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INTREAL CROSSES MARK OF 3 BILLION EUROS WITH ITS OPEN-ENDED PUBLIC FUNDS

- ◆ Volume of open-ended public property funds under administration grows to 3.1 billion euros
- ◆ Increase by around 31 percent since start of year
- ◆ INTREAL has six public funds under administration now
- ◆ One public fund is currently in preparation
- ◆ Focus on residential, retail and healthcare real estate makes funds crisis-resistant

IntReal International Real Estate Kapitalverwaltungsgesellschaft mbH (“INTREAL”), Germany’s leading third-party AIFM in the real estate sector, is reporting significant growth in its business line of open-ended public property funds. Specifically, the company managed to increase the volume of open-ended property funds under its administration to more than 3.1 billion euros. This implies an increase by around 31 percent since the start of this year, when the total still stood at 2.1 billion euros (as of 31/10/2021).

Michael Schneider, Managing Director at INTREAL, commented: “The business line of public property funds is getting more and more important to us. Although it accounts for a share of less than ten percent of all administrated assets, and still represents a relatively small sub-segment for the time being, the growth outlook is excellent. We are currently in talks with several asset managers who would like to enter the segment. At the moment, we actually have one investment fund in preparation.”

Schneider went on to say: “The funds under our administration prioritise investments in residential, retail and healthcare properties. What these types of use have in common is that they have proven comparatively crisis-proof during the coronavirus pandemic.”

The business line of AIFM services accounts for about two thirds of the total of 3.1 billion euros. In this field, INTREAL provides services to other licensed management AIFMs. Such services include complex administrative tasks like reporting, controlling (management accounting), fund accounting or equity investment management and risk management. The second major business line, which is partner funds, accounts for roughly one third of the volume of open-ended public funds. Here, INTREAL offers any service relating to the launching and administrating of alternative investment funds (AIF) to asset managers and property developers without an AIFM license.

INTREAL entered this line of business in 2015 by launching the FOKUS WOHNEN DEUTSCHLAND residential property fund. Today, the third-party AIFM administrates six public property funds.

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About INTREAL

As a third-party AIFM, INTREAL concentrates exclusively on the business of launching and managing regulated real estate funds on behalf of third parties under the German Capital Investment Act (KAGB). The platform lets clients take advantage of all the options of a real estate AIFM without having to set up one in their own right. Options include the launching of open-ended and closed-end property funds or the outsourcing of AIFM back offices to INTREAL. Employing 383 staff, the INTREAL Group offers long-term real estate know-how along with detailed and highly professional fund management expertise.

INTREAL collaborates with a large number of third-party fund partners to administrate 257 investment funds with a combined investment volume of c. 46.6 billion euros (all figures as of quarter-end Q3 2021).