

ASG PRIME PRIVATE LENDING FUND I

Private lending



ASG CAPITAL
ASSET MANAGEMENT

As of December 31, 2021

INVESTMENT STRATEGY

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.

FUND INFORMATION

Inception date A1-DIS EUR	March 1, 2021
NAV A1-DIS EUR	107.54

Fund type	Private Prime Lending
Location	Luxembourg
Valuation	Monthly
Subscription	Monthly
Subscription fee (for distributors only)	up to 2% max.
Redemption conditions	

12-month lock-up from the date of subscription

Monthly with 60 days notice period

Redemption charges

Year 2 = 5% of the redemption proceeds

Year 3 = 4% of the redemption proceeds

Year 4 = 3% of the redemption proceeds

Year 2 = 5% of the redemption proceeds

After 5 years = 0%

Investment management fee 1.50%

Performance fee 20% above 6%

Hurdle Rate with High-Water Mark

Minimum investment 125k USD / EUR / CAD

Distribution share classes 6-7% annually (paid quarterly)

Recommended length of investment 3 to 5 years

Administrator Circle Investment Support Services

Custodian Northern Trust

Auditor Mazars

ISIN Code

Class A1-DIS EUR LU2289964244

Class B EUR LU2289964327

Class C-DIS USD LU2289964590

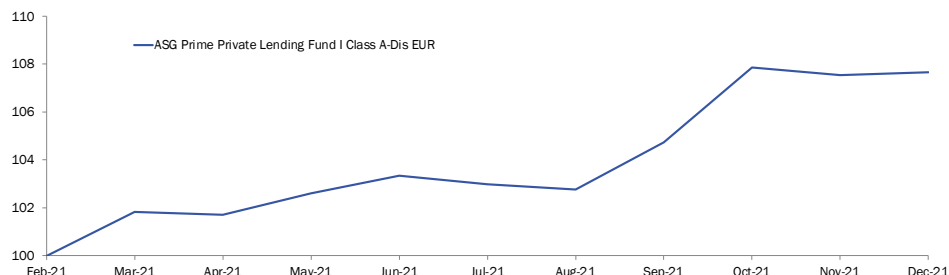
Class D-DIS CAD LU2289964673

PERFORMANCE

Cumulative performance

	INCEPTION DATE	MONTH-TO-DATE	YEAR-TO-DATE	INCEPTION-TO-DATE
ASG Prime Private Lending Fund I A-DIS EUR	1-Mar-21	0,11%	7,66%	7,66%
ASG Prime Private Lending Fund I B-Acc EUR	1-Apr-21	0,11%	5,27%	5,27%
ASG Prime Private Lending Fund I C-DIS USD	1-Mar-21	0,78%	1,38%	1,38%

Growth of 100 EUR (share class A1-DIS)



Performance summary (share class A1-DIS)

YEAR	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2021	-	-	1,83%	-0,14%	0,90%	0,72%	-0,36%	-0,21%	1,91%	2,99%	-0,30%	0,11%	7,66%

PORTFOLIO STRUCTURE

Geographical breakdown



Currency breakdown



INVESTMENT MANAGERS



Ygal Cohen – 23 years of Investment Experience

Steven Groslin – 27 years of Investment Experience

Disclaimer

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