

pwc.lu

# Accounting and finance operations services

For Alternative Investments

## Alternative Investments

Real Estate

Private Equity

Debt

Infra

Hedge Funds

PwC Luxembourg delivers accounting, consolidation, reporting, corporate secretarial and tax compliance services, ensuring strong coordination between each stakeholder in all jurisdictions.

### The changing ways of doing our business

Our current business environment is defined by change. New technologies are continually emerging, along with new rules and regulations. There are also increasing calls for transparency and accountability. As a result, we have set goals to stay robust and relevant with our stakeholders:

- Use new technologies to reduce repetitive and time-consuming administrative work, so we can focus on high-value added work.
- Continue to move further toward a paperless office and streamline our business processes, resulting in a more centralised, simple and efficient working environment.
- Fill the skills gap caused by rapid digital technology advances with highly qualified experts who can address your needs.
- Organised by industry with a service offering tailored to Alternatives with dedicated people, processes and technology.

[www.pwc.lu/en/accounting.html](http://www.pwc.lu/en/accounting.html)



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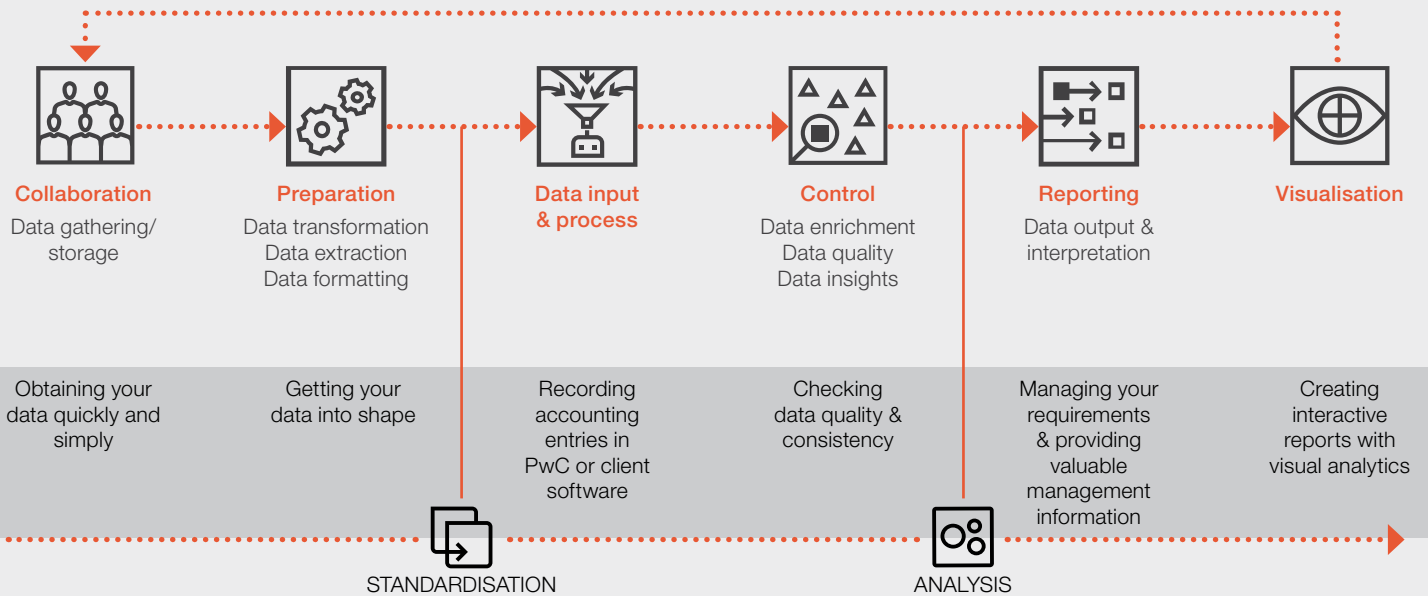
# Our technology

We are committed to bringing you the right mix of technology and industry expertise.

