

FUNDFACTS

OASIS CRESCENT



GLOBAL INVESTMENT FUNDS (UK) ICVC

MANAGED BY OASIS CRESCENT WEALTH (UK) LTD.

OASIS CRESCENT GLOBAL PROPERTY EQUITY FUND

▲ APRIL - 2026

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 68.79M
Benchmark	Global REIT Blended Index Benchmark	Total Expense Ratio	1.17%

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	2025	YTD APRIL 2026	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	5.2	7.6	155.0	4.9
Global REIT Blended Index Benchmark	2.2	(8.3)	21.5	(13.2)	25.8	(23.4)	10.8	(5.4)	9.3	3.0	155.3	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 April 2026. NPI for the 12 months to April 2026 was 0.10%.

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

(Source: Oasis Research using Bloomberg: October 2006 – April 2026)

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	17.7	9.8	5.1	3.8	3.3	5.4	4.9
Global REIT Blended Index Benchmark	9.3	4.6	0.9	0.9	2.4	5.9	4.9

Performance (% returns) in GBP Net-of-Fees Gross of Non Permissible Income of the OCGPEF since inception to April 2026.

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

(Source: Oasis Research using Bloomberg: October 2006 – April 2026)

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	APRIL 2026
	OCGPEF %
USA	46
ROW	18
UK	14
Europe	13
Cash	9
Total	100

(Source: Oasis Research: April 2026)

Geographical split of the OCGPEF (April 2026)

Sectoral Analysis

SECTOR	OCGPEF %
Retail	21
Industrial	19
Diversified	16
Healthcare	16
Apartment	10
Office	6
Storage	3
Cash	9
Total	100

(Source: Oasis Research: April 2026)

Sectoral split of the OCGPEF (April 2026)

Fund Manager Comments

GDP	IMF Forecast						IMF Adverse scenario	IMF Severe scenario
	2022 A	2023 A	2024 E	2025 E	2026 E	2027 E	2026 E	2026 E
	%	%	%	%	%	%	%	%
World Economies	3.6	3.5	3.3	3.4	3.1	3.2	2.5	1.8
Advanced	2.9	1.7	1.8	1.9	1.8	1.7	1.2	0.9
Emerging	4.1	4.7	4.3	4.4	3.9	4.2	2.6	2.0
USA	2.5	2.9	2.8	2.1	2.3	2.1	na	na
EU	3.5	0.4	0.9	1.4	1.1	1.2	na	na
China	3.1	5.4	5.0	5.0	4.4	4.0	na	na

Source: IMF World Economic Outlook

Preceding the commencement of the war in Iran on 28 February 2026, the global economy remained resilient. Following the outbreak of the conflict, with significant loss of life, damage to critical infrastructure, and the closure of key trade routes, the global economy is enduring a major supply-side shock, with energy- and food-related commodity flows being disrupted. The prices of oil, gas, helium, fertiliser, amongst others, have increased dramatically, and the impact on availability will become significant if the war continues for a protracted period. Energy- and food-importing countries will be impacted most, with the largest increases in inflation and GDP contraction. These include high-income nations (Middle East, Europe, UK, China) and lower-income nations (Africa, Southeast Asia, India, South America). Energy- and food-exporting countries (North America, Brazil, Nigeria and Russia) will be the main beneficiaries of rising prices and increased demand, which is expected to boost their economies.

Global inflation will be much higher, resulting in higher interest rates and lower economic growth, with the IMF forecasting global GDP growth slowing from 3.4% in 2025 to 3.1% in 2026. In an adverse scenario, forecasts indicate 2026 GDP growth slowing to 2.5%, and in a severe scenario to 1.8%, with growth estimates declining the longer the war lasts. It will take a long time for global logistics to reset following this significant disruption, and the second-round impact on inflation will be felt for an extended period. With lower economic growth, higher inflation, higher interest rates, and greater expenditure on armaments, fiscal deficits will continue to be elevated, placing further pressure on already high government borrowing requirements, which remain a risk to the global economy.

OECD Headline Inflation Forecast (%) March 2026	2023	2024	2025	2026 Previous	2026 March Expectation
United States	4.1	3.0	2.6	2.2	4.2
European Union	5.4	2.4	2.1	2.1	2.6
China	0.2	0.2	-0.1	0.8	1.3
Japan	3.3	2.7	3.2	2.0	2.4
UK	7.3	2.5	3.4	2.0	4.0
South Africa	5.9	4.4	3.2	3.6	3.9
Brazil	4.6	4.4	5.0	3.7	4.1
Turkiye	53.9	58.5	34.9	21.0	26.7
India	5.4	4.6	2.0	4.4	5.1
South Korea	3.6	2.3	2.1	1.9	2.7

The global economy may be more resilient, as it was during 2025 despite the US tariff disruption, when it benefited from massive fiscal spending and significant investment in AI infrastructure and its supporting ecosystem. Europe continues to experience slow economic growth, constrained by structural factors, low investment in new technologies such as AI, and a lack of economic and political cohesion. The Ukraine and West Asian wars will affect Europe significantly, as it is a major importer of oil, gas and fertiliser. The US economy is supported by continued fiscal expansion, with an expected budget deficit of 6.5% and current government debt of 129% of GDP. US government interest costs now consume 18.3% of revenue compared with a long-term average of 12.4% and a 2021 low of 8.3%. Rising interest costs and defence spending will place pressure on most advanced economies' national budgets. The IMF is forecasting emerging market economies' GDP growth to slow to 3.9% in 2026; however, in an adverse war scenario it could slow to 2.6%, and in a severe scenario to 2.0%, depending on how long the war persists. The global economic risks remain high as 1) geopolitical tension, 2) energy and food supply chain disruption, 3) higher inflation and interest rates, 4) expanding government debt, 5) deteriorating demographics in many countries, 6) unstable governments, and 7) slower economic growth. Economies that are able to navigate through this period will prosper.

The MSCI World Real Estate Index increased by 1% during the quarter to March 2026 and by 4.5% for the year to March 2026. European and UK REIT markets underperformed during the first quarter of 2026. In an environment of higher inflation and interest rates, REITs with high-quality property portfolios and strong balance sheets with lower debt levels are expected to perform better.

The Oasis Crescent Global Property Fund, (OCGPEF), (The Fund), benefited from its stock selection and outperformed for the year to March 2026, delivering a return of 10.7%. OCGPEF has a portfolio of high-quality REITs with positive demand and supply fundamentals in secular growth sectors, supported by strong balance sheets and experienced management. The Fund is well positioned, with 10% cash or near-cash holdings to add value over the long term.

Contact us :

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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 April 2026 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 1.17%, 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 April 2026.

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