

# Retail Investments generate attractive returns in challenging market conditions



Experience, Amsterdam, the Netherlands, Damrak



Real  
Estate  
Investors

Bouwinvest Dutch Institutional  
Retail Fund N.V.

# Bouwinvest Dutch Institutional Retail Fund N.V.

Investment company with variable capital



Bouwinvest is an institutional real estate investment manager in Dutch and international markets, which aims to add value in both financial and societal terms through the deployment of our investors' capital. Our goal as a socially responsible organisation is to identify and develop experience- and convenience-led shopping areas for the Bouwinvest Retail Fund, now and in the future. By investing in responsible real estate in accessible and liveable cities that are adapting for what the future may bring, we not only make a difference – we create Real value for life.

## Outlook for the Fund 2021 - 2023

Assets under management



Growth to € 1.1 BILLION

Responsible investing



Adding > 1,000<sup>kWp</sup>  
renewable solar panels on location

Long-term average fund return



6.0-7.5%

GRESB



Obtain GRESB 5-star rating ★★★★★

## Investment Strategy

The Fund strategy focuses on retail properties in the leading cities and busiest high streets in core regions in the Netherlands (Experience), as well as neighbourhood shopping centres and standalone supermarkets (Convenience).

Thanks to our clear strategic focus, we have continued to generate healthy returns amid the strong headwinds in the current market. For the second year running, the Retail Fund received the MSCI European Property Investment Award in September 2020 for best performing specialist fund in the Netherlands.

The sustainability improvements of the Fund's retail assets are driven by our goal to make our retail portfolio carbon neutral by the end of 2045, five years earlier than the target of the Paris Climate Accord. Our 'Paris Proof' Retail Fund is especially attractive to investors looking to generate stable long-term returns with investments that have a positive social impact.

## Strategy focus

### Focus on segmentation

- Experience- and Convenience retail assets
- Core regions and top shopping cities

### Focus on optimisation

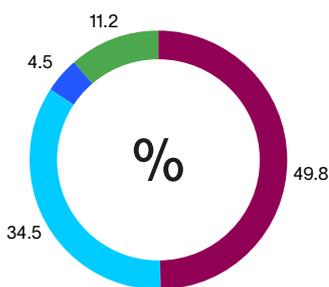
- Effective portfolio management
- Redevelopment of assets

### Focus on sustainability

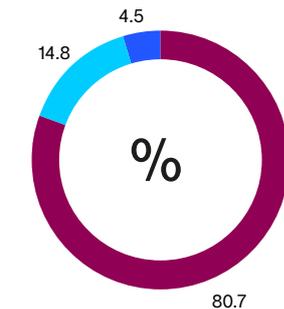
- Improve the Fund's sustainability performance and obtain the highest GRESB rating (5-star)
- Enhance stakeholder value

