

Top three global real estate managers exceed €150 billion AUM

- > Total real estate AUM grew by 15.7%, from €2.8 trillion in 2018 to €3.2 trillion in 2019
- > The three biggest managers reported real estate AUM above €150 billion
- > The top ten managers represent around 40% of the total AUM around the world

Total real estate assets under management (AUM) stands at €3.2 trillion at the end of 2019, representing an increase of 15.7% from the €2.8 trillion recorded at the end of 2018. The average AUM per manager increased from €16.1 billion in 2018 to €23.1 billion in 2019.

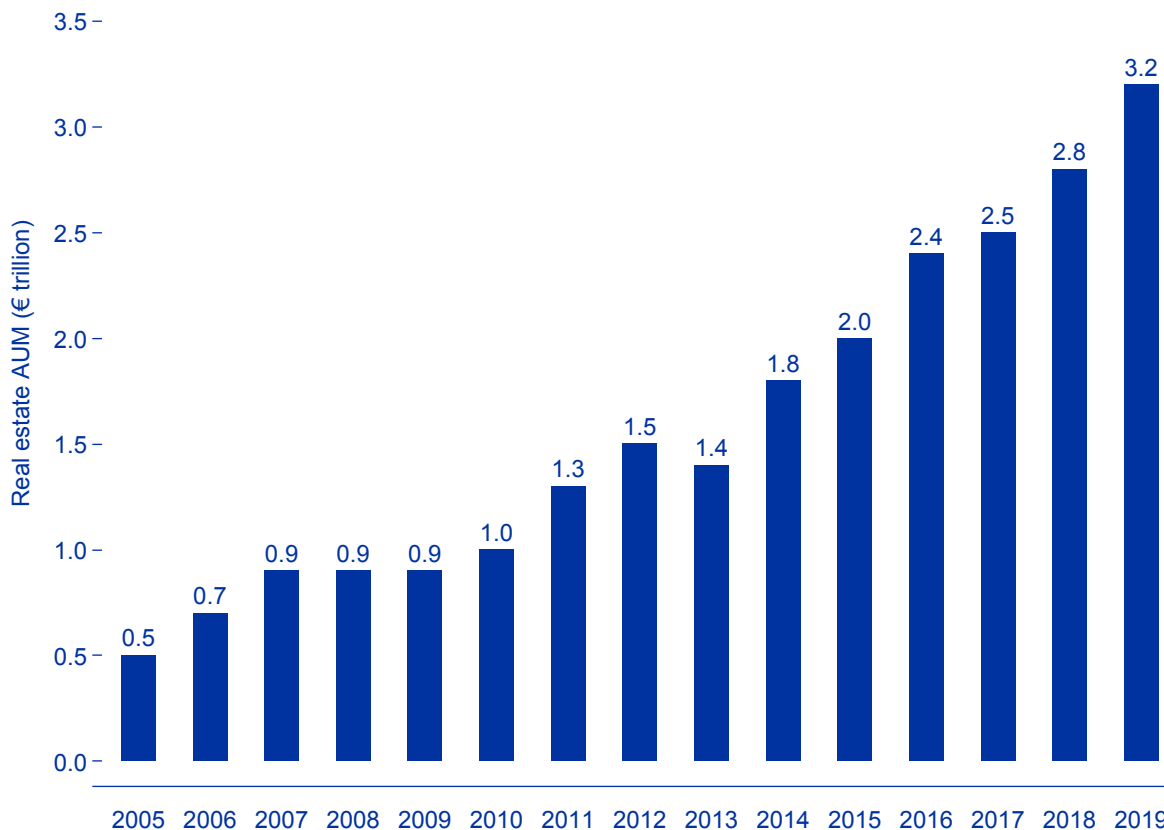
The three biggest managers Blackstone, Brookfield and PGIM, reported real estate portfolios in excess of €150 billion. Blackstone maintains its lead for the fourth consecutive year, reporting an AUM above €240 billion.

The ten largest managers account for 39.5% of the total AUM for total real estate which is in line with levels observed in previous editions.

There are some variations across regional investment strategies worth noting. The two largest managers among Asian Pacific strategies are substantially larger than its peers. For European and North American strategies the gap between the largest managers and the rest is less pronounced.

The consolidation trend observed in previous years kept its path during 2019, with more than 20% of the managers responding that they were involved in mergers and acquisitions (M&A) activities over the last ten years, at the same level as in previous years.

Figure 1: Total real estate assets under management



All managers included in the top five have their head office in North America (the USA or Canada), and all of them increased their real estate AUM compared with 2018.

All those managers included in the top ten reported AUM in excess of €85 billion. This represents a notable increase from 2018, when a manager needed to report €65 billion to get into the top ten, €20 billion less.

Among the top managers there are differences when it comes to regional strategies. PGIM remains at the top of the list for managers operating North American strategies while Swiss Life took the lead for those managers with European strategies. In Asia Pacific CapitalLand remains in the first-place position while for global strategies it was Blackstone who, again, kept the first position.

Non-listed real estate still comprises the biggest share of total real estate AUM. Of the €3.2 trillion, non-listed accounts for 82.2% or €2.6 trillion with funds representing almost half, 44.6% of the non-listed AUM.

For further details contact research@inrev.org. The full report is available to members at inrev.org/research

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

