

FUNDFACTS

OASIS CRESCENT



GLOBAL INVESTMENT FUNDS (UK) ICVC

MANAGED BY OASIS CRESCENT WEALTH (UK) LTD.

OASIS CRESCENT GLOBAL PROPERTY EQUITY FUND

▲ FEBRUARY - 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 70.55M |
| 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 | 2025 | YTD FEB 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 | 10.1 | 161.0 | 5.0 |
| Global REIT Blended Index Benchmark | 2.2 | (8.3) | 21.5 | (13.2) | 25.8 | (23.4) | 10.8 | (5.4) | 9.3 | 9.8 | 172.1 | 5.3 |

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 February 2026.
NPI for the 12 months to February 2026 was 0.11%.

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

(Source: Oasis Research using Bloomberg: October 2006 – February 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 | 11.8 | 9.1 | 7.8 | 4.3 | 4.1 | 5.8 | 5.0 |
| Global REIT Blended Index Benchmark | 15.3 | 5.5 | 4.2 | 2.4 | 3.5 | 6.5 | 5.3 |

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

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

(Source: Oasis Research using Bloomberg: October 2006 – February 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 | February 2026 |
|--------------|---------------|
| | OCGPEF % |
| USA | 44 |
| ROW | 18 |
| UK | 16 |
| Europe | 13 |
| Cash | 9 |
| Total | 100 |

(Source: Oasis Research: February 2026)

Geographical split of the OCGPEF (February 2026)

Sectoral Analysis

| SECTOR | OCGPEF % |
|--------------|------------|
| Retail | 21 |
| Industrial | 20 |
| Diversified | 16 |
| Healthcare | 15 |
| Apartment | 10 |
| Office | 6 |
| Storage | 3 |
| Cash | 9 |
| Total | 100 |

(Source: Oasis Research: February 2026)

Sectoral split of the OCGPEF (February 2026)

Fund Manager Comments

| GDP | IMF Forecast | | | | | | Latest Bank forecast |
|-----------------|--------------|--------|--------|--------|--------|--------|----------------------|
| | 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 = =\$4478/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.

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 27 February 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 1.16%, 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 27 February 2026.

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