

Private Assets Fund

A Unique Opportunity to Access Private Equity

FUND HIGHLIGHTS

Inception Date	January 4, 2021
Fund AUM	\$214M
Total Investments	37
Management Fee ¹	1.5% non-leveraged. <i>See prospectus for additional leveraged information.</i>
Performance Fee ¹	12.5% at the deal level with preferred return of 6% on co/direct credit investments, 8% on other investments
Investor Qualification	Qualified client*
Minimum Investment	Class I - \$1,000,000 Class D - \$50,000 Class R - \$50,000
Subscriptions	Monthly with 7 days notice
Repurchases	Quarterly
Tax Reporting	1099

ABOUT HAMILTON LANE

\$757.1B

Assets under management & supervision²

\$30.8B

Capital deployed in 2020³

1,200+

Direct transactions reviewed annually

- ▶ Diversified portfolio that seeks attractive risk-adjusted returns for reduced volatility compared to public markets⁴
- ▶ Exposure to direct equity, direct credit and secondaries through a single allocation
- ▶ Aiming to invest the majority of portfolio in co-investment deals with preferential fees and terms⁵

Monthly Commentary

August marked the one-year anniversary of the Hamilton Lane Private Assets Fund. This month, the Class I shares returned +2.73%, rounding out the first year's return of +22.84% with annualized volatility⁶ of 5.10% since inception. In the first year, the Fund has made 37 investments into over 100 underlying companies across direct equities, secondaries, and direct credit investments. The portfolio is diversified by geography and sector, as well as by GP, with 34 unique sponsors.

August's performance was driven in large part by gains in the secondary portfolio. The two largest contributors were investments in two growth equity funds, LC Healthcare Continued Fund I and L Catterton Growth Fund IV. LC Healthcare is a continuation fund for 15 healthcare companies in China managed by Legend Capital. L Catterton Growth IV focuses on North American consumer technology companies that have largely benefitted from COVID tailwinds. While both of these investments were originally made at over a 20% discount, this month's gains are attributable to significant appreciation in the underlying assets in the months since closing.

The Fund also made two new investments in August, both into secondary continuation vehicles. Project Eagle is an investment into The Resolute Fund II Continuation Fund, which contains seven companies in healthcare, industrials, and defense. The Resolute Fund II was a 2007 vintage buyout fund, and in this transaction Hamilton Lane partnered with the Jordan Company to structure a liquidity solution at approximately a 9% closing discount, generating immediate returns to PAF investors. The second new investment, Project Sterling, is a single asset secondary alongside ZMC Capital. The company, AdThrive, is a leading U.S. provider of monetization services to online bloggers and independent publishers across the food, lifestyle, family, and home verticals.

As of early August, the Fund had less than 5% free cash, with any additional penciled for deals expected to close in the next month. The future pipeline continues to be strong, particularly in the direct equity and secondary spaces.

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FUND PERFORMANCE (as of 8/31/21)			Total Returns**			
	Ticker	Net Asset Value Per Share	1 Month	YTD	1 Year	Since Inception
Class I	XHLIX	\$11.40	2.73%	14.03%	22.84% [†]	22.84% [†]
Class R	XHLRX	\$11.37	2.67%	13.74%	22.55% [†]	22.55% [†]
Class D	XHLDX	\$11.40	2.71%	2.71%	—	2.71%

****Returns shown less than one year are cumulative. Returns shown over one year are annualized. Returns shown net of all fees and expenses. Past performance is not a guarantee of future returns.**

[†] Class I and R shares were offered as of January 4, 2021. The Share Class performance for periods prior to January 4, 2021 reflects the performance of the Evergreen Private Fund L.P. with an inception date of September 1, 2020. Class D shares were offered as of August 1, 2021.

The Hamilton Lane Evergreen Private Fund LP ("EPF") was reorganized into the Hamilton Lane Private Assets Fund ("PAF") on 12/31/20. PAF is under common management of the prior EPF noted above. Performance for each investor will vary from overall fund performance depending on fee structure and timing of investment. The historical returns attributable to prior EPF does not represent the actual performance, and is not indicative of future results, of PAF. There is no certainty that PAF investment objectives will be met. Additional information is available upon request. EPF and PAF both have a management fee of 1.50%. The fee for EPF was calculated based off of the greater of the Fund's NAV or NAV plus uncalled commitments, whereas PAF is calculated based off of the average daily managed assets. Any differences between the calculations as a result of the different fee bases is expected to be minimal.

* Qualified Client: Shares are generally being offered only to investors that are either (i) U.S. persons for U.S. federal income tax purposes or (ii) non-U.S. persons that meet eligibility standards as defined by the Fund pursuant to applicable law in the relevant jurisdiction

¹The Investment Management Fee is equal to 1.50% on an annualized basis of the Fund's average daily Managed Assets during such period. "Managed Assets" means the total assets of the Fund (including any assets attributable to money borrowed for investment purposes) minus the sum of the Fund's accrued liabilities (other than money borrowed for investment purposes). Because the Investment Management Fee is based on the Fund's Managed Assets, any leverage utilized by the Fund will result in an increase in such fee (as a percentage of net assets attributable to Shares). The Investment Management Fee is paid to the Adviser before giving effect to any repurchase of Shares in the Fund effective as of that date and will decrease the net profits or increase the net losses of the Fund that are credited to its Shareholders.

The unleveraged expense ratio as of the most recent prospectus for Class I shares is 3.86% gross/3.41% net; Class R shares is 4.56% gross/4.11% net; and for Class D shares is 4.11% gross/3.66% net. As of the date of the commentary, the Fund was unleveraged. See prospectus for leveraged expense ratios and fees.

The Advisor has contractually waived certain Fund expenses through January 4, 2022 and will automatically renew for consecutive twelve-month term. The performance returns for the Fund reflect a waiver in effect. In the absence of such waiver, the returns would be reduced. Performance figures do not reflect the 2% early withdrawal fee that may apply to some unit holders. Review the prospectus carefully for a complete list of fees, expenses and repurchase terms.

² Inclusive of \$92.0B in assets under management and \$665.0B in assets under supervision as of June 30, 2021.

³ As of December 31, 2020

⁴ Although the Fund is allocated across sectors and asset classes, it is a non-diversified fund and subject to risks associated with concentrated investments in a specific industry or sector and therefore may be subject to greater volatility than a more diversified investment.

⁵ Typically, there is no management fee or performance fee paid to participate alongside underlying managers unlike an investment in a FOF structure.

⁶ Annualized volatility is measured by annualized standard deviation.

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DISCLOSURES

Investors should carefully consider the investment objectives, risks, charges and expenses of the Fund before investing. You should consider the Private Assets Fund's investment objectives, risks, charges, and expenses carefully before investing. For a prospectus that contains this and other information about the Fund, call 1 (888) 882-8212 or visit our website at www.hamiltonlane.com. Please read the prospectus carefully before investing. Past performance is not indicative of future results. Investing in the Fund involves risk including loss of principal.

The Fund operates as a non-diversified, closed-end management investment company under the Investment Company Act of 1940, as amended.

Shares are speculative and illiquid securities involving substantial risk of loss. Shares are appropriate only for those investors who can tolerate a high degree of risk and do not require a liquid investment and for whom an investment in the Fund does not constitute a complete investment program.

The Fund has limited operating history and the shares have no history of public trading and it is not anticipated that a secondary market for Shares will develop. We do not expect a secondary market in the shares to develop.

Shares are subject to substantial restrictions on transferability and resale and may not be transferred or resold except as permitted.

The Fund is not a liquid investment. No Shareholder will have the right to require the Fund to redeem its Shares. The Fund from time to time intends to offer to repurchase Shares pursuant to written tenders by the Shareholders. The Adviser anticipates recommending to the Board that, under normal market circumstances, the Fund conduct repurchase offers of no more than 5% of the Fund's net assets generally quarterly beginning on June 30, 2021 (or such earlier or later date as the Board may determine) and thereafter quarterly. Any repurchases of Shares will be made at such times and on such terms as may be determined by the Board from time to time in its sole discretion. The Fund may also elect to repurchase less than the full amount that a Shareholder requests to be repurchased. In determining whether the Fund should offer to repurchase Shares from Shareholders of the Fund pursuant to repurchase requests, the Board may consider, among other things, the recommendation of the Adviser as well as a variety of other operational, business and economic factors.

An investment in the Fund is generally subject to market risk, including the loss of the entire principal amount invested. An investment in the Fund represents an indirect investment in the securities owned by the Fund. Shares are appropriate only for those investors who can tolerate a high degree of risk and do not require a liquid investment and for whom an investment in the Fund does not constitute a complete investment program.

Some of the principal risks of the Fund include limited operating history, limited liquidity, restricted and illiquid investments, non-diversification, and valuations subject to adjustments. The Fund may engage in the use of leverage, hedging, and other speculative investment practices that may accelerate losses.

Although the Fund is allocated across sectors and asset classes, it is a non-diversified fund and subject to risks associated with concentrated investments in a specific industry or sector and therefore may be subject to greater volatility than a more diversified investment.

The amount of distributions that the Fund may pay, if any, is uncertain. The Fund may pay distributions in significant part from sources that may not be available in the future and that are unrelated to the Fund's performance, such as offering proceeds, borrowings, and amounts from the Fund's affiliates that are subject to repayment by investors.

Certain investments in the Fund are illiquid making it difficult to sell these securities and possibly requiring the Fund to sell at an unfavorable time or price. The value of certain Fund investments, in particular non-traded investment vehicles, will be difficult to determine and the valuations provided will likely vary from the amounts the Fund would receive upon sale or disposition of its investments.

The valuations reported by the Portfolio Fund Managers, based upon which the Fund determines its month-end net asset value and the net asset value per Share may be subject to later adjustment or revision. Because such adjustments or revisions, whether increasing or decreasing the net asset value of the Fund at the time they occur, relate to information available only at the time of the adjustment or revision, the adjustment or revision may not affect the amount of the repurchase proceeds of the Fund received by Shareholders who had their Shares repurchased prior to such adjustments and received their repurchase proceeds, subject to the ability of the Fund to adjust or recoup the repurchase proceeds received by Shareholders under certain circumstances.

The information contained in this presentation may include forward-looking statements regarding returns, performance, opinions, the fund presented or its portfolio companies, or other events contained herein. Forward-looking statements include a number of risks, uncertainties and other factors beyond our control, or the control of the fund or the portfolio companies, which may result in material differences in actual results, performance or other expectations. The opinions, estimates and analyses reflect our current judgment, which may change in the future.

All opinions, estimates and forecasts of future performance or other events contained herein are based on information available to Hamilton Lane as of the date of this presentation and are subject to change. Past performance of the investments described herein is not indicative of future results. In addition, nothing contained herein shall be deemed to be a prediction of future performance. The information included in this presentation has not been reviewed or audited by independent public accountants. Certain information included herein has been obtained from sources that Hamilton Lane believes to be reliable, but the accuracy of such information cannot be guaranteed.

The information herein is not intended to provide, and should not be relied upon for, accounting, legal or tax advice, or investment recommendations. You should consult your accounting, legal, tax or other advisors about the matters discussed herein.

Hamilton Lane Advisors LLC is the Advisor to the Hamilton Lane Private Asset Fund. UMB Distribution Services, LLC and Hamilton Lane are unaffiliated.

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