Press Release

Crescenta Launches Its First Fund Focused on Infrastructure and Real Estate: Real Assets Top Performers I

- The fund targets a net annual return of between 12% and 15% and has a target size of €25 million
- Crescenta Real Assets Top Performers I will be available to both retail and professional investors, starting from a minimum commitment of €10,000
- This vehicle provides access to top asset managers that have primarily invested in real assets and have demonstrated above-market returns

Madrid, February 4, 2025. Crescenta, Spain's first digital asset manager for private equity fund investments, has begun the marketing of its new fund Crescenta Real Assets Top Performers I, FCR. With this launch, the company kicks off 2025 with its first vehicle focused on infrastructure and real estate, two of the most well-known private equity strategies. According to a recent report by Crescenta in collaboration with EY, 51% of retail investors are familiar with these strategies.

The fund, a pioneer in providing retail investors with access to global infrastructure and real estate investments, targets a net annual return of between 12% and 15%* and has a target size of €25 million. It will be available to both retail and professional investors from a minimum commitment of €10,000, to be drawn down gradually over five years.

This vehicle will invest in a selection of between 5 and 7 funds, achieving a high level of diversification without compromising returns, by accessing top asset managers that have primarily invested in real assets (real estate, energy, and infrastructure) and have demonstrated above-average market returns (top quartile).

In the words of Ramiro Iglesias, CEO of Crescenta: "This new fund is a clear demonstration of our commitment to offering our clients new investment opportunities by building an optimal and diversified private equity portfolio. Real assets have low correlation with other private equity assets and public markets, and this diversification allows investors to reduce the risk present in a conventional investment portfolio without sacrificing returns."

The fund, which is already available, will invest in leading funds focused on infrastructure, real estate, and energy. The asset manager is considering investments in funds managed by top-tier international firms such as Carlyle, KKR, or EQT—funds that until now were only accessible through commitments of tens of millions of euros and that have invested in the construction and management of large-scale real estate and infrastructure projects, such as data centers in North America or Asia, hotel complexes, or airport parking facilities such as those at JFK Airport in New York.

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The composition of Crescenta Real Assets Top Performers is weighted primarily toward the United States, as the U.S. real estate market has historically delivered returns above those of Europe and Asia. As a result, 70% of the fund is invested in the U.S. market, 25% in Europe, and the remaining 5% in other markets. In addition, the fund also seeks diversification by asset type, with 50% of positions invested in infrastructure, 40% in real estate, and 10% in energy.

This new vehicle is being launched in a global context marked by the rise of artificial intelligence and data centers (which are required to securely store and transmit information, for example, from messaging applications used on a daily basis), the growth of e-commerce and logistics centers, and demographic changes that are driving the need for investment to maintain and modernize the infrastructure required for societal development.

A series of trends that create a favorable environment for investing in real assets. “This is a resilient strategy that also serves as a driver of business development,” adds Iglesias.

More than €125 million under management

Crescenta has more than €85 million in assets under management and €45 million in Crescenta Alpha. In addition, it has registered more than 1,600 investors—97% of them retail investors—since the launch of its first fund 11 months ago. Looking ahead to 2025, the asset manager aims to close the year with €500 million in AUM and reach 5,000 investors.

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*Objective based on simulated historical net returns obtained by the selected underlying funds, under a conservative scenario. Reference period for the simulation: marketing period of the underlying funds, in complete twelve-month periods. More information on risks and conditions available here.

About Crescenta

Crescenta is a Collective Investment Institution Management Company (SGIIC) supervised by the CNMV. The company, founded by Eduardo Navarro and Ramiro Iglesias, offers professional and retail investors digital access to the best national and international private equity growth, private equity buyout, infrastructure, and real estate funds, among other strategies. In addition, it provides its clients with extensive educational information on investing in this segment through its “Aprende y Crece” platform, an advisory tool, and the option to integrate their bank accounts for a more agile and secure subscription process.

Contacto de prensa

CRESCENTA

Sofía Cisneros: scisneros@crescenta.com / +34 681 018 669

HARMON

Diana Cortecero: dcortecero@harmon.es / +34 610 422 590

Tamara Comesaña: tcomesana@harmon.es