

Deloitte.



**EMEA Center of Excellence
for Real Estate Funds
Corporate Services**
Building locally, performing globally

Challenges of a changing environment

Real Estate (RE) asset managers today face a rapidly evolving landscape including regulatory change, adoption of more sophisticated approaches by investors, and swift advances in technology. All this with a constant pressure on cost and increasing demand of good value for money.

Consequently, asset managers are pushed towards further outsourcing non-core activities to better manage their costs and to focus on core asset management.

This requires, among others:

- Adaptation of business models and IT platforms to ensure proper data extraction from the property managers and to ensure, throughout the value chain, the deepest level of data from the property to the fund and vice versa
- Redesign of target operating model
- P&L optimization

EMEA Center of Excellence for Real Estate Funds Corporate Services

The EMEA Center of Excellence for Real Estate Funds Corporate Services (CoE) in Luxembourg has been established to address these market trends and to assist you as a pan European provider of Corporate, Tax Compliance and Accounting Services. With a strong emphasis on managed services, the CoE is built around a virtual platform including IT, people, and operating model.

Our vertical approach offers a smart solution across the entire value chain from the fund level to the SPV/Property Company, wherever located. We assist you in improving the management, oversight, and control of their accounting, tax, and filing processes through a flexible coordinated team from Luxembourg.

Deloitte solution for Pan-European funds



Industry focused

Our teams combined a strong technical expertise paired with deep RE knowledge. This way we can offer our clients solutions tailored around our industry



Single point of contact for the Deloitte platform

We coordinate local delivery through a single point of contact for the entire platform



Global network with consistent “Feel & Touch”

RE is a local business and we provide our clients direct access to local knowledge through the Deloitte network



Integrated system / online access / dashboards

We have developed smart technology tools to share documents and dashboards on our operations



Efficient fees

No surprise on fees. Our fee model is based on fixed fee for the all accounting, reporting and tax compliance services

