

Bouwinvest Dutch Senior Living Impact Fund

Investments in high-quality senior living in the Netherlands with measurable impact objectives

Factsheet

Target fund size (YE 2027)
in million

€ 300

SFDR
Article

9

Institutional investors
in #

4

Social impact (YE 2027)
in # of apartments/units

> 900

Target IRR (unlevered)
in %

5.5-7.0%

Fund launch

Q2 2025

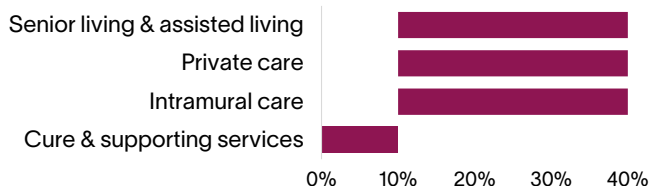


Fund strategy and highlights

The Fund anticipates on the double-ageing trend in the Netherlands and invests in senior living and assisted living apartments, private and intramural care homes. The focus is on assets that generate attractive and stable returns now and in the future, with clear measurable impact objectives.

- Fund for Joint Account (FGR)
- Core investment style (leverage up to 30% possible)
- UN SDG's #3, #7, #11 and #13 incorporated in objectives
- Benchmark MSCI Netherlands All Healthcare Assets

Diversification guidelines



Measurable impact objectives

Social challenges being addressed

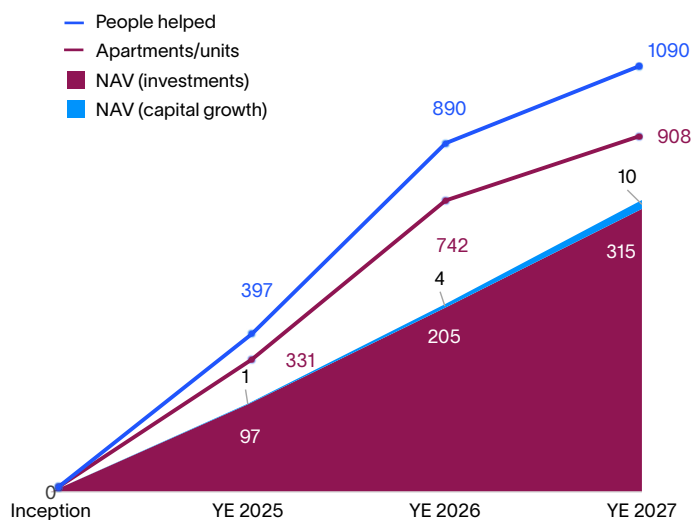
- Growing need for housing for the elderly
- Affordable housing
- Suitable housing for the elderly
- Quality of the housing
- Efficiency for care operators
- Energy efficient and climate adaptive housing

...in line with impact objectives fund

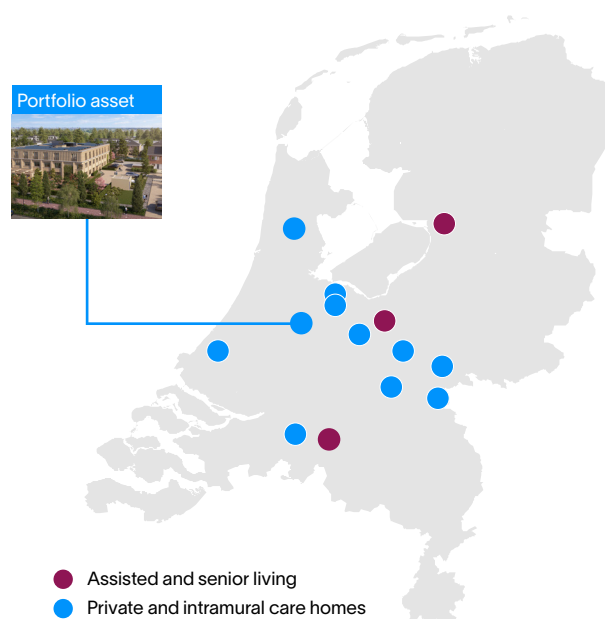
- Decreasing shortage of lifecycle proof housing for the elderly
- Increasing the availability of affordable homes for the elderly
- Reducing future healthcare demands
- Increasing independence for the elderly
- Increasing the quality of housing for the elderly and workspace for care operators

Fund outlook 2025-2027

Expected impact return and Net Asset Value (INREV, in € million), Year-end



Portfolio and pipeline



For more information

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