

RosayIn

Paalbergweg 2-4

AHTC Amsterdam
Health & Technology
Campus

DutchRE
I QUARTERS
Property Management

A NEW WAY TO WORK, LIVE, RELAX

AHTC Amsterdam
Health & Technology
Campus

1. AHTC

2. BUILDING ROSALYN

3. SUSTAINABILITY

4. MANAGEMENT

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Details of the facilities

AHTC tenants

Tenants speaking

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Health & Technology
Campus

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(AMSTERDAM HEALTH AND TECHNOLOGY CAMPUS)

ABOUT AHTC

The AHTC is located in Amsterdam Southeast (Amstel III), right in the heart of the city's Life Sciences District of Amsterdam. This sustainable campus brings together 10 buildings and 2 expansion projects ranging from smaller buildings to large buildings and a new development project that will further expand its innovative environment.

The AHTC is unique in Amsterdam because of its shared high-quality facilities, creating a dynamic and collaborative atmosphere across all buildings. Tenants benefit from excellent amenities such as restaurants, bars, meeting centers, receptions, atria, and advanced parking management. The Campus fosters a close community by organizing various symposia on sector-related topics, creating a true AHTC community.

The Campus has a strong focus on organizations in health, technology and innovative sectors, and works closely with leading partners in the Amsterdam Life Sciences District, including the Amsterdam University Medical Center (Amsterdam UMC) and the municipality.

Accessibility is another key advantage of The Campus: it is extremely well connected by public transport (bus, train, and metro) as well as by car. Situated in a rapidly developing mixed-use area, the campus offers a lively environment that combines living, working, and recreation, making it an attractive and future-proof location for innovative companies.



Jennifer

Donna

Rosalyn

Cambridge Towers

Barbara

Linda

Dorothy

Frances

Ada

THE CAMPUS BUILDINGS

The Amsterdam Health and Technology Campus is an innovative business environment where work, leisure and relaxation are combined. A broad array of on-site facilities is provided, including restaurants, bars, meeting rooms and other amenities. Annual networking events and an active IQuarters community bring every user a work experience that goes above and beyond the standard.

IQuarters is short for Innovation Quarters, a bright place where sustainable office accommodation is designed to help companies achieve their objectives.

- Assets
- Development projects

Carol

Elisabeth

Marie

TRAIN STATION (SPRINTER)
AMSTERDAM HOLEDRECHT



Jennifer A. Doudna - Chemistry
Awarded the Nobel Prize in 2020

Nobel prize winners

The Campus consist of eleven buildings, all set within a landscaped environment that’s enriched with water elements, public walkways and green parks. The buildings vary in size, each with its own identity and unique facilities. All buildings are named after female Nobel Prize winners in the chemistry, physiology, or medical industry whose work changed the world.

Ada
Ada E. Yonath - Chemistry
Awarded the Nobel Prize in 2009.

Barbara
Barbara McClintock - Physiology or Medicine
Awarded the Nobel Prize in 1983

Carol
Carol W. Greider - Physiology or Medicine
Awarded the Nobel Prize in 2009

Donna
Donna Strickland - Physics
Awarded the Nobel Prize in 2018

Dorothy
Dorothy Crowfoot Hodgkin - Chemistry
Awarded the Nobel Prize in 1964

Elisabeth
Elisabeth Blackburn - Physiology or Medicine
Awarded the Nobel Prize in 2009

Frances
Frances Arnold - Chemistry
Awarded the Nobel Prize in 2018

Jennifer
Jennifer A. Doudna - Chemistry
Awarded the Nobel Prize in 2020

Linda
Linda B. Buck - Physiology or Medicine
Awarded the Nobel Prize in 2004

Marie
Marie Skłodowska-Curie - Physics and Chemistry
Awarded the Nobel Prize 1903 and 1911

Rosalyn
Rosalyn Sussman Yalow - Physiology or Medicine
Awarded the Nobel Prize in 1977



Rosalyn Sussman Yalow
Awarded the Nobel Prize in Physiology
or Medicine in 1977

LOCATION AHTC

The Campus is located in Amsterdam South-East, and in the established Amstel III business district, the Paasheuvelwijk/Holendrecht area occupies a highly strategic position directly adjacent to Amsterdam UMC. The location benefits from immediate access to Holendrecht railway and metro station, as well as direct connections to the A9 and A2 motorways, ensuring fast links to the city centre, the wider Randstad region and beyond. This combination of institutional presence, infrastructure and accessibility makes the area a compelling and well-connected investment location within Amsterdam



CONNECTIVITY



METRO / TRAIN / BUS

TRAIN	
Amsterdam Central	17 min
Schiphol	20 min
Utrecht	23 min

METRO	
Amsterdam central	23 min
Bijlmer arena	4 min

CAR	
Amsterdam central	22 min
Schiphol	15 min
Utrecht	26 min



Schiphol airport



Amsterdam Central



THE AREA

Near by amenities

BULLEWIJK

AHTC Amsterdam
Health & Technology
Campus

Station Amsterdam Holendrecht

A9

AMSTEL III & BULLEWIJK

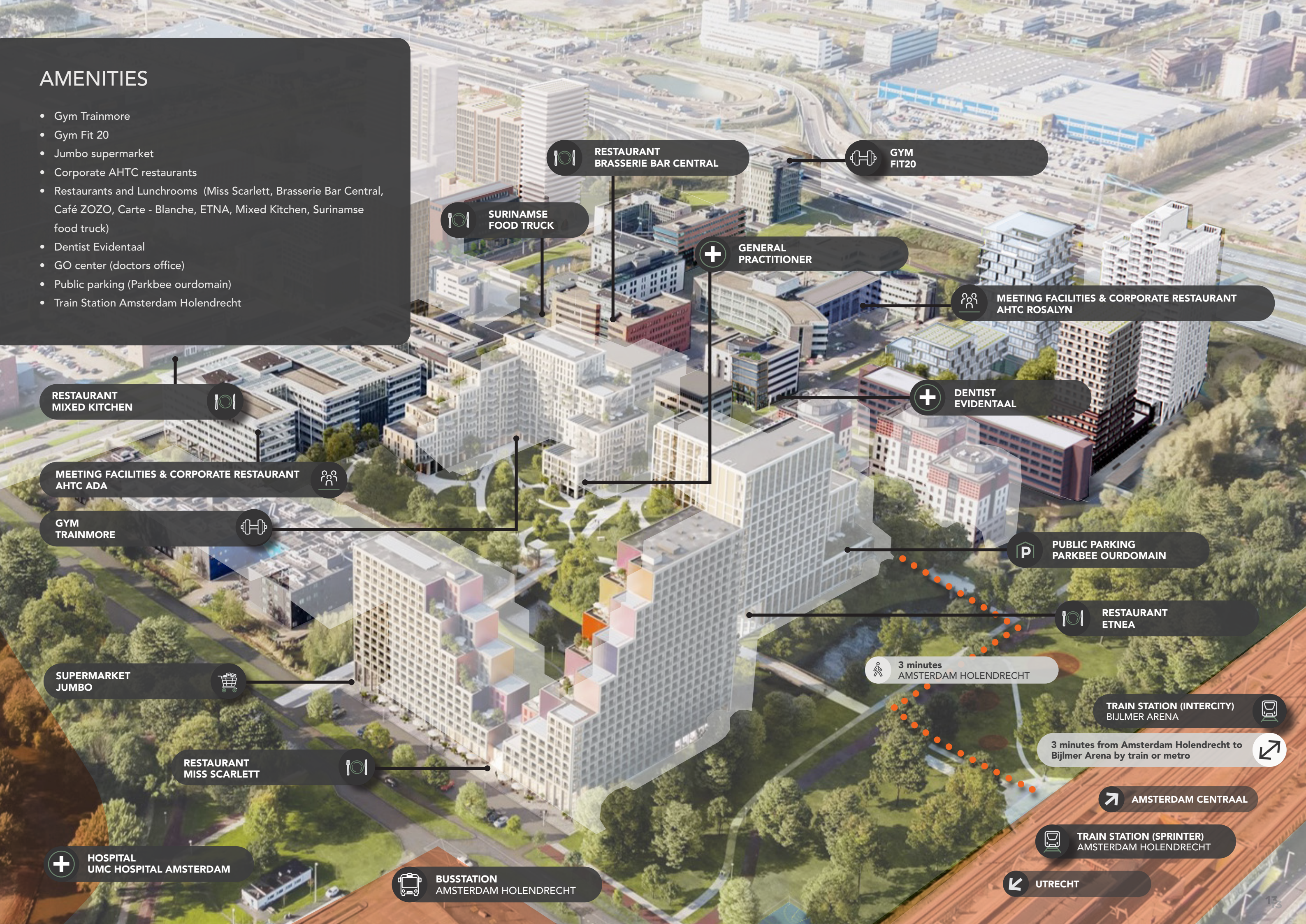
LIFE SCIENCE DISTRICT

 Hospital Amsterdam UMC



AMENITIES

- Gym Trainmore
- Gym Fit 20
- Jumbo supermarket
- Corporate AHTC restaurants
- Restaurants and Lunchrooms (Miss Scarlett, Brasserie Bar Central, Café ZOZO, Carte - Blanche, ETNA, Mixed Kitchen, Surinamse food truck)
- Dentist Evidentaal
- GO center (doctors office)
- Public parking (Parkbee ourdomain)
- Train Station Amsterdam Holendrecht



 **RESTAURANT
BRASSERIE BAR CENTRAL**

 **GYM
FIT20**

 **SURINAMSE
FOOD TRUCK**

 **GENERAL
PRACTITIONER**

 **MEETING FACILITIES & CORPORATE RESTAURANT
AHTC ROSALYN**

 **RESTAURANT
MIXED KITCHEN**

 **MEETING FACILITIES & CORPORATE RESTAURANT
AHTC ADA**

 **GYM
TRAINMORE**

 **DENTIST
EVIDENTAAAL**

 **PUBLIC PARKING
PARKBEE OURDOMAIN**

 **SUPERMARKET
JUMBO**

 **3 minutes
AMSTERDAM HOLENDRECHT**

 **RESTAURANT
ETNEA**

 **TRAIN STATION (INTERCITY)
BIJLMER ARENA**

**3 minutes from Amsterdam Holendrecht to
Bijlmer Arena by train or metro**

 **RESTAURANT
MISS SCARLETT**

 **HOSPITAL
UMC HOSPITAL AMSTERDAM**

 **BUSSTATION
AMSTERDAM HOLENDRECHT**

 **AMSTERDAM CENTRAAL**

 **TRAIN STATION (SPRINTER)
AMSTERDAM HOLENDRECHT**

 **UTRECHT**

Facility overview

On The Campus

AHTC offers a wide range of facilities that are accessible to all tenants. Regardless of which building you are located in, tenants can make use of shared spaces and services. This integrated approach brings the campus together as one cohesive ecosystem, designed to support a comfortable and inspiring working experience.



