

MONDAY, 20 APRIL 2026



An investment opportunity that makes sense, designed to deliver structured income with potential for capital growth and long-term wealth creation.

In an evolving global investment landscape, the demand for stable, income-driven opportunities continues to grow. Allion Fund 1, LP is designed as a structured investment platform that connects capital with the strength and resilience of the United States Commercial Real Estate market. Through a focus on real estate secured lending, the Fund provides investors with access to income-oriented opportunities supported by tangible assets.

At its core, Allion Fund 1 is built to unlock potential through disciplined investment strategies. Rather than direct ownership of properties, the Fund operates in the real estate secured debt space, where each investment is backed by underlying real estate. This structure allows investors to participate in the value of real estate while maintaining a focus on capital protection and income generation within a professionally managed framework.

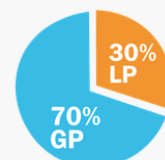
The Fund follows an income-oriented model that seeks to generate stable and periodic returns through structured lending activities. It targets a preferred return in the range of 8% to 10% annually, derived from interest income and borrower repayments. While returns are structured and targeted, they are not guaranteed and depend on the >>>



performance of the underlying investments. In addition to the preferred return, any net profits generated by the Fund are distributed based on a defined participation structure, with 70% allocated to the General Partner and 30% to the Limited Partners. This model aligns performance incentives with the overall success of the Fund while offering investors participation in potential upside.



Preferred Return
8% to 10% annually



Net Profit Distribution
70% General Partner
30% Limited Partners

The United States commercial real estate market provides a strong foundation for this model. As one of the most mature and transparent real estate markets in the world, it offers a wide range of opportunities across property types and regions. Through its lending-focused approach, Allion Fund 1 enables participation in this market without the complexities associated with direct ownership, while maintaining exposure to income-generating real estate assets.

Risk mitigation is a central element of the Fund's design. Each investment is supported by real estate collateral, creating a direct link between capital and underlying asset value. The Fund applies conservative lending structures, detailed underwriting, and ongoing portfolio monitoring to manage risk. Diversification across borrowers and property segments further enhances portfolio stability, while structured recovery mechanisms and insurance coverage on underlying assets add additional layers of protection.

Accessibility is another defining feature of Allion Fund 1. The Fund offers investment units at \$1,000 each, with a minimum investment of 50 units. This defined entry point allows >>>



»»» qualified investors to participate in real estate secured lending through a structured and transparent process, without the need for large capital commitments typically associated with direct real estate investments.

The evergreen structure of the Fund supports long-term growth and flexibility. By allowing continuous capital participation and reinvestment, Allion Fund 1 is positioned to adapt to evolving market conditions and capture emerging opportunities across the United States. This structure enables sustained portfolio development and efficient capital deployment over time. »»»



Steady growth is achieved through disciplined execution and experienced management. Managed by Allion Fund 1 MGR, LLC and supported by Pedison USA Corporation, the Fund combines real estate lending expertise with structured investment practices. This alignment ensures that capital is deployed strategically, supporting both income generation and long-term value creation.

Allion Fund 1 represents a balanced approach to investment, combining potential, structure, and sustainability. By connecting investors to the U.S. commercial real estate market through a secured lending model, the Fund offers a pathway to participate in a resilient asset class while maintaining a focus on risk mitigation and steady performance.

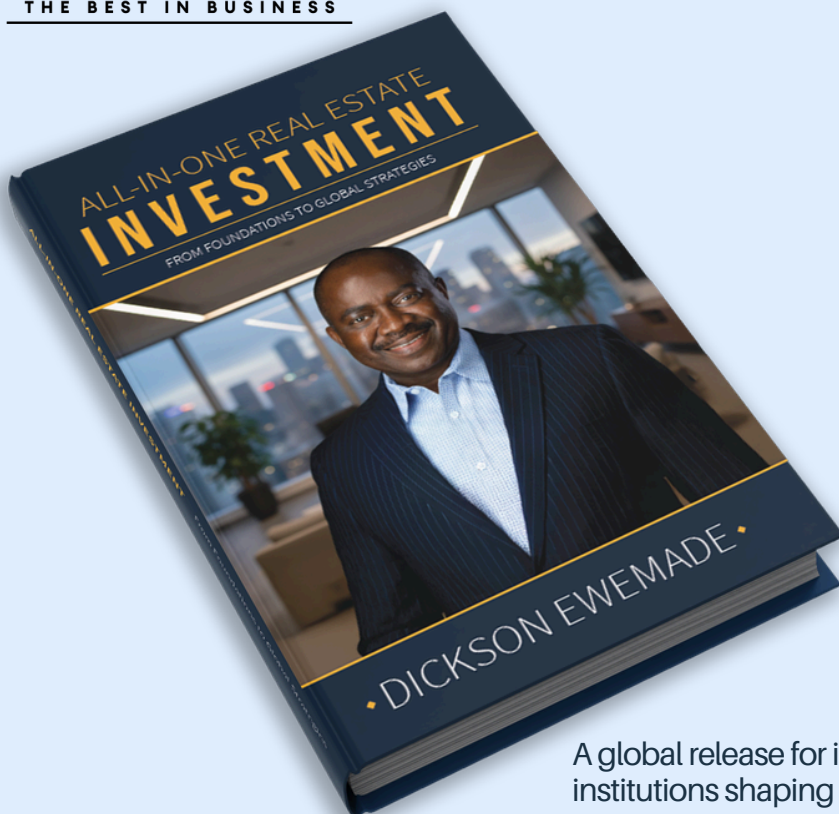
Are You Looking for CRE Financing to Complete Your Project?

Every successful real estate project begins with a strong vision, but its completion depends on access to the right capital at the right time. Delays in financing can slow progress, increase costs, and impact overall project viability. For developers, sponsors, and property owners, securing a reliable and structured financing partner is not just important, it is essential.

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Write to us: apply@pedisonusa.com**

Book Release - Winter 2026

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THE BEST IN BUSINESS



ALL-IN-ONE REAL ESTATE INVESTMENT

This Winter 2026, a defining voice in global finance introduces a comprehensive work that reimagines the landscape of real estate investment. Authored by Dickson Ewemade, Chairman and Chief Executive Officer of Pedison USA Corporation, this book presents a structured and insightful exploration of real estate as a disciplined and globally integrated asset class.

Bringing together American financial frameworks, international standards, and modern investment methodologies, the book offers a complete perspective for investors, developers, and institutions seeking clarity in an evolving market environment. From foundational principles to advanced capital structuring and emerging investment trends, it provides a refined approach to building resilient and scalable real estate portfolios.

A global release for investors, professionals and institutions shaping the future of real estate.