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

- One key contact
- An international coverage
- One contractual arrangement
- No surprise on fees
- A dedicated team from A to Z
- A focus on the industry
- A smart use of the technology
- An absolute commitment to the client

Deloitte
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

Projection: World Gall Stereographic
Deloitte is a multidisciplinary service organization which is subject to certain regulatory and professional restrictions on the types of services we can provide to our clients, particularly where an audit relationship exists, as independence issues and other conflicts of interest may arise. Any services we commit to deliver to you will comply fully with applicable restrictions.

This communication contains general information only, and none of Deloitte Touche Tohmatsu Limited, its member firms, or their related entities (collectively, the “Deloitte Network”) is, by means of this communication, rendering professional advice or services. Before making any decision or taking any action that may affect your finances or your business, you should consult a qualified professional adviser. No entity in the Deloitte Network shall be responsible for any loss whatsoever sustained by any person who relies on this communication.

Deloitte refers to one or more of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee (“DTTL”), its network of member firms, and their related entities. DTTL and each of its member firms are legally separate and independent entities. DTTL (also referred to as “Deloitte Global”) does not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms.

Deloitte provides audit, consulting, financial advisory, risk advisory, tax and related services to public and private clients spanning multiple industries. Deloitte serves four out of five Fortune Global 500® companies through a globally connected network of member firms in more than 150 countries and territories bringing world-class capabilities, insights, and high-quality service to address clients’ most complex business challenges. To learn more about how Deloitte’s approximately 264,000 professionals make an impact that matters, please connect with us on Facebook, LinkedIn, or Twitter.