2025

MANAGER COMPENDIUM

DASSETI

In association with

AW RESEARCH

CONTENTS

Foreword from Wissem Souissi, CEO of Dasseti

It is with great pleasure that Dasseti once again partners with *Alternatives Watch* to support the Manager Compendium for the second consecutive year. This original research offers timely insights into the evolving landscape of alternative investments, shedding light on capital flows, investor sentiment, and the opportunities shaping private equity, private credit, infrastructure, real estate, hedge funds and venture capital.

At Dasseti, we are proud to work alongside both institutional allocators and fund managers globally, helping them streamline and modernize their investment processes through secure, scalable software. Our platform sits at the heart of the due diligence, data collection, investor engagement and ESG reporting functions of some of the most sophisticated firms in the alternatives space.

This year, we are particularly excited to see growing momentum in areas where technology and innovation intersect. We strive to support our clients with relevant, practical and useful tools, and as such Dasseti has introduced advanced AI capabilities across our suite of products. These enhancements are enabling allocators to interrogate data room documentation, populate DDQs, and streamline ongoing manager and investment monitoring. At the same time, managers are leveraging Dasseti's AI to automate RFP responses, produce timely client reporting, and reduce the resource burden of regulatory and investor-driven disclosures.

We believe that alternative investments will continue to play a pivotal role in global capital markets. With that growth comes a heightened responsibility to improve transparency, enhance operational efficiency, and meet increasing data demands. Dasseti is committed to supporting the alternative investment ecosystem through purpose-built technology that keeps pace with the needs of our clients.

We hope the findings of this research contribute real value to your strategic planning and investment decision-making for the year ahead.

Warm regards,

Wissem Souissi
Chief Executive Officer
Dasseti

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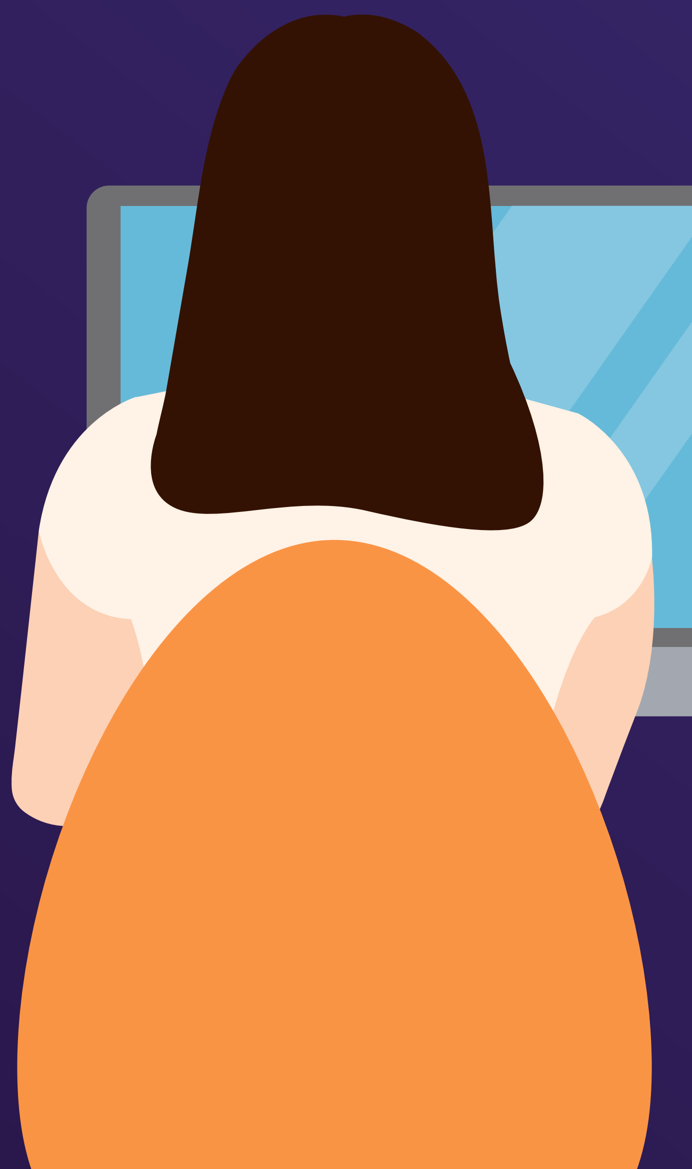
Whether you’re evaluating managers or responding to investor requests, Dasseti SmartDocs helps streamline the entire due diligence process with AI-driven automation.



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Another year of undeniable growth for private markets

Opportunity is knocking forcefully, as evidenced by the asset-raising bonanza of 2024. Private markets amassed over $766 billion in fresh capital last year, signaling abundant investment opportunities amid a wholesale revamping of the global economy.

While the private equity industry lamented fundraising challenges with only 175 fund closures reported by *Alternatives Watch* in 2024, total capital raised actually exceeded 2023 figures by $12 billion. Though marketers faced headwinds, investment offices anticipate accelerated M&A and dealmaking activity, particularly as interest rates decline.

Credit funds achieved more closures and greater asset accumulation in 2024, with expectations for continued interest regardless of rate movements in 2025.

Infrastructure funds experienced the most dramatic growth, securing $64 billion in new capital — a fourfold increase from the previous year's $15 billion.

Real estate fundraising saw fewer closures and lower overall volume, yet manager sentiment reached its most positive level since pre-pandemic times. Both average fund size and expectations for commercial real estate valuation recovery trended upward.

Among venture capitalists, the "healthtech" mantra was only occasionally interrupted by promising sustainability investments, which continue to show potential despite pullbacks in ESG initiatives under the Trump administration.

