



OASIS PARTNERS GROUP

Real Estate Investment & Development

Where Exceptional Opportunities Meet Institutional Discipline.

INDEPENDENT DILIGENCE | AGGREGATED CAPITAL | INVESTOR ALIGNMENT

A Real Estate Investment and Development Platform

Oasis Partners Group is a real estate investment and development platform that originates, acquires, develops, and invests in institutional-quality opportunities through direct investments and strategic partnerships with exceptional operators.

We believe exceptional investments begin with exceptional opportunities and exceptional execution. Every investment is evaluated through a disciplined, institutional-grade underwriting process that includes sponsor evaluation, market research, financial analysis, capital structure review, and comprehensive due diligence. By remaining highly selective and focusing on high-conviction opportunities, we seek to preserve capital while delivering superior risk-adjusted returns for our investors.

Beyond capital, we serve as a strategic investment partner throughout the lifecycle of every opportunity. By leveraging our relationships, aggregating investor capital, and aligning with experienced operators, we provide our investors with access to larger, more sophisticated transactions that may not otherwise be available individually. Our commitment to disciplined investing, transparency, and long-term stewardship is designed to create enduring value for our investors while contributing to the growth of the communities in which we invest.

EXCEPTIONAL OPPORTUNITIES. EXCEPTIONAL OPERATORS. EXCEPTIONAL EXECUTION.

Operators execute the business plan. OPG independently underwrites the opportunity and remains a strategic investment partner throughout its lifecycle.

EXCLUSIVE OPPORTUNITY SOURCING

On behalf of our investors, we leverage trusted relationships with leading sponsors, developers and industry professionals to source differentiated real estate opportunities — including opportunities that are often limited, proprietary or unavailable through traditional investment channels.

INSTITUTIONAL-GRADE UNDERWRITING

On behalf of our investors, we independently assess sponsor quality, market fundamentals, underwriting, capital structure, downside protection, fees and projected returns rather than relying exclusively on sponsor-prepared analysis.

AGGREGATED BUYING POWER

We pool investor commitments into transaction-specific vehicles that we manage, allowing OPG to present a larger consolidated equity check and negotiate stronger economics, governance, reporting and information rights for our investors.

ONGOING MANAGEMENT

Our role continues after closing through active investment monitoring, reporting, operator oversight and asset-management review on behalf of our investors. Our own economics are disclosed so investors can evaluate alignment transparently.

THE POWER OF A MANAGED, POOLED VEHICLE

An individual investor may not have the negotiating leverage of an institutional-sized allocation. By managing a pooled vehicle on behalf of our investors, OPG can approach an operator as one larger investor. For example, a \$250K LP commitment may participate through an Oasis-managed vehicle deploying \$3M of aggregate equity, giving that investor the benefit of terms negotiated for the vehicle rather than negotiating solely on the basis of a \$250K check. Preferential terms are transaction-specific and are not guaranteed.

TYPICAL OPG ECONOMICS

1-2% Acquisition Fee

0.5-1% Asset Management Fee

Carry Carried Interest / Promote

TRANSPARENT ALIGNMENT

Real estate investing contains inherent conflicts of interest. As the manager of each investment vehicle, OPG also has economic interests in transactions. Our approach is to disclose those economics, independently evaluate each opportunity, and structure and manage vehicles that align OPG, the operator and participating investors around long-term performance.

TYPICAL MINIMUM: \$250K PER OPPORTUNITY

SOURCING | UNDERWRITING | NEGOTIATION | ONGOING MANAGEMENT

For informational purposes only. Not an offer to sell or solicitation to purchase securities and not legal, tax, accounting or investment advice. Fees, economics, rights and structures vary by transaction and are disclosed in definitive investment documents. Aggregation does not guarantee preferential terms. All investments involve risk, including possible loss of principal.

OASIS PARTNERS GROUP LLC | ARIZONA