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**90% OF INVESTORS RETURN FOR INVESCO REAL ESTATE’S**

**SECOND PAN-EUROPEAN VALUE-ADD FUND**

* Third close for Invesco Real Estate’s second fund in pan-European Value-Add series
* €550 million raised from 18 investors to date; final close targets €750 million
* 90% of investors from the fund’s predecessor have committed to the second fund

Invesco Real Estate (Invesco), the global real estate investment manager, is pleased to announce the third close for its European Value-Add Fund II (EVAF II). To date, the firm has raised €550 million of its €750 million target from 18 European, UK and US investors. With leverage, Invesco expects to have up to €1.9 billion to invest into its pan-European value-add programme.

EVAF II’s strategy is largely a continuation of that implemented in the first fund in the series, focusing on Europe’s most liquid markets where Invesco’s value-add team employs active asset management across sectors to deliver properties for exit into the core market.  This strategy has resulted in EVAF I generating gross returns since inception of 22%.[[1]](#footnote-1)

With a portfolio to date of four investments in the logistics and residential sectors in Central Europe, Italy and Spain, the Fund intends to invest its remaining 82% of dry powder over the next three years into opportunities created by changing market conditions, including the impact of COVID 19.

Andrew Hills, Managing Director – Global Client Portfolio Management at Invesco commented: “To have 90% of our existing clients invest in the second fund is testament to their confidence in our value-add team to deliver on what has been a successful programme to date. We’re excited to continue to build up our track record in this growing area.”

Kevin Grundy, Managing Director – Fund Management at Invesco, commented: “We’re using the breadth of the Invesco platform across Europe to identify opportunities where we believe intensive asset management has the potential to create superior returns. COVID-19 is redefining, for instance, what investors and tenants wish to acquire and occupy, and the fund intends to position itself as one of the first to respond to those changes.”

The final close of EVAF II will be held in the summer.

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**Risk warnings**

The value of investments and any income will fluctuate (this may partly be the result of exchange rate fluctuations) and investors may not get back the full amount invested. Property and land can be difficult to sell, so investors may not be able to sell such investments when they want to. The value of property is generally a matter of an independent valuer’s opinion and may not be realised. Changes in interest rates, rental yields and general economic conditions may result in fluctuations in the value of the fund.

**ENDS**

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**Notes to Editors**

**About Invesco**

Invesco is a global independent investment management firm dedicated to delivering an investment experience that helps people get more out of life. Our distinctive investment teams deliver a comprehensive range of active, passive and alternative investment capabilities. With offices in 25 countries, Invesco managed €955.1 billion in assets on behalf of clients worldwide as of 31 March 2020. For more information, visit Invesco.com. NYSE: IVZ.

**About Invesco Real Estate**

Invesco Real Estate is a global leader in the real estate investment management business with

€68.8 billion in real estate assets under management, 568 employees and 21 regional offices across the U.S., Europe and Asia. Invesco Real Estate has been actively investing in core, value-add and opportunistic real estate strategies since 1992. In Europe, Invesco Real Estate has eight offices in London, Munich, Milan, Madrid, Paris, Prague, Luxembourg and Warsaw, and around 166 employees. It manages 169 assets across 14 European countries and with assets under management of €13.1bn.

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**redistribute.** Source: Invesco Real Estate as at 31 March 2020.

The views and opinions expressed herein are those of Invesco Real Estate professionals based on current market conditions. They are not necessarily those of other Invesco professionals and are subject to change without notice.

The fund is a dedicated Luxembourg closed-ended unregulated fund. It qualifies as an alternative investment fund (AIF) managed by Invesco Real Estate Management S.à r.l. as external alternative investment fund manager (AIFM). Subscriptions of shares are only accepted on the basis of the most up to date legal offering documents. For more information on our funds, please refer to the latest Annual or Interim Reports and the latest offering and constituent documents. This information is available using the contact details of the issuer and is without charge.

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1. Past performance is not a guide to future returns. The fund is closed to new investors. The EVAF I net return is 16%. [↑](#footnote-ref-1)