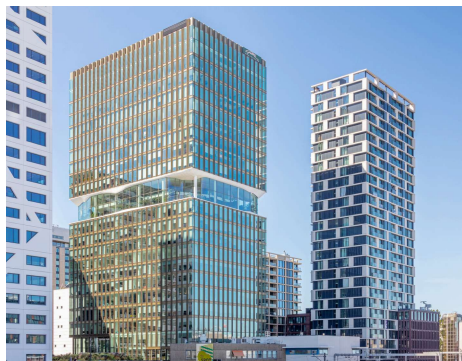


Bouwinvest Dutch Office Fund

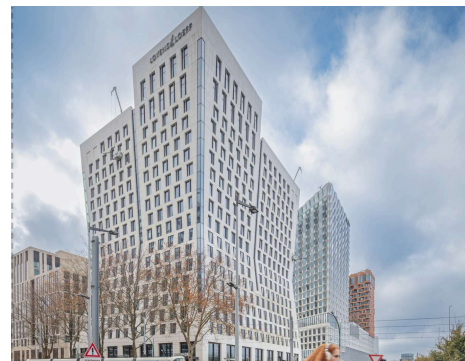
A strategic opportunity to invest in a high-quality, future-proof office portfolio of prime workspaces in leading Dutch city locations that offer resilient occupier demand, sustainable performance and stable long-term income returns



FIRST, Rotterdam



Central Park, Utrecht



Hourglass, Amsterdam

Launch Date

2010

Fund Size
in billions

€1.32bn

Number of assets

17

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

9.2%

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

6.1%

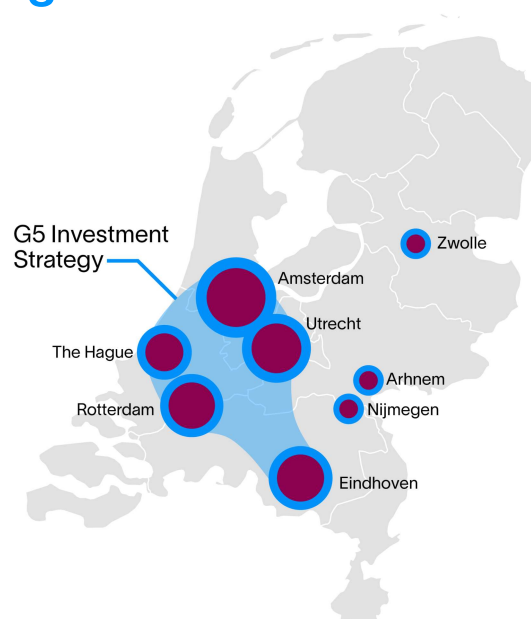
GRESB 2025 Rating



Investment Rationale

- Stable income from high-quality Dutch office assets, supported by strong occupancy and durable tenant demand
- Focus on risk control through a low-risk, future-proof portfolio, emphasising multi-tenant assets and diversification across core urban regions
- Positioned to benefit from resilient office fundamentals, including healthy prime-location demand and rising preference for sustainable, best-in-class workplaces
- Active asset management and modernisation efforts, enhancing tenant satisfaction, maintaining competitive buildings, and supporting rental growth

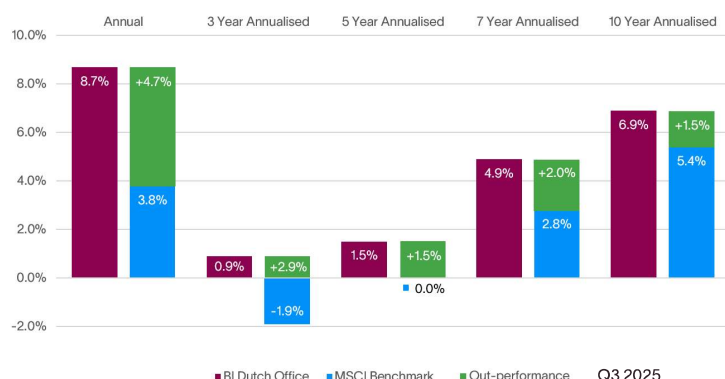
Our Core Investment Regions



The Portfolio

- **Mostly multi-tenant assets**, strengthened by recent moves such as selling Centre Court and acquiring FIRST Rotterdam, which increased diversification
- **High occupancy supported by active leasing**, with upgrades at WTC Rotterdam, WTC The Hague and RKM improving tenant demand
- **Fast, well-informed capital deployment**, demonstrated by timely acquisitions like FIRST Rotterdam and early-stage access to opportunities such as Edge Eindhoven

BI Office Fund Total Return vs MSCI Benchmark



WTC Office, Rotterdam



Move, Amsterdam

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 real estate assets** across diverse segments of Dutch and international markets creating a future proof stable return vehicle
- **Our integrated ESG approach** strengthens the risk-return profile of our portfolio and is essential in achieving ESG excellence

Committed Capital

€19.2bn

Transaction Volume 2025

€1.6bn

Institutional Investor Clients

36

Real Estate Professionals

180+

About our Fund Manager



- **Proven investment leadership** built on over 25 years of experience in real estate with a strong track record in Dutch office and hotel investments.
- **Active industry leadership** representing Bouwinvest on the Hello Zuidas Supervisory Board, NEPROM, and serving as Chairman of ULI.
- **Accessible, hands-on leadership** marked by direct involvement and an approach that keeps Bas easily reachable for investors.

For more information

Bas Jochims – Fund Manager / b.jochims@bouwinvest.nl / +31 (0)6 22 40 90 46

Felix van Musschenbroek Greve – Senior Investment Manager / f.vanmusschenbroek@bouwinvest.nl / +31 682 099 049

www.bouwinvest.com

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