash holding to add value over the long term.

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

Regional Allocation	
Region	Weight %
USA	43
ROW	17
UK	16
EUROPE	13
CASH	11
Total	100

**Regional Split of the Oasis Crescent International
Property Equity Feeder Fund
31 December 2025 (Source: Oasis Research)**

Sector Split	
Sector	Weight %
RETAIL	20
INDUSTRIAL	19
HEALTHCARE	15
DIVERSIFIED	15
APARTMENT	10
OFFICE	6
STORAGE	4
CASH	11
TOTAL	100

Sectoral Split of the Oasis Crescent International Property Equity Feeder Fund 31 December 2025 (Source: Oasis Research)

The diagram illustrates the Risk and Reward Profile. It features a horizontal axis with a green arrow pointing left labeled "Lower risk" and a red arrow pointing right labeled "Higher risk". Below the axis, the text "Typically lower rewards" is on the left and "Typically higher rewards" is on the right. A series of numbered boxes (1 through 7) are arranged along the axis, with box 5 highlighted in green, corresponding to the "Higher risk" and "Higher rewards" ends of the spectrum.

1	2	3	4	5	6	7
---	---	---	---	---	---	---

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'.

OCGPEF 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 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	Maximum 3% deducted prior to each investment being made. Where the initial financial advisor fee is greater than 1.5% then the ongoing financial advisor fee is limited to 0.5%.	No charge	No charge
Ongoing	Maximum 1% per annum of the investment account. Where the ongoing financial advisor fee is greater than 0.5% then the initial financial advisor fee is limited to 1.5%.	0%	0%

* Excluding VAT. No performance fees.

Total Expense Ratio

Class D of the portfolio has a Total Expense Ratio (TER) of 1.08% for the period from 1 October 2022 to 30 September 2025. 1.08% 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.

Total Expense Ratio	1.08%	Service Fees	(0.35)	Performance Fees	-	Other Costs	1.43%	VAT	-
---------------------	-------	--------------	--------	------------------	---	-------------	-------	-----	---

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. Note that while the manager is able to charge performance fees, no such fee is charged at this time. Should the manager decide to charge a performance fee at any time in the future, this will be communicated to investors in accordance with prevailing rules and regulations.

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.

The manager may borrow up to 10% of the market value of the portfolio to bridge insufficient liquidity. Oasis is a 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.

A feeder fund, that a feeder fund is a portfolio that invests in a single portfolio of a collective investment scheme, which levies its own charges and which could result in a higher fee structure for the feeder fund. 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 registered and approved in terms of the Collective Investment Schemes Control Act, 2002. 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 Oasis. Oasis Crescent Capital (Pty) 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 (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.

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@oasicrescent.com
www.oasicrescent.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@oasicrescent.com
www.oasicrescent.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.oasicrescent.com

The Financial Services Providers

Ombudsman
Postal Address : PO Box 74571
Lynnwood Ridge
0040
Toll Free : 0860 324 766
Email : info@faisombud.co.za