

ASG PRIME PRIVATE LENDING FUND I

Private lending



ASG BRIDGE
PRIVATE LENDING

As of August 31, 2025

FUND STRATEGY

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, in first lien mainly, collateralized by high quality properties.

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

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.

PERFORMANCE COMMENTARY

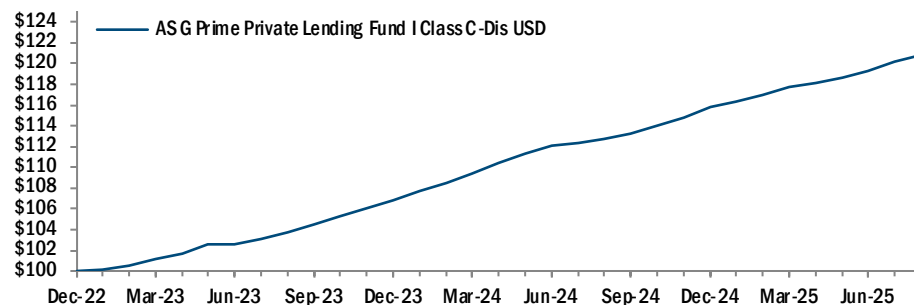
The Fund completed its Due Diligence and closed a new deal located in Plantation, FL and is now completing its Due Diligence on a new deal with a potential closing in September.

FUND PERFORMANCE

Cumulative performance

	INCEPTION DATE	MONTH-TO-DATE	YEAR-TO-DATE	INCEPTION-TO-DATE
ASG Prime Private Lending Fund I C-Dis USD	1-Mar-21	0.58%	4.35%	23.00%
ASG Prime Private Lending Fund I A-Dis EUR	1-Mar-21	0.72%	3.48%	26.99%

Growth of 100 USD (share class C-DIS USD)



Performance summary (share class C-DIS USD)

YEAR	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2025	0.45%	0.58%	0.56%	0.43%	0.43%	0.47%	0.78%	0.58%					4.35%
2024	0.74%	0.77%	0.86%	0.85%	0.86%	0.71%	0.22%	0.38%	0.47%	0.64%	0.68%	0.89%	8.38%
2023	0.15%	0.42%	0.64%	0.48%	0.93%	-0.01%	0.49%	0.64%	0.70%	0.72%	0.75%	0.78%	6.88%

INVESTMENT MANAGER



ASG CAPITAL
ASSET MANAGEMENT

FUND INFORMATION

Inception date	March 1, 2021
Fund type	Private Prime Lending
Type	Special Limited Partnership
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	Year2 = 5% of the redemption proceeds Year3 = 4% of the redemption proceeds Year4 = 3% of the redemption proceeds Year5 = 2% of the redemption proceeds After 5 years = 0%
Investment management fee	1.50%
Performance fee	20% if and when the Hurdle Rate 6% is achieved or exceeded with a High-Water Mark
Minimum investment	125k USD / EUR / CAD
Distribution share classes	6% 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



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