Susan Barreto
Editor and Publisher
Alternatives Watch

Alternative Investments By the Numbers

2024

Total # of Funds: 377	**2024 Assets Raised: $766 billion**
Private Equity: 175	Private Equity: $412 billion
Credit: 96	Credit: $213 billion
Venture Capital: 53	Infrastructure: $64 billion
Infrastructure: 22	Real Estate: $40 billion
Real Estate: 18	Venture Capital: $22 billion
Hedge Funds: 14	Hedge Funds: $15 billion

2023

Total # of Funds: 406	**2023 Assets Raised: $688 billion**
Private Equity: 195	Private Equity: $400 billion
Credit: 82	Credit: $179 billion
Venture Capital: 61	Real Estate: $77 billion
Real Estate: 42	Infrastructure: $15 billion
Infrastructure: 18	Venture Capital: $14 billion
Hedge Funds: 8	Hedge Funds: $3 billion

Top 10 Funds (ranked by assets raised)

Fund	Strategy
Ares Senior Direct Lending Fund III *$34 billion*	Credit
EQT X *$24 billion*	Private Equity
Lexington Capital Partners X *$22.7 billion*	Private Equity (secondaries)
Hellman & Friedman Fund XI *$22.3 billion*	Private Equity
Blackstone Senior Direct Lending Fund *$22 billion*	Credit
HPS Investment Partners' Specialty Loan Fund VI *$21.1 billion*	Credit
Silver Lake Partners VII *$20.5 billion*	Private Equity
ICG Senior Debt Partners V *$17 billion*	Credit
New Mountain Partners VII *$15.4 billion*	Private Equity
HarbourVest Partners' Dover Street XI *$15.1 billion*	Private Equity (secondaries)

PRIVATE EQUITY

Private equity still leads the way despite a glut of dry powder

Private equity maintained its dominant position in 2024 despite a slight decrease in the number of funds compared with 2023's 195 closings. Nevertheless, the asset class saw marginally higher inflows than the previous year.

Fundraising remained challenging in the second half of 2024, according to data collected by *AW Research*. Despite these difficulties, the average private equity fund size grew to approximately $2.3 billion, up from $2 billion in 2023. Buyout funds remained the strategy of choice, with managers focusing on significant positions across various expanding business sectors.

Read on for our ranking of the firms attracting the most assets in 2024, alongside the year's largest fund closes.

Largest Private Equity Funds of 2024

EQT X

€22 billion ($24 billion)

The EQT Private Equity strategy has been investing in the healthcare, technology, tech-enabled services, and industrial technology sectors in Europe and North America for over 30 years. The strategy has delivered a realized gross multiple on invested capital of 2.7x. At the time of the fund's close in February, EQT X was 30-35% percent invested. EQT X has bumped up its investment level to 50-55% since then thanks to deals including the acquisition of a majority stake in Acronis, a Swiss cybersecurity and data protection platform catering to managed service providers; an anchor investment in WTS Group, a German provider of tax and financial advisory services; and most recently, an all-cash buyout of Swedish financial services provider Fortnox for about SEK 54.9 billion ($5.2 billion.

A diverse group of investors from the Americas, Asia Pacific, the Middle East, Europe and the Nordics participated in the fund raise, including pension and sovereign wealth funds, asset managers and the private wealth segment. U.S. pension investments in the fund tracked by *AW* were by: California Public Employees' Retirement System ($500 million; Canadian Pension Plan Investment Board ($430 million; New York State Common Retirement Fund ($217 million; and Teacher Retirement System of Texas ($210 million.

Lexington Capital Partners X

$22.7 billion

Lexington Partners had an original fundraising goal of $15 billion with a focus on secondaries. The secondary market has been making steady gains as Lexington pointed out that 2024 was the third year in a row in which volume surpassed $100 billion.

The $75 billion firm observed fund sponsors seeking liquidity solutions for their limited partners through organized transactions. This trend continued to contribute to significant secondary deal flow. At its close, the fund had already put 40% of the capital to work across more than 50 transactions with sellers that include public and corporate pensions, banks and other financial institutions.

According to Lexington, 400 investors participated in the 2022 vintage fund.

Hellman & Friedman Fund XI

$22.3 billion

The strategy focuses on leveraged buyouts and growth capital opportunities in North America and Europe, primarily in the technology and software, healthcare, financials and consumer and retail sectors. The firm's previous vintage closed in 2021 with $24 billion in commitments.

The fund close in April brought the total assets raised for the flagship strategy over the last three years to $50 billion. Overall, the firm has $115 billion in assets under management and boasts a track record dating back to 1984 and backing from some of the world's largest institutional investors.

Fund XI investors were many of the largest pension funds in the world. Allocators clamoring for access in recent years to growth businesses were: Washington State Investment Board ($750 million); CalPERS ($600 million); Mass PRIM ($300 million); New York State Common Retirement Fund ($300 million); Virginia Retirement System ($300 million); Oregon Investment Council ($265 million); CalSTRS ($200 million); Florida State Board of Administration ($200 million); Minnesota State Board of Investment ($200 million); CPP Investments ($150 million); PennSERS ($100 million); State of Wisconsin Investment Board ($50 million); Teachers' Retirement System of Louisiana ($50 million); Alaska Permanent Fund ($25 million); and San Francisco City and County Employees' Retirement System ($50 million).

Silver Lake Partner VII

$20.5 billion

Silver Lake Partners VII, which closed in May, will continue Silver Lake's focus on partnering with founders and management teams to build and grow companies driven by technology at scale.

The private equity strategy spans a wide spectrum of the global technology sector and centers on tech-enabled businesses in verticals including sports and live events, media and entertainment, e-commerce, financial services, and health care. The firm has offices in Menlo Park, Calif. and in New York from which it oversees a portfolio of companies that represents more than $1 trillion of cumulative enterprise value. Over the past 15 years, Silver Lake's flagship funds have in aggregate generated a 21% rate of return, net of fees, according to the firm.

According to Silver Lake, investors include public and corporate pension funds, sovereign wealth funds, insurance companies, endowments, foundations, funds of funds, family offices, technology industry leaders and individual investors across the Americas, Asia Pacific and EMEA. The firm said the strength of the capital raise pointed to its leadership in large-scale technology investing as the AI era accelerates.

Investors as tracked by Alternatives Watch included the Washington State Investment Board ($500 million); the New Jersey Division of Investment ($100 million); and an unspecified amount by CPP Investments.

New Mountain Partners VII

$15.4 billion

New Mountain Capital held the final close of its seventh control-oriented fund that reached its hard cap of $14 billion in limited partner commitments, with an additional $1.4 billion from general partners. The New York-based firm's previous fund, which closed at $9.6 billion in 2020, and as of July 2024 was fully invested in platform companies.

