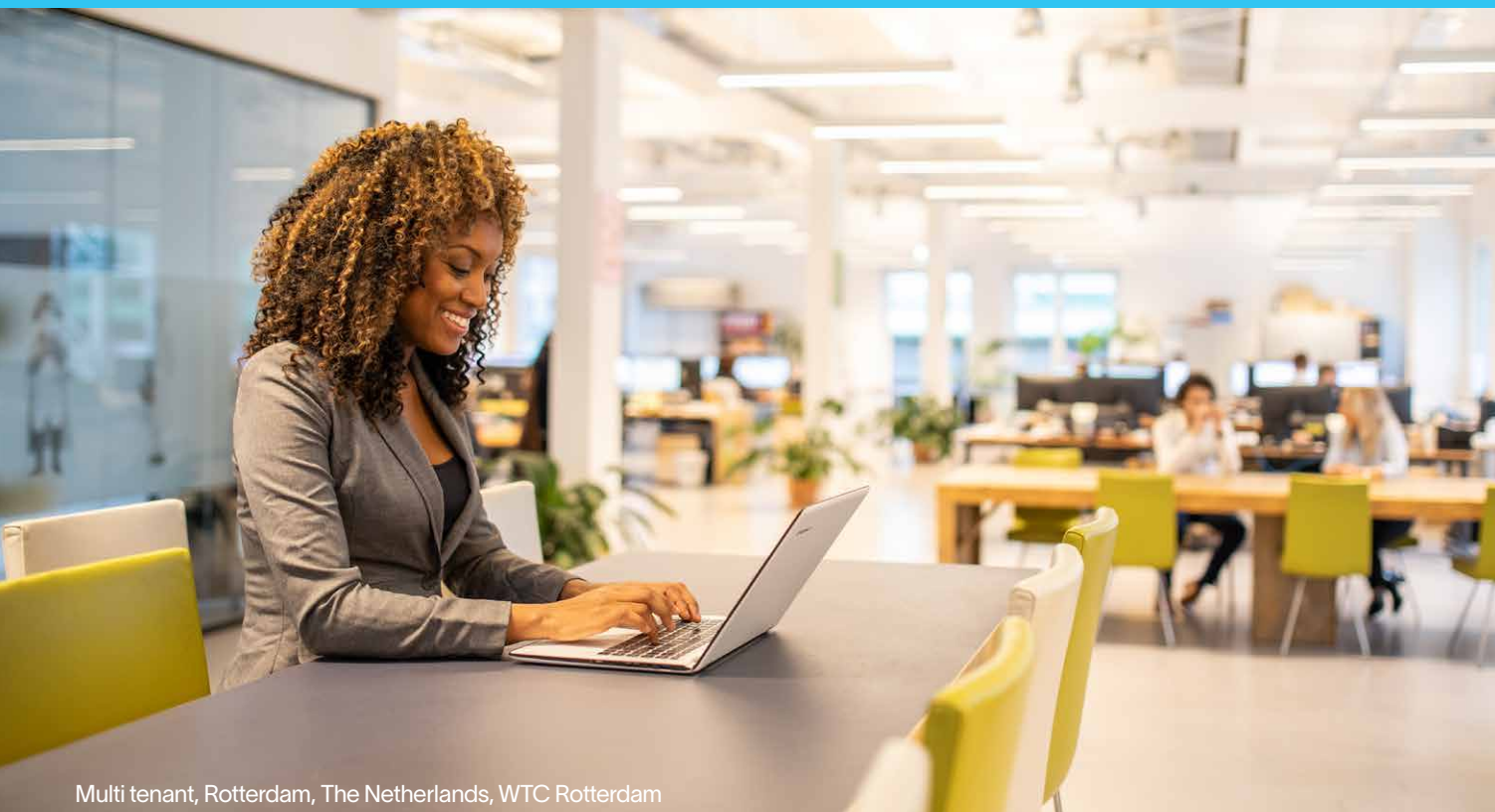


Office Investments in inspiring workplaces



Bouwinvest Dutch Institutional Office Fund N.V.

Investment company with variable capital



Multi tenant, Rotterdam, The Netherlands, WTC Rotterdam

Bouwinvest is an international real estate investment company that aims to add value in a responsible way. We believe in the creation of value in both financial and societal terms. Together with our partners, we develop solutions that contribute to the well-being of all our stakeholders in the long term. We make a difference by being a socially-responsible organisation. We invest in responsible real estate in accessible, future-focused and liveable cities. By investing in responsible, inspiring and multifunctional working places, the Office Fund is continuously working towards Real value for life, now and in the future.

Outlook for the Fund 2021 - 2023

Assets under management



Growth to € 1.3 BILLION

Acquisitions



Target € 150 MILLION

Long-term average fund return



6.0-7.5 %

Responsible investing



GRESB ★★★★★

Green asset labels 100 %

Investment Strategy

The Fund's strategy focuses on office properties that generate predictable and stable returns and will continue to do so in the future, taking into account the trends and developments in the office market. In addition to this, the Fund focuses on active asset management to optimise the portfolio and keep it as future-proof as possible. The Fund relies on its dedicated team of asset, technical and acquisition managers.

