

Fund Details

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| Fund Name | Hanseatic Residential Development Fund |
| Investment focus | Residential real estate development projects within Riga, Latvia |
| Fund structure | Closed-end Alternative Investment Fund (EU AIFMD) |
| Fund manager | Hanseatic Alternative Investments AIFP (registered with Bank of Latvia) |
| Issue registration | Nasdaq CSD |
| ISIN code | LV0000401081 |
| Issue agent | Signet Bank |
| Fund advisor | APL estate consulting |
| Fund expiry | 5 + 5 years (optional) |
| Total return target* | ~15-20% Total return (Yearly) |
| Minimum investment | 20 000 EUR |
| Fees | Management fee of 2.5% from NAV (Yearly), Purchase fee of 2.5%, Success fee over 12% IRR, 50% |

* Target returns are offered as strategy goals and are not referenced to past performance. There can be no guarantee the target returns will be achieved.

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Fund Investment Strategy

The Hanseatic Residential Development Fund targets strategic investment opportunities in residential real estate development projects, providing investors with exposure to new residential construction in high-demand markets. By focusing specifically on the Riga region, the Fund leverages advantageous market conditions to achieve higher potential returns associated with property development projects. Compared to traditional property acquisitions, real estate development projects offer increased upside due to value creation from construction and active management. Investing during early stages of development enables the fund to secure properties at favorable terms, thereby maximizing overall returns. Strategic diversification across multiple projects mitigates risks and supports stable, resilient returns in changing market environments.



Registered with Nasdaq CSD and supervised by Bank of Latvia



100% Compliant with EU Taxonomy and SFDR Article 8

Hanseatic offers investors the potential for

- **stable income** by generating rental income from properties in its portfolio
- **capital growth** by investing in properties that appreciate in value over time
- **inflation hedge** by increasing rental income and property values over time
- **diversification** by reducing the risk of relying on a single property or tenant



Professional and Efficient Management (Economies of Scale)