

Fund Details

Fund Name	Hanseatic sustainable residential real estate fund I
Investment focus	Residential real estate (rental apartments) 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
Subscription period	Until 1st of December 2025
ISIN code	LV0000401065
Issue agent	Signet Bank
Fund advisor	Starlex.Investments
Fund expiry	5 + 2 years (optional)
Total return target*	~9-10% Total return (Yearly)
Minimum investment	20 000 EUR
Fees	Management fee of 1.5% from NAV (Yearly), Purchase fee of 1.5%

* 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 Sustainable Residential Real Estate Fund offers a compelling investment opportunity by focusing on energy-efficient rental apartments within the new development residential real estate in Riga. By strategically diversifying investments across various neighborhoods and catering to a broad range of tenants, the Fund ensures stable and resilient rental income. Seizing opportunities with financially distressed real estate developers, the Fund acquires high-potential properties at attractive terms, maximizing value and growth potential. Furthermore, compliance with EU Taxonomy standards qualifies the Fund for green loans with lower interest, enhancing financial returns.



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)



Access to Larger or Exclusive Transactions