

10 Reasons to Invest in pan-European Real Estate Debt



WHY PAN-EUROPEAN REAL ESTATE DEBT?

1 Regulatory change is **reducing real estate debt supply** as banks, who make 90% of the European market, are pulling back

2 There is an estimated **€93bn real estate debt funding gap** in Europe as rising interest rates result in covenant breaches

3 There is **increasing demand** as forecasts suggests **€150bn** of debt across European market is **set to mature** by both banks and funds

4 Elevated gross returns of **10% - 12%+ IRR** are now available from value-add loans, a **similar level to unlevered equity returns**



5 Inflationary pressures have led to rising base rates and interest costs, so lenders can make **increased return on lower risk loans**

WHY CHOOSE OUR DEBT FUND?

6 Deep expertise with **\$3.9bn invested in debt** across Fiera Capital and **\$1.9bn in real estate debt**



7 Experienced team with **30+ years of investing** having transacted on over **£2.2bn** of deal transactions across jurisdictions

8 The fund complies with **SFDR Article 8**. Its due diligence includes the use of a proprietary Responsible Lending Framework and is committed to being **Net Zero Carbon by 2035**



9 The fund has no legacy positions or workouts. Starting with a blank canvas enabling us to **focus on deploying into top end deals**



10 The fund is **semi liquid offering investors a level of liquidity** not found in most European debt funds



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