

Bouwinvest Dutch Senior Living Impact Fund

A unique opportunity to invest in high-quality senior living investments in the Netherlands with measurable impact objectives

Impact

First SFDR article 9 fund with a senior living strategy in the Netherlands

Strategy

Diversified across master leases with care operators and individual leases

Performance

Making social impact while generating competitive financial returns

Platform

Bouwinvest has an extensive track record in healthcare and social impact investments

"The investments of the fund will generate measurable positive environmental AND social impact"



Launch date

June 2025

Target fund size (YE 2027)
in million

€ 300

Committed capital
in million

€ 263.5

Institutional investors
in #

6

Target net IRR after fees (unlevered)
in %

5.5-7.0

Target social impact (YE 2027)
in # of apartments/units

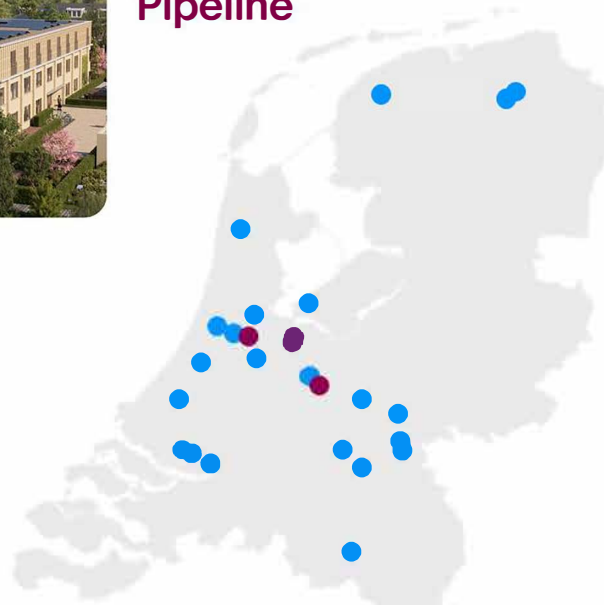
> 900

1st Acquisition - Grote Lijster

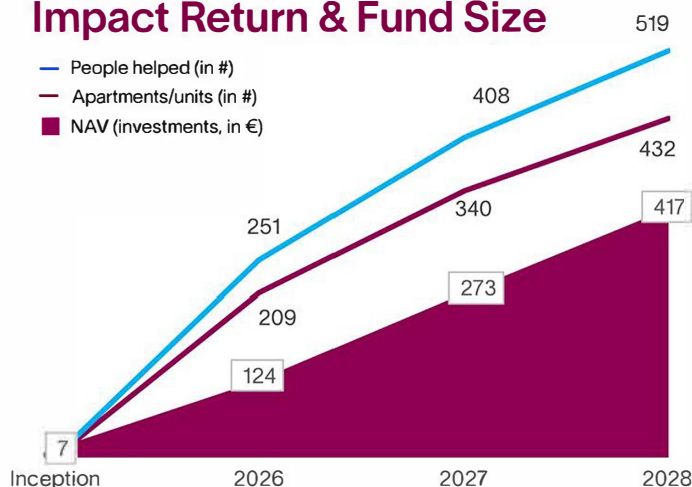
- Located in Uithoorn, Amsterdam Region
- Private care complex with 42 units
- Single tenant and 20-year lease term
- IRR (unlevered): 6.3%
- Aligned with CRREM, BREEAM, climate adaptive, energy label and EU taxonomy targets



Our Current Active Pipeline



Impact Return & Fund Size



Recent Purchase

Number of units: ~222
Investment volume: ~82mIn

Our (Soft) Pipeline

Number of units: ~1805
Investment volume: ~506mIn

A diversified strategy focused on Dutch senior living investments

Senior and assisted living

Assisted living is senior living with the addition of a communal room where activities can be organised, allowing residents to remain socially active. It is preferable to have some healthcare facilities (cure) within the building

Nursing homes

Nursing homes are leased with a master lease to a healthcare operator and can be divided into intramural care homes, where housing is paid for by the government to the care operator, and private care homes, where the residents pay rent to the care operator

Individual leased apartments

Senior living

Assisted living



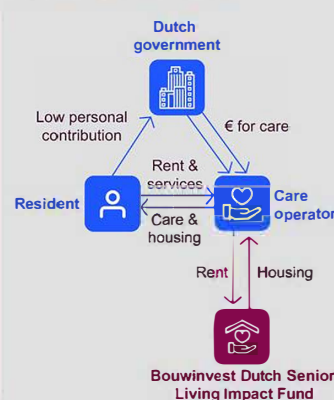
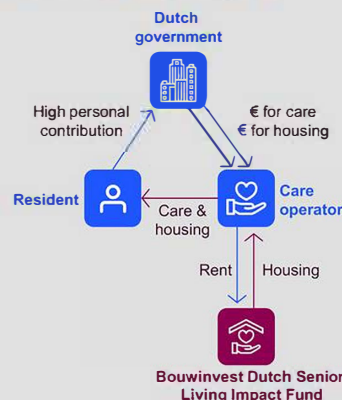
Diversification guidelines (from € 500m GAV)

Senior living and assisted living	10-40%
Intramural care homes	10-40%
Private care homes	10-40%
Cure & supporting services	0-10%

Commercial leased assets

Intramural care homes

Private care homes



Overview main governance & terms

Simple, clear and transparant

- Meeting of Investors: Qualified majority (>66%) required for major decisions such as strategy changes
- Liquidity: Units are redeemable at the request of the Investor on a quarterly basis (3-year lock-up period)
- 33% limit per Investor: AC approval required after 2028 if a subscription agreement would take a single Investor over this limit

The Bouwinvest Advantage

- **Leading Dutch real estate investment management platform** with over 70 years of experience in the Dutch real estate market
- **Deep network in the Netherlands** allowing early access to the best deals
- **Strong track record in living assets** with EUR 9.4bn AUM. Across diverse subsegments spanning multi- & single-family, student housing and senior housing real estate.
- **Our integrated ESG approach** strengthens the risk-return profile of our portfolio, essential in achieving out-performance



About our Fund Manager

- **Seasoned Fund Manager:** Proven track record in sustainability-focused and real estate investment strategies
- **Impact Fund Leadership:** Responsible for the Senior Living Impact Fund and the Social Real Estate Impact Partnership
- **Public-Sector & Advisory Experience:** Held leadership roles at COA and spent 9 years consulting on urban development and the energy transition

For more information

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