MEETING FACILITIES



RESTAURANT FACILITY
ADA & ROSALYN



FACILITY TEAM



EVENT HALL



ON SITE ASSET &
PROPERTY MANAGEMENT



RECEPTION SERVICE



SPORT FACILITIES



PARKING SPACES



24/7 SECURITY &
MONITORING



ACCESSIBILITY



BRASSERIE BAR CENTRAL



GRAB & GO



CO WORKING SPACES



HANDYMAN



BICYCLE FACILITIES



GREEN CAMPUS
ENVIRONMENT



SUSTAINABILITY &
COMFORT



healthy workers
Every building smart,
sustainable and healthy

HEALTHY WORKERS



I QUARTERS



I QUARTERS

Color: Pantone 7494 C

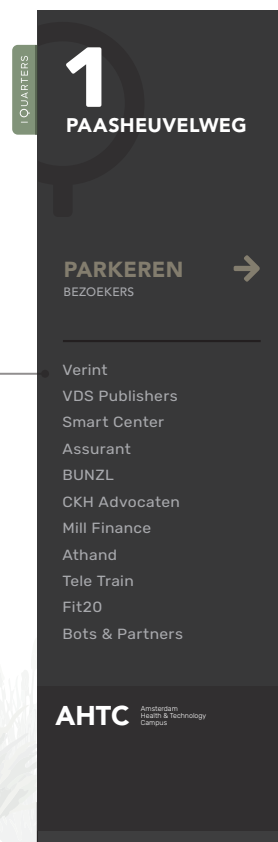
Color: Pantone 2326 C

Color: Pantone 7533 C

Color: Pantone 7533 C



Color: RAL 7021



I QUARTERS

1

PAASHEUVELWEG

PARKEREN
BEZOEKERS →

Verint
VDS Publishers
Smart Center
Assurant
BUNZL
CKH Advocaten
Mill Finance
Athand
Tele Train
Fit20
Bots & Partners

AHTC Amsterdam Health & Technology Campus



Color: Anodic Bronze

Color: Anodic Brown



AHTC



I QUARTERS

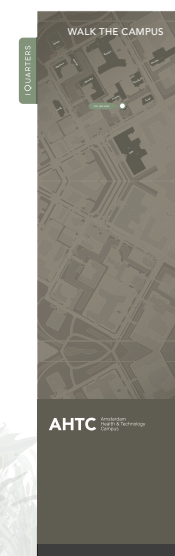
BRASSERIE CENTRAL
Restaurant

AHTC Amsterdam Health & Technology Campus



I QUARTERS

WELCOME TO
AHTC
Amsterdam Health & Technology Campus



I QUARTERS

WALK THE CAMPUS
AHTC Amsterdam Health & Technology Campus



Signing & wayfinding At The Campus

The signage on The Campus is designed to increase recognition and cohesion, making the buildings feel like one campus. This is achieved by placing columns and flags near the buildings, nameplates near parking spaces, and columns inside the buildings listing the names of tenants. Smart coding makes it easy and efficient to replace signage at a specific location. This system links each sign to a fixed position and function within the wayfinding concept.

1. AHTC

2. BUILDING ROSALYN

About Rosalyn

Building overview

Usable floor area

Parking spaces

Building highlights

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BUILDING ROSALYN

Paalbergweg 2-4

2

Rosalyn

Paalbergweg 2-4

ABOUT BUILDING ROSALYN

Originally constructed in 1978 and renovated in 2020. The Rosalyn building is characterised by a large glass atrium and a mix of office and laboratory spaces. Tenants have access to meeting rooms, a reception area, an outdoor terrace, and a rooftop terrace on the fourth floor. Parking is available both on-site and in the underground car park.

AHTC Amsterdam
Health & Technology
Campus

Building overview

Rosalyn

NEN REPORT ROSALYN

TWINITY VASTGOED ROSALYN & FRANCES B.V.													
MEETSTAAT NEN 2600													
VERHUIJBAARE VLOEROPPERVLAKTE (V.V.O.)													
TYPE METING: KANTOORGEBOUW													
NOMEN EN PLAATS: PAALBERGROED 24 TE AMSTERDAM													
DATUM OPNAME: 11 MEI 2018													
DATUM OPNITSEF: 7 OKTOBER 2025													
MEETCERTIFICAAT NUMMER: MA18731 (UPDATE 1-10-2025)													
MEETCERTIFICAAT TYPE: A													
VERDEPING	BOUWLAAG	VEES A ± 0,00	BRUTOVLOER- OPPERVLAKTE (met area ± 0,0 m²)	TOEGANG OPPERVLAKTE (met area ± 0,0 m²)	RUIMTE MET TOEGANG OPPERVLAKTE (met area ± 0,0 m²)	TOEGANG OPPERVLAKTE (met area ± 0,0 m²)	TOEGANG OPPERVLAKTE (met area ± 0,0 m²)	TOEGANG OPPERVLAKTE (met area ± 0,0 m²)	TOEGANG OPPERVLAKTE (met area ± 0,0 m²)	TOEGANG OPPERVLAKTE (met area ± 0,0 m²)	TOEGANG OPPERVLAKTE (met area ± 0,0 m²)	TOEGANG OPPERVLAKTE (met area ± 0,0 m²)	TOEGANG OPPERVLAKTE (met area ± 0,0 m²)
VERDEPING	BOUWLAAG	VEES A ± 0,00	BRUTOVLOER- OPPERVLAKTE (met area ± 0,0 m²)	TOEGANG OPPERVLAKTE (met area ± 0,0 m²)	RUIMTE MET TOEGANG OPPERVLAKTE (met area ± 0,0 m²)	TOEGANG OPPERVLAKTE (met area ± 0,0 m²)	TOEGANG OPPERVLAKTE (met area ± 0,0 m²)	TOEGANG OPPERVLAKTE (met area ± 0,0 m²)	TOEGANG OPPERVLAKTE (met area ± 0,0 m²)	TOEGANG OPPERVLAKTE (met area ± 0,0 m²)	TOEGANG OPPERVLAKTE (met area ± 0,0 m²)	TOEGANG OPPERVLAKTE (met area ± 0,0 m²)	TOEGANG OPPERVLAKTE (met area ± 0,0 m²)
MELDER	-1	0,00	1.764,36	130,46	0,00	88,46	41,10	901,37	0,00	914,34	0,00	914,34	0,00
VERDEPING	0	0,00	3.801,19	130,00	0,00	160,74	48,48	0,00	3.400,46	0,00	37,77	3.438,23	0,00
VERDEPING	1	897,14	3.238,42	218,34	0,00	162,17	30,36	0,00	2.820,86	0,00	19,79	2.840,65	0,00
VERDEPING	2	12,37	3.208,72	218,34	0,00	140,48	30,36	0,00	2.819,89	0,00	20,36	2.840,25	0,00
VERDEPING	3	11,72	2.967,97	202,42	0,00	130,63	337,79	0,00	2.208,13	0,00	18,60	2.226,73	0,00
VERDEPING	4	0,00	997,22	81,00	0,00	112,21	62,33	0,00	743,80	0,00	0,00	743,80	0,00
VERDEPING	5	0,00	1.299,77	40,21	0,00	67,86	160,88	0,00	1.050,32	0,00	3,90	1.054,22	0,00
VERDEPING	6	0,00	855,65	29,79	0,00	49,86	0,00	0,00	767,82	0,00	3,90	771,72	0,00
VERDEPING	7	0,00	68,21	18,12	0,00	16,94	22,88	0,00	726,76	0,00	0,00	726,76	0,00
TOTAAL			10.189,93	1.108,28	0,00	946,88	104,86	0,00	8.888,48	0,00	100,00	8.988,48	0,00
BRUTOVLOEROPPERVLAKTE (B.V.O.)			10.189,93	1.108,28	0,00	946,88	104,86	0,00	8.888,48	0,00	100,00	8.988,48	0,00
VERHUIJBAARE VLOEROPPERVLAKTE (V.V.O.)			10.189,93	1.108,28	0,00	946,88	104,86	0,00	8.888,48	0,00	100,00	8.988,48	0,00
© 2025 Bureaumeting													

GENERAL ASPECTS

Year of construction	1976
Renovation year	1978/2020
GFA	18190
LFA	14484
Parking	281



