

Factsheet / February 2025



ICON Bridge Fund

a sub fund of I AM SICAV RAIF S.A.

The Fund invests in short duration bridge, loans aiming to deliver consistent income returns, with low volatility. All loans are secured against property, providing robust protection for investors.

Share Class Euro : Net Performance

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2025	0,61%	0,76%										

	2021	2022	2023	2024	2025							
YTD	0,56%	-1.02%	2,00%	6,21%	1,37%							

Share Class	Currency		NAV Price	ISIN	Bloomberg
A	EUR	Accumulation	109,27	LU1985022604	IMSIBPA LX
B	USD	Accumulation		LU1985023081	
C	GBP	Accumulation		LU1985023321	
D	SEK	Accumulation		LU1985023594	
E	CHF	Accumulation		LU1985023677	
F	ILS	Accumulation		LU1985023750	



Advisor Commentary

By Anouk Ceulemans

At The Icon Bridge Fund we believe its best to prepare for any eventuality, and we do so with a targeted investment approach. As experienced investment professionals, we believe that a strategy offering advanced liquidity fundamentals is the best defence against uncertainty.

Traditionally the real estate investment sector is an illiquid asset-class, and good performance requires a sizeable application of time, and to reach true diversification the capital requirements are out of reach for most investors. Global economic conditions make it even more important than ever before to adopt an investment approach that offers stability and the ability to react swiftly to change while still generating above-average returns. Recent history, current market trends and future indications offer evidence that the Icon strategy ticks all those boxes and more.

This strategy is positioned to exploit upward trends, but most importantly has the flexibility to adjust if there are changes to circumstance, and for investors concerned about uncertainty they will find the Icon fund's approach to investing in real estate compelling.



Returns

The fund targets to return investors 8% per year, and maintain this performance consistently over the lifespan of the fund with robust risk management.



Strategy

A unique strategy focused on two of the best performing sectors of real estate, enhancing liquidity in a traditionally illiquid space with compelling diversification.



Security

Secured against property LTV collateralised lending focused on prime property assets and opportunities, holding principle security over a portfolio of asset.



Experience

A team of experts that has built a reputation for delivering results. Decades of experience in the real estate sector.

Key Facts

Suitable Investor?

The Icon Bridge Fund is designated in compliance with the RAIF law of 23 July 2016; a “well-informed” investor is either an institutional investor or a professional investor; and other investors who confirm in writing that they adhere to the status of “well-informed” investor.

Either:

- invest a minimum of EUR 100,000 in the reserved alternative investment fund or
- smaller amount investors can only invest after having been assessed by a credit institution, an investment firm or a management company or authorised alternative investment fund manager under relevant directives, certifying expertise, experience, and knowledge for evaluating investments and the investors ability understand the risk associated with investing in the reserved alternative investment fund.

Jurisdiction

The ICON Bridge Fund is domiciled in the Grand Duchy of Luxembourg, chosen for its well established legal framework and international reputation, making it appealing to investors worldwide.

Fund Structure

Open-ended Luxembourg SICAV-RAIF

AIFM		MC Square S.A.	
Administrator		Amicorp Luxembourg S.A.	
Auditor		Mazars Luxembourg S.A.	
Targeted Returns	8%	Performance Fee	25%
NAV	Monthly	Liquidity	10%
AMC	2%	Hurdle Rate	8%
Redemption Notice	90 days	Base Currency	EUR

Minimum Investment

€ 100.000 or an equivalent in another currency for well informed investors ; subject to the conditions of article 2 of the RAIF Law of 23 July 2016 shall be respected.

Access to the Fund

Private Placement -Direct or via PPB (Personal Portfolio Bonds), Wrap Platforms, SASS, SIPPS (Self- Invested Personal Pensions).

Telephone 00 352 661 220 20
Icon Management S.A.,
11-13 Boulevard de la Foire
1528 Ville-Haute Luxembourg
Luxembourg

www.iconbridgefund.com

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