

Investors revert to safe markets

North America and Europe remain attractive

Last year at this time, the rolling 12-month data covering final fund closing by region showed global funds on top of the pack, with 37 percent of market share. My, how quickly times can change.

Because much of that market share was riding on the backs of two ultra-mega funds, which together accounted for more than \$33 billion of capital, it was expected that their market share would fall. Very few people, however, expected it to fall so far. During the past six years, global funds held 28 percent of market share, on average. During the past 12 months, their share has come in at just 14 percent.

Although the current economic climate will undoubtedly exacerbate investors' flight to safety, capital was already flowing to

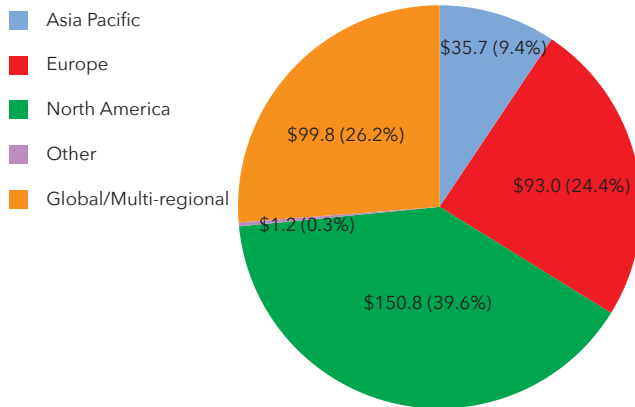
relatively safe markets well before the pandemic. This can be seen when comparing the three-year capital raised numbers with those of the past 12 months. During the three-year time period, the relatively safe markets of North America and Europe accounted for 64 percent of the capital raised by funds closing during that period. During the past year, that combined market share has grown to 70.8 percent.

The average size of funds in all regions has grown significantly when compared to the previous 12-month period. The average size of funds closing in Asia Pacific and Europe is coming in at over \$1 billion, while North American funds have climbed to more than \$625 million. Global funds might have lost market share, but they are still big, growing to nearly \$3 billion, on average. ❖

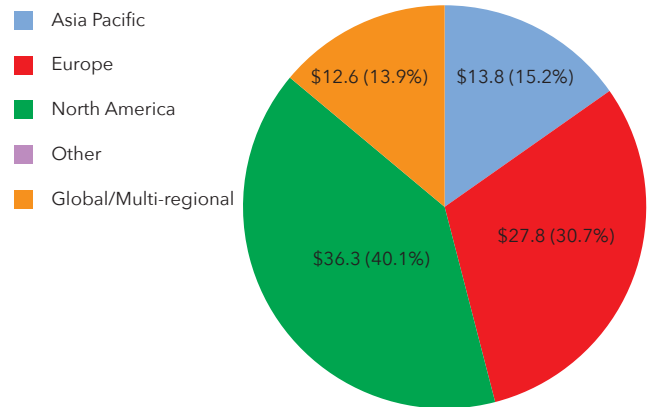
Sheila Hopkins is a freelance writer based in Auburn, Ala.

- Global funds step back in past 12 months
- North America remains a favorite
- No Latin America or MENA fund closed in past 12 months

Capital raised by region 2017-YTD 2020*—\$B



Capital raised by region during past 12 months*—\$B



*YTD = May 9, 2020
Source: IREI FundTracker

*May 10 2019–May 9, 2020

Information in this report has been drawn from IREI's proprietary FundTracker database. Online subscriptions are available. Click [here](#) for more information.

For IREI FundTracker database subscription information, please contact Karen Palma, k.palma@irei.com, +1 925-244-0500, ext. 136

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