

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.

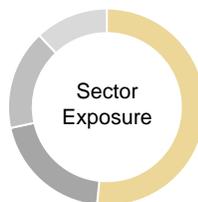
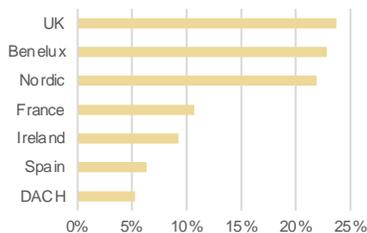
KEY TERMS

Target return*	10% per annum	NAV*	102.51
Liquidity	Semi-annual + 270-day notice	Launch Date	August 2021
Min. Investment**	\$250,000	Min. Sub. Investment**	\$100,000
Management Fee**	1.25%	Performance Fee**	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

135

100



	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%	0.83%	1.15%	0.51%		10.32%
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 financing opportunities backed by real estate collaterals. 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

In November, the portfolio is comprised of four loans: a first mortgage secured loan against land with planning permission in Belgium at an LTV of 61%; a first ranking loan to a Luxembourg impact private equity fund at a loan to NAV of 5%; a first ranking loan with standard security to a cross collateralized portfolio of primarily prime central Edinburgh serviced apartments at 61% LTV; and a bond facility first mortgaged secured against land with planning permission for cleantech industrial development in Northumberland at an LTV of 13%.

On 1 October, the impact fund Borrower serviced its quarterly loan interest with USD 320,110 overing the previous quarter to 30 September. All portfolio loans performed to plan and in line with their development objectives.

The fund is in the process of executing a sizeable 1st charge real estate backed loan in prime city center German location for the purpose of commercial office development and a residential renovation project bridge for prime real estate in France. These loans are expected to Close latest by the first half of January. The lending pipeline remains strong and growing with the fund in the process of hiring new senior origination and junior execution talent to support its AUM growth.

FUND CHARACTERISTICS

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

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