- 6TH FLOOR
- 5TH FLOOR
- 4TH FLOOR
- 3TH FLOOR
- 2ND FLOOR
- 1ST FLOOR
- GF

Usable floor area

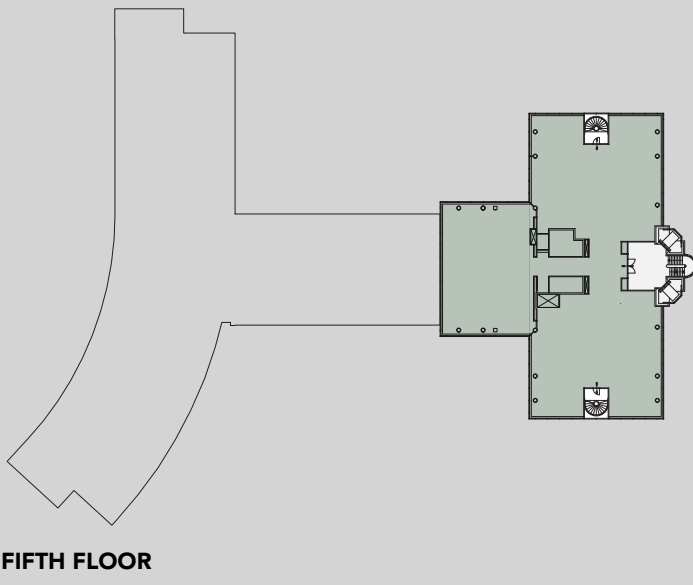
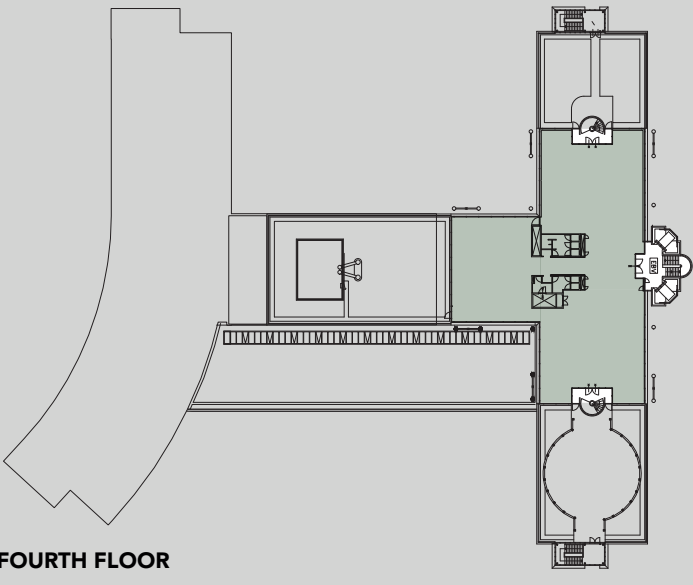
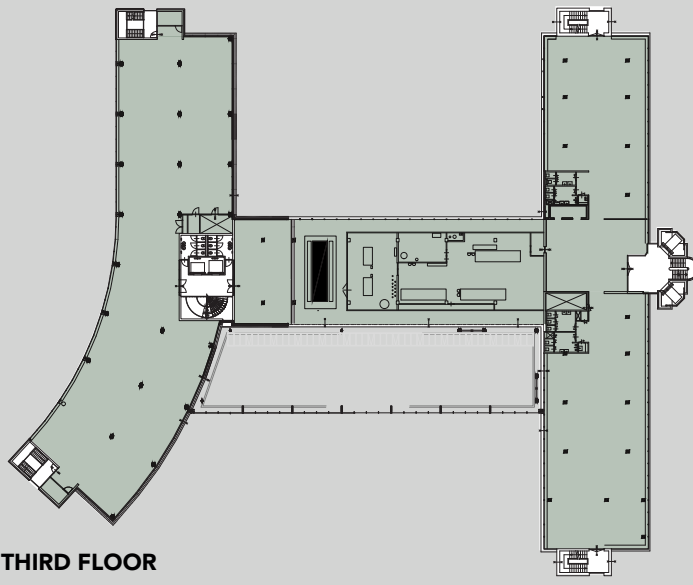
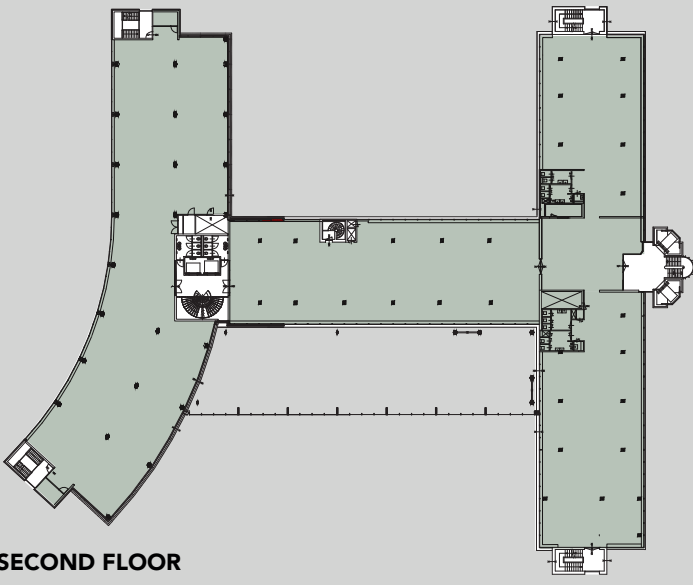
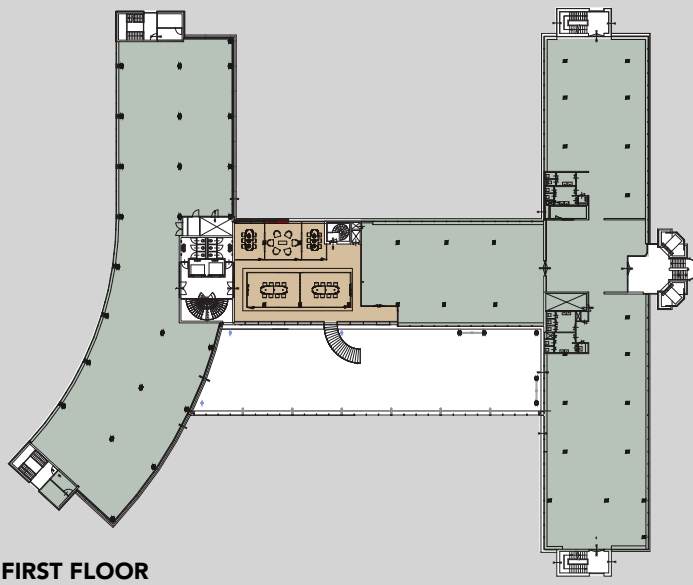
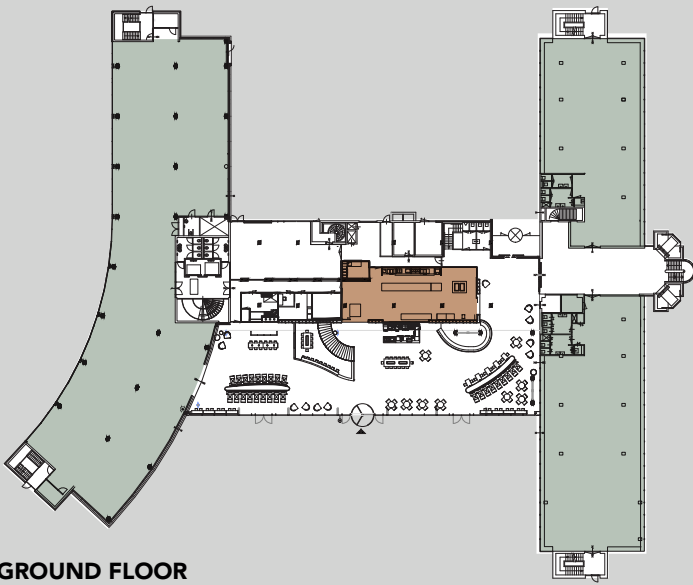
Rosalyn