New Mountain's strategy is focused on non-cyclical growth in sectors such as life sciences, healthcare technologies, software and financial services. Last summer the firm had already acquired two companies: Consor Holdings, a consultant focused on transportation and water infrastructure engineering, and audit, assurance, tax and advisory services provider Grant Thornton. New Mountain said it has added or created over 72,000 jobs at its private equity companies, with a median income 76% above the national average. According to the firm, these companies have $8.3 billion invested in R&D, software development and capital expenditures. Additionally, New Mountain said it had exited about 20 companies and deployed nearly $10 billion in about 30 new platform and add-on acquisitions since January 2021.

Fund VII drew about 400 investors, including pension funds, insurance companies, sovereign wealth funds and high-net-worth individuals. The majority of investors from the previous fund returned, with about 100 new investors joining. Pension allocators included the Washington State Investment Board ($400 million) and the New Mexico State Investment Council ($100 million). The Teachers' Retirement System of Illinois allocated $200 million to the firm last November, without identifying the fund.

PRIVATE CREDIT

Private credit boom continues

Private credit strategies won billions upon billions of institutional investor capital in the last couple of years, but will it continue in 2025?

Practitioners remain optimistic about growth in this space, whether it is via secondaries, interval funds for retail allocators, direct lending offerings, and CLO ETFs. Blockbuster fund closes dominated the second half of the year. Carlyle raised its largest credit fund ever in December with the final close of its third Credit Opportunities Fund (CCOF III), marking the firm's largest credit fundraise to date. Including available leverage, the fund closed at $7.1 billion.

The largest credit fund close was also the largest private market asset raise for all of 2024. Ares Management saw $34 billion in commitments for Ares Senior Direct Lending Fund III (SDL III). As of July, the fund had already deployed significant capital, with the fund committing $9 billion of capital to over 165 companies.

Notably, multiple credit firm acquisitions announced were announced in December. The first was BlackRock's announcement of its intent to purchase HPS Partners in a $12 billion deal. The deal would combine the HPS private credit platform with BlackRock's $3 trillion fixed-income business. The private debt market is expected to more than double to $4.5 trillion by 2030, according to BlackRock's projections.

Then there was a definitive agreement from Third Point to acquire the $8 billion AS Birch Grove in the first quarter of 2025 from American Securities. Lastly, there was MetLife Investment Management's acquisition of PineBridge Investments, which will expand its capabilities to include collateralized loan obligations and direct lending operations, multi-asset strategies, global equity offerings, direct lending, and European real estate operations.

On the downside, regulatory scrutiny is seemingly on the horizon. On Dec. 20, the U.S. Securities and Exchange Commission (SEC) announced charges against Greenwich, Conn.-based Silver Point Capital for allegedly failing to have written policies and procedures in place to prevent the misuse of material nonpublic information related to its participation on creditors' committees; the firm has settled the charges.

Also on Dec. 20, U.S. Senate Banking Committee leaders issued a letter to Federal Reserve Chairman Jerome Powell criticizing the rapidly expanding private market asset class for its minimal oversight from regulators, lack of transparency and significant interconnectedness with the banking system.

Amid the increasing scrutiny, credit fund closings reached $213 billion in 2024 — a $34 billion increase from 2023, according to *AW Research*. The number of funds also grew significantly, rising from 82 closes in 2023 to 96 in 2024. Meanwhile, the average raise remained steady at $2.2 billion per fund, consistent with 2023 figures and indicating sustained strong investor interest in the sector.

Largest Private Credit Funds of 2024

Ares Senior Direct Lending Fund III (SDL III)

$34 billion

At its July close, the SDL III fund far surpassed its $10 billion target and doubled the size of its predecessor fund that closed in 2021. The strategy focuses on U.S. senior direct lending opportunities. Ares has maintained consistency across generations by deploying the same approach in SDL III as in its predecessor funds, SDL I and SDL II, with investments in companies with $10 million to over $150 million of EBITDA where Ares funds act primarily as the lead provider of capital

In May 2024, the Ares credit team was among the lenders offering $815 million in financing to help Vantage Data Centers expand its EMEA platform. Most recently, the firm was among the financiers of Bain Capital's deal to acquire wealth management technology and services provider Envestnet for about $4.5 billion in early July.

Mark Affolter, partner and co-head of U.S. Direct Lending remarked at the time of the fund's close in July that the middle market continues to experience significant demand for reliable capital solutions as it was still underserved by banks and other traditional lenders. The Ares team planned to invest in companies that maintain a strong competitive position in their respective markets with experienced management teams and strong free cash flow characteristics.

Investors in the fund included CalPERS that allocated $1 billion early in 2024.

Blackstone Senior Direct Lending Fund

$22 billion

Blackstone's final close of its first evergreen institutional U.S. direct lending fund far exceeded the firm's $10 billion target. For Blackstone, the fundraise that concluded in October brought its global direct lending platform to over $123 billion. Inflows in the $355 billion Credit & Insurance business (BXCI) at Blackstone soared by 22% to total $21.4 billion in the third quarter and over $80 billion for the previous 12 months cementing the unit's place as the company's largest business line.

BXCI deployed or committed $40 billion in direct lending through the third quarter, more than double the total for all of 2023. This included lead roles in some of the largest deals of the year with CoreWeave ($7.5 billion), Squarespace ($2.7 billion), Fidelis ($2 billion), and Davies (£1.5 billion), as well as recent proprietary middle-market transactions for Permira's Acuity Knowledge Partners ($600 million), Graham Partners' Gatekeeper Systems ($550 million), and publicly listed Loar ($360 million), where BXCI served as the sole lender.

HPS Investment Partners Specialty Loan Fund VI (SLF VI)

$21.2 billion

HPS' latest fund included $14.3 billion in equity commitments from global institutions and what the firm described as "available borrowings." The commingled fund raised $10.4 billion, exceeding its $7.5 billion target. Additional capital was raised through funds-of-one, separately managed accounts and co-investment vehicles.

