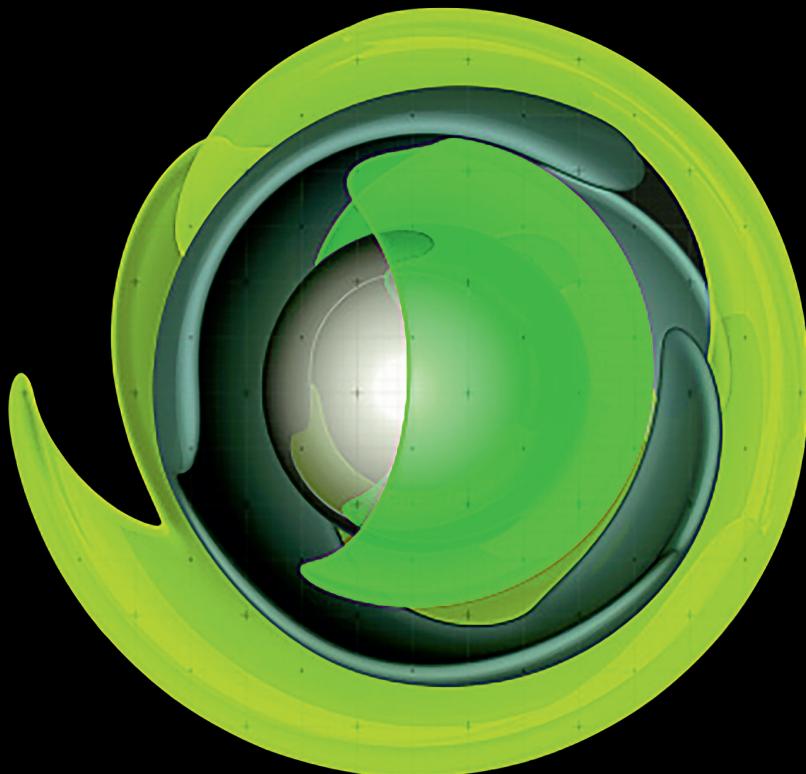


# **Deloitte.**



**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 combine 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

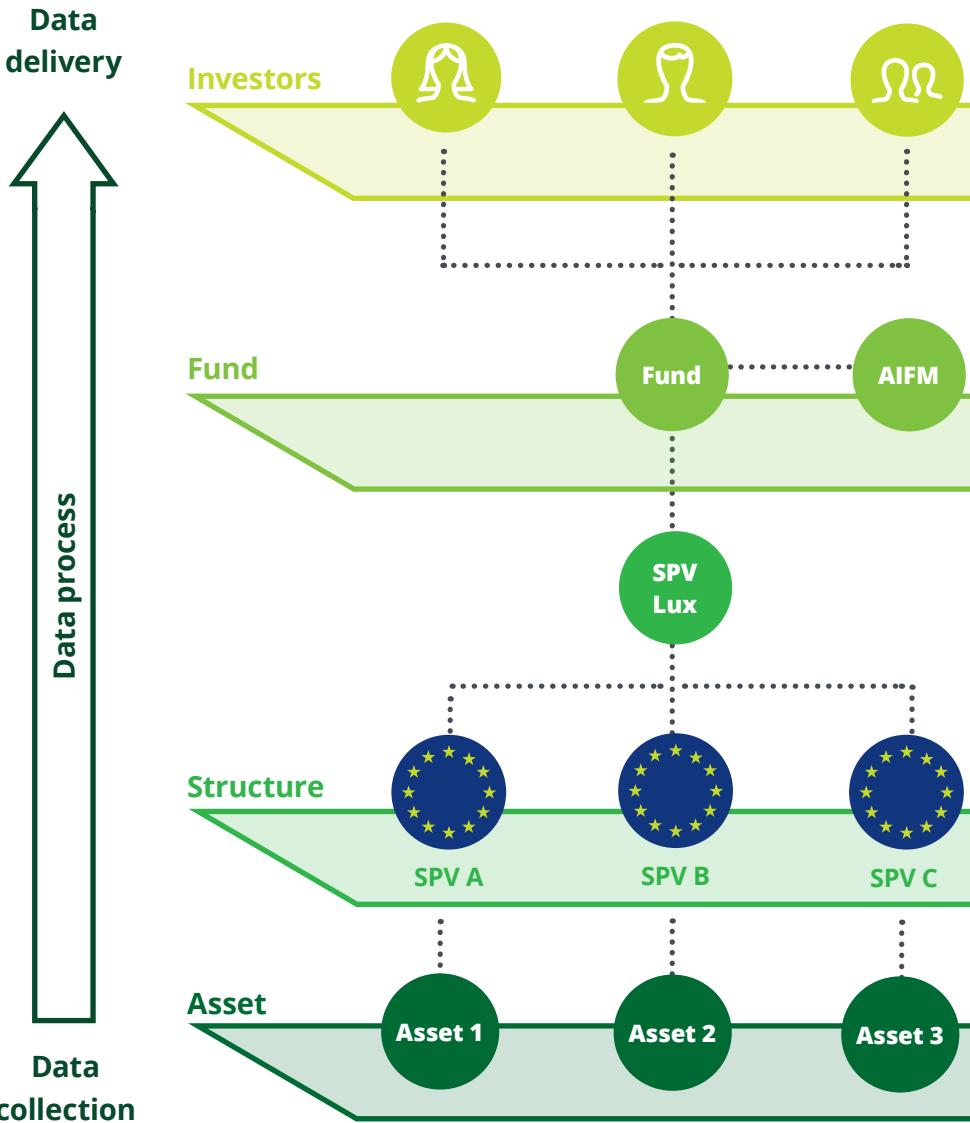
No surprise on fees. Our fee model is based on fixed fee for all accounting, reporting and tax compliance services

