

Press release

Triodos Vastgoedfonds acquires “De Rode Haan” in Delft

Zeist, 21 December 2017 - Triodos Vastgoedfonds has acquired the office building “De Rode Haan” located at the Westlandseweg 2-40 in Delft. The property measures 6,769 sqm and has 107 parking spaces. The building is within walking distance of the train station of Delft and is also easily accessible by car. The property has recently been fully refurbished and is fully let for ten years to three tenants. The purchase price of €11.5 million (excluding purchase costs) represents a gross initial yield of 8% (excluding purchase costs).

The acquisition fits Triodos Vastgoedfonds’ strategy, which focusses on sustainable real estate in centrally located urban locations that are easily accessible by public transport. The building is a good example of Industrial Flexible and Dismountable construction (IFD). This means that during construction, sustainable and dismountable materials have been used in order to ensure maximum flexibility of the property throughout its entire life span. Triodos Vastgoedfonds will further improve the building’s energy label to an A-label by implementing led lighting and installing solar panels.

Guus Berkhout, Fund Manager Triodos Vastgoedfonds: “We are very pleased with the acquisition of ‘De Rode Haan’. The property fits well within our real estate portfolio. Its location, close to the train station, was an important consideration in our investment decision. The sustainable characteristics of the building resulting from how it has been built and the opportunities to improve on sustainability even further, make a good fit with our strategy.”

The property is being sold by the municipality Delft. The municipality’s alderman Lennart Harpe (Vastgoed) is very pleased with the outcome of the sale of ‘De Rode Haan’: “Our prior municipal office is home to three companies that are important to our local economy and employment opportunities. The building is in good hands with Triodos Vastgoedfonds, a socially responsible investor that focusses on sustainability. In short, a true asset to our city.”

The municipality of Delft was advised in this transaction by CBRE and BarentsKrans. Triodos Vastgoedfonds was advised by Houthoff and SGS Search.

About Triodos Vastgoedfonds

Triodos Vastgoedfonds was established in 2004 and is the first sustainable real estate fund in Europe. Triodos Vastgoedfonds invests in sustainably built or managed commercial property and monumental buildings.

More information about the fund can be found in the annual report: <http://www.jaarverslag-triodos.nl/nl/tim/2016/tvf/>

About Triodos Investment Management

Triodos Investment Management connects a broad range of investors who want to make their money work for lasting, positive change with innovative entrepreneurs and sustainable businesses doing just that. In doing so, we serve as a catalyst in sectors that are key in the transition to a world that is fairer, more sustainable and humane.

With our highly professional investment teams, we have built up in-depth knowledge throughout our 25 years of impact investing in sectors such as Energy & Climate, Inclusive Finance,

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Sustainable Food & Agriculture, Arts & Culture, and Sustainable Real Estate. Besides the direct impact investments in these sectors, we also invest in listed companies with an above-average environmental, social and governance (ESG) performance. Assets under management as per end of June 2017: EUR 3.3 billion.

Triodos Investment Management is a globally active impact investor and a wholly-owned subsidiary of Triodos Bank NV.

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