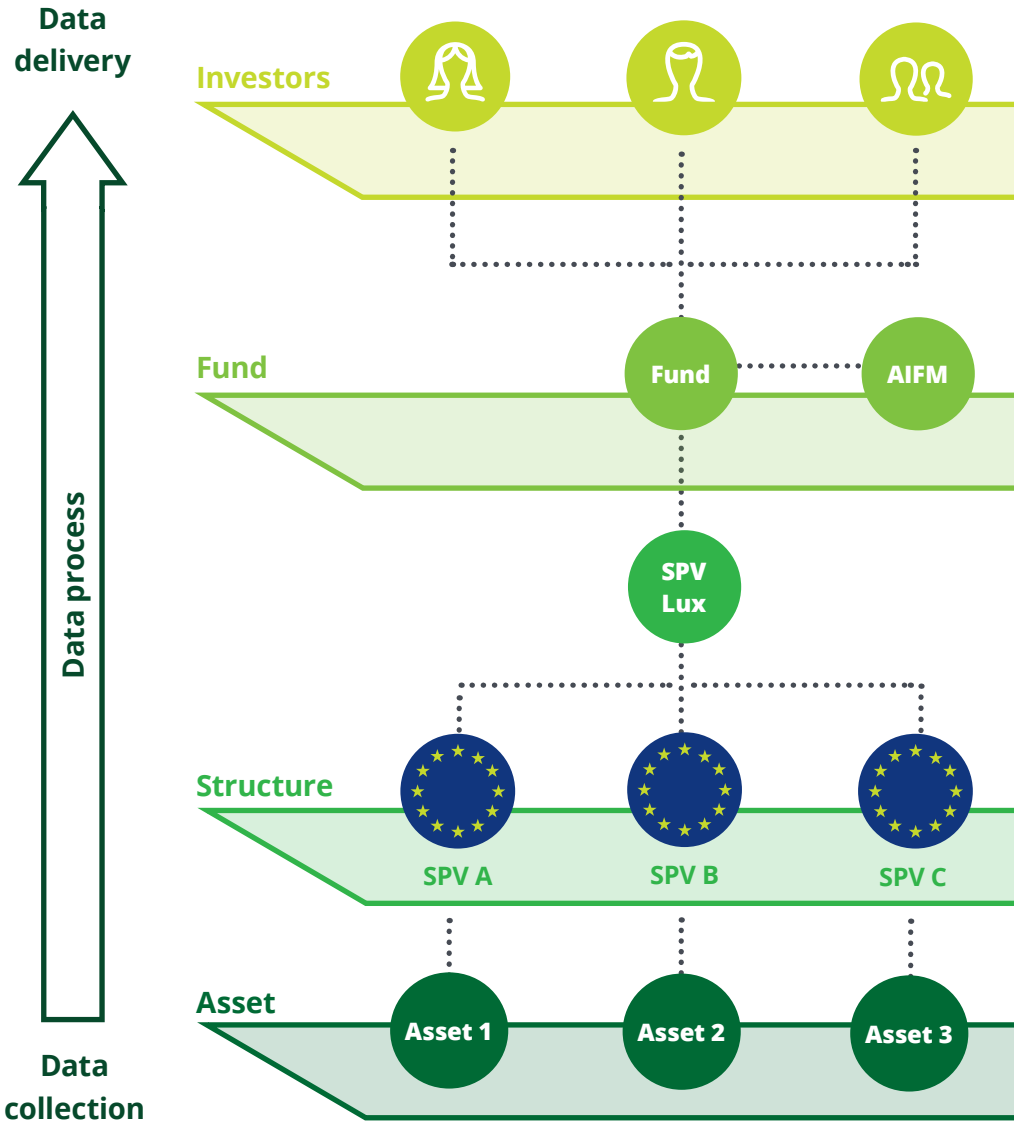


All in services for SPVs and propocos

Our service offer covers the entire company lifecycle, from incorporation to liquidation with dedicated teams for accounting & reporting, direct and indirect tax compliance and advice

What is our value proposition?

