

# Real Estate Capabilities

March 2025

For professional and institutional investors only – not to be further circulated. In Switzerland for qualified investors only. In Australia for wholesale clients only.

## Key features

**£35bn**

AUM

Data: September 2024.

**Over 300**

Real estate professionals

**1,000+**

Properties managed globally

**13**

Offices

## Future-fit real estate solutions

Aberdeen Investments has a specialist real estate platform within our investments business. We offer real estate opportunities that benefit from our expertise across geographies and sectors.

We build future-fit portfolios for our clients, to drive performance and navigate the complex and ever-changing real estate environment. We believe in research-led decisions and on-the-ground experience and expertise. Real estate can be a positive solution for our clients and their stakeholders.

## Why Aberdeen Investments for real estate?

Our real estate business provides single-sector strategies, specialist geographic exposures, and hybrid asset-class strategies.



### Focused research

We take a global view, along with local market insights, which means our clients benefit from our truly integrated approach to research.



### Performance and purpose-driven outcomes

We apply our expertise to identify the best possible solutions for our clients to meet their specified aims and objectives.



### Investing in the future of the built environment

The role of real estate is evolving. It requires a holistic investment approach that recognises financial, environmental and social value. We operate a high-integrity sustainability approach throughout the investment process, to assess the impact of our buildings on client portfolios and wider stakeholders.



"Our real estate journey began 50 years ago. The asset class has evolved, yet our core objective has not changed: to build future-ready portfolios that are aligned with our clients' objectives."

**Anne Breen**  
Global Head of Real Estate



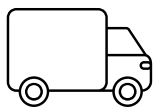
# Aberdeen Investments real estate

## What we offer



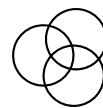
### Living

Aberdeen Investments is one of Europe's largest residential managers, with more than 250 residential assets and over 30,000 homes. We invest in the private-rented sector, shorter-term lets, senior living, student accommodation, and co-living.<sup>1</sup>



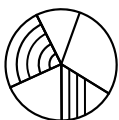
### Logistics

As the second-largest logistics landlord in Europe.<sup>2</sup> We work with Tritax, our partner for investing in logistics infrastructure, to manage and enhance our investments. We focus on modern logistics buildings, with strong environmental, social and governance credentials.\*



### Core commercial

We have a long track record of managing single- and multi-country diversified strategies. We are guided by our houseview, and our strategies are supported by our local presence in the markets in which we invest.



### Listed real estate and multi-manager strategies

Aberdeen Investments is an experienced manager in listed real estate and other indirect strategies. These are ideal for investors who are looking for more liquid real estate investment options.



### Commercial real estate debt

With over a decade of experience in real estate lending, Aberdeen Investments offers investors the chance to diversify their cashflows. Backed by solid real estate assets, our strategies can offer attractive yields compared with other fixed-income assets.



### Bespoke real estate strategies

We manage bespoke mandates and segregated funds for investors with specific real estate requirements. These may be geographic-specific, sector-specific, or they may have a specific investment style.

\*Aberdeen Investments, March 2024.

## Creating high-conviction portfolios

Our real estate houseview is a dynamic, multi-dimensional framework. It aims to identify outperforming real estate sectors and segments of the future. It considers long-term themes, shorter-term opportunities, sustainability, thematic, and risk factors. From this, we are able to make high-conviction decisions.

In addition, our in-house property research team covers 28 global markets and over 280 market segments. Since 2004, over 70% of their 500 global sector recommendations have correlated with outperformance, relative to benchmark.<sup>3</sup>

Visit [aberdeeninvestments.com](https://aberdeeninvestments.com) to access our latest research.



**"Real estate is an important part of our business. We believe that the asset class offers great potential and exciting opportunities for investors. At Aberdeen Investments, we're using the scale, expertise and client relationships we have to drive our real estate business to even greater success."**

**Xavier Meyer**  
CEO Investments

<sup>1</sup> Source: Aberdeen Investment's residential holdings (AUM) in comparison to IPE Real Assets Top 150 Real Estate Investment Managers Survey, December 2024.

<sup>2</sup> Source: Aberdeen Investment's logistics AUM in comparison to IPE Real Assets Top 150 Real Estate Investment Managers Survey, December 2024.

<sup>3</sup> Aberdeen Investments, September 2024. More than 73% of the 501 sector recommendations that have been made across the four regions (UK, Europe, APAC & North America) between 2004 and 2023 have correlated with outperformance relative to the respective regional benchmark in the case of overweight recommendations, and underperformance where an underweight was the recommendation.

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(entities as at 14 June 2024)

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<sup>1</sup> In EU/EEA for Professional Investors, in Switzerland for Qualified Investors - not authorised for distribution to retail investors in these regions.

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