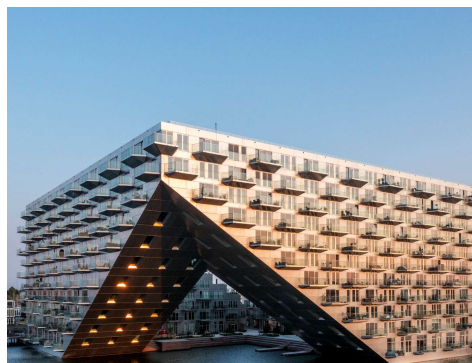
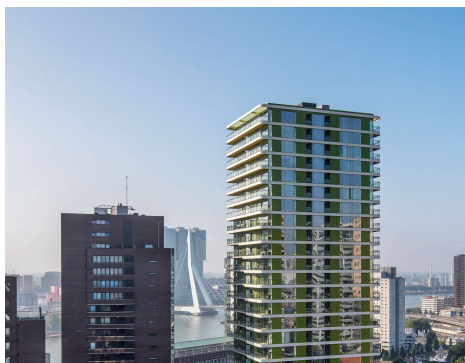


Bouwinvest Dutch Residential Fund

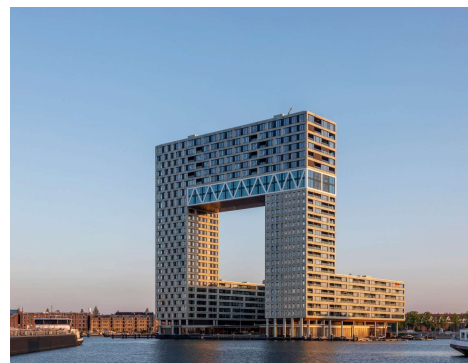
A strategic opportunity to invest in a high-quality, future-proof residential portfolio of prime living assets in Grade-A locations across the Netherlands that provide stable long-term returns



SluisHuis, Amsterdam



Up:Town, Rotterdam



Ponsteiger, Amsterdam

Launch Date

2010

Fund Size
in billions

€8.2bn

Number of units

19,670

Fund total return (post-tax, post fees)
2025

9.1%

Fund total return (post-tax, post fees)
past 10 years from 2025

9.8%

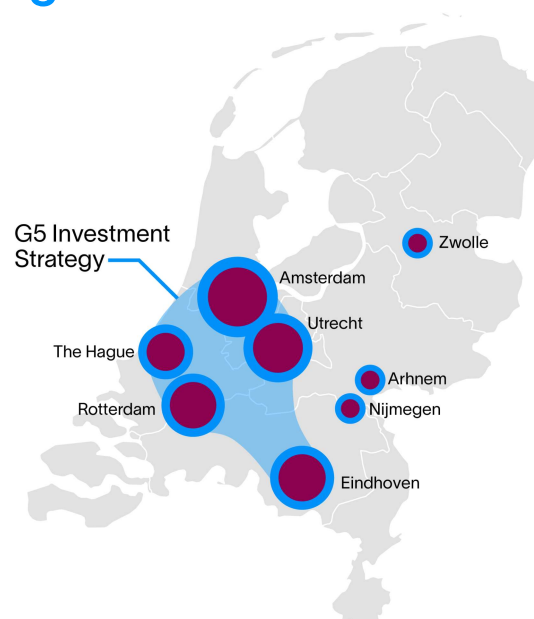
GRESB 2025 Rating

★★★★★

Investment Rationale

- Resilient growth through stable, income-generating assets with long-term value upside
- Focus on risk management through portfolio diversification, durable income, limited leverage, and long-term capital appreciation
- Promising market fundamentals from Dutch housing shortage driving rental growth and value gains
- Benefitting from economies of scale as the largest limited leverage residential fund in the Netherlands with EUR 8.2bn+ AUM
- Strong and active pipeline, with €558 million in residential opportunities
- Quarterly dividends providing steady income stream and investor liquidity
- A future proof sustainability focus ensures our portfolio is resistant against the coming risks catalysed by climate risks

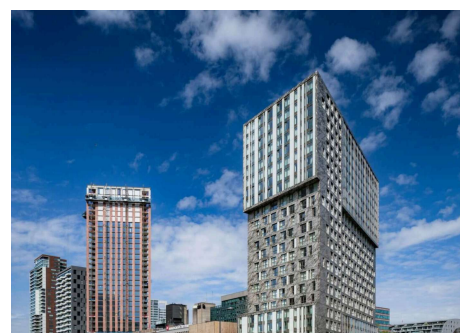
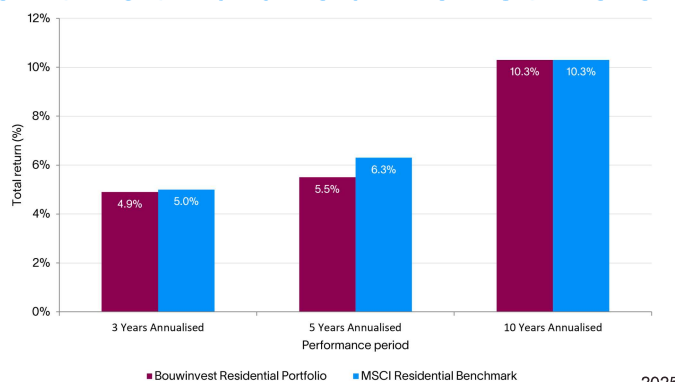
Our Core Investment Regions



The Portfolio

- 289 properties, with 98% of our total investments located across the economic urban heartland of the G5
- The fund focuses on assets serving a wide range of demographic segments, including the tail ends of the distribution where demand is very pronounced (students, young professionals, and seniors)
- With 70% of VPV, the portfolio benefits from a substantial valuation buffer that supports income stability and limits downside risk
- The fund is projected to meet the Paris Proof targets five years early, following CRREM guidelines

BI Residential Total Fund Return vs MSCI Benchmark



Student Housing
OurDomain, Rotterdam



Senior Living
Residentie Joannes de Deo, Haarlem

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** 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 and is essential in achieving outperformance

Committed Capital

€19.2bn

Transaction Volume 2025

€1.6bn

Institutional Investor Clients

36

Real Estate Professionals

180+

About our Fund Manager



- **Over 20 years of experience** in real estate investment management across Europe, North America, and Asia.
- **Proven track record** in managing residential, retail, office, mixed-use, and logistical strategies at leading global firms.
- **Expert in fund and portfolio management** with deep knowledge of indirect and direct real estate investment.

For more information

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