



ASG PRIME PRIVATE LENDING FUND I

FUND

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TARGET GEOGRAPHY

Canada and the United States

INVESTMENT MANDATE

Real Estate Backed Prime Lending

DEAL INFORMATION

Legal Form Special Limited Partnership (SLP)

Location Luxembourg

Currency USD, EUR, CAD

Coupon Distribution Quarterly, 6-7% Expected

Valuation Monthly NAV

Subscriptions Monthly

Min Ticket USD/EUR/CAD 125,000

Management Fee 1.5%

Subscription Fee Up to 2% (paid to distributors only)

Performance fee 20% above 6% Hurdle Rate with High-Water Mark

Administrator Circle Investment Support Services

Auditor Mazars

Custodian Northern Trust

SHARE CLASSES

Class A-DIS (EUR Distribution)
LU2289964244

Class B (EUR Accumulation)
LU2289964327

Class C-DIS (USD Distribution)
LU2289964590

Class D-DIS (CAD Distribution)
LU2289964673

INVESTMENT STRATEGY AND OBJECTIVE

The ASG Prime Private Lending Fund focuses on global lending opportunities, providing direct financing to Real Estate projects across North America (Canada and United States).

The Fund's profile seeks to deliver investment returns designed to be uncorrelated to traditional financial market performance and volatility. Commercial Banks have been reducing their loans to the Real Estate sector, due to internal constraints. This has resulted in a funding shortfall in the industry, which the ASG Fund is looking to exploit. Using Bridge financing, the ASG Fund will seek to optimize returns through high yields and minimize risk exposure through low LTVs (Loan-To-Value) on the properties selected for their lending facility.

Available to US & Non-US Accredited Investors only

DESCRIPTION

- Fund's goal is to generate 7-9% annual yield to investors with the collateral of a real underlying asset: Real Estate.
- Fund structure domiciled in the Grand Duchy of Luxembourg.
- Properties in key areas with sustainable valuations mitigating downside risk, with an appropriate LTV and warranties including personal liability and first or second rank mortgages signed by a Notary Signing Agent.
- Independent valuations and robust lending practices

INVESTMENT MANAGERS

ASG Capital is a Registered Investment Advisor in the State of Florida with a special focus placed on Income Investment Solutions including Preferred Securities, Junior/Senior Subordinated Debt, Hybrid Securities, Contingent Convertible Bonds of Investment Grade Issuers.

Both investment managers have a combined experience of over 45 years managing these Income Asset Classes.

Ygal Cohen - *Founder, Board Member, Portfolio Manager*

- Founded ASG Capital in July 2008 in Miami, USA
- Former Investment Director at Prudential/Wachovia Securities, and Senior VP-Investments at Jefferies

Steven Groslin - *Partner, Board Member, Portfolio Manager*

- Executive Member of the ASG Capital Board
- Former Bond Trader and Sales at Natixis (Paris) and on the bond market at Tullets and Refco (Paris)

REDEMPTION CONDITIONS

- 12-month lock-up from the date of subscription
- Monthly redemption upon written request to the General Partner at least sixty (60) days prior to the effective redemption date.

Redemption Charges

- Year 2 = 5% of the redemption proceeds
- Year 3 = 4% of the redemption proceeds
- Year 4 = 3% of the redemption proceeds
- Year 5 = 2% of the redemption proceeds
- After year 5 = 0%

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