Investors included: Los Angeles City Employees' Retirement System ($100 million); Minnesota State Board of Investment ($200 million); Mass PRIM ($600 million); and Los Angeles Fire and Police Pensions ($35 million).

At its close in June, SLF VI had already deployed over $2.5 billion across 29 investments. This was the first fund close for HPS in 2024, but in 2023 the firm closed its second Core Senior Lending Fund and associated funds with $10 billion in investable capital last year and also held the $17 billion close of Strategic Investment Partners V.

HPS's Specialty Direct Lending strategy focuses on sourcing investment opportunities that can command a premium due to perceived complexity. Along with its Core Senior Lending Platform, HPS's senior direct lending platform has invested approximately $100 billion in over 639 investments since 2010.

ICG Senior Debt Partners V

$17 billion

Intermediate Capital Group (ICG) in September closed the largest direct lending fund launched in Europe, raising $17 billion for the fifth vintage of its flagship direct lending strategy Senior Debt Partners.

The London-listed firm said that the fund and associated vehicles exceeded the initial target of $11-$12 billion and as of this past autumn 45% of the capital had been invested. The fundraise underlined ICG's leading position in European direct lending, said Benoit Durteste, CIO and CEO of ICG in a statement following the flagship close.

The Senior Debt Partners flagship launched in 2012 with an eye on providing first lien, senior secured loans to a wide and diversified pool of mid and upper mid-market European-based businesses, typically owned by leading private equity firms. The strategy collected capital from over 180 clients.

Investors in the ICG European lending strategy included: Connecticut Retirement Plans and Trust Funds ($226 million); New Jersey Division of Investment ($215 million) and Florida State Board of Administration ($150 million).

Arcmont Direct Lending Fund IV

$11 billion

Arcmont Asset Management closed its fourth fund at the high end of its target range as global investor interest in European private debt soared. Arcmont Direct Lending Fund IV represented one of the largest direct lending funds ever raised in Europe, according to the London-based firm. An affiliate of Nuveen, Arcmont is part of the firm’s expanding Nuveen Private Capital business along with U.S. firm Churchill Asset Management.

Arcmont's team saw a strong pipeline of high-quality deal flow, and the closing of DLF IV added significant dry powder to pursue these opportunities. At its close in January, Direct Lending Fund IV had already committed roughly 55% of its capital. Officials said that the committed capital reflected a robust market opportunity for tailored private debt financing solutions provided at scale, and the team's experience in meeting the needs of leading private equity sponsors and blue-chip companies across different European market.

Investors in the strategy included the Seattle City Employees’ Retirement System, which placed $40 million with the firm in early 2024.

Arcmont's Direct Lending strategy was launched in 2011 and invests in a defensive, diversified portfolio of mainly first lien senior and unitranche loans, as well as second lien and subordinated loans. Arcmont can also hold equity or warrant positions alongside those loans, providing upside potential through equity participation in select situations.

INFRASTRUCTURE

Infrastructure builds on previous success

2024 began with one of the world's largest asset managers buying the largest independent infrastructure firm with $100 billion in AUM to create a powerhouse business for a new investment age focused on global transition in energy generation.

In a transaction that closed later in the year, BlackRock bought Global Infrastructure Partners for $3 billion in cash and about 12 million shares of BlackRock common stock, creating an infrastructure investment platform with over $150 billion in AUM and scaled proprietary origination and business improvement capabilities to generate greater deal flow and co-investment opportunities for clients.

"GIP's deep understanding of the factors and forces driving operational efficiency for long-term value creation have made them a global leader in infrastructure investing," said BlackRock Chairman and CEO Larry Fink at the time. "Bringing these two firms together will create the infrastructure platform to deliver best-in-class investment opportunities for clients globally, and we couldn't be more excited about the opportunities ahead of us."

Infrastructure investments have been increasingly adopted by a growing number of investors who traditionally would have leaned on a variety of real estate investments to provide a diversified set of opportunities that are unrelated to private equity and debt investments.

Infrastructure asset managers have found themselves at the intersection of key global macro trends including telecommunications, digital technology, and the green energy transition. These growth opportunities are more substantial today, according to a recent white paper from Cambridge Associates. The firm points to a 'twenty-first century' infrastructure investing trends that continue to expand almost daily as the world seeks both solutions to climate change and ways to enhance communications.

The fund sizes are rising as well. In 2023, *AW* tracked 18 funds that raised a combined $15.3 billion, and in 2024 there were 22 funds attracting $64 billion in capital as allocators sought ways to diversify away from troubled real estate holdings in their real asset portfolios.

According to Cambridge Associates, the growing size of infrastructure funds and competition among funds has boosted valuations, which could create a headwind to returns. The consulting team finds that there has been a tailwind to some value-add investors that have benefitted by selling to core investors and providing multiple expansion opportunities. They estimate that the infrastructure sector may face fewer secular challenges than some of its peers. In turn, this growth is a boon to end investors looking for returns uncorrelated to traditional markets.

Largest infrastructure funds raised in 2024

Antin Infrastructure Partners V

$10.7 billion

Antin Infrastructure's fifth flagship fund was powered by high investor loyalty and a fivefold increase in assets raised from North American allocators, compared with the firm's previous fund that closed in 2020. Despite closing below its over $12.5 billion hard cap, Antin Infrastructure Partners V ranked as the year's largest fundraise in the asset class.

As of its December close, the fund had already deployed approximately 40% of its capital across five investments, including Blue Elephant Energy, Consilium Safety, Opdenergy, Portakabin and Proxima. The strategy extends the $33 billion Antin's 17-year track record of infrastructure investments across Europe and North America, focusing on energy and environment, digital, transport, and social infrastructure sectors.

The firm also reported substantial growth in investments from Asia Pacific, the Middle East, and Latin America, with more than 120 new investors joining the fund.

Investors include: New Mexico State Investment Council ($234 million); New York State Common Retirement Fund ($274 million); Alaska Permanent Fund ($107 million) and the Virginia Retirement System ($105 million).

Brookfield Global Transition Fund II (BGTF II)

$10 billion

To call Brookfield Asset Management an infrastructure pioneer would be an understatement: not only did the firm's parent company start out as a light and power utility (in Brazil, curiously), but this origin story dates all the way back to 1899. The firm's largest 2024 raise, held in February, was the first close of an energy transition fund co-led by Mark Carney, who has since gone on to become prime minister of Canada.

