

## Press release

### Triodos Vastgoedfonds acquires all-electric office building in Eindhoven from Property Match

Zeist, 31 October 2018 – Triodos Vastgoedfonds NV has signed a turnkey purchase agreement with Property Match to acquire the fully redeveloped office building located at Prof. Dorgelolaan 12 in Eindhoven, the Netherlands, including a long-term lease agreement for the entire building which Property Match had previously signed with its tenant, EY. EY will start using the building, which has 4,900 m<sup>2</sup> of floor space, at the end of 2018. The building acquired by Triodos Vastgoedfonds NV has a gross initial yield of around 6.4% (deed in hand).

The office building is within walking distance of Eindhoven Central Station. The redeveloped building is all-electric, meaning that it has no gas connection. It is the third building in the Triodos Vastgoedfonds portfolio that no longer has a gas connection. Various sustainable applications will result in an A+++ label and a 65% reduction in CO<sub>2</sub> emissions. A green certificate was issued by the Dutch Ministry of Infrastructure and Water Management, providing a 0.7% discount on the financing of part of the building.

Commenting on the transaction, Triodos Vastgoedfonds fund manager Guus Berkhout said: “The location and sustainable nature of this building in Eindhoven are fully consistent with our strategic portfolio objectives. Furthermore, the long-term lease makes a nice contribution to our rental income. For new tenant EY, a company which is also committed to sustainability, VB Groep will create a beautiful building with a strong sustainability profile. We are therefore extremely pleased to add this special building to our portfolio.”

This redeveloped building designed by architectural firm Diederendirrix and realised by contracting firm Huybregts Relou, a VB Groep company, recently won the 2018 Eindhoven real estate award. The building will feature a Smart Building Network in which all technology and environmental factors are tailored to the users and the activities undertaken in the building.

Eugen Kool, director of Property Match: “The redevelopment of this existing building enables Property Match to fulfil its social responsibility, pursuing its commitment to sustainability.”

Triodos Vastgoedfonds was advised by Six Advocaten, Vrijborg and Van Der Stelt real estate investment partner. The seller was advised by Nexa Velo Advocaten en Guus Bouwknecht.

#### **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.annual-report-triodos.com/en/tim/2017/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.*

# Triodos Investment Management

*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, Sustainable Food & Agriculture, and Sustainable Real Estate. Besides the direct impact investments in these sectors, we also invest in listed companies that materially contribute to our sustainable transition themes. Assets under management as per end of June 2018: EUR 4.2 billion.*

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