DISTRIBUTION

- Office
- General area
- Meeting centre
- Restaurant

SQUARE METERS

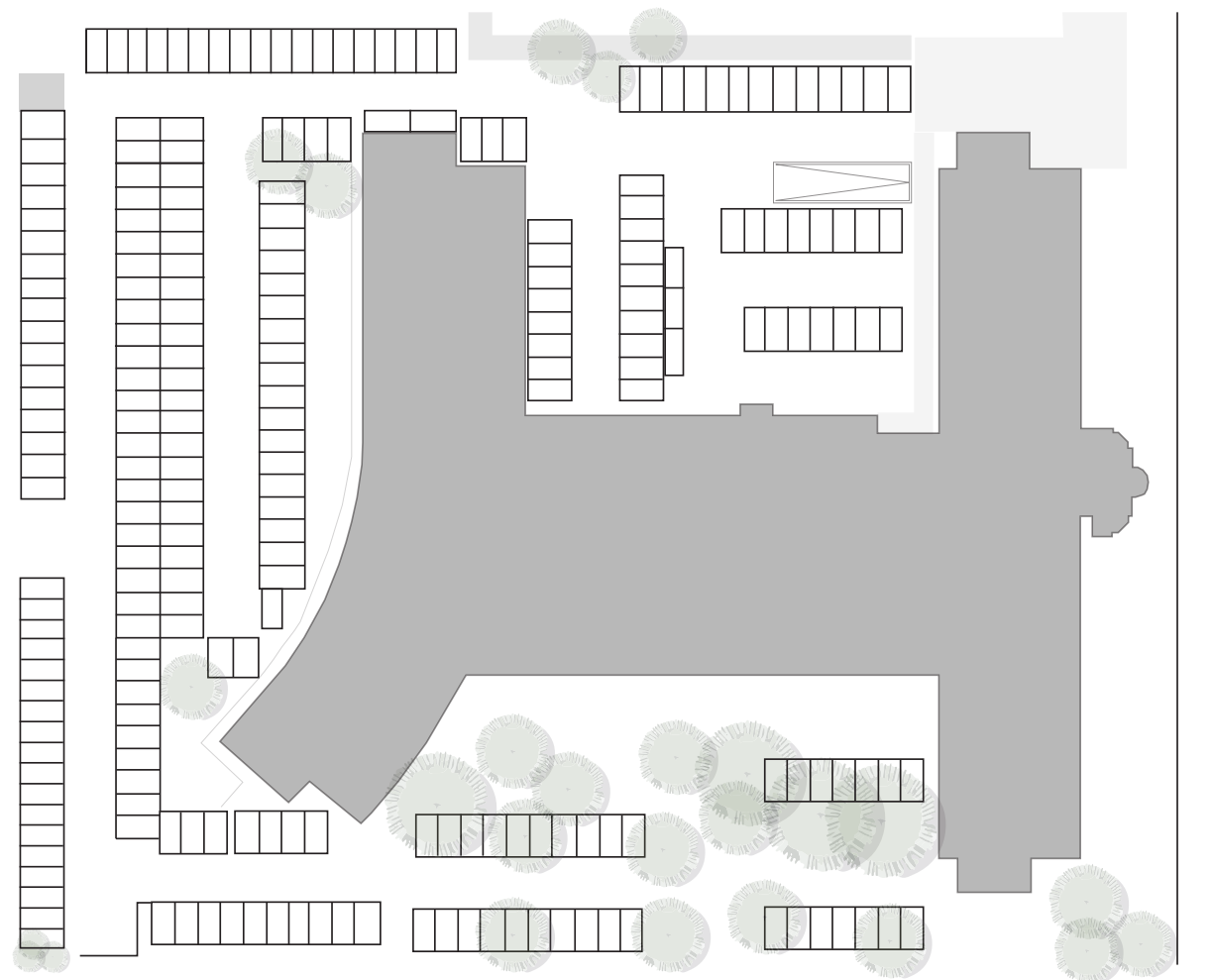
ROOFTOP	770,57 sqm
5TH FLOOR	1034,31 sqm
4TH FLOOR	748,49 sqm
3TH FLOOR	2307,78 sqm
2ND FLOOR	2832,28 sqm
1ST FLOOR	2849,65 sqm
GROUND FLOOR	3428,23 sqm
TOTAL	14484,40 sqm



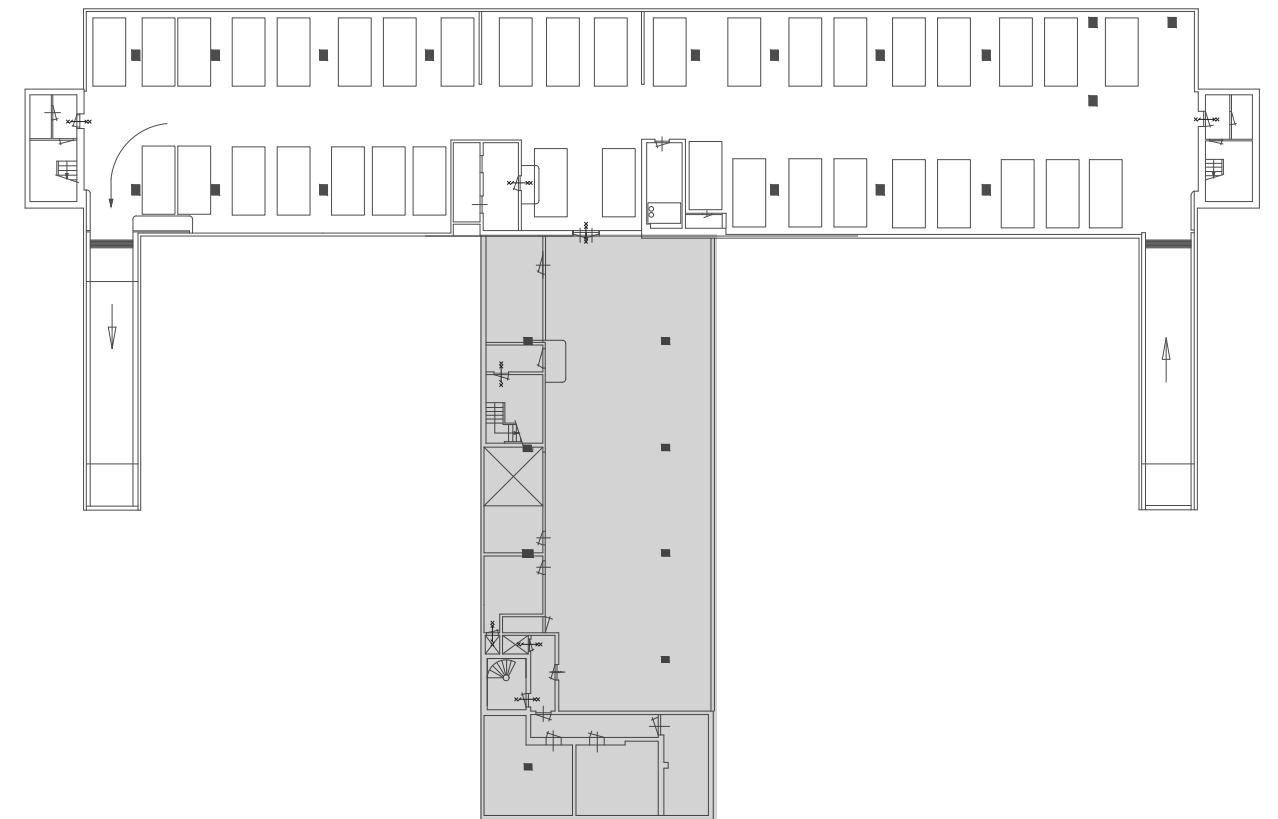


Parking spaces

Rosalyn



Ground floor



Floor -1



Building highlights Rosalyn



Shared reception desk and seating area on the ground floor



Shared restaurant on the ground floor



HVAC installations ready for office use



Laboratories



Modern toilet groups on every floor



Comfort class A air system for a highly comfortable indoor climate



Shared meeting center



Glass atrium shared terrace



1. AHTC

2. BUILDING ROSALYN

3. SUSTAINABILITY

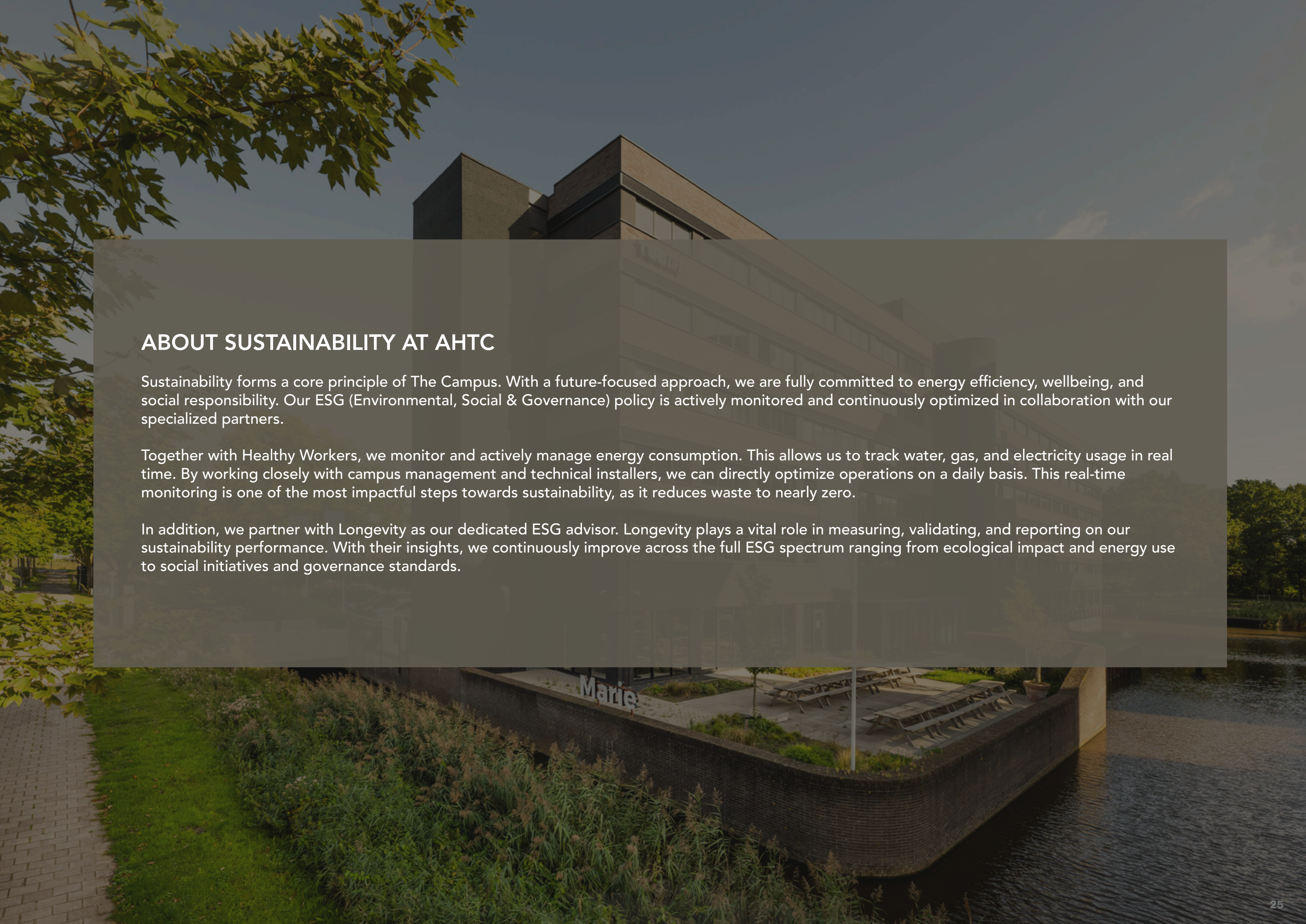
On The Campus
Sustainability
Labels & certificates
Healthy workers
Parking spaces

4. MANAGEMENT

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SUSTAINABILITY 3

The background image shows a modern, multi-story building with a mix of brick and light-colored panels. In the foreground, there's a courtyard with a brick wall, some greenery, and a small pond. A tree with green leaves is visible on the left side. The sky is clear and blue.

