

### **DWS achieves EUR 5.3 billion volume in Real Estate and Debt transactions in 2018**

In 2018 DWS's European Real Estate business conducted *circa EUR 4.6 billion of real estate transactions for its open-end real estate mutual funds and segregated funds for institutional investors*. This transaction volume is *almost EUR 1 billion higher than in previous years* (2017: EUR 3.7 billion; 2016: EUR 3.6 billion; 2015: EUR 3.6 billion).

In addition, approximately *EUR 740 million was invested in debt funds and debt mandates* during 2018.

#### **Breakdown**

Internationally, 21 properties were acquired for approximately EUR 1.95 billion and six properties were sold realising around EUR 400 million for the three open-end real estate mutual funds, as well as for the closed-end fund product suite.

In terms of funds and mandates for institutional investors, 14 properties were acquired for approximately EUR 1 billion and 14 properties sold for around EUR 1.25 billion.

**Jessica Hardman, Head of UK Real Estate Group at DWS**, said: "The strong growth in our 2018 volumes shows continued demand for European real estate assets from investors globally. We see further growth potential for 2019 for our open ended pan European funds, separate account and debt products. To align to this investor demand we continue to develop investment strategies to maintain solid long term risk adjusted returns. Despite Brexit, London is still one of the largest prime real estate markets globally, and we remain cautious and focused long-term investors in resilient UK assets."

Fund assets in DWS's three open-end real estate mutual funds surpassed the EUR 10 billion mark for the first time in August 2018. Notable transactions on DWS's European platform included the acquisition of the Rivierstaete office building in Amsterdam, which at EUR 228 million was the largest single transaction in the Netherlands.

In Real Estate and Infrastructure Debt in 2018 assets under management in loan products broke the EUR 2 billion threshold.

#### **Trends**



Alongside office blocks DWS views residential developments, including student apartments or service apartments, as well as logistics and hotel investments as interesting targets.

As prices have risen in many markets DWS will remain selective in the investments it selects.

**PR Agency contact:**

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**DWS Group**

DWS Group (DWS), is one of the world's leading asset managers with EUR 692bn of assets under management (as of 30 September 2018). Building on more than 60 years of experience and a reputation for excellence in Germany and across Europe, DWS has come to be recognized by clients globally as a trusted source for integrated investment solutions, stability and innovation across a full spectrum of investment disciplines. Deutsche Bank AG is the majority shareholder of DWS.

We offer individuals and institutions access to our strong investment capabilities across all major asset classes and solutions aligned to growth trends. Our diverse expertise in Active, Passive and Alternatives asset management – as well as our deep environmental, social and governance focus – complement each other when creating targeted solutions for our clients. Our expertise and on-the-ground-knowledge of our economists, research analysts and investment professionals are brought together in one consistent global CIO View, which guides our strategic investment approach.

DWS wants to innovate and shape the future of investing: with approximately 3,600 employees in offices all over the world, we are local while being one global team.