



TARGET GEOGRAPHY

United States mainly and Canada

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
Subscription	Monthly
Minimum Investment	125,000 USD/EUR/CAD
Management Fee	1.5%
Subscription Fee	Up to 2% (paid to distributors only)
Performance Fee	20% if and when the 6% Hurdle Rate is achieved or exceeded with a High-Water Mark
Administrator	Bolder Luxembourg
Custodian	European Depositary Bank Luxembourg and Northern Trust
Auditor	Mazars Luxembourg

ISIN CODES

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

With market conditions in which liquidity is limited and financing is difficult, the ASG Prime Private Lending fund seeks the opportunity to originate loans and invest in debt securities collateralized in first lien by high quality properties.

The ASG Prime Private Lending Fund focuses on situation-specific lending for commercial and residential real estate projects that require short-maturity loans across United States mainly and Canada.

As experienced asset managers, our objective is to identify viable transactions with responsible borrowers, protect our downside risk, and generate superior returns for our investors uncorrelated to traditional financial market performance and volatility.

Available to Non-US Accredited Investors only

DESCRIPTION

Fund's goal is to generate 8-9% annual yield in US Dollar to investors with the collateral of a real underlying asset: Real Estate.

The Fund structure is domiciled in the Grand Duchy of Luxembourg. Properties funded through this finance facility are in key areas offering sustainable valuations mitigating downside risk, together with the appropriate LTV, and warranties including personal liability, first or second rank mortgages signed by a Notary Signing Agent. The investment process relies on independent valuations and robust lending practices.

INVESTMENT MANAGER



ASG CAPITAL
ASSET MANAGEMENT

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 Debt, Hybrid Securities, Contingent Convertible Bonds and Private Loans. Investment managers have a combined experience of over 45 years managing these Income Asset Classes.

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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