



PRESS RELEASE

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LRI Group launches Private Debt Real Estate Fund with Aggregate Debt Advisory GmbH

- Target volume of EUR 500 million with IRR of 6-8 per cent
- Investment opportunity in mezzanine loans with a focus on residential real estate development

LRI Group, the leading investment services company, has partnered with Aggregate Debt Advisory GmbH (Aggregate) to launch its Aggregate Debt Fund (“the Fund”) in the form of a Reserved Alternative Investment Fund (RAIF). Aggregate is an investment advisory firm specialising in real estate debt, with a focus on advising funds that use mezzanine capital to finance project developments.

LRI Invest S.A. (LRI) will act as the Alternative Investment Fund Manager (AIFM) while Aggregate will function as the investment advisor. The focus of the investment strategy lies in building a diversified portfolio of mezzanine loans, with an emphasis on residential real estate development in Germany. It seeks a projected annual return of 6-8 per cent and a term of up to 7 years. The Fund is aimed at pension funds, insurance companies and family offices and will initially be registered for distribution in Germany, Austria, Switzerland and Luxembourg.

Frank Alexander de Boer, Managing Director of LRI Group says: *“The Aggregate team consists of experienced specialists in asset management, real estate financing, restructuring and risk management. We are very happy to be working in partnership together, with LRI acting as the AIFM, to help implement this fund project.”*

Norbert Kickum, Managing Director of Aggregate Debt Advisory GmbH says: *“Currently there are few comparable funds on the market that enable professional investors’ access to residential development finance through mezzanine capital in core locations. Especially with regard to Solvency II regulated companies, real estate debt offers an advantage over leveraged core real estate funds.”*

The Aggregate team has an exceptional network of project developers, banks and service providers, with decades of real estate expertise across the entire life cycle of real estate and finance projects.

About Aggregate Debt Advisory GmbH

Aggregate Debt Advisory GmbH (Aggregate) is an investment advisory firm specialising in real estate debt. Their focus lies in advising funds that use mezzanine capital to finance project developments in German residential real estate. Aggregate is the contact for real estate investors and project developers in the context of financing acquisitions, project development and refinancing. The experts of Aggregate have extensive expertise and advise with an innovative approach combined with regional knowledge in the search for tailor-made financing solutions.



About LRI Group

LRI Group is a leading independent investment services company based in Luxembourg. It provides asset managers and investors with nearly three decades of experience in structuring and administration of traditional and alternative investment strategies. Established in 1988, LRI Invest S.A. acts as Super Management Company (Super ManCo) being authorised as Alternative Investment Fund Manager (AIFM) and as UCITS Management Company in Luxembourg. Through LRI Invest Securitisation S.A. it also operates a securitisation platform for a variety of alternative investment underlyings for institutional investors. With LRI Depository S.A. it also provides depository services and can act as Register and Transfer Agent for alternative investment funds. LRI Group manages EUR 3 billion in Real Assets especially in Real Estate, Private Equity and Debt and EUR 9 billion in Financial Assets such as Multi Asset Funds, Liquid Alternatives and Funds of funds and has 100 staff.

Responsible Publisher

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