



Fund name	CLB Dutch Sustainable Residential Fund
Fund manager	Credit Linked Beheer B.V. ("CLB")
Fund & tax structure	Closed-end fund for joint account under Dutch law; tax transparant
Fund term	Unlimited life
Investment focus	Sustainable, mid-rental, residential rental properties primarily located in economically and demographic strong areas in the Netherlands
Target portfolio	684 single family properties and apartments with green energy labels. CLB acquires projects (€ 12 million - € 50 million) from many of the top property developers in the Netherlands, including VolkerWessels, BPD, Heijmans, TBI, Dura Vermeer, Van Wijnen and Klok Groep.
Sustainability	Target 50% of portfolio eligible for a "groenverklaring" (an government issued declaration about sustainability aspects of the project)
Management	In-house fund, asset and property management Research driven acquisition and asset management model
Target return	IRR 8.5%* (net of fees and all expenses)
Leverage	Expected average LTV of 51%
Distributions	Quarterly dividend distributions: 2.2%* during construction period Between 5.0%* and 6.3%* during rental period
Liquidity	Liquidity-based redemption mechanism, starting in 2025
Initial closing	Q1 2021 / Q2 2021
First offering	€ 100 million, excluding € 50 million green shoe
Investors	Targeted at institutional clients, high net-worth individuals/families
Valuations	Annual independent appraisals untill 2025, semi-annual thereafter
Governance	Meeting of Investors Manager Removal
Oversight	AIFMD licence
Offering circular	Download: dutchresidential.nl/prospectus

Credit Linked Beheer

Credit Linked Beheer B.V. ("CLB") is a Dutch residential real estate investor with a primary focus on the, sustainable, mid-rental segment. At the end of 2020 CLB has a total of € 550 million invested in Dutch residential properties. The CLB residential portfolio consists of more than 2,000 homes, primarily located in economically strong areas and urbanized regions. divided over five different funds under management.

Our residential funds

Besides the management of the Dutch Sustainable Residential Funds, CLB manages five residential property funds for retail investors (two of them are labelled as "fiscaal groenfonds", entitling retail investors to an annual tax benefit between 1.2% and 2.3%).

First offering of CLB Dutch Sustainable Residential Fund:

An investment in Dutch newly built and young sustainable residential properties.

- Participate from € 2,500,000
- Expected IRR 8.5%*
- No investments in economically an demographically weaker regions

Contact

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Risks

An investment in the Fund, as with any investment in real estate, involves risks. Unexpected developments may occur that could lead to a lower or negative return on the investment. Furthermore, lack of liquidity can lead to a longer investment period than anticipated. You are about to purchase a product that is not simple and may be difficult to understand. Potential investors are recommended to read the prospectus before making an investment decision in order to fully understand the potential risks and rewards associated with the decision to invest in the securities. Approval of the prospectus should not be understood as an endorsement of the securities offered or admitted to trading on a regulated market.

*The value of an investment in the Fund can fluctuate. Past performance is no guarantee of future results. The performance and distributions mentioned are based on a forecasting model.