

## Katch Fund Solutions – European Secured Lending Fund

Share Class I : USD (Acc)

The Fund invests in private markets focusing on investment and corporate funding opportunities that offer strong guarantees, such as first lien real estate assets. It allocates capital to high-yielding areas, where traditional lenders are retreating, with a focus on the UK, Benelux, DACH, Nordic regions, France and Spain. The fund targets stable returns with low volatilities, emphasizing on high quality collaterals, as well as thematic and geographic diversification.

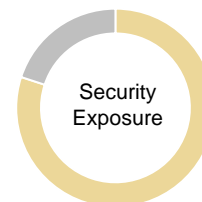
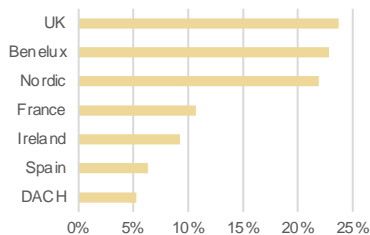
### KEY TERMS

<b>Target return*</b>	10% per annum	<b>NAV*</b>	-
<b>Liquidity</b>	Semi-annual + 270-day notice	<b>Launch Date</b>	August 2021
<b>Min. Investment**</b>	\$250,000	<b>Min. Sub. Investment**</b>	\$100,000
<b>Management Fee**</b>	1.25%	<b>Performance Fee**</b>	10% (above SOFR, High Watermark)

\* For I USD only \*\* For USD institutional share classes only

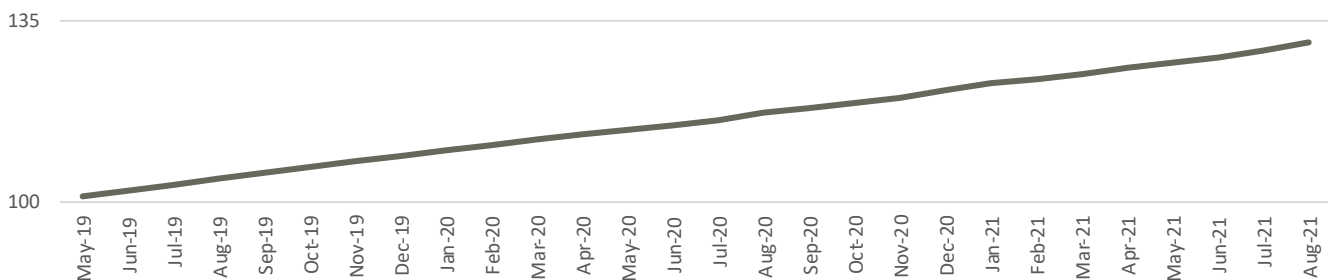
### TARGET ALLOCATION

Mitigating risks by achieving higher degree of diversification, we aim to maximize returns by investing across different regions of Europe and different real estate sectors, meanwhile focusing on the highest degree of security, senior first lien, granting the highest level of protection to our investors.



We favor countries that present favorable jurisdiction to lenders and where access to capital is scarce. This allows us to capitalize on lucrative deals with high return profiles and high level of protection.

### NET PERFORMANCE TO INVESTORS



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
2021	1.09%	0.69%	0.74%	1.02%	0.74%	0.86%	0.98%	1.26%					7.62%
2020	0.99%	0.90%	0.96%	0.86%	0.81%	0.80%	0.83%	1.24%	0.81%	0.83%	0.82%	1.18%	11.59%
2019					1.11%	1.09%	1.13%	1.12%	1.09%	1.10%	0.97%	1.00%	*13.41%

The above track record is based on the actual performance of an internally funded loans, net of all fees and costs to investors. Past performance should not in any circumstances be taken as an indication of future performance. Investors and prospective investors should refer to the official documents of the Fund, including the Private Placement Memorandum, for further information about the risk of investing in this investment fund. Track record assumes, when applicable, monthly rebalancing between the strategies.

\*Annualized return.



Stephane Prigent, CFA  
CEO

## ABOUT KATCH INVESTMENT GROUP

Katch Investment Group is a dynamic asset management boutique offering innovative investment solutions in a constantly changing and challenging financial market environment. In the aftermath of the global financial crisis, major central banks' liquidity injections have inflated traditional asset classes, while new regulations reduced the banks' appetite and capability to lend to smaller businesses.



Laurent Jeanmart, CFA  
Chairman

Katch identified these trends and decided to launch a fund that invests in real estate short-term lending and financing opportunities. An area where the capital supply is scarce that offers relatively high and stable returns for investors.



Pascal Rohner, CFA  
CIO

The fund is registered in Luxembourg and partners with recognized financial institutions. It is managed by Stephane Prigent (Ex-Managing Director & Global Head of Equity Sales Research at State Street Capital), Laurent Jeanmart (Ex-head of Investment at Platinum Capital & Ex-CIO at Fidelis Insurance Holdings), and Pascal Rohner (Ex-CIO at Private Investment Management & Ex-Credit Suisse).

The fund targets a total return of 10% in USD.

## PORTFOLIO REVIEW

As at the end of August, the portfolio is comprised of two loans: a first mortgage secured loan against land with planning permission for 393 residential units in Maasmechelen, Belgium at loan to value of 53% and a first ranking loan to a Luxembourg impact real estate private equity fund at loan to value of 4.0%. The Luxembourg fund opted to renew its loan on the 26th of August for a further 6-month period, paying a cash fee of USD 150,000 which contributed to the uplift in the NAV for the month of August.

## FUND CHARACTERISTICS

<b>Sub-Fund Name</b>	Katch Fund Solutions European Secured Lending			
<b>Fund Domicile</b>	Luxembourg			
<b>Legal Form</b>	SICAV-RAIF S.A.			
<b>Advisor</b>	Katch Advisors LTD			
<b>Alternative Investment Fund Manager – "AIFM"</b>	Fuchs Asset Management			
<b>Administrator</b>	Circle Partners Support Services			
<b>Auditor</b>	KPMG			
<b>Custodian</b>	Creand			
<b>Legal Advisor</b>	Van Campen Liem Luxembourg			
<b>Currencies</b>	USD – EUR			
<b>Management Fees</b>	Class I:	1.25%		
<b>Performance Fees (High Watermark)</b>	Class I:	10%		
		<b>ISINs</b>	<b>Bloomberg</b>	
<b>Class I</b>	USD	Acc	LU2383815763	-
<b>Class I</b>	EUR	Acc	LU2383815680	-

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