ABOUT SUSTAINABILITY AT AHTC

Sustainability forms a core principle of The Campus. With a future-focused approach, we are fully committed to energy efficiency, wellbeing, and social responsibility. Our ESG (Environmental, Social & Governance) policy is actively monitored and continuously optimized in collaboration with our specialized partners.

Together with Healthy Workers, we monitor and actively manage energy consumption. This allows us to track water, gas, and electricity usage in real time. By working closely with campus management and technical installers, we can directly optimize operations on a daily basis. This real-time monitoring is one of the most impactful steps towards sustainability, as it reduces waste to nearly zero.

In addition, we partner with Longevity as our dedicated ESG advisor. Longevity plays a vital role in measuring, validating, and reporting on our sustainability performance. With their insights, we continuously improve across the full ESG spectrum ranging from ecological impact and energy use to social initiatives and governance standards.



Efficient water use

Water consumption is actively managed, enabling immediate detection and prevention of leaks or unnecessary waste.



Shared facilities

Centralized meeting spaces reduce the need for underutilized office square meters, optimizing building efficiency.



Indoor climate monitoring

Sensors measure air quality and climate conditions across all buildings, ensuring optimal comfort and enabling rapid adjustments when needed.



Community spaces

Each building offers breakout areas and lobby spaces for relaxation, collaboration, or informal meetings.



Sustainable mobility

The campus is directly connected to Amsterdam Holendrecht station, with train, metro, and bus services offering direct links to Amsterdam Central and Utrecht Central. More than 10% of all parking spaces are equipped with EV charging stations, with further expansion underway. A Shared Mobility Hub is also being developed to facilitate car-sharing concepts at the heart of the campus.



Top Energy labels

All campus buildings have achieved energy label A or better (except those under development), placing them in the highest category and well above legal requirements.



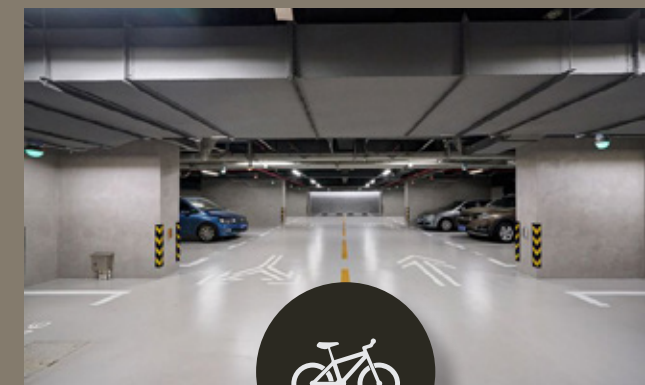
Green energy

All purchased electricity for the campus is sourced from certified European wind energy.



Healty & sustainable food

Campus office restaurants are operated by **FETCH**, which focuses on healthy, locally sourced, and sustainably produced meals.



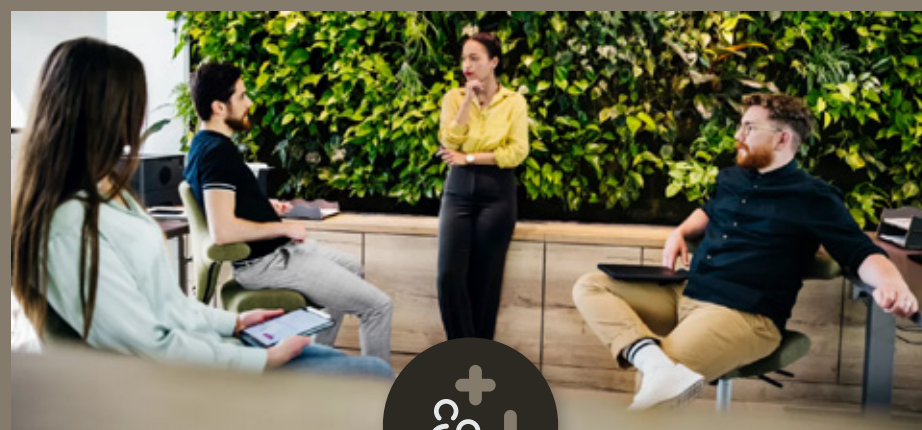
Cycling facilities

Every building includes bicycle parking, charging points for e-bikes, and repair stations to encourage sustainable commuting.



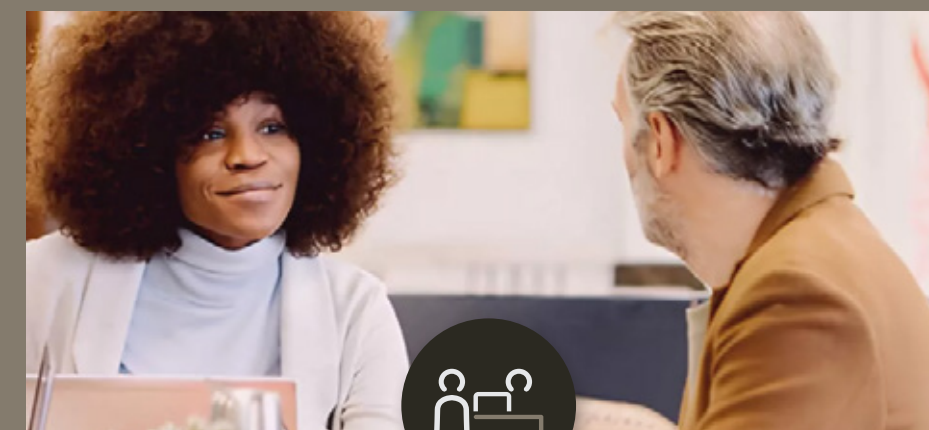
Local entrepreneurship

In building Frances, a local entrepreneur operates an à la carte Lunch and Dinner restaurant at a reduced rent, fostering vibrancy and supporting the local economy.



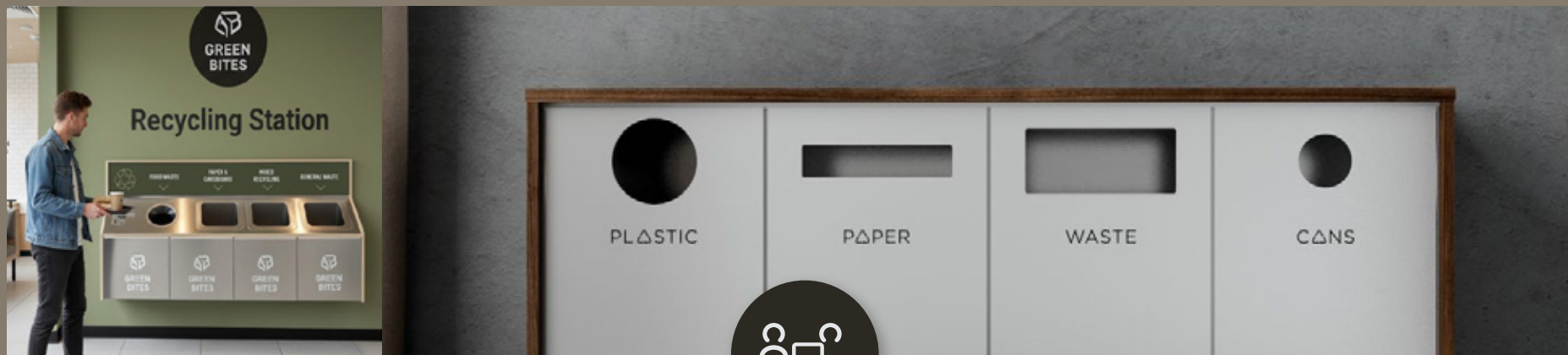
Smart Energy Management

All shared areas are equipped with LED lighting, significantly reducing energy consumption. Advanced monitoring systems provide real-time insights into energy use, enabling the campus team to continuously optimize performance.



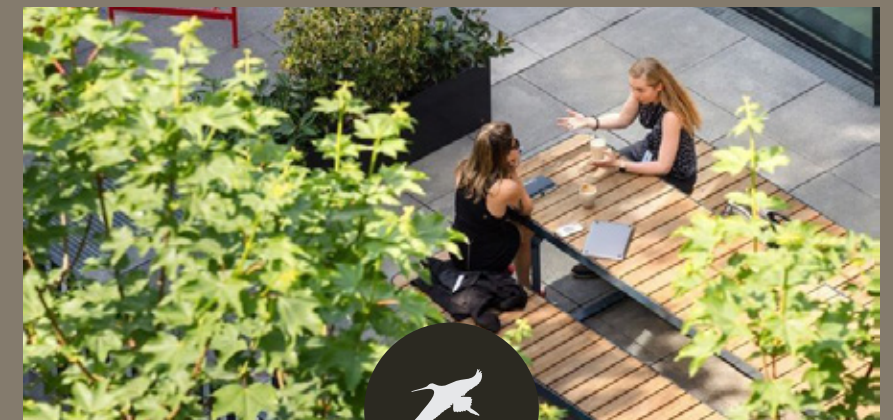
Social responsibility

The campus provides space to organizations such as 113 Suicide Prevention, supported by significant contributions from the landlord to ensure suitable housing for their vital work.