The fund's aim is to accelerate the global transition to a net-zero economy with a focus on clean energy expansion, sustainable solutions acceleration and transformation of carbon-intensive companies. So far, Brookfield's investments have included a U.K. onshore renewables developer and a solar development partnership in India.

With growing energy transition opportunities, Brookfield has said it is looking to raise more assets in its second fund than its first offering that closed in 2022 with a sector record of $15 billion. According to Brookfield, the total impact of BGTF I, measured in avoided emissions, is expected to surpass the combined annual emissions of New York City, London, and Toronto.

Brookfield boasts a $161 billion infrastructure portfolio, including infrastructure debt products. With renewable investment as a consistent theme, the firm stands as one of the world's largest investors in renewable power and climate transition assets, managing nearly 33,000 megawatts of generating capacity across five continents.

Investors so far in Fund II include: New York State Common Retirement Fund ($300 million); California Public Employees Retirement System ($1 billion) and South Carolina Retirement System ($100 million).

Energy Capital Partners V

$6.7 billion

In May, Energy Capital Partners (ECP), marked its first fund close since 2020 with a remarkably similar amount of capital ($6.8 billion), but momentum was swinging the firm's way as the electricity sector boomed with forecasts for electricity demand set to skyrocket by 1.5-2.0x over the next 15 years from current levels, according to Doug Kimmelman, founder and senior partner of ECP.

Growth in the sector was driven by broader investment trends such as data centers, electric vehicles, onshoring of manufacturing and electrification, according to Kimmelman. Concurrent with the close, ECP announced its $2.6 billion take-private of Atlantica Sustainable Infrastructure, a diversified renewable and power platform with assets located primarily across the U.S. and Europe. This was its eighth investment out of Fund V. The fund also executed the take-private of Biffa, a leading U.K.-based waste management business, and invested in Harvestone, a biofuels platform with one of the first carbon capture projects to begin operations since the passage of the Inflation Reduction Act.

ECP has been active in the power space since its inception in 2005, and its 2018 purchase of Calpine Corporation, one of the largest natural gas and renewable generators in the U.S., was one of its most notable transactions.

Investors in the fund included the Minnesota State Board of Investment ($200 million) and the Teacher Retirement System of Texas ($25 million in co-investment and $125 million in the main fund).

KKR Asia Pacific Infrastructure Investors II

$6.4 billion

KKR beat its own record for the largest pan-regional infrastructure fundraise in February. The previous regional record in the asset class was struck with the $3.9 billion close of KKR's predecessor fund, Asia Pacific Infrastructure Investors I.

By the time Fund II closed, over half of its capital had already been deployed across about 10 investments. The fund's investment mandate spans various sectors, including renewables, power and utilities, water and wastewater, digital infrastructure and transportation.

KKR's foray into global infrastructure began in 2008 and now spans more than 80 infrastructure investments overseen by a dedicated team of over 90 infrastructure investment professionals. The firm's Asia Pacific infrastructure platform, which was launched in 2019, has grown organically to about $13 billion in AUM.

Fund II targets investments in critical infrastructure assets characterized by low volatility and robust downside protection, officials said.

The fundraising effort received backing from a diverse group of global investors ranging from public and corporate pensions to sovereign wealth funds, insurance companies, endowments and asset managers.

Pantheon Global Infrastructure Fund IV

$5.3 billion

In January, Pantheon celebrated the largest-ever close in its infrastructure secondaries-focused strategy. The firm regards itself as a first mover in the space, having invested $7.6 billion in these niche secondaries since 2010.

Commitments to the infrastructure secondaries program came from a wide range of investors across Asia, North America, Europe and the Middle East. Investor types ranged from blue-chip institutional investors such as public and corporate pension plans, insurers, endowments and family offices, to inflows from Pantheon's growing global private wealth platform.

More LPs and GPs are initiating secondary transactions across the private markets space in a bid for greater liquidity. Pantheon executives expressed excitement over the fund close, citing a pipeline of more than $12 billion in infrastructure secondaries that has allowed the firm to be more selective in its investment selection.

Pantheon's real assets platform has grown to over $20 billion in recent years across infrastructure, real assets and real estate. The firm recently added infrastructure to its private wealth offerings.

REAL ESTATE

Real estate managers attract capital as valuations hit all-time lows

Around mid-2024, property valuations were seemingly bottoming out and the hopes of real estate investors rose for compelling investment opportunities.

Since 2020, real estate investment had centered on multi-family development in the Sun Belt region in the U.S., logistics and data centers. Shunned were urban real estate opportunities such as office buildings or hospitality such as hotels thanks to ongoing trends stemming from the COVID pandemic.

What's new? An uptick in investor interest. According to industry observers, the U.S. office sector is still the most uncertain investment area with U.S. residential and industrial assets driving most activity to date. But outside the U.S., cities in Europe and the Asia Pacific region are largely seeing the office market returning to its pre-pandemic occupancy levels. Life sciences is another area of intense interest among the world's largest allocators to real estate as the fundamentals of long-term valuation come to life.

Despite the tender shoots of optimism, the assets raised in 2024 were disappointing. In 2023, *AW Research* tracked the raising of 42 funds totaling $77 billion in assets. In 2024, only 18 funds were raised totaling $40 billion in assets.

As performance of private real estate funds remained negative through 2024, it seems some allocators have yet to recover their confidence even while some industry players took to marketing lower asset valuations as a generational opportunity. While history shows that the early stages of a new cycle are the best entry point, risks remain across the real estate landscape.

Largest real estate funds raised in 2024

Harrison Street Real Estate Partners IX

$7 billion

Harrison Street seized upon the theme of renewal as it held the final close of its ninth fund in October, with the firm's co-founder and CEO, Christopher Merrill, noting that periods of uncertainty and macroeconomic volatility often present the most compelling investment opportunities.

Harrison Street received strong support from existing investors, who accounted for about 60% of total commitments, while also attracting new institutional investors globally. These included public and corporate pension plans, sovereign wealth funds, and insurance companies.