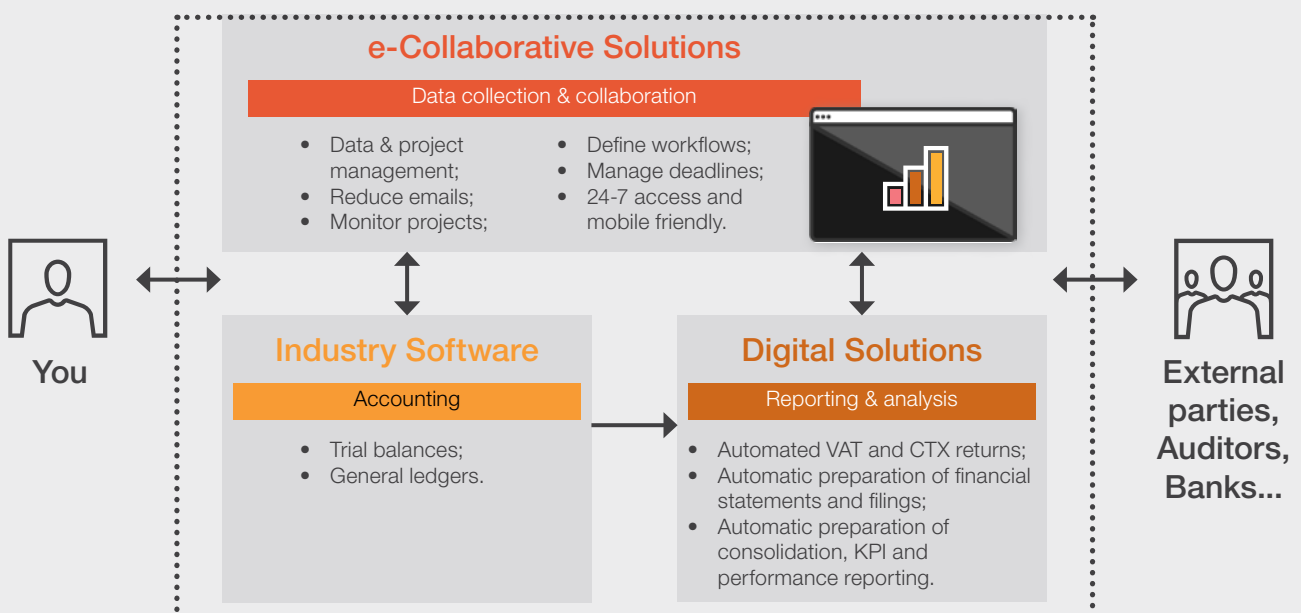


*We invest heavily in the development of technology to make your lives—and ours—easier. We automate several layers of our compliance processes and use technology to collect, store, easily share data and manage compliance deadlines.”*

We propose integrated solutions with connected tools and efficient data flows



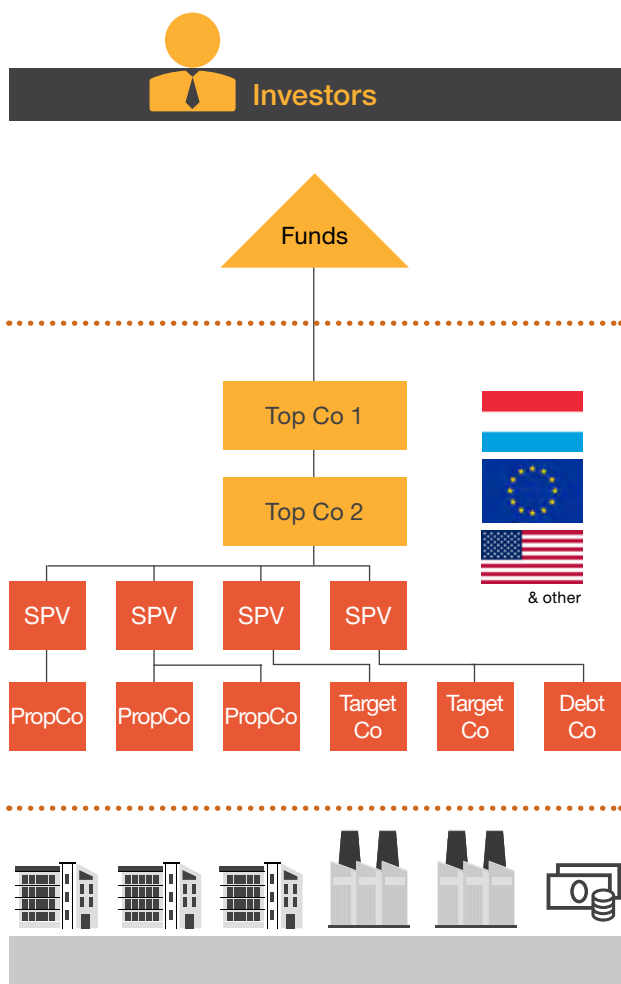
We act as a central team for all global needs in one place to make your life easier