Smart waste management

Waste separation and processing are carried out in collaboration with Milieu Service. Real-time analysis of waste streams makes it possible to track where waste arises, its volume, and type. This allows for targeted management and maximized reuse. In addition, residual waste is repurposed for energy recovery, ensuring that materials contribute to sustainable energy production rather than going to landfill.



Biodiversity initiatives

Works are ongoing to introduce ecological green zones, creating habitats for insects, reducing heat stress, and improving water retention.



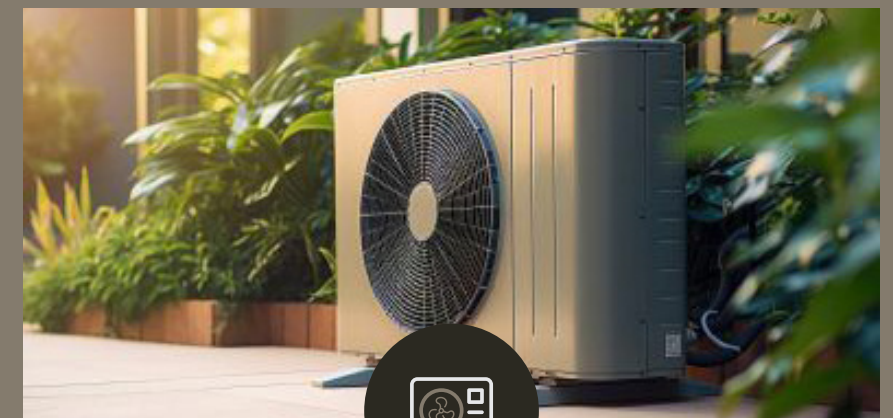
On-site facility management

A dedicated team is always available for maintenance and repairs, reducing the need for external services and lowering CO2 emissions.



Sustainability Clauses

Many lease agreements include binding sustainability provisions.



Sustainable innovative energy

At the technical level, several buildings are already equipped with thermal energy storage systems (WKO), heat pumps with buffer tanks, and additional insulation. Further connections to shared WKO sources are being developed.

Healthy workers

Sustainability

Our Partnership: AHTC & Healthy Workers

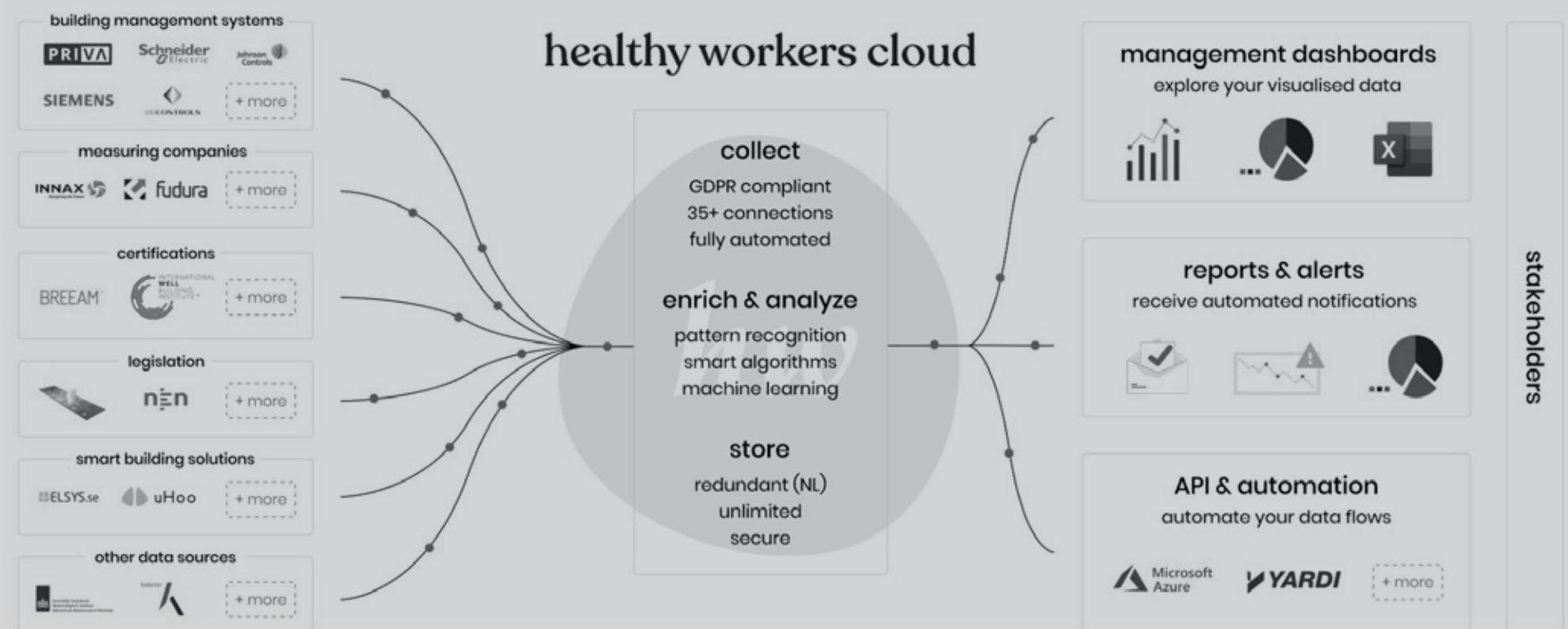
These buildings features the most comprehensive Healthy Workers service. Healthy Workers makes AHTC smart, sustainable, and healthy. Hundreds of data points are continuously monitored to ensure the building performs optimally. Installers and property managers proactively adjust systems to maintain a comfortable indoor climate and keep energy consumption as low as possible.

What we do:

- Monitor energy consumption via metering companies
- Continuously measure and adjust the indoor climate
- Proactively optimize the building so it remains comfortable, healthy, and energy-efficient throughout the year

Benefits for tenants:

- A stable and comfortable work environment that boosts productivity and employee satisfaction
- Real-time insights into indoor climate and energy use via a clear dashboard
- Lower energy costs and a sustainable building that supports your sustainability goals



healthy workers

Every building smart,
sustainable and healthy



For tenants

A comfortable, sustainable and energy efficient workplace

This building uses the Healthy Workers platform. Indoor climate is continuously measured and optimized, creating a comfortable and productive environment while reducing energy consumption.

What this means for you



Consistent comfort

Healthy Workers continuously monitors and optimizes the indoor climate, ensuring consistent comfort and contributing to higher employee satisfaction.



Real-time insights

A clear dashboard with live data on indoor climate and energy consumption ensures transparency and control over workplace performance.



Lower energy costs & reduced emissions

Continuous energy insights provide control over consumption, enabling cost reduction and targeted savings throughout the year.

"The Healthy Workers platform helped us optimize our indoor climate and save up to 35% energy per building. The real-time insights improved overall building performance and helped us better support our employees."



Marcel Veldkamp
Manager Housing, UWV

Want to know more?

Healthy Workers drives building performance and ensures a comfortable, efficient and future proof workplace.

[Learn more](#)

www.healthyworkers.com

healthy workers

healthy workers

Every building smart,
sustainable and healthy



Parking space

At AHTC, we initially set an ambitious target of equipping at least 10% of our parking facilities with EV charging infrastructure. We are proud to have already surpassed this goal, currently offering 13% charging capacity.

Looking ahead, we are accelerating our efforts and are on track to reach 30% by 2028. This expansion will enable us to fully comply with upcoming electric vehicle legislation and meet the rapidly growing demand for sustainable mobility.

By proactively investing in scalable charging solutions, The Campus reinforces its commitment to innovation, sustainability, and future-ready infrastructure.

	TOTAL CAR PARKING PLACES	CURRENT ELECTRIC PARKING PLACES	CURRENT ELECTRIC PARKING PLACES	UNDER CONSTRUCTION ROAD TO 2028	UNDER CONSTRUCTION ROAD TO 2028
ADA	253	40	16%	14%	36
CAROL	20	6	30%	0%	0
ELISABETH	60	10	17%	13%	8
MARIE					0
ROSALYN	281	30	11%	19%	54
FRANCES	73	6	8%	22%	16
DOROTHY	98	10	10%	20%	19
JENNIFER	37	10	27%	3%	1
BARBARA	56	2	4%	26%	15
DONNA	45	8	18%	12%	6
LINDA	33	0	0%	30%	10
TOTAL	956	122	13%	17%	165

30%



Car charging



Bicycle repair point

- Car charging space
- Bicycle charging stations
- Bicycle repair point

Certificates & Labels

The Campus fully complies with the new CRREM regulations. Most of the buildings already meet the Paris Proof curve requirements through 2036 with only limited adjustments.

In addition, it has been demonstrated that, by replacing building systems at the end of their technical lifespan, all buildings can fully comply with the Paris Proof horizon by 2050. This approach fully accounts for the lifecycle of the installations, meaning no additional investments beyond planned end-of-life replacements will be required to achieve compliance.

HEALTHY WORKERS CERTIFICATE



Energy Management System

Healthy Workers confirms that

Trinity Vastgoed Rosalyn and Frances B.V.

continuously improves its energy efficiency by actively embracing sustainability, and minimizing its energy consumption and emissions. For this purpose, energy consumption and emissions are monitored, and energy-saving detection and prevention are applied through the use of the **Healthy Workers** platform.

Contract duration: 2023 - 2028



Guus Meulendijks
Director Healthy Workers B.V.
February 2026



Jonatan Roose
Director Healthy Workers B.V.
February 2026



ENERGY LABEL A

Energielabel gebouw

Algegeven conform de Regeling energiestaat gebouwen.
Veel besparingsmogelijkheden



A
(zie toelichting in bijlage)

Weinig besparingsmogelijkheden

Dit gebouw

Labelklasse maakt vergelijking met gebouwen met overeenkomstige samenstelling mogelijk.

