

# 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 **€90bn 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 **9% - 11%+ 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 **USD5.4bn invested in private credit** across Fiera Capital and **USD2.0bn in real estate**

**7** Experienced team with **30+ years of investing** having transacted on over **USD2.4bn** 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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