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# Executive Summary

## "Araa Asset Management PDF

## (Private Loan Fund) Overview Manual"

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Tel: 010-8974-0352 Managing Director: James Bomsuk Kim **이메일: ryebrat@araaasset.com**

# "Ara Asset Management" Fund Overview

**Fund Type: Blind Fund Offering**

**Fund Name: PBBG PDF (Private Debt Fund) 'Private Loan Fund' Ara Blind Fund**

**Raising Amount: 10 ~ 50 million USD**

**Term of Fund: 3 years**

## Fund Management Targets and Objectives:

1. Currently, the PBBG PDF Fund is a blind loan fund that solves social issues and profitability in the housing sector at the same time.
2. LH Corporation and the fund were planned with the goal of setting and managing for the development of rental housing for young people, newlyweds, and seniors.

## Stability of the fund:

1. Target to manage about 80~90% of the business that has agreement with LH Corporation. 10~20% will be managed for investing to IPO public offering shares.
2. Due to LH agreement to purchase a constructed building, there is less risk of 100% of fund exit from the project, no sales risk to consider.
3. Specializing in short-term bridge loan (PDF) products for about 6 ~ 18 months, we steadily secure stable interest income for projects.
4. Smooth business progress since development project is managed by experienced real estate developers in this category

## Features and profitability of the fund

1. Structured Stable Loan or PDF: (Stable due to LH Purchase Agreement)
2. Operational for short-term projects: Payback and exit within 6~18 months (principal + profit, etc.)
3. High IRR, MOIC, and 'put option' can generate high profits by converting shares to equity
4. Creating synergy with professional partners with years of experience in social development
5. ESG-compliant funds. Supply of low-cost rental housing.
6. Maximizing profits through high liquidity and profit from IPO 'public offering stock' investment

## About the Operator:

Name of the Corp.: Araa Asset Management Corp. / Araa AMC / **www.araaasset.com**

History: Ara Asset Management was established in August 2019 and registered with the Financial Supervisory Service in 2020.

Strength: The capital is 3.3 billion won, and the AUM has been managed at 50 billion won in the past.

Main products under management: Currently, we are managing private public offerings, KOSDAQ ventures, high yield, and multi-strategy funds to expand such as AUM, and we are promoting real estate and PE funds.

If you are interested in the above content, please contact us, and we will send you the details immediately.

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