FUNDFACTS

OASIS CRESCENT

GLOBAL INVESTMENT FUNDS (UK) ICVC

MANAGED BY OASIS CRESCENT WEALTH (UK) LTD.

OASIS CRESCENT GLOBAL PROPERTY EQUITY FUND — SEPTEMBER-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 65.93M
Benchmark	Global REIT Blended Index Benchmark	**Total Expense Ratio**	1.15%

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 SEP 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	5.2	149.4	4.7
Global REIT Blended Index Benchmark	2.2	(8.3)	21.5	(13.2)	25.8	(23.4)	10.8	(5.4)	9.3	4.9	160.0	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 September 2026. NPI for the 12 months to September 2026 was 0.09%.

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

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

Annualised Returns

Annualised Returns	% Growth 1 year	% Growth 3 year	% Growth 5 year	% Growth 7 year	% Growth 10 year	% Growth 15 year	% Growth 20 year	Return Since Inception
								Annualised
Oasis Crescent Global Property Equity Fund	6.7	10.2	3.2	2.2	1.5	6.0	4.6	4.7
Global REIT Blended Index Benchmark	7.0	8.4	0.3	0.1	1.5	7.0	4.7	4.9

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

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

(Source: Oasis Research using Bloomberg: October 2006 – September 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.

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Geographical Analysis

REGION	SEPTEMBER 2026 OCGPEF %
USA	43
ROW	18
UK	16
Europe	13
Cash	10
Total	**100**

(Source: Oasis Research: September 2026)

Geographical split of the OCGPEF (September 2026)

Sectoral Analysis

SECTOR	OCGPEF %
Retail	21
Industrial	17
Healthcare	16
Diversified	15
Apartment	11
Storage	5
Office	5
Cash	10
Total	**100**

(Source: Oasis Research: September 2026)

Sectoral split of the OCGPEF (September 2026)

Fund Manager Comments

IMF Forecast						
GDP	**2022 A**	**2023 A**	**2024 A**	**2025 A**	**2026 E**	**2027 E**
	%	%	%	%	%	%
World Economies	3.6	3.5	3.3	3.5	3.1	3.4
Advanced	2.9	1.7	1.8	2.0	2.1	1.8
Emerging	4.1	4.7	4.3	4.5	3.7	4.4
USA	2.5	2.9	2.8	2.3	2.3	2.3
EU	3.5	0.4	0.9	1.2	1.1	1.2
China	3.1	5.4	5.0	5.0	4.5	4.0
Brazil	3.0	3.2	3.4	2.3	2.2	1.9
Nigeria	4.3	3.3	4.1	4.0	4.2	4.3
Saudi Arabia	12.0	0.5	2.6	4.6	-3.3	7.9

Source: IMF World Economic Outlook

The Global economic growth forecast has moved up slightly despite the negative impact of the West Asian and Ukraine wars, with advanced economies' growth nudging up and emerging economies' growth slowing with West Asian economies moving into recession. Many advanced economies are experiencing severe political unrest e.g. France and massive electoral wins for far-right wing parties e.g. Germany. The fiscal situation is deteriorating, despite high rates of taxation. With the huge fiscal deficits and high levels of debt, many advanced economies are unable to support their social welfare systems which are not designed for a rapidly ageing population. The populists are turning on immigrants, many of whom are educated, skilled and highly productive. Economic growth is at risk due to the impact of the Ukraine and Western Asian wars, high inflation, high interest rates and if investment spend on AI infrastructure slows. The cost of debt capital is likely to remain elevated due to 1) high supply of debt by Governments and Big Tech for their AI build, 2) high inflation and 3) the elevated geopolitical and country risks.

The Global economic risks remain high due to 1) elevated geopolitical tension, 2) energy and food supply chain disruption, 3) higher inflation and interest rates, 4) expanding government debt, 5) ageing populations in many countries, 6) the rise of "Made By China", 7) unstable governments, 8) slower economic growth and 9) unaffordable social welfare systems. Economies that are able to navigate through this period will prosper.

The MSCI World Real Estate Index only increased by 1.0 % for the first nine months of 2026 as rising interest rates impacted returns. European and UK REIT markets have started to outperform, supported by attractive valuations. M&A activity is increasing with Prologis acquiring Europe's largest Logistics REIT, Segro. In an environment of higher inflation and interest rates, REITs with high-quality property portfolios, supported by secular trends and strong balance sheets with lower debt levels are expected to perform better.

The Oasis Crescent Global Property Fund, (OCGPEF), benefited from its stock selection and outperformed for the year to 30 September 2026, delivering a return of 5.4%. 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. Over the period the fund reduced its US exposure and increased its UK and European holdings. The Fund is well positioned, with 10% cash or near-cash holdings to add value over the long term.

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

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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

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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 September 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 1.15%, 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 September 2026.