

## INTREAL Luxembourg: Your gateway to the largest fund location in Europe – **Private debt funds**

Investors are increasingly turning to alternative funding sources for financing real assets, such as real estate. In Luxembourg, private debt funds have established themselves as a sought-after asset class, with 404.4 billion euros assets under management.<sup>1</sup> Compared to the previous year, an average growth rate of 51%<sup>1</sup> was recorded as of June 2023.

Specialising in the administration of real estate funds, the INTREAL Group also makes its many years of expertise available as provider of real estate and infrastructure private debt funds. INTREAL Luxembourg is licensed by the Luxembourg Financial Supervisory Authority (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. Luxembourg vehicles are flexible, can be structured in a tax-transparent way and are suitable for almost all international investors. RAIF, for instance, offers investors a customizable and rapid market entry.



<sup>1</sup> Private Debt Fund Survey 2023, KPMG Luxembourg in collaboration with ALFI, June 2023

## All services from a **one-stop shop**

INTREAL is the leading "Service KVG" (third-party management company) in the real estate sector in Germany. By expanding our product range at our Luxembourg location, we are addressing the challenges faced by our clients and offering our services and expertise for the realization of private debt funds in the real estate and infrastructure asset classes.

As our fund partner, you will benefit from our team of experts and our state-of-the-art IT systems. The IT infrastructure is provided by our subsidiary INTREAL Solutions.

Our private debt team will competently assist you with sub-participations and lending, as well as with the administration of the funds. The use of the SAP Loans Management (CML) as an add-on module to our accounting software makes us one of the few providers on the market offering a dedicated loan management function and extensive reporting.



### AIFM, CENTRAL ADMIN

- ◆ Key account support
- ◆ Investment strategy & transaction management
- ◆ Risk modelling & analysis
- ◆ Compliance
- ◆ Registrar and transfer agent (RTA)
- ◆ Director mandates
- ◆ Domiciliation und corporate services

*“As a specialized provider of real estate and infrastructure solutions, we also possess expertise in private debt funds within these asset classes.”*

Rudolf Kömen, Conducting Officer, INTREAL Luxembourg



## 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 the private debt sector 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



**Regina Arens**  
Director Customer  
Relationship Management  
INTREAL (Germany)  
T +49 69 5095407 - 05  
rarens@intreal.com



**Ilva Diaco**  
Conducting Officer Portfolio Management  
& Business Development\*  
INTREAL Luxembourg  
T +352 288 013-33  
idiaco@intreal.com



**Uwe Janz**  
Head of Treasury & Private Debt  
INTREAL (Germany)  
T +49 40 377077 - 620  
ujanz@intreal.com



**Paul Jiang-Kalbe**  
Director  
Business Development  
INTREAL Luxembourg  
T +352 288013-21  
pjiang-kalbe@intreal.com

\*subject to approval by the CSSF

IntReal Luxembourg S.A. | 6B, rue du Fort Niedergrünwald | L - 2226 Luxembourg  
www.intreal.com | info@intreal.com | +352 288013-00

**INTREAL**

Disclaimer | This document may not be reproduced or distributed without explicit approval from IntReal Luxembourg S.A. In case of infringement, we do not assume any liability for possible damages. The information presented here was prepared by INTREAL Luxembourg with due care and confidence in the accuracy of the data provided by third parties. However, we cannot accept any liability for the accuracy, completeness or validity of this information.