

# ACHMEA DUTCH HEALTH CARE PROPERTY FUND



## Factsheet Q4 2023

YEAR OF INCEPTION

2008

GREEN ENERGY LABEL (A, B AND C)

100%\*

SIZE OF FUND (MIO) GROSS ASSET VALUE

€675.1

NUMBER OF PROPERTIES

70

PERFORMANCE FORECAST (IRR 10-YEARS)

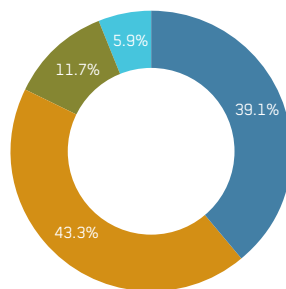
6.0-7.0%

### PORTFOLIO ACHMEA DUTCH HEALTH CARE PROPERTY FUND BY SEGMENT

- Lifetime homes
- Residential care
- Primary care centres
- Secondary and other healthcare real estate

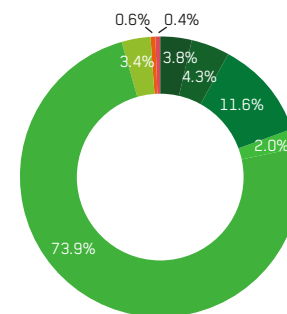


### ALLOCATION TO SEGMENTS



- Lifetime homes
- Residential care
- Primary care centres
- Secondary and other healthcare real estate

### SUSTAINABILITY



- Energy label A++++
- Energy label A+++
- Energy label A++
- Energy label A+
- Energy label A
- Energy label B
- Energy label E
- Energy label G
- No energy label

\* Excluded listed buildings

## Strategy

The fund has a core risk/return profile. This is achieved by:

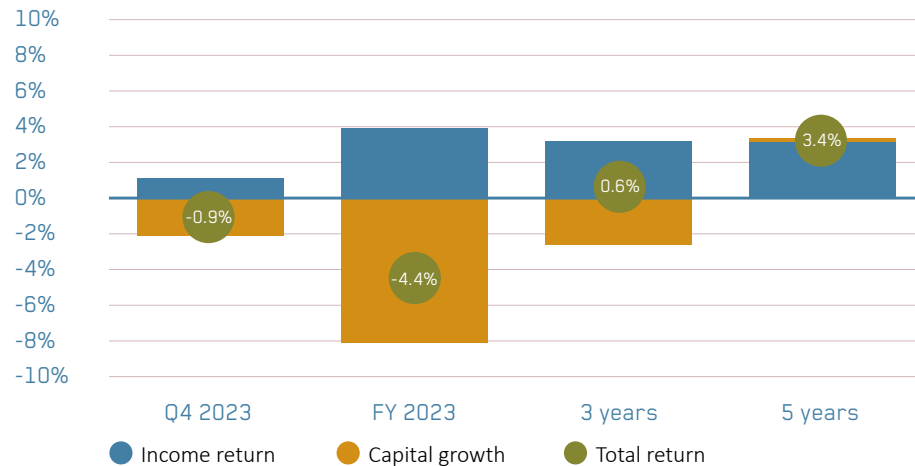
- Anticipating long-term trends relating to the ageing population, individualisation and market forces in healthcare.
- Acquiring new, modern real estate in good locations with good alternative uses.
- Buying turnkey developments and avoiding development risk.
- Concluding long-term, index-linked tenancy agreements with leading, financially-sound healthcare institutions.
- Opting for growth segments in the healthcare real estate market, aimed at achieving stable value growth.

## FUND CHARACTERISTICS

	As of 31 December 2023
Fund manager	Achmea Real Estate
AIFMD custodian	B.N.P. Paribas S.A.
Occupancy rate	98.3%
Number of investors	18
Leverage	0%
Value appraisal	Per quarter, external valuers
Currency	EUR
Management fee	0.50%
Legal status	Mutual fund for joint account (FGR)
Fiscal status	Fiscally transparent for corporate income tax and dividend tax
Target audience	Institutional investors



### FINANCIAL RETURN (AFTER FEES)



For further information,  
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