

Allocations to real estate debt reached a record high of €442 billion

- > INREV Debt Vehicles Universe grows to €72.6 billion across 131 vehicles
- > Senior lending remains the preferred strategy, by target equity and number of funds
- > Around €24 billion worth of real estate debt will be coming to the market between 2025 and 2031

The private real estate debt market remains one of the fastest growing segments within the European real estate industry, having more than doubled its size in the last five years.

The coverage of the [INREV Debt Funds Universe](#) has increased from 50 funds with a target equity of €30.4 billion in 2016 to 131 investment vehicles with a targeted equity of €72.6 billion in October 2025.

Over the last year, 8 vehicles were added, with a combined target equity of €2.8 billion or approximately 4% of the overall target equity.

According to the [ANREV/INREV/PREA Fund Manager Survey 2025](#), the total allocation to debt grew by more than 8% year-on-year, standing at €442 billion as at the end of 2024. This is the highest value since the inception of the survey.

More than 84% target equity of the €72.6 billion within the [INREV Debt Funds Universe](#) is captured by closed end vehicles. This is a trend that has been present in the industry since 2016, showing a clear preference for closed end structures when investing in debt vehicles.

At 54%, a significant proportion of the total target equity of €72.6 billion within the [INREV Debt Funds Universe](#) is captured by funds with a hybrid loan generation strategy (a combination of direct lending and loan acquisition). By number of funds, direct lending is still the preferred loan generation strategy, adding up to 43% of the total sample. Funds with a hybrid loan generation strategy are, on average, larger by size than direct lending funds.

Senior strategies remain the preferred loan strategy to access the European real estate debt market, adding up a total target equity of €43.5 billion, compared to the €29 billion target equity allocated to the other strategies (mixed and subordinated).

Almost €24 billion worth of real estate debt are expected to come to the market between 2025 and 2031 from 41 different debt funds. Most of that equity, 59%, will be coming from maturing senior debt funds.

Figure 1: Market Size: INREV Debt Vehicles Universe