The investment team had allocated nearly 70% of Fund IX's equity across 70 assets in seven sectors by the time of the fund's close. The portfolio included student housing, senior housing and data centers, and the firm was also eyeing underperforming assets and those with distressed pricing due to liquidity needs as well.

Among other notable deals, the fund partnered with The Dinerstein Companies and Up Campus Student Living to develop Aspire A&M, an 873-bed purpose-built student housing community at Texas A&M University featuring 11,000 square feet of ground-floor retail space.

Lone Star Fund XII

$5.3 billion

Lone Star Funds' opportunity fund series is focused on opportunities that emerge during periods of market dislocation with an emphasis on businesses, sellers, and assets that require capital support and management direction to succeed in challenging economic and market conditions as well as NPL portfolios in a range of asset classes that arise from economic conditions and regulatory pressures.

With that in mind, it stands to reason that in July, Lone Star Fund XII became the Dallas-based firm's largest close since before the pandemic. The fund will seek value in companies affected by economic uncertainty and distressed corporate credits, according to Donald Quintin, CEO and global president of Lone Star, who noted that the firm is well-positioned to benefit from current market conditions.

Lone Star also saw success with the closing in September of its latest commercial real estate fund. The Lone Star Real Estate Fund VII (LSREF VII) is focused on deep-value and special situation investment opportunities across Europe, North America, and Japan.

LSREF VII is projected to have a 63-month investment period and will target a range of investments, including direct commercial real estate equity, debt portfolios and commercial real estate-related operating companies. Investors in LSREF VII included the State of Wisconsin Investment Board ($150 million).

Since its inception in 1995, Lone Star has organized 25 private equity funds, amassing total capital commitments of about $95 billion. The firm's funds are organized into three main series: Opportunity Funds, Commercial Real Estate Funds, and U.S. Residential Mortgage Funds.

Rockpoint Real Estate Fund VII

$5.1 billion

Boston-based real estate private equity firm Rockpoint amassed $5.1 billion in aggregate equity capital commitments in its latest fundraising cycle. The total raise, concluded in January, comprised the close of Rockpoint Real Estate Fund VII with $2.7 billion in total equity capital, plus $2.4 billion in commitments that included two single-investor funds and one single-asset continuation vehicle.

The combined funding came from a diverse base of corporate and public pension funds, sovereign wealth funds, endowments, and family offices from Asia Pacific, Europe, Latin America, the Middle East, and the North America.

The Rockpoint team has been investing together since 1994, earning a lengthy track record that includes investing across multiple cycles and 19 funds and related co-investment vehicles representing a combined gross asset value of approximately $80 billion. Fund VII expanded on Rockpoint's long-established flagship opportunistic series that relies on the firm's local market knowledge and vertically integrated platform focused on value creation and enhancement.

The latest fund targets opportunities in the U.S. across a range of real estate asset classes, including industrial, multifamily, single-family rental, and hospitality, as well as select office investments.

Crow Holdings Realty Partners X

$3.7 billion

Crow Holdings successfully raised $3.3 billion for Crow Holdings Realty Partners X, and with co-investment arrangements the fund closed with total investable equity of $3.7 billion for the flagship strategy. The February fundraise surpassed its predecessor that closed at $2.6 billion in 2021, becoming the firm's largest vehicle to date.

Managed by Crow Holdings' investment management company, Crow Holdings Capital (CHC), the strategy invests in value-add real estate assets across the U.S., focusing on industrial and multifamily sectors, along with specialty sector opportunities such as manufactured housing, convenience retail, self-storage, and student housing.

At closing, more than 25% of Fund X's capital had been committed across 14 investments. CHC CEO Bob McClain pointed to secular trends supporting income growth especially in industrial and multifamily sectors in the U.S.

The Dallas-based firm said over 70% of previous investors have reinvested in the flagship value-add fund series, and new investors, including global banks, sovereign wealth funds, insurance companies, pension plans, family offices, and high-net-worth individuals, have also contributed significantly. Previous commitments we documented include $50 million each from the New Mexico Educational Retirement Board and the State Universities Retirement System of Illinois.

Ares U.S. Real Estate Opportunity Fund IV (AREOF IV)

$3.3 billion

Alternatives giant Ares Management also raised its largest-ever real estate fund in 2024 with the September close of AREOF IV, leapfrogging its predecessor's $2.2 billion raise.

AREOF IV focuses on opportunistic real estate investments in the U.S. The fund's strategy includes acquiring assets from distressed ownership structures, enhancing and repositioning undermanaged properties and pursuing risk-mitigated development and redevelopment in desirable submarkets.

AREOF IV attracted commitments from a wide range of new and existing investors across multiple continents. The investor base included sovereign wealth funds, insurance companies, endowments, family offices, private banks and public and corporate pensions. The Pennsylvania State Employees' Retirement System committed $100 million to the Ares PA Opportunities Fund to be invested in AREOF IV and related co-investments as a follow-on.

Ares U.S. Real Estate Co-Head David Roth commented that the firm had observed significant opportunities as the need for bridge financing created by the deleveraging of the past two years has provided a high-quality and attractive, investible universe. At close, the fund had already begun deploying capital. Key investments included the $1.07 billion acquisition and redevelopment of the Hyatt Regency Orlando, one of 2024's largest hotel transactions, and the preferred equity financing for the conversion of 55 Broad Street in New York City's Financial District, a major office-to-residential conversion project.

Ares Management is planning to complete its purchase of GCP International, the international arm of GLP Capital Partners, for $3.7 billion in the second half of 2025. The deal will nearly double Ares Real Estate's assets under management to about $96 billion, and significantly expand Ares' presence in the industrial and digital infrastructure sectors across key global markets.

Hedge Funds

In the realm of alternative investments, hedge funds have struggled to garner investor inflows and keep them. While some multi-strategy firms reported strong double-digit gains, macro strategies struggled to outperform in a year marked by high interest rates and sustained inflation woes.

Nevertheless, a number of standouts made headlines, as outlined below. Overall, *Alternatives Watch* tracked 13 fund launches totaling roughly $15 billion. Observers remain hopeful that sustained market volatility may boost the sector in 2025, making the case for diversification.