Typical RE funds structure

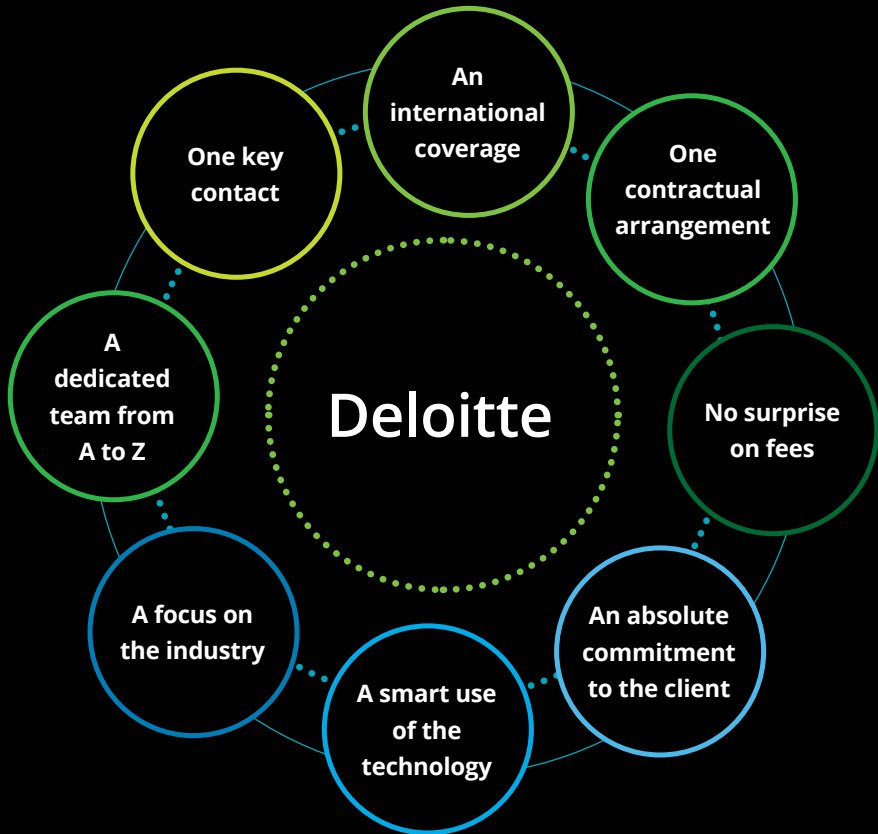




Services in scope of CoE

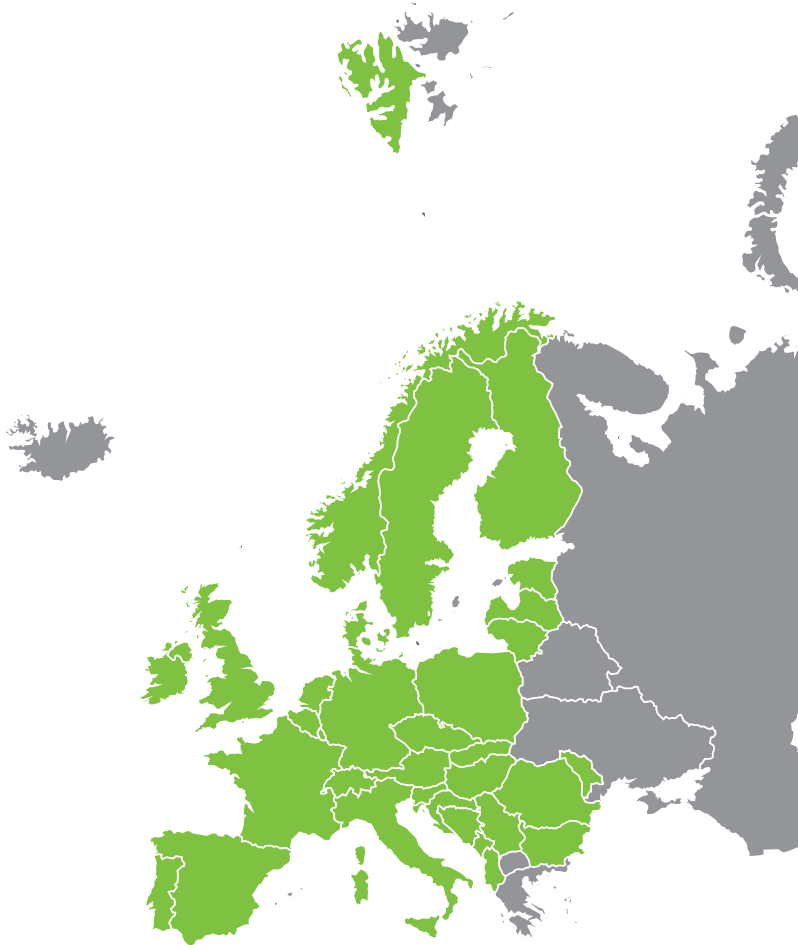
- Accounting and reporting
- Co Sec
- Consolidation
- Tax compliance
- Direct/Indirect Tax
- Regulatory reporting
- Cross border fund registration
- Payment services
- Liquidation

An absolute commitment to the client



Effective geographic coverage in Europe

- Albania
- Austria
- Belgium
- Bosnia & Hercegovina
- Bulgaria
- Croatia
- Czech Republic
- Denmark
- Estonia
- Finland
- France
- Germany
- Hungary
- Italy
- Ireland
- Kosovo
- Latvia
- Lithuania
- Luxembourg
- Moldova
- Montenegro
- Netherlands
- Norway
- Poland
- Portugal
- Romania
- Serbia
- Slovakia
- Spain
- Sweden
- Switzerland
- United Kingdom



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