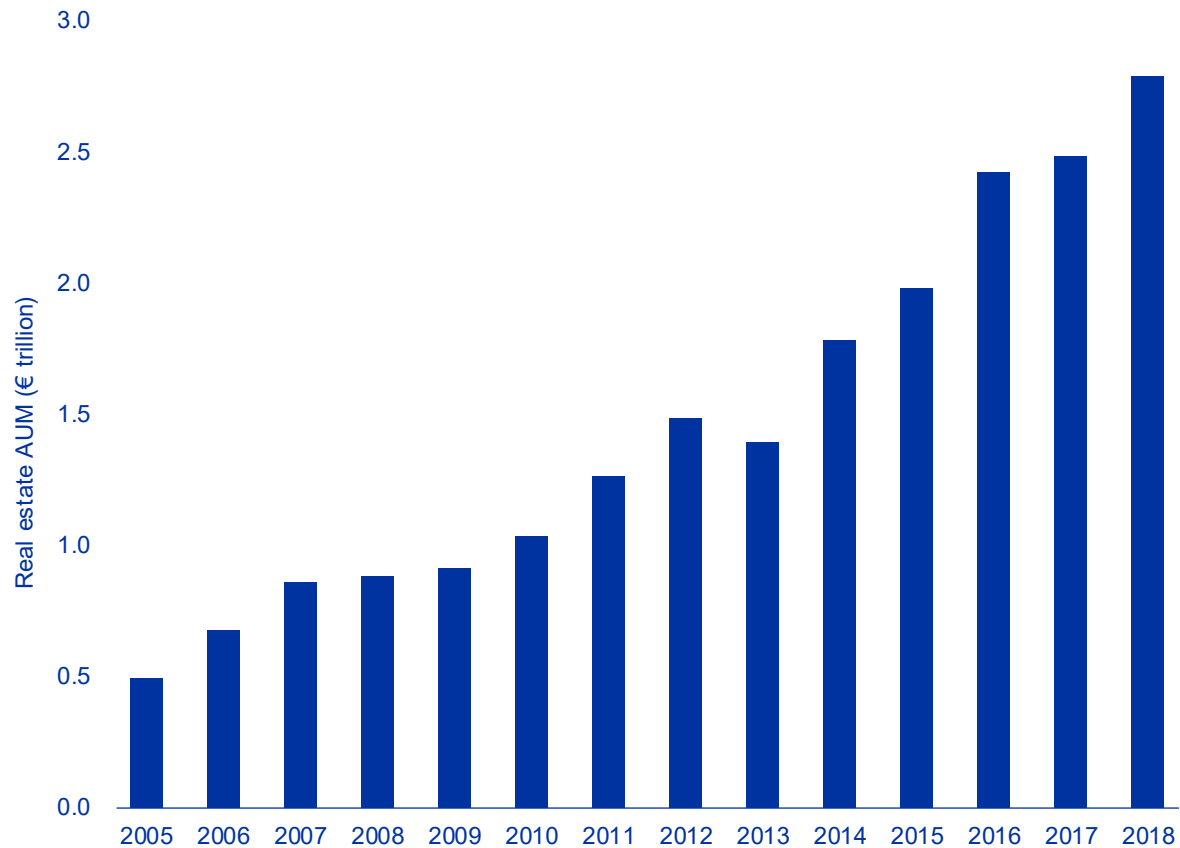


Top global real estate manager exceeds €200 billion AUM

- > Total real estate assets under management increased by 12.0%, from €2.5 trillion to €2.8 trillion
- > Top ten managers collective accounts for more than 40% of the total AUM
- > Managers need at least €100 billion to make it into the top five

Figure 1: Total real estate assets under management



Total real estate assets under management (AUM) reached €2.8 trillion at the end of 2018, representing an increase of 12.0% from the €2.5 trillion recorded at the end of 2017. The average AUM across all managers stands at €16.1 billion slightly above the previous year's average of €15.7 billion.

For the first time in the survey's history, the €200 billion mark was breached with the largest manager, Blackstone, recording a total real estate AUM of €201.6 billion, and maintaining its lead for the third consecutive year.

The 10 largest managers represent 40.2% of the overall AUM for total real estate which is above levels observed in previous years, indicating continued concentration at the top of the rankings.

There are some variations across investment strategies worth noting. The largest manager among Asia Pacific strategies is much larger than its peers, while there is less variation among the top 10 managers for European and North American strategies.

The consolidation trend observed in previous years slowed slightly in 2018, with almost one in five managers indicating that they were involved in mergers and acquisitions (M&A) activities over the last ten years. Previously it was almost one in four.

In second place to Blackstone was Brookfield who again secured second place for the third year running with total real estate AUM of €163.8 billion. Next was PGIM with €147.7 billion who also held the third place spot last year. Meanwhile Nuveen overtook Hines to take fourth place with an AUM of €108.9 bn. With €104.4 billion Hines concludes the quintet of managers with total real estate AUM in excess of €100 billion.

There was little change at the top across the regional strategies. PGIM topped the list again for managers operating North American strategies while AXA Investment Managers – Real Assets took the lead, once again, for those managing European strategies. In Asia Pacific CapitaLand Limited hung onto their first place position while for global strategies it was The Blackstone Group who, again, held the top spot.

Non-listed real estate represents the biggest chunk of total real estate AUM. Of the €2.8 trillion, non-listed accounts for 82.9% or €2.3 trillion with funds comprising almost half, 45.4% of the non-listed AUM.

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The full report is available to members at inrev.org/research

Figure 2: Top 10 fund managers by total real estate AUM - Upper quartile