A bright spot has been the Middle East, where blue-chip hedge fund firms have set up shop to raise capital from family offices and sovereign wealth funds in the region. Firms moving to the UAE specifically include Millennium Management, Brevan Howard, Balyasny Asset Management, Hudson Bay Capital, TCI and King Street Capital.

Largest Hedge Funds of 2024

Jain Global

$5.3 billion

In July, former Millennium Management Co-CIO Bobby Jain launched his own hedge fund in New York but fell short of the firm's original fundraising goal of up to $10 billion. Reportedly, the fund's investors include Abu Dhabi Investment Authority, HSBC Holdings, Morgan Stanley, Goldman Sachs Group and UBS Group AG. The fund is a multi-strategy offering, reflecting the current preference in the hedge fund asset class.

Taula Capital

$5 billion

Taula Capital is a macro and fixed income relative value hedge fund led by ex-Millennium Management portfolio manager Diego Megia.

Millennium was a key backer of Taula, with Megia — who managed money at Izzy Englander's multi-strategy hedge fund giant from 2019 until 2024 — securing some $3 billion in startup capital from his former employer. Prior to his time at Millennium, Megia, who is based in London, was a senior portfolio manager at Citadel, the $63 billion hedge fund led by Ken Griffin, for two years from February 2017.

Taula opened for business in June just as macro and relative value hedge funds were capitalizing on a range of opportunities emerging from a changing macroeconomic landscape underpinned by interest rate uncertainty and diverging central bank policy. Macro strategies gained 5.95% in 2024, according to industry tracker Hedge Fund Research, underperforming the broader hedge fund industry's roughly 10% annual gain.

Along with the $3 billion from Millennium, the remaining $2 billion of Taula assets reportedly came from a mix of asset managers, pension plans and sovereign wealth funds.

Elda River Capital Management

$1.5 billion

Magnetar spin-out Elda River Capital Management was launched in March as a real assets-focused investment firm.

The firm is led by Eric Scheyer and Adam Daley, and plans to deploy a flexible investment approach targeting attractive risk-adjusted returns across multiple industry verticals, including renewables and power, energy and energy infrastructure, energy storage, industrial decarbonization and digital infrastructure.

Daley, who also holds the titles of co-founder and managing partner at Elda River, thanked Magnetar's support and partnership over the years — which is set to continue, as Magnetar Founder Alec Litowitz will be a senior advisor to Elda River.

Taconic Capital Advisors

$1 billion

Taconic Capital Advisors, the event-driven multi-strategy manager based in New York and London, planned on raising $1 billion for a new merger arbitrage fund as broader hedge fund industry sentiment turns positive on merger arb opportunities amid a “significant expansion” in deal activity.

Founded in 1999 by former Goldman Sachs partners Frank Brosens and Ken Brody, Taconic’s multi-strategy investment focus spans opportunistic credit, merger arbitrage, catalyst equities and real estate sectors. The firm aims to generate strong risk-adjusted returns over multiple market cycles.

Its new single-strategy fund is managed by Margaret Jones, who has led merger arb investing within Taconic’s opportunity fund for the past decade. Merger arbitrage strategies ended 2024 with gains of 5.91%, according to Hedge Fund Research.

Fourier Asset Management

$750 million

Fourier Asset Management launched in London in June as a new credit-focused long/short hedge fund firm with a focus on global relative value opportunities using a data-driven, quantitative trading strategy.

Led by Founding Partner and Chief Investment Officer Orlando Gemes, the firm uses a three-fold systematic approach to unearth mispricings in a range of securities, spanning convertible bonds, corporate bonds, credit default swaps, indices, single stock equities, ETFs and single-stock options.

The firm set its initial focus on U.S. opportunities, with the aim of later expanding into markets in Europe and Asia. Specifically, the strategy comprises three sub-portfolios: systematic, which accounts for between 60-70% of risk, with a short holding period; relative value, at 10-20% with a medium holding period; and event driven opportunities, which make up around 10-20% of risk and which have medium-to-longer term windows.

Fourier will aggregate, clean and analyze data using proprietary models to more effectively calculate Greeks, particularly delta, and unearth cheap and expensive securities while eschewing standard market models that typically rely on subjective inputs and often produce inaccurate assumptions.

Launching with an initial capacity of $500-750 million, mainly in managed accounts, the firm sees increasing investor demand for convertible strategies against a backdrop of high volatility and high dispersion, coupled with elevated rates and increased issuance. Here, the firm’s strategy hopes to deliver equity-like returns for investors with lower-than-credit volatility.

Prior to establishing Fourier, Gemes was founding partner and chief investment officer at Fairwater Capital between 2014 and 2024, where he managed private vehicles focused on European real estate listed securities.

VENTURE CAPITAL

Venture capital undergoes a resurgence

Venture capital strategies attracted $21.8 billion in fund closes in 2024, up from the meager $13.8 billion logged in 2023 when the Silicon Valley Bank crisis fallout impacted the sector.

Technology and healthcare sectors remained hotspots for VC-backers. There was likely more scrutiny over valuations in light of SVB, but the growing potential of AI-influenced business strategies proved compelling for LPs and GPs.

Venture capital investment in life sciences also saw significant growth in 2024 after facing macroeconomic headwinds in 2023.

A total of 53 funds closed to new capital in 2024, according to *AW Research,* as allocators who were unable to invest in high-profile vintages previously saw a window of opportunity to act. By comparison, there were 61 funds raised in 2023, but the size of the funds was significantly lower.

Largest venture capital funds of 2024

Norwest Venture Partners XVII

$3 billion

In April, Menlo Park, Calif.-based Norwest Venture Partners closed its NVP 17 fund at the same size of its 16th fund, maintaining the focus on the enterprise, consumer and healthcare sectors.

Norwest's portfolio includes over 230 companies, including Vuori, Gong, Monogram Health and Five Star Finance. Since the 2021 close of NVP 16, the firm made 69 new investments and worked with 36 portfolio companies to help them "achieve liquidity events." Notable exits included Blue Cloud (PE acquisition), Ermetic (acquired by Tenable), Five Star Finance (IPO), Infutor (acquired by Verisk), Junk King (acquired by Neighborly), SmartSign (acquired by Sentinel), Spiff (acquired by Salesforce) and YipitData (PE recapitalization).

