

ASG PRIME PRIVATE LENDING FUND I

Private lending



ASG CAPITAL
ASSET MANAGEMENT

As of July 31, 2022

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.

This investment vehicle is available to Non-US accredited investors only.

FUND INFORMATION

Inception date March 1, 2021

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	Bolder Luxembourg
Custodian	Northern Trust
Auditor	Mazars Luxembourg

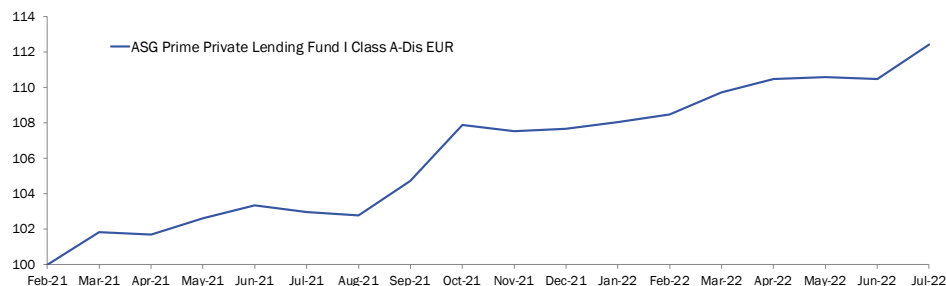
ISIN Code	
Class A1-DIS EUR	LU2289964244
Class B EUR	LU2289964327
Class C-DIS USD	LU2289964590
Class D-DIS CAD	LU2289964673

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	1.77%	4.43%	12.43%
ASG Prime Private Lending Fund I B-Acc EUR	1-Apr-21	1.77%	4.43%	9.93%
ASG Prime Private Lending Fund I C-Dis USD	1-Mar-21	0.90%	1.09%	2.49%

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
2022	0.36%	0.39%	1.13%	0.69%	0.10%	-0.09%	1.77%						4.43%
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



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