



PUMA
INVESTMENTS

Puma EIS

FREDERICA

Incorporated in 2012, Frederica Trading pivoted from managing property development projects to joining Oasis Lending LLP ("Oasis") in 2021. Oasis deploys its partner companies' money, lending it against loans secured against UK land and property.

Over the last 12 months, Oasis and Frederica Trading's returns have continued to perform above its 3% annual return target. Puma Investments continues to source additional loans for Oasis and its partners to fund.

Over the course of 2025, Frederica Trading has continued to deploy its funds along a diverse mix of property loans. The current loan book includes care homes, offices, student living and life science sectors. Oasis has attracted fresh sources of capital which lend alongside deployed cash from Frederica Trading.

The directors continue to balance cash liquidity requirements and the demand for additional lending opportunities. Active treasury management is being used, ensuring that any undeployed cash is earning interest at just under the Bank of England base rate.

Puma is working closely with the company to help them identify, execute and monitor high-quality real estate lending opportunities. Puma has also begun fundraising for additional partners to join Oasis. The intention is that this will provide a larger pool of cash to deploy and thus enable each partner to further diversity its individual loan book.

£9.8m

Puma EIS participation

(Total investments by Puma Funds to date £9.8m)



MARKET
Secured lending



LOCATION
UK



ESTABLISHED
2015

Key risks

General

Past performance is no indication of future results and share prices and their values can go down as well as up. The forecasts in this document are not a reliable guide to future performance.

Capital at risk

An investment in Puma EIS can be viewed as high risk. Investors' capital may be at risk and investors may get back less than their original investment.

Private companies

Puma EIS may invest in unlisted shares. Such investments can be more risky than investments in listed shares. Unlisted shares may be subject to transfer restrictions and may be difficult to sell. It may be difficult to obtain information as to how much an investment is worth or how risky it is at any given time.

Tax reliefs

Tax reliefs are not guaranteed, depend on individuals' personal circumstances and a three-year minimum holding period, and may be subject to change.

Liquidity

It is unlikely there will be a liquid market in the shares of the EIS Qualifying Companies and it may prove difficult for investors to realise their investment immediately or in full.

Get in touch

We're here to help

INVESTORS

We recommend you speak to a Financial Adviser in the first instance, as we cannot offer investment or tax advice.

If you have any other questions please contact us on **020 7096 8453** or email us at **clientrelations@pumainvestments.co.uk**

For further information, please visit **www.pumainvestments.co.uk**

ADVISERS

Our expert national Business Development Team are here to help, and would be happy to discuss any of our services and offers in more detail with you either by phone or by visiting your offices.

Please contact us on **020 7096 8451** or email us at **businessdevelopment@pumainvestments.co.uk**

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