Norwest has also expanded the focus of its healthcare practice by adding biotech to existing areas of medical devices and diagnostics, healthcare services, healthcare software and tech-enabled services.

ARCH Venture Fund XIII

$3 billion

In late September, ARCH Venture Partners closed its latest fund with over $3 billion dedicated to supporting early-stage biotechnology companies. This latest fundraise was slightly above ARCH Venture Fund XII, which raised $2.9 billion in June 2022.

Investors in the latest ARCH Venture offering included the Texas Municipal Retirement System ($50 million).

The new fund aims to foster the development of breakthrough technologies and medicines, with a particular focus on leveraging AI and data-driven insights to revolutionize healthcare. ARCH Co-founder and Managing Director Robert Nelsen emphasized the firm's longstanding investment philosophy, stating, "We bet on great science and great teams to build breakthrough companies."

ARCH incubated Xaira Therapeutics, which launched in April, in partnership with Foresite Capital.

ARCH Venture Fund XIII was the largest life sciences-focused fundraise tracked by *AW* in 2024, following a pickup in activity in the sector. venBio Partners secured about $528 million in capital commitments for the venBio Global Strategic Fund V in early August, coming on the heels of Amulet Capital Partners' close of its third fund with about $1.2 billion for niche healthcare investments in late July.

Decarb Partners Fund I

$1.4 billion

Decarbonization Partners held the final close of its first late-stage venture capital fund in April. Decarbonization Partners also invests in early-stage growth equity companies, but ultimately targets de-risked technologies across clean energy, electrification, green materials and a circular, digital economy. Decarbonization Partners said at its launch that it is actively deploying capital into six focus areas and has completed seven investments to date.

Led by Meghan Sharp, the firm is a joint venture between BlackRock and Temasek Holdings that together have built a fully dedicated team of decarbonization investment specialists.

The fund attracted a diverse set of over 30 institutional investors representing 18 countries, including public and private pension funds; sovereign wealth funds; insurance companies; corporates and family offices across North America, Europe and Asia Pacific. Investors included, among others, Allstate, BBVA, KIRKBI, Mizuho Bank, MUFG Bank, and TotalEnergies; and capital commitments from a number of Singaporean institutional investors.

Forbion Growth Opportunities III

$1.3 billion

Netherlands-based life sciences venture capital firm Forbion raised €1.2 billion ($1.3 billion) for its Forbion Growth Opportunities III fund in October. The firm closed its Forbion Ventures VII €890 million ($980 million) consecutively, nearly doubling its assets under management to €5 billion ($5.5 billion).

At the time of these fund closes, Forbion planned to increase both the number and size of its investments in development-stage life sciences companies with approximately 15 portfolio companies through each of the new funds. Forbion said it had 58 active investments in its portfolio, having led or co-led 88% of the initial investment rounds in its most recent funds.

In Europe, the firm notched several valuable exits, including: Yellow Jersey Therapeutics, developer of a promising treatment for atopic dermatitis and other immune-mediated diseases, which was sold by $1.25 billion to Johnson & Johnson; Mariana Oncology, a developer of novel radioligand therapies to treat cancers, which was acquired by Novartis for $1.75 billion; and Aiolos Bio, acquired by GSK for a $1 billion upfront payment and up to $400 million in certain success-based regulatory milestone payments related to an antibody treatment for respiratory and inflammatory conditions

Headquartered in Naarden, The Netherlands, Forbion also recently added offices in Munich and in Boston, Mass., further expanding its global reach in the life sciences sector.

Adams Street Venture Innovation Fund IV

$1.2 billion

Adams Street Partners' latest venture capital investment program is comprised of Venture Innovation Fund IV (VIF IV), Leaders Fund II and Adams Street Venture Select Fund 2023. The firm's focus remains on venture fund investments, secondaries and direct investments in innovative and disruptive companies globally.

Adams Street Partner & Global Head of Fund Investments Brijesh Jeevarathnam emphasized the firm's long-standing presence in the VC scene, stating, "Venture investing has been a core part of Adams Street's DNA since our first commitment over four decades ago." He highlighted the firm's belief that VC will continue to drive digital transformation across the global economy, particularly with technologies such as AI accelerating innovation.

VIF IV grew by over 40% compared to its 2021 vintage predecessor and nearly tripled the close of Adams Street Venture Innovation Fund II with $426 million in 2018, underscoring growing investor confidence in the firm's venture capital expertise.

The oversubscribed fund attracted diverse investors from three continents, including foundations, family offices and wealth platforms. Despite continued investor interest, Adams Street chose to close the fund to maintain discipline around its strategy and portfolio construction.

About Us

About Dasseti

Dasseti (formerly Diligend) is a leading software platform that helps institutional investors, investment consultants and investment managers meet the rigorous demands for data collection, analysis, exchange, reporting and compliance at every stage of the investment lifecycle. Dasseti Collect allows allocators to streamline data collection and analysis processes through digitization, automation and collaboration. Dasseti ESG Collect is a powerful one-to-one data collection and analysis platform. Uniquely it can be used by general partners in the private equity sector to collect data from underlying assets, including funds and portfolio companies. Dasseti Engage allows asset/fund managers to improve investor relations by streamlining processes such as responding to client requests, delivering consistent information or distributing reports quickly and securely.

About Alternatives Watch Research

AW Research is the data- and analysis-driven unit of the daily news platform *Alternatives Watch*. The team compiles the facts and figures behind the larger trends within the alternative asset management industry. From fund launch and investor mandate data to strategy specific insights, we seek to offer the most comprehensive view of salient trends in the marketplace today. Downloadable content is available exclusively to our Annual Subscribers.

AW Research's Methodology

All figures are derived from reporting done by *Alternatives Watch* and are based off of public announcements of fund closures. In instances where funds are in the process of being raised and are open-ended in nature, we do not have a definitive amount of assets listed in our monthly scorecard rankings. This is especially true for hedge fund strategies that tend to be raised in funds of one, SMA or open-end commingled fund structures.

