



**TARGET GEOGRAPHY**

United States

**INVESTMENT MANDATE**

Real Estate Backed Prime Lending

**DEAL INFORMATION**

<b>Legal Form</b>	Special Limited Partnership (SLP)
<b>Location</b>	Luxembourg
<b>Currency</b>	USD, EUR, CAD
<b>Coupon Distribution</b>	6% annually, paid quarterly
<b>Valuation</b>	Monthly NAV
<b>Subscription</b>	Monthly
<b>Minimum Investment</b>	125,000 USD/EUR/CAD
<b>Management Fee</b>	1.5%
<b>Subscription Fee</b>	Up to 2% (paid to distributors only)
<b>Performance Fee</b>	20% if and when the 6% Hurdle Rate is achieved or exceeded with a High-Water Mark
<b>Administrator</b>	Bolder Luxembourg
<b>Custodian</b>	European Depositary Bank Luxembourg and Northern Trust
<b>Auditor</b>	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**

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 Fund focuses on situation-specific lending mainly for residential real estate projects that require short-maturity loans across United States.

The Fund 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.

Properties funded through this finance facility are in key areas offering sustainable valuations mitigating downside risk, together with the appropriate LTV (Loan-To-Value), and warranties including personal liability and first lien mortgages. 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%

Disclaimer: No investment decisions should be made solely on the basis of the information provided on this document. This document should not be deemed as an offer to buy or sell any interest in ASG Bridge or any other affiliated Funds. Information on this document should not be acted upon without obtaining specific advice from a licensed professional regarding the readers own situation or concerns. Any offer by ASG Bridge or any other affiliated fund should only be accompanied or preceded by a current offering Memorandum.