Kantoorfunctie	(zie de bijlage voor de samenstelling)			Straat (zie bijlage)
Gebruiksoppervlakte	Naam adviseur	Adviesbedrijf	Woonscan veiligheid en energieadvies	Nummertoevoeging
13813,0 m²	W.J. de Vries	Woonscan	Woonscan	2-4
Opnamedatum	Examennummer	Inschrijfnr	EPG2018-08	Postcode
31-07-2020	5141			1105 AG
Energielabel geldig tot	Handtekening	KvK-nummer	04062529	Woonplaats
31-07-2035				Amsterdam
Almeldnummer				Volgnummer gebouw
987218955				

Energielabel op basis van een ander representatief gebouw of gebouwddeel? ☐ nee

Adres representatief gebouw of gebouwddeel:

Standaard energiegebruik voor dit gebouw

Energiegebruik per vierkante meter maakt vergelijking met andere gebouwen mogelijk.

- Het standaard energiegebruik van dit gebouw is de hoeveelheid energie die jaarlijks nodig is voor verwarming, gebouwkoeling, de productie van warm tapwater, ventilatie en verlichting (exclusief apparatuur die geen deel uitmaakt van de klimaat- en verlichtingsinstallaties).
- Bij de berekening wordt uitgegaan van het gemiddelde Nederlandse klimaat, een gemiddelde bezettingsgraad van het gebouw en een gemiddeld gebruikersgedrag.
- Het standaard energiegebruik per jaar wordt uitgedrukt in de eenheid 'megajoules' per vierkante meter gebruiksoppervlakte (MJ/m²), dit wordt uitgesplitst naar elektriciteit (kWh/m²), gas (m³/m²) en warmte (GJ/m²).
- De CO₂-emissie per jaar als gevolg van het standaard energiegebruik wordt uitgedrukt in kilogram per vierkante meter gebruiksoppervlakte (kg/m²).

602,9 MJ/m²
(megajoules)

33,0 kg/m²
(CO₂-emissie)

24,9 kWh/m² (elektriciteit)
10,6 m³/m² (gas)
0 GJ/m² (warmte)

GREEN CERTIFICATE

GROENCERTIFICAAT

Europese Wind

Audax Renewables verklaart hierbij dat:

Trinity Vastgoed Rosalyn & Frances B.V.

Europese Wind afneemt van Audax Renewables

Leveringsperiode:
01-01-2026 t/m 31-12-2026

Verbruik:
1.860.798 kWh



Kees-Jan Bus
Algemeen directeur
Audax Renewables

Audax Renewables
26-01-2026

Audax Renewables gaat Garanties van Oorsprong kopen en gebruiken voor de stroom die we leveren op de genoemde aansluiting(en). We hebben deze Garanties van Oorsprong al gekocht of we gaan dat binnenkort doen. VertiCer is de enige organisatie in Nederland die deze Garanties van Oorsprong kan certificeren en het proces wordt gecontroleerd door de Autoriteit Consument en Markt.



1. AHTC

2. BUILDING ROSALYN

3. SUSTAINABILITY

4. MANAGEMENT

Management Team

About the campus magagement

Property Management

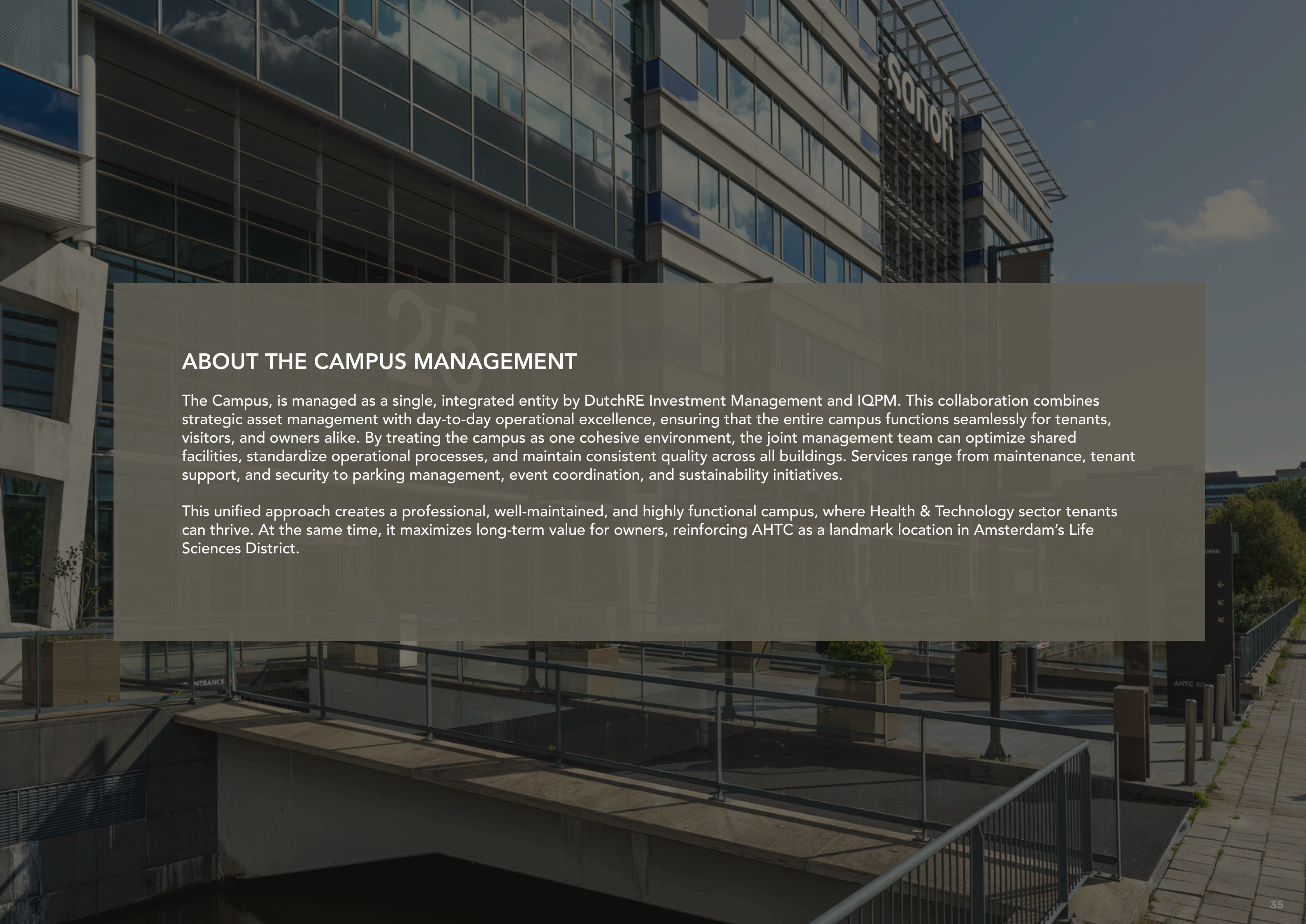
Facility Team

5. CONTACT

6. APPENDIX

MANAGEMENT 4





ABOUT THE CAMPUS MANAGEMENT

The Campus, is managed as a single, integrated entity by DutchRE Investment Management and IQPM. This collaboration combines strategic asset management with day-to-day operational excellence, ensuring that the entire campus functions seamlessly for tenants, visitors, and owners alike. By treating the campus as one cohesive environment, the joint management team can optimize shared facilities, standardize operational processes, and maintain consistent quality across all buildings. Services range from maintenance, tenant support, and security to parking management, event coordination, and sustainability initiatives.

This unified approach creates a professional, well-maintained, and highly functional campus, where Health & Technology sector tenants can thrive. At the same time, it maximizes long-term value for owners, reinforcing AHTC as a landmark location in Amsterdam's Life Sciences District.



Property management

IQPM provides dedicated property management services, ensuring that assets are well maintained and tenants are properly supported. While DutchRE focuses on strategic asset management, IQPM manages the day-to-day operation of properties, ensuring both efficiency and reliability. Our services include:

- Maintenance and repair; from routine upkeep to major works.
- Tenant relations; timely, professional and considerate support.
- Innovative solutions; employing modern tools and technology to enhance efficiency.

What drives us? Integrity, quality, and attention. For tenants, that means a pleasant place to live or work. For owners, it means carefree ownership with lasting value. Together, DutchRE Investment Management and IQPM provide a complete service offering: strategic guidance combined with effective property management. In this way, we create places that are valuable to invest in, to work in, and to live in.

Management team

Founded in 2012 by Hugo van Woerden, DutchRE Investment Management has developed into a full-service asset manager with over 150,000 sqm under management. Today, the company is led by Lennart Bouman as Managing Director, continuing to build on its strong foundation and strategic vision.

Our team combines more than a century of collective experience, uniting strategic expertise with a pragmatic, hands-on approach. From acquisitions and sales to redevelopment and transformation, we ensure that strategies are not only well-conceived but also successfully delivered.

We are known for our practical mindset and wide-ranging expertise. This allows us to successfully grow real estate portfolios, add long-term value, and bring new life to urban areas.

Facility team

The Campus

At The Campus, management oversees the daily facility team. From the on-site office, there is daily coordination, and each day begins with a team meeting to discuss operational activities and priorities.

DutchRE focuses on a hospitality-driven approach, delivering high-quality services while being readily available to support tenants. Our team goes beyond traditional property management by offering personal assistance and tailored solutions whenever needed.