# Take advantage of our know-how and experience managing Alternatives Investment structures

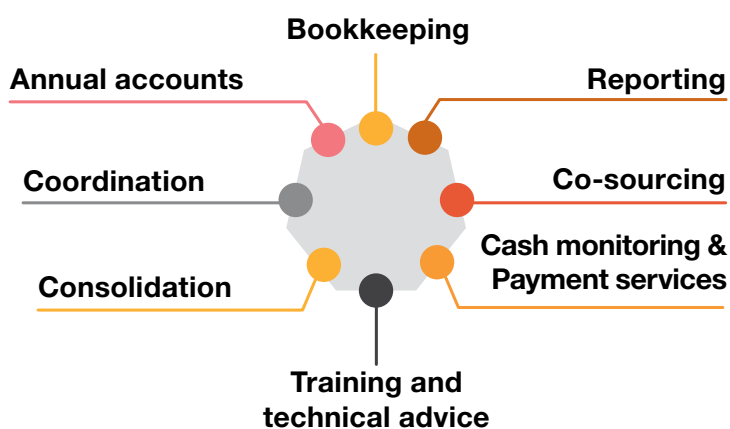
## Value proposition

We can assist you at each level of your structure (investment level, SPV level and Fund/Top entity level) and at each step of the company life cycle, from incorporation to liquidation for Luxembourg based entities and also foreign entities in close collaboration with the PwC network.



### Our services include:

- **Bookkeeping services** for multiple location entities in various GAAP (Local, Group, IFRS, etc.) and for all type of activities (property company, SPV, Master holding, Fund, etc.);
- **Preparation (and coordination) of statutory annual accounts** compliance requirements for your entire portfolio: Luxembourg and foreign entities, stand alone or consolidation;
- **Intercompany transactions management** and oversights including centralisation of the process by one single team when relevant;
- Preparation of **consolidation** and **NAV computation** (including GAAP to GAAP alignment and INREV reporting preparation);
- **Property accounting** and coordination with property managers including property financial reporting, fixed asset and construction management monitoring and budget analysis;
- Preparation of **KPI and performance reporting** at fund and asset level;
- **Debt portfolio** management including forecast, cash flow projections and accounting reconciliation;
- Provision of **accounting and compliance** platform with real-time dashboard and drill-down functionalities.

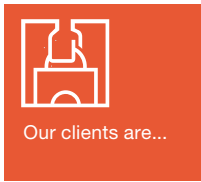


In close collaboration with our advisory experts, our service can also include:

- Chart of accounts set-up and group accounting policies definition;
  - System implementation set-up;
  - Target operating model definition;
  - Onboarding and data migration;
  - Report designs...
- And much more\*

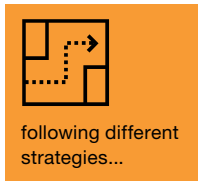
\* <https://www.pwc.lu/en/alternative-investments/advisory.html>

# Our credentials



Our clients are...

- International Real Estate and Private Equity promoters from around the globe;
- Institutional investors;
- Sovereign Wealth Funds;
- Family offices.



following different strategies...

- Core Plus;
- Value add;
- Opportunistic;
- Venture Capital;
- Growth Capital;
- LBO;
- Mezzanine/Senior/Distressed.



investing in...

- Real Estate (Residential, care home, student housing, Development projects, Office, Retail, Shopping malls, Hotels and resorts);
- Private Equity;
- Debt.



in Luxembourg and abroad.

- for EU, and;
- Non-EU countries.



## Large and scalable international team of experts

We are able to absorb the workload in a seamless manner and to serve you with the highest standard of quality.



## Technology in our DNA

We continue to develop our own technological solutions adapted to our clients' needs and also keep our team trained on the leading Alternatives software.



## Industry expertise

We have proven expertise enabling us to understand your needs and provide best practices.



## Flexibility

We assist you for short- or longer-term needs, including at your premises.



## Proven track record

We understand the problems you face and have successfully assisted other clients with those issues.



## No surprises on planning and respect of deadline

We put in place strong organisation with reactive teams while ensuring proactive and permanent communication thanks to a robust workflow.



## Tailored service offering

We understand that one size does NOT fit all; we tailor our services and operating model to your needs.

We are a team of more than 100 people from juniors to partners.

We are a Center of Excellence and conduct bookkeeping for Luxembourg and foreign-based entities or coordinate as needed in the network.

## Our accounting and finance operations leading team



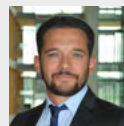
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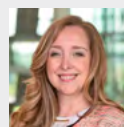
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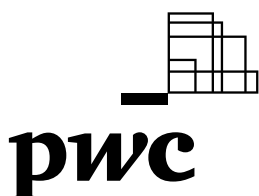
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