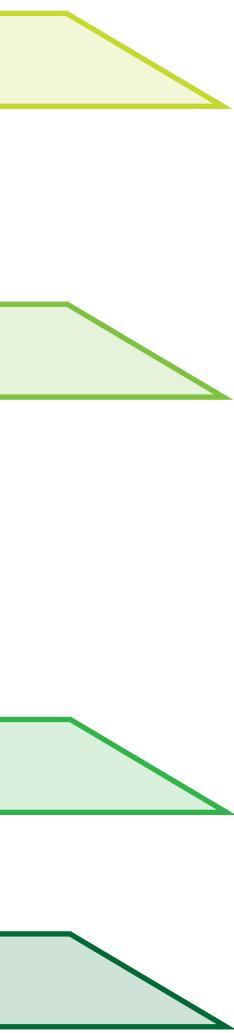


## All in services for SPVs and propcos

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

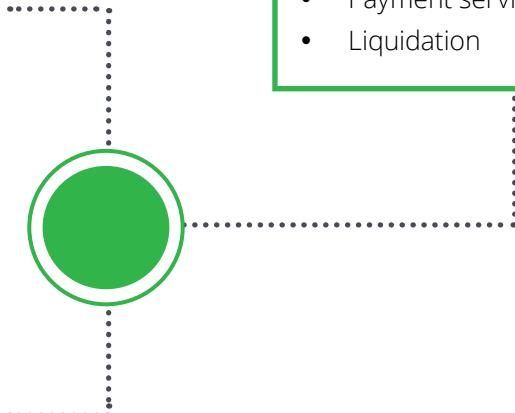
# What is our value proposition? Typical RE funds structure



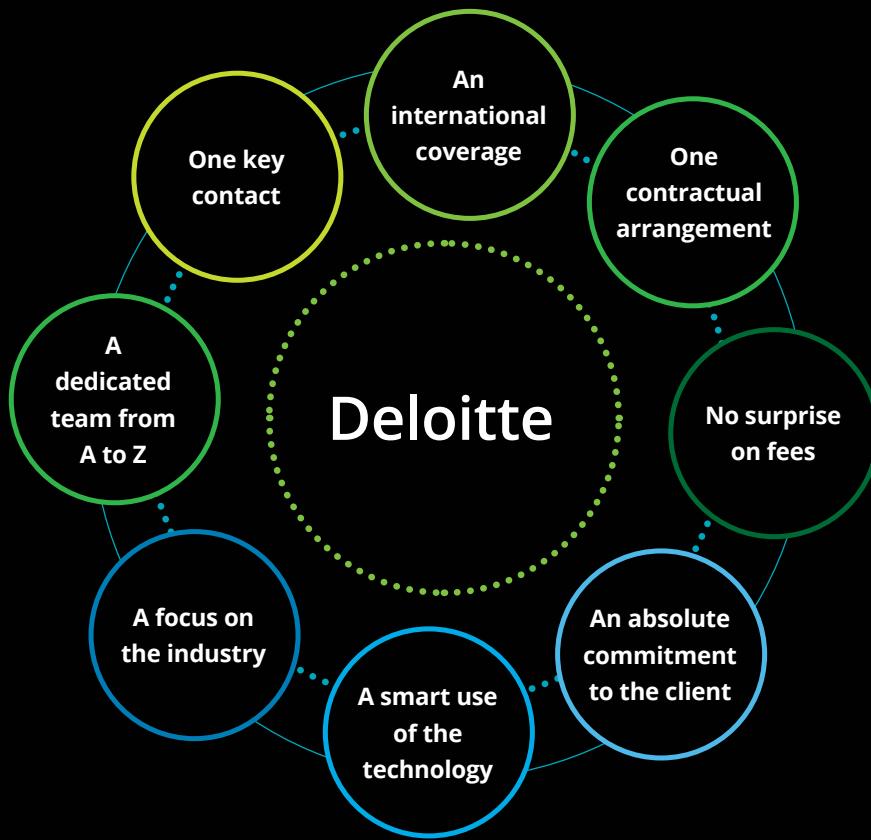


## **Services in scope of CoE**

- 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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