AHTC

Amsterdam
Health & Technology
Campus

AHTC

Amsterdam
Health & Technology
Campus

CONTACT

DutchRE

I QUARTERS
Property Management

DutchRE | Investment Management
Paasheuvelweg 25,
1105 BP Amsterdam

+31 20 88 00 222
info@dutchre-europe.com

AHTC

Amsterdam
Health & Technology
Campus

Trinity Vastgoed Rosalyn & Frances B.V.
Paalbergweg 2-4
1105AG Amsterdam
KvK: 78393159



1. AHTC

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Details of the facilities

AHTC tenants

Tenants speaking

APPENDIX 6

Details of the Facilities



MEETING FACILITIES (Ada, Rosalyn, Carol, Elisabeth)

Meeting centers with a large number of various meeting rooms that can be booked by all tenants. From a meeting room for 4 people up to 60 and even townhall meetings with more than thousands visitors. Flexible workstations in general areas (coworking spaces).



COMPANY RESTAURANT

In building Ada and Rosalyn tenants can enjoy a fresh and healthy lunch at the company restaurant. At our campus, having a break is about connection. Our various restaurants, including Company Restaurant Rosalyn, Ada and Brasserie Bar Central, serves as the social heart of the community. These inviting spaces are perfect for informal team meetings, networking over a fresh lunch, or simply connecting with colleagues. With a focus on health and variety, we provide the perfect setting for both productive discussions and casual social interactions.



ON SITE ASSET AND PROPERTY MANAGEMENT SERVICE

Services are available on a daily basis to assist with enquiries concerning lease agreements, invoices, technical matters, and a wide range of other items.



EVENT HALL

Buildings Ada and Rosalyn feature a spacious atrium, which can be used not only for meetings but also for events such as annual Christmas celebrations, anniversaries, receptions, lectures, and gatherings.



BRASSERIE BAR RESTAURANT

Brasserie Bar Central offers à la carte menu and is open in the morning, at lunchtime, and in the evening. It features a sunny terrace, ideal for an outdoor meal or drink.



ESG

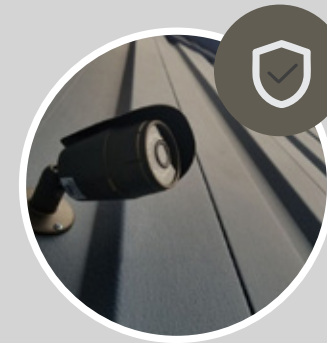
We are working closely with Longevity and Healthy Workers to enhance our ESG contribution and to ensure continuous improvement.

Details of the Facilities



HEALTHCARE SERVICES

Directly on or near the campus, tenants have access to convenient healthcare services. Practical services such as a physiotherapist, general practitioner, and dentist are all located close to the campus, providing employees with easy access throughout the working day.



24/7 SECURITY AND MONITORING

24/7 security and monitoring: Access control and CCTV surveillance in the buildings and parking facilities helps to a secure working environment, even outside regular office hours. And a on-site security team.



PARKING SPACES, INCLUDING SECURED PARKING GARAGES

Parking spaces, including secured parking garages. With a parking management system, flexible parking solutions are available, allowing spaces to be rented with different access passes and eliminating the need for permanently assigned spots. The system can be configured to reserve fixed spaces for visitors or executive staff. Tenants can also manage their parking conveniently online via the parking management portal.



ACCESSIBILITY

Excellent accessibility via nearby motorways (A2, A9, A10) and public transport, with Station Holendrecht just a few minutes' walk from the campus. Bus, metro, train, and taxi services are all easily accessible, with direct connections to Utrecht and Amsterdam Central, making the location highly convenient.



BICYCLE FACILITIES

Sustainable mobility is encouraged with several bike amenities on campus. A secure covered bicycle storage is available for employees, along with charging points for e-bikes so they can be recharged during the workday. Cyclists can also make use of a bike service point for small repairs or a quick check-up.



GREEN CAMPUS ENVIRONMENT

Between the buildings, there are seating areas and courtyards where people can relax or hold informal meetings outdoors.

Details of the Facilities



SPORTS & FITNESS

The Campus offers its tenants access to high-quality sports facilities. Employees can work out at the modern gym in the Rosalyn building at a reduced membership rate, featuring the latest innovations in sports and training. In addition, Trainmore and FIT20 are located in the immediate surroundings, ideal for exercising before, during, or after work. FIT20 also offers a unique concept where tenants can exercise for 20 minutes during working hours, in their work clothes, without sweating



FACILITY TEAM (ON SIDE HANDYMAN / CLEANING TEAM)

Facility team: a dedicated facility management team is present on The Campus to support all tenants. They assist with daily questions, service requests, and ensure that all facilities operate properly. Including an On side Handyman and Cleaning Team ready to serve the Campus

- On side handyman
- Cleaning team
- Asset & Property Management, with an office at the Campus.



RECEPTION SERVICE

Various reception desks across different buildings that welcome visitors and provide directions. They can also support the properties without a manned reception by answering intercoms or handling visitor inquiries remotely. This makes the receptions flexible and multi-purpose, supporting multiple facilities.



SHARED BICYCLES CONCEPT

The Campus provides shared bicycles that tenants may use for short-distance travel.



SUSTAINABILITY & COMFORT

The buildings on The Campus meet high sustainability standards. All properties have at least energy label A for sustainable design and energy efficiency. In addition, the indoor climate is continuously monitored and optimized in collaboration with HealthyWorkers, ensuring a healthy and pleasant working environment.

Selection of AHTC tenants

Companies

LISTED COMPANIES



uniQure

HOLMEN

sanofi

ASUS®

WACKER



OTHER COMPANIES



Amarox

PharmAccess

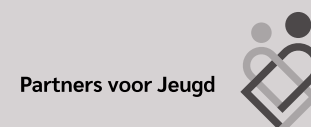
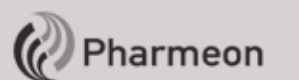
OLYMPUS
INVESTMENTS

TRAINM
neuro rehab clinics

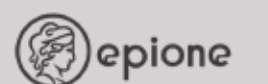
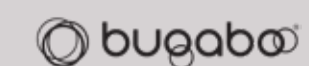


TSC LIFE

113 zelfmoord
preventie



Lipology Clinic.



Plasseraud
INTELLECTUAL PROPERTY



fit20
Fit in 20 minutes per week

Quintess

Quantillion



LUMXCKS

Tenants speaking
about business & AHTC



Team Nostics - Building Carol



113 zelfmoord
preventie

Stichting 113 zelfmoordpreventie is located at the AHTC, and works towards its mission: a country where no one dies alone and desperate by suicide. Our location within walking distance of Holendrecht station makes us easily accessible to employees from all directions. This allows us to have the best people in the best place. In addition to providing assistance, 113 is committed to research, collaborative projects and breaking the taboo on talking about suicide.

Stichting 113 Zelfmoordpreventie – Building Ada



Nostics

We moved to The Campus with Nostics a few years ago because we needed more laboratory and office space in a location that is easily accessible. What's great about AHTC is that many other medical companies are based here, and the landlord has extensive experience in building labs and the necessary facilities.

For a startup, setting up and investing in a lab can be challenging, so this experience made it much easier for us to get started. Because there are several buildings on the campus with meeting rooms, our team also gets to work in different environments, which is fantastic. We recently decided to expand and look forward to continuing to grow on the campus for many years to come.

Eva Rennen, Co-founder & COO Nostics - Building Carol



PharmAccess

AHTC is a great place to work. The building's convenient location and easy accessibility by both car and public transport make commuting very easy. The quiet and pleasant working environment provides the perfect setting for productivity and focus. Recent renovations at the entrance of the Ada building have given the space a fresh, modern and professional look, creating a welcoming first impression. The canteen also offers a good variety of tasty lunch options.

Pharmaces – Building Ada

As an organisation, we enjoy a pleasant atmosphere throughout the building for our employees and clients. The facilities are good and the spaces look well maintained. We have a good relationship with the campus management (IQPM). Communication is smooth and professional. Parking for all employees is difficult at the building itself, but a suitable solution has been found in the surrounding area on The Campus.

Jorien Nijland, Medical director and abortion doctor - Building Ada



At Stichting TRAINM Netherlands, our neurological patients experience comfort and convenience from the moment they arrive. The location is easily accessible and offers lots of parking spaces, so you can arrive without any worries. Upon entering, they are warmly welcomed. Thanks to the excellent accessibility of the building, including spacious elevators, our second-floor space is easily reachable for wheelchair users as well. This allows our patients to feel immediately welcome and at ease.

TRAINM – Building Dorothy

TRAINM
neuro rehab clinics



At TSC Life, we rent both offices and labs on different floors at AHTC, where the modern facilities and smooth accessibility support our daily operations. As a company innovating in healthcare for over 30 years, we value being part of a dynamic community of forward-thinking organizations like ours.

TSC Life is very pleased with its choice of the AHTC. The campus brings us close to other leading healthcare companies, has excellent facilities and offers a pleasant, professional environment in which our teams can work optimally. In addition, accessibility for our employees and partners is excellent, which makes the location even more attractive to us.

TSC Life – Building Marie

TSC LIFE





Lipology.
Clinic

Since Lipology moved to The Campus, we have found this location to be a professional and high-quality environment that perfectly matches our positioning as a high-quality focus clinic.

Accessibility is a major advantage for our clients. The central location, a large parking area and modern appearance contribute to the overall experience that we at Lipology consider important: quality, tranquillity and professionalism.

In addition, the collaboration with I-Quarters is pleasant and professional, and their extensive experience in the medical field is a major advantage. This makes this location not only practical for Lipology, but also a strong strategic choice.

Lipology – Building Frances



 **evidentiaal**
tandartsenpraktijk • amsterdam

1,5 year ago, I opened the doors of my dental practice, Evidentiaal, on Paalbergweg in AHTC, and I am very enthusiastic about this beautiful location in Amsterdam and the collaboration with DutchRE.

DutchRE is investing