## Portfolio composition YE 2020

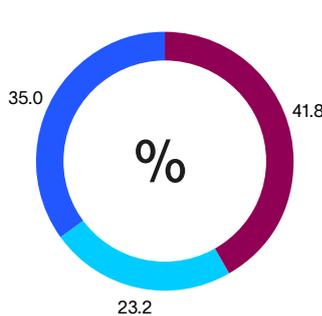
Total by strategy



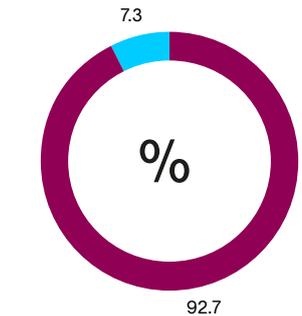
Total by risk profile



Investment property by region



BREEAM Label



- Experience
- Convenience
- Other
- Mixed retail

- Low
- Medium
- High

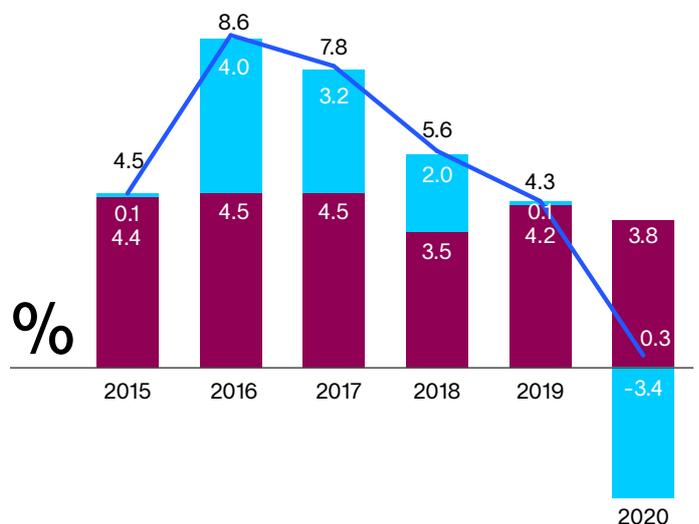
- Amsterdam
- Randstad
- Other

- % floor space Fund with BREEAM
- % floor space Fund no BREEAM

## Fund facts YE 2020

- AUM: € 946 million
- Number of assets: 59
- No leverage
- Financial occupancy rate: 95.8%
- 3-year property return 4.5% (MSCI 1.2%)
- 5-year property return 6.1% (MSCI 2.8).
- 65% assets in Randstad
- 87.7% energy label A
- 4-star GRESB rating (83 punten)

## Fund return



## Demer 20, 38 and 48 Eindhoven



- Experience
- Lettable floor space: 2,043 m<sup>2</sup>
- Tenant: Jeans Centre, The Sting, Van Dalen schoenen
- Occupancy rate: 100%

## Goverwelle Gouda



- Convenience
- Lettable floor space: 6,880 m<sup>2</sup>
- Tenant: Albert Heijn, Dirk van den Broek
- Occupancy rate: 99.1%

## Nieuwendijk 196 Amsterdam



- Experience
- Lettable floor space: 5,171 m<sup>2</sup>
- Tenant: Zara, JD Sports
- Occupancy rate: 100%

## Heyhoef Tilburg



- Convenience
- Lettable floor space: 10,800 m<sup>2</sup>
- Tenant: Jumbo, Plus, Hema, Xenos, Blokker
- Occupancy rate: 98.8%

## Oosterheem Zoetermeer



- Convenience
- Lettable floor space: 11,684 m<sup>2</sup>
- Tenant: Jumbo, Hema, Etos
- Occupancy rate: 99.2%

## Mosveld Amsterdam



- Convenience
- Lettable floor space: 7,608 m<sup>2</sup>
- Tenants: Albert Heijn, Deen, Blokker
- Occupancy rate: 89.4%

## For more information



**George Theuvenet**  
Director Capital Raising  
g.theuvenet@bouwinvest.nl  
+31 (0)6 53 31 60 74



**Jaap Landkroon**  
Director Funds Management  
j.landkroon@bouwinvest.nl  
+31 (0)6 52 58 70 27

[www.bouwinvest.com](http://www.bouwinvest.com)

Disclaimer – This brochure has been prepared solely to assist potential Shareholders in making their own evaluation of an investment in Bouwinvest Dutch Institutional Retail Fund ("Fund") and is qualified in its entirety by reference to the Fund Documents, as defined in the Terms and Conditions of the Fund. The Management Company does not make any representation or warranty as to the accuracy or completeness of the information contained in the Fact Sheet or any ancillary documents, nor should the Fact Sheet be relied upon as a promise or forecast as to the future. Any prospective Shareholder shall rely solely on its own due diligence, common judgement and business analysis in evaluating an investment in the Fund. Potential Shareholders should conduct their own investigation and analysis of the content of this Fact Sheet. Each prospective Shareholder should consult its own legal and tax advisors as to the requirements within the country of its residence for the purchase, holding or disposal of shares in the Fund. Each potential Shareholder shall ensure that the terms of this Fact Sheet remain confidential and shall not disclose to any party any information disclosed by the Management Company in or in relation to this Fact Sheet or otherwise in relation to the Fund. The Fund is an "Investment Fund" (beleggingsinstelling) within the meaning of Clause 1 of the Financial Markets Supervision Act (the "FMSA") (Wet op het Financieel Toezicht). The Shares in the Fund may not be sold, offered, transferred or delivered, directly or indirectly, to any person, other than a "Qualified Investor" (gekwalificeerde beleggers) within the meaning of the FMSA. The Management Company has a license within the meaning of Article 2:65 FSA and is supervised by the Authority Financial Markets and the Dutch Central Bank.