

The logo for VISTRA, featuring the word in a bold, white, sans-serif font against a dark blue background.

VISTRA

Case study: Valor Real Estate Partners

**Valor rapidly grows
its real estate portfolio
to over €2.5bn with
Vistra's support**





Valor Real Estate Partners, an investor specialising in urban logistics, handed the administration of its funds to Vistra so that it could focus on the growth of its business. As a result, it has carved out a significant presence for itself across Europe and is set for future expansion.

Overview

Client: Valor Real Estate Partners

Industry: Real Estate

Location: London and Paris

Valor Real Estate Partners was founded in 2016 as one of Europe's first specialist urban logistics investors and since then has amassed a €2.5 billion portfolio comprising more than 140 infill urban assets located in leading cities across the UK, France and Germany. It has rapidly established scale in London, where it now owns and manages over 2.5 million sq ft of urban logistics space.

Challenge

Initially investing solely in UK real estate, Valor was handling all administration for its funds in-house. However, the company had ambitious plans to grow in the UK and expand into Europe. Valor realised that in order to focus on those ambitions, it needed to outsource all administration work to a partner that not only had the capability to manage to day-to-day business across multiple funds and entities, but who also had the expertise in different fund domiciles in order to meet future growth and structuring plans.

Solution

Vistra started working with Valor at the early stages of its growth trajectory, not only taking over the administration of existing funds, but supporting the launch of new SPVs both in the UK and Continental Europe. Vistra's global expertise has helped Valor establish a fund in Cayman, with SPVs domiciled in Jersey, investing in UK assets; as well as entities in Luxembourg investing in Europe.

Working with one partner in this way gives Valor consistency and peace of mind that fund admin, company secretarial, accounting, reporting and the provision of directors is taken care of now and as the business continues to grow. What's more, Valor will be able to benefit from Vistra's international expansion capabilities as it opens new offices in other locations.



Benefits

- Ability to focus on rapidly growing business
- Peace of mind that compliance, accounting and reporting are in expert hands
- Consistency of service and expertise across multiple domiciles
- Positioning the business to move into new locations

140 plus

properties

79

SPVs

€2.5bn+

portfolio AUM

“When we started Valor, a last-mile industrial real estate specialist with an investment strategy to aggregate a pan-European urban logistics portfolio, we needed a commercial and proactive fund administrator who could partner with us so that we could rapidly scale our business.

Vistra has proved to be a great partner – the team has assisted us with compliance, reporting and accounting and shown excellent flexibility and commitment to scaling the business which has helped us continue to grow exponentially.”

Matthew Phillips

Partner, Valor Real Estate Partners LLP

About Vistra

Here at Vistra, **our purpose is progress**. As a close ally to our clients, our role is to remove the friction that comes from the complexity of global business. We partner with companies and private capital managers along the corporate and private capital lifecycle. From HR to tax and from legal entity management to regulatory compliance, we quietly fix the operational and administrative frustrations that hamper business growth. With over 9,000 experts in more than 50 markets, we can accelerate progress, improve processes and reduce risk, wherever your ambition takes you.