

Launch of the NLII Apollo Healthcare Property Fund

Maastricht, June 28th 2016 - Hartelt Fund Management B.V. launches its first Fund: the NLII Apollo Healthcare Property Fund. This proposition has been developed together with Doctors Pension Fund (SPH) and the Dutch Investment Institution (NLII). The Fund invests in residential care housing and healthcare facilities. This gives institutional investors the opportunity to invest in the growing healthcare real estate market, which can make an important contribution to accelerating the necessary modernization of (health)care real estate in the Netherlands.

Based on the demographic development, there is an annual investment and financing demand for healthcare real estate. This demand increases from EUR 1.5 billion in 2016 to EUR 3.3 billion in 2030. Due to banks' long-term restrained financing policy, it was not possible for healthcare providers to invest in new real estate. Despite great interest, institutional investors were not able to invest in this real estate sector on a large scale. With the establishment of the NLII Apollo Healthcare Property Fund this is now possible.

Responding to increasing and changing demand

The healthcare sector is changing rapidly. Due to demographic developments the demand for healthcare and healthcare real estate is experiencing explosive growth. Also the (healthcare) consumer's demand is changing: people want to live longer at home, the demand for small-scale intensive care complexes is increasing and there is a clear shift to primary care in the neighborhood. As a result, not only the current healthcare supply is inadequate to meet increasing demand, but also the current supply of healthcare real estate is predominantly outdated.

Structure and size of the NLII Apollo Healthcare Property Fund

The fund invests in three segments of the Dutch healthcare real estate market: Assisted living, Nursing homes and Care and treatment centers. SPH is, with an investment of € 80 million, the corner stone investor in the Fund. The intended size of the fund is EUR 200 million. HFM and NLII are currently in discussion with several interested investors for the Fund.

Johan Reesink, chairman of SPH: "In addition to a solid investment with a market-based return, we also attach great importance to the social contribution that SPH makes with this investment". Victor Gulickx, Fund Manager of NLII Apollo Zorgvastgoedfond: "We want to bring healthcare providers and institutional investors together in the field of healthcare real estate. We are very pleased with the leading role of SPH in stimulating the availability and quality of Dutch residential care housing and healthcare facilities".

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About NLII Apollo Health care Property Fund

NLII Apollo Healthcare Property Fund was launched at the end of June 2016. The Fund invests in high-quality, sustainable and affordable care housing and facilities that benefit the welfare of the resident and user. The Fund focuses on three segments of the Dutch healthcare market: Assisted living, Nursing home and Care and treatment centers. Assisted living offers housing to people who live independently with a combination of care, services and well-being. Nursing homes focus on people with intensive care needs. This could include people with a severe psychogeriatric (including dementia) and / or somatic condition. Care and treatment centers offer space to a range of primary healthcare providers, including general practitioners, physiotherapist and a pharmacist. The target size of the Fund is 200 million euros. Doctors Pension Fund (SPH) is the cornerstone investor in the Fund.

For more information: www.hartelt-fm.com/funds/apollo-healthcare-property-fund/

About Hartelt Fund Management

Hartelt Fund Management is a fund management organization founded in 2013 and has an AIFMD license. We are a young organization with management and employees who have years of experience as an investor in real estate properties. Hartelt is a structural partner for specialized parties. We focus on fund initiators, fund sponsors, fund managers and professional investors who set up investment funds within the alternative investment segment.

For more information: www.hartelt-fm.com