

1 Seed Partners LLC
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Form ADV Part 2B: BROCHURE SUPPLEMENT

Item 1: Cover Page



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November 20, 2023

This brochure supplement provides information about Larissa Herczeg and Mary Kerr that supplements the 1 Seed Partners LLC brochure. You should have received a copy of that brochure. Please contact investorrelations@1seedpartners.com if you did not receive 1 Seed Partners' brochure or if you have any questions about the contents of this supplement.

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Ms. Larissa Herczeg

Item 2: Educational Background and Business Experience

Larissa Herczeg is the Founder and Managing Partner at 1 Seed Partners (“1SP”). Prior to 1SP, Ms. Herczeg was Head of Real Estate Seeding and Strategic Capital at Blue Owl, formerly Oak Street Seeding and Strategic Capital. Prior to Oak Street, Ms. Herczeg was responsible for global real estate investing at Morgan Creek Capital Management, Franklin Templeton Real Estate Advisors and the Credit Suisse Customized Fund Investment Group (now known as GCM Grosvenor).

Ms. Herczeg’s activities include co-founding Women in Real Estate, serving as a Trustee of Roosevelt University, Co-Chairing of the Roosevelt University Women’s Leadership Council, mentoring for the Goldie B. Wolfe Miller Women Leader’s in Real Estate Initiative, serving as a member of the Executive Committee and Advisory Board for the Notre Dame Fitzgerald Institute for Real Estate, and serving as a guest speaker at the University of California-Berkeley, Kellogg School of Management and the University of Notre Dame.

Larissa received a B.A. with honors in Government and Economics from the University of Notre Dame, an M.A. with honors in International Affairs from Columbia University’s School of International and Public Affairs and a J.D. with honors from Columbia University Law School.

Item 3: Disciplinary Information

There is no disciplinary information to report.

Item 4: Other Business Activities

Ms. Herczeg is not actively engaged in other investment-related business or occupation.

Item 5: Additional Compensation

No persons (other than clients) provide an economic benefit to Ms. Herczeg for providing advisory services.

Item 6: Supervision

Ms. Herczeg is a supervised person of 1SP, and, as such, is subject to the 1SP compliance policies and procedures, in addition to the 1SP Code of Conduct. 1SP has systems in place to ensure that the portfolio management processes are consistent with 1SP’s fiduciary obligations to clients. In addition, supervised persons are required to complete regular compliance training. Shane Boyle, Chief Accounting Officer, is responsible for monitoring Ms. Herczeg’s advisory activities. Mr. Boyle can be reached at the telephone number on the cover of this Part 2B Supplement.

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Item 7: Requirements for State-Registered Advisers

1 Seed Partners is not a state registered adviser.

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Ms. Mary “Krista” Kerr

Item 2: Educational Background and Business Experience

Krista Kerr is a Managing Partner at 1SP. In this role, Ms. Kerr is responsible for due diligence, portfolio monitoring, reporting and is a member of the 1SP valuation committee. In addition, Ms. Kerr also assists with client and sponsor relations, as well as helps plan and coordinate the Real Estate Emerging Manager Summit, a biennial interactive conference providing support and networking for early-stage real estate emerging managers.

Prior to joining 1SP, Ms. Kerr served as an Investment Analyst at the Teacher Retirement System of Texas (TRS) where she worked on the pension plan’s \$2 billion Emerging Manager Program. At TRS, Ms. Kerr performed diligence and portfolio monitoring on the program’s private equity, real assets, hedge fund and long-only portfolios.

Ms. Kerr graduated from the University of Texas at Austin and is involved in various investment and real estate-specific industry organizations.

Item 3: Disciplinary Information

There is no disciplinary information to report.

Item 4: Other Business Activities

Ms. Kerr is not actively engaged in other investment-related business or occupation.

Item 5: Additional Compensation

No persons (other than clients) provide an economic benefit to Ms. Kerr for providing advisory services.

Item 6: Supervision

Ms. Kerr is a supervised person of 1SP, and, as such, is subject to the 1SP compliance policies and procedures, in addition to the 1SP Code of Conduct. 1SP has systems in place to ensure that the portfolio management processes are consistent with 1SP’s fiduciary obligations to clients. In addition, supervised persons are required to complete regular compliance training. Shane Boyle, Chief Accounting Officer, is responsible for monitoring Ms. Kerr’s advisory activities. Mr. Boyle can be reached at the telephone number on the cover of this Part 2B Supplement.

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