Strategy focus

G4

- Core regions (four main cities in Randstad conurbation)
- Multifunctional locations

Sustainability

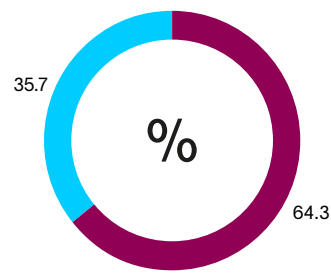
- Property on prime transportation and infrastructure hubs
- Above-average fund and asset level sustainability performance
- Enhancement of core assets

Multi-tenant

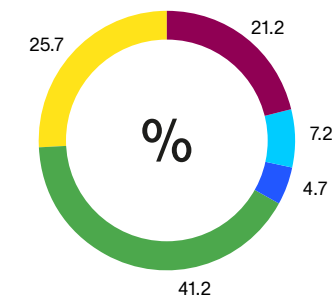
- Multi-tenant assets

Portfolio composition YE 2020

By type of building



By type of tenant



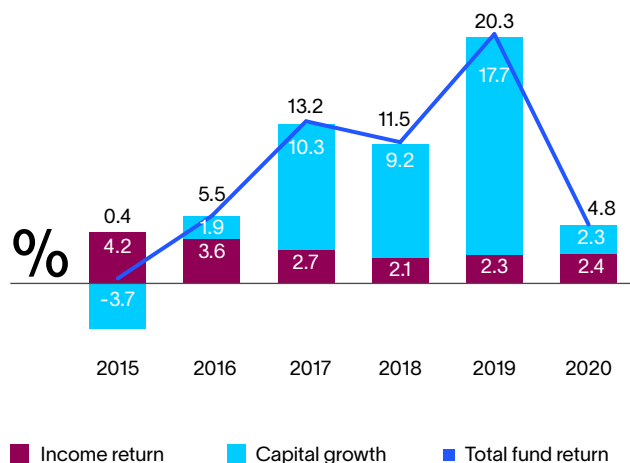
- Multi-tenant assets
- Single-tenant assets

- Government
- Financial services
- ICT & media
- Business solutions
- Remaining Office Branches

Fund facts YE 2020

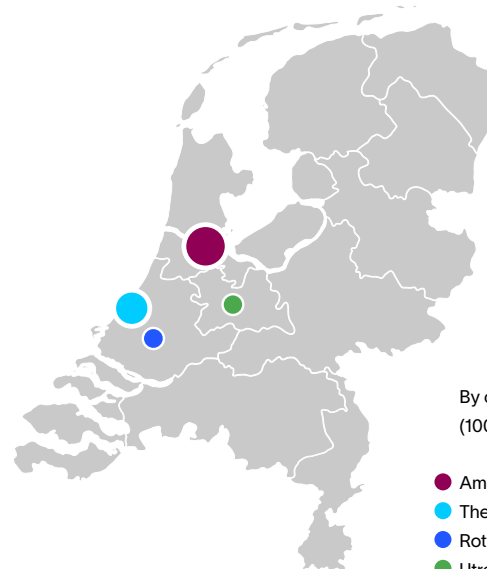
- AUM: € 1,115 million
- No leverage
- Fund return YTD: 4.8%
- Financial occupancy rate YTD: 92.8%
- 3-year property return 13.7% (MSCI 13.2%)
- 5-year property return 12.6% (MSCI 12.7%)
- 100% assets in core regions
- 87.3% energy label A
- 100% (floor space) BREEAM certificate
- 5 star GRESB rating
- Tenant satisfaction 7.3

Fund return



- Income return
- Capital growth
- Total fund return

Investment property



By core region (100% of the portfolio)

- Amsterdam 43.4%
- The Hague 31.1%
- Rotterdam 12.4%
- Utrecht 13.1%

WTC Rotterdam



- Lettable floor space: 44,759 m²
- Parking: 580 spaces
- BREAAAM-NL: Good
- Multi-tenant

WTC The Hague



- Lettable floor space: 63,997 m²
- Parking: 923 spaces
- BREAAAM-NL: Excellent
- Multi-tenant

Move Amsterdam



- Lettable floor space: 7,351 m²
- Parking: 40 spaces
- BREAAAM-NL: Good
- Single-tenant

The Garage Amsterdam



- Lettable floor space: 12,561 m²
- Parking: 25 spaces
- BREAAAM-NL: Good
- Multi-tenant

Hourglass Amsterdam



- Lettable floor space: 21,975 m²
- Parking: 148 spaces
- BREAAAM-NL: Excellent
- Single-tenant

Central Park Utrecht



- Lettable floor space: 28,473 m²
- Parking: 370 spaces
- BREAAAM-NL: Excellent
- Multi-tenant
- *Under construction*

For more information



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