

## INTREAL Luxembourg: Your gateway to the largest fund location in Europe – **ELTIF 2.0**

The European Union has amended the European long-term investment funds (ELTIF) regulation as of January 10, 2024, making it significantly more attractive for investors and fund providers. The ELTIF 2.0 is, for instance, more flexible, easier to access – including for private (retail) investors, no longer requires a minimum subscription amount, is more cost-transparent, and benefits from tax advantages in some European countries such as Luxembourg. The ELTIF 2.0 vehicle offers a diverse range of investment opportunities. Assets with a capitalised earnings value due to their nature and characteristics, such as infrastructure projects (e.g. in the area of renewable energies), real estate and corporate investments, are now eligible investments.

The INTREAL Group offers its clients the option to launch ELTIFs via INTREAL Luxembourg. INTREAL Luxembourg has been licensed by the Luxembourg Financial Supervisory CSSF as independent AIFM (Alternative Investment Fund Manager) and central administrator with focus on real estate and infrastructure funds as well as private debt funds and fund of funds for these asset classes. This allows us to launch and manage all investment solutions relevant for Luxembourg, such as SIF, RAIF and ELTIF.



## Your Administration Specialist for **ELTIF 2.0**

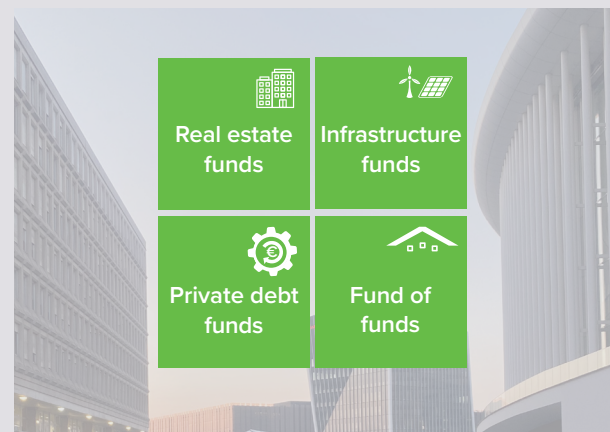
INTREAL is the leading "Service KVG" in the real estate sector in Germany. By expanding its range of services at its Luxembourg location, INTREAL offers its clients the opportunity to implement ELTIF-regulated funds.

As our fund partner, you will benefit from our specialised team of experts, our long-term experience in the areas of accounting and reporting, and from our state-of-the-art IT systems. The IT infrastructure is provided by our subsidiary INTREAL Solutions.

As AIFM, we already have extensive in-house expertise in other important functions such as compliance and risk management.

The team of experts deployed in the registrar and transfer agent function, together with our efficient partners, manages the granular investor structures with the utmost precision, and thus represents the key component for making your ELTIF project a success.

### OUR ASSET CLASSES



„As a specialist with extensive experience in the real estate fund sector, we offer you the opportunity to implement ELTIF-regulated funds through us as your AIFM and central administrator.”

Rudolf Kömen, Conducting Officer



## Key benefits at a glance

- ✓ **Specialist for real estate and infrastructure funds as well as private debt** (for both asset classes)  
INTREAL Luxembourg has set up a team of experts with extensive know-how in all relevant asset classes and can provide you with comprehensive support
- ✓ **Dedicated loan management tool (SAP)**  
INTREAL Luxembourg possesses excellent loan management systems. Having upgraded to the latest generation of our SAP S4/HANA accounting software, we are perfectly set up for the future
- ✓ **Outstanding resources ensure high quality**
  - ◆ A qualified local team and a resource of more than 500 employees in the INTREAL Group
  - ◆ Modern, tried and tested IT systems and processes
  - ◆ **Comprehensive fund controlling services** – State-of-the-art reporting solutions for every investor and manager group for German and Luxembourg vehicles – **from one provider**
- ✓ **Key account management**  
Key account manager throughout the entire fund lifecycle

## Your contacts



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In cooperation with Norman Finster, EY Luxembourg Consulting Partner, Leader Alternative Investments, we have produced a comprehensive paper with information on ELTIF 2.0. You are welcome to request this from us.

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