

**31 March 2016 - All-In Real Estate BV and Capricorn Capital Group B.V. have acquired the Annadal complex in Maastricht, The Netherlands; The total floor area of the complex is 48,000 m<sup>2</sup>, currently consisting of 400 student rooms and 22,000 m<sup>2</sup> of commercial space for the benefit of health care tenants. The complex will be optimized to a full care and student campus and will be named "Annadal Campus".**



The Annadal complex was built in 1950 as a hospital and since 1990 serves as a student and care complex. The new owners will transform the complex into a fully-fledged healthcare and student campus, through optimization and partial redevelopment, focusing on maintaining a mix of student housing and health care.

Currently SSH and the University of Maastricht rent 392 rooms in total, which they rent-out to students from The Netherlands and abroad. Due to the growing demand for student housing in the region and the subsequent policies of the municipality of Maastricht, the owners intend to expand the number of student rooms, with innovative redevelopment to 650 student units.

The Annadal Campus is characterized by a unique mix of student housing and health care. In addition to optimizing the existing concept, there will be various activities added to make the complex even more vivid and dynamic. With a complement of the current health care offering, hospitality, sports facilities and the likes, the current complex will be a lively campus where student housing and care go hand in hand.

All-In Real Estate BV and Capricorn Capital Group B.V. have also acquired earlier this year, the former Bonnefantencollege located at the Tongerseweg 135, in Maastricht. This complex will be transformed into 257 independent student units. After completion of the redevelopment of both complexes, All-In Real Estate and Capricorn Capital Group will have together about 900 student units, making them one of the biggest student investors in the region.

## **Profile of All-In Real Estate**

All-In Real Estate develops, transforms and invests in real estate from different perspectives. The renewal and sustainability principles, form the basis for this strategy. From a broader perspective, we look at the environment, the market, the possibilities and the (end) users, based on which we optimize projects. All-In Real Estate invests in its projects and can distinguish themselves through knowledge and competencies. We create innovative work and housing environments and achieve with financial engineering the best financial results.

Based on the idea "Nothing is impossible and stagnation means decline" we developed the office Trade Amsterdam - "The Office That feels like home" and The Pavilion, which is the second high – end development, by our company, at the Amsterdam South Axis.

## **Profile of Capricorn Capital Group B.V.**

Capricorn Capital Group B.V. is an investment and management organization based in Utrecht which has evolved from a Swiss based Family Office. Capricorn has a team of senior professionals with a background in real estate, legal, M & A advisory and the financial sector. Capricorn advises and invests in Dutch real estate (residential developments and student development). She has a long-term investment vision in which she primarily looks at a longer term strategy. Capricorn invests in projects together with renowned domestic and foreign investors of good reputation.

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Voor meer informatie kunt u contact opnemen met;

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