

# FUNDFACTS

OASIS CRESCENT



GLOBAL INVESTMENT FUNDS (UK) ICVC

MANAGED BY OASIS CRESCENT WEALTH (UK) LTD.

## OASIS CRESCENT GLOBAL PROPERTY EQUITY FUND

▲ JULY - 2026

|                     |                                     |                                   |            |
|---------------------|-------------------------------------|-----------------------------------|------------|
| <b>Fund Manager</b> | Adam Ebrahim                        | <b>Min. Initial Investment</b>    | USD 5000   |
| <b>Launch Date</b>  | 11 December 2020                    | <b>Min. Additional Investment</b> | USD 1000   |
| <b>Risk Profile</b> | Medium to High                      | <b>Fund Size</b>                  | USD 95.67M |
| <b>Benchmark</b>    | Global REIT Blended Index Benchmark | <b>Total Expense Ratio</b>        | 2.17%      |

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  | 2017 | 2018   | 2019 | 2020   | 2021 | 2022   | 2023 | 2024  | 2025 | YTD JULY 2026 | Return Since Inception |     |
|--------------------------------------------|--------------|--------|--------|------|------|-------|------|------|------|-------|-------|------|--------|------|--------|------|--------|------|-------|------|---------------|------------------------|-----|
|                                            |              |        |        |      |      |       |      |      |      |       |       |      |        |      |        |      |        |      |       |      |               | Cum                    | Ann |
| Oasis Crescent Global Property Equity Fund | 4.5          | 3.4    | (53.3) | 45.9 | 22.2 | (4.3) | 25.6 | 5.7  | 12.5 | (0.5) | (0.5) | 11.3 | (16.1) | 14.6 | (11.1) | 32.7 | (29.8) | 18.0 | 6.4   | 11.4 | 15.0          | 81.2                   | 3.0 |
| Global REIT Blended Index Benchmark        | 18.6         | (22.8) | (43.0) | 40.0 | 15.0 | (4.7) | 30.3 | 13.3 | 21.4 | 6.6   | (3.9) | 12.0 | (13.5) | 26.4 | (10.6) | 24.7 | (31.6) | 16.7 | (6.9) | 17.5 | 13.8          | 99.4                   | 3.5 |

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 USD, Net-of-Fees, Gross of Non Permissible Income of the OCGPEF since inception to July 2026.  
NPI for the 12 months to July 2026 was 0.09%.

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

(Source: Oasis Research using Bloomberg: October 2006 – July 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 | 21.2            | 13.2            | 4.4             | 5.5             | 2.7              | 4.2              | 3.0                    |
| Global REIT Blended Index Benchmark        | 19.0            | 11.1            | 0.7             | 3.7             | 2.4              | 5.2              | 3.5                    |

Performance (% returns) in USD Net-of-Fees Gross of Non Permissible Income of the OCGPEF since inception to 31 July 2026.

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

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

## Geographical Analysis

| REGION       | July 2026  |
|--------------|------------|
|              | OCGPEF %   |
| USA          | 45         |
| ROW          | 19         |
| UK           | 15         |
| Europe       | 13         |
| Cash         | 8          |
| <b>Total</b> | <b>100</b> |

(Source: Oasis Research; July 2026)

Geographical split of the OCGPEF  
(July 2026)

## Sectoral Analysis

| SECTOR       | OCGPEF %   |
|--------------|------------|
| Retail       | 21         |
| Industrial   | 20         |
| Diversified  | 16         |
| Healthcare   | 16         |
| Apartment    | 10         |
| Office       | 6          |
| Storage      | 3          |
| Cash         | 8          |
| <b>Total</b> | <b>100</b> |

(Source: Oasis Research; July 2026)

Sectoral split of the OCGPEF (July 2026)

## Fund Manager Comments

| IMF Forecast    |        |        |        |        |        |        | IMF Adverse scenario | IMF Severe scenario |
|-----------------|--------|--------|--------|--------|--------|--------|----------------------|---------------------|
| GDP             | 2022 A | 2023 A | 2024 E | 2025 E | 2026 E | 2027 E | 2026 E               | 2026 E              |
|                 | %      | %      | %      | %      | %      | %      | %                    | %                   |
| World Economies | 3.6    | 3.5    | 3.3    | 3.5    | 3.0    | 3.4    | 2.5                  | 1.8                 |
| Advanced        | 2.9    | 1.7    | 1.8    | 1.9    | 1.7    | 1.8    | 1.2                  | 0.9                 |
| Emerging        | 4.1    | 4.7    | 4.3    | 4.5    | 3.8    | 4.5    | 2.6                  | 2.0                 |
| USA             | 2.5    | 2.9    | 2.8    | 2.1    | 2.3    | 2.2    | na                   | na                  |
| Euro Area       | 3.5    | 0.4    | 0.9    | 1.4    | 0.9    | 1.2    | na                   | na                  |
| China           | 3.1    | 5.4    | 5.0    | 5.0    | 4.6    | 4.1    | na                   | na                  |

Source: IMF World Economic Outlook

The Global economy continues to be negatively impacted by the Western Asian War, with growth estimates lowered, except for US and China. Global growth is supported by:

1) A massive AI related infrastructure build particularly in the USA and China. This is a multi-year build out with the biggest impact in 2026. It is broad ranged covering many industries including Hyperscale technology companies building Data Centres, Semiconductor companies making microchips and Utilities supplying electricity. A lot of this capex is funded by debt and unproven business models, which could result in a massive overbuild of AI infrastructure.

2) Fiscal spend supported by high budget deficits and increasing government debt, with rising interest cost (USA interest cost now 18.3% of government revenue and a fiscal deficit of 5.2% of GDP)

The impact of the Western Asian war on commodity prices, including fertilizer will have a medium term impact on agricultural production and prices, together with second round price effects, this will keep inflation higher for longer. Central Banks have moved from an interest cutting cycle to a holding and rising interest rate cycle.

With rising interest rates, and inflation, the cost of debt will impact both the private and public sectors. With remuneration lagging inflation, most consumers will be affected by rising cost of living. The risk to the global economy is high, especially for highly indebted countries, dependent on food and oil imports and those lagging in the AI spend.

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) the rise of made "By China", 7) unstable governments, and 8) slower economic growth. Economies that are able to navigate through this period will prosper.

The MSCI World Real Estate Index increased by 6.6 % for the first half of 2026. European and UK REIT markets underperformed over the medium term with valuations being attractive. M&A has started up with Prologis making an offer to acquire Europe's largest Logistics REIT Segro. 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 half year to 30 June 2026, delivering a return of 11.8%. 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 :

**Oasis Crescent Wealth (UK) Ltd.**

**Authorised and approved by the Financial Conduct**

**Authority as the Authorised Corporate Director of the Fund.**

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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 31 July 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 2.17%, 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 31 July 2026.