



- ★ Best Real Estate Manager
 - ★ Best Infrastructure Investment Manager
 - ★ Best Infrastructure Debt Manager
- DWS**

“With more than 50 years of expertise and the global team with more than 350 employees in 22 cities around the globe.”

DWS ranks among the world’s largest real estate managers and seeks competitive, sustainable returns through a disciplined investment process and take a rigorous life cycle approach to identify, implement and monitor investment themes and tactics.

With alternative investments expertise that spans more than 50 years, DWS offers a diverse range of strategies and solutions across the spectrum. The alternatives business includes private real estate (equity and debt), private infrastructure (equity and debt), liquid real assets (real estate/infrastructure, and commodity securities) and private credit.

Best Real Estate Manager

With 350+ professionals in 22 cities across the globe, the team manages over €60bn in AUM across the entire equity and debt spectrum including core, value-added and opportunistic real estate investment options. DWS employs an internal, interactive partnership in its approach to developing optimally-constructed client target portfolios. Strategic plans focus on the pragmatic repositioning of the portfolio through the use of incremental capital and any rotation of capital identified through hold/sell analyses.

The approach to active real estate management brings four key benefits to investors:

- Research-based strategic planning and portfolio construction
 - Institutional risk management over the life of the investment
 - Access to transaction flow with a strong track record in asset allocation
 - Hands-on asset management adding value at the property level
- DWS teams also use the global resources of the alternatives platform specialists who invest directly in real estate and infrastructure.

Best Infrastructure Investment Manager

As one of the largest global infrastructure investment managers, investing in economic infrastructure, utilities and energy related assets, DWS offers a diverse range of strategies across the risk / return and geographic spectrums, including infrastructure equity, listed infrastructure and debt.

DWS’ infrastructure investment business has more than 25 years track record in the industry and raised over €9 bn of capital for our Infrastructure equity strategies. Infrastructure equity investments have consistently focused on European mid-cap market, invested in more 30 assets in Europe. The team seeks exposure to assets that provide an attractive entry point and are resilient to macroeconomic volatility, with the opportunity to build platforms for growth through geographic expansion, market share growth or expansion into adjacent businesses.



This enables the team, through active asset management, to scale portfolio companies from mid-cap to large-cap, steady-state assets that are attractive to financial and strategic investors, providing potential to secure an attractive premium on exit.

To invest, the team must have strong conviction in the asset’s potential over the long term, underpinned by solid market, demographic and regulatory tail winds.

DWS has been involved in landmark infrastructure transactions across the globe including infrastructure privatisation and major investments in ports, airports, locomotive leasing and digital infrastructure in Continental Europe through its pan-European infrastructure investment strategy, most notably in Germany, Italy, the United Kingdom and France.

Offering global and regional strategies in infrastructure equity, debt and listed infrastructure, DWS provides access to closed-end private infrastructure funds, closed-end comingled and separate account strategies, and equity debt facilities for institutional investors.

Best Infrastructure Debt Manager

Extensive debt capabilities span throughout DWS’s alternative asset classes encompassing the full capital structure. The firm’s dedicated infrastructure debt investment team which is based in London and New York holds a distinguished track record in origination, structuring, execution, and fund management, enabled by its long-standing relationships with equity sponsors, banks, and advisors across the entire infrastructure market.

Since the launch of the platform in 2014, DWS has raised USD 5.2 billion in capital and invested over USD 4.5bn into private infrastructure debt transactions through co-mingled and separate account strategies. These include private investment grade debt to economic and social infrastructure businesses across the United States and Europe, and private high yield debt to operating economic infrastructure businesses through rated infrastructure notes in the United States.

In October 2024, the first close of its sustainability-focused Infrastructure Debt Strategy, with a total volume of EUR 323 million, was announced. The strategy has garnered strong support from institutional investors in EMEA and APAC. It is DWS’s second senior European infrastructure debt series, following the successful deployment of more than EUR 850mn in this market segment as part of the first vintage.

DWS also announced the launch of Private Financing Strategic Venture for Project and Infrastructure Asset Investments with MUFG in December 2024. The parties are initially targeting USD 1bn of infrastructure and project finance transaction volume per year.

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