

## Filedgr Luxembourg Securitization Funds

Reimagining Real Estate Investment Transparency: Filedgr transforms how you invest in real estate by combining the sophisticated legal structure of Luxembourg Securitization Funds with cutting-edge digital documentation technology.

### What is a Securitization Fund?

A Luxembourg Securitization Fund is a powerful investment vehicle that:

- Converts diverse assets into tradable securities
- Creates legally separated investment compartments
- Ensures tax efficiency and EU regulatory compliance
- Provides robust investor protection

### The Missing Element: Real Estate Transparency

Would you invest in a property without seeing it first? Traditional real estate funds provide limited visibility into the actual properties backing your investment.

Filedgr solves this fundamental problem by combining:

- The legal and structural advantages of Luxembourg Securitization Funds
- Our proprietary digital documentation platform that provides unprecedented transparency

#### The Fund Structure: Security & Efficiency

- Unique ISINs for each investment compartment
- Legally isolated asset management
- Actively Managed Certificates (AMCs)
- Full European regulatory compliance

#### The Transparency Layer: See What You're Investing In

- Digital Property Passports for complete asset verification
- Continuous data attestation
- Controlled, secure information sharing

*Secure structure meets unparalleled transparency.*

## Key Benefits

### For Investors

- Enhanced liquidity
- Verifiable property documentation
- Transparent investment tracking

### For Real Estate Professionals

- Streamlined capital raising
- Cross-border investment standardization
- ESG compliance verification



### Ideal Applications

Commercial Properties

Portfolio Management

ESG Investments

Cross-Border Investments

## The Filedgr Difference

Filedgr goes beyond traditional fund structures. We merge Luxembourg's secure financial framework with revolutionary digital documentation, creating investments you can truly see and understand.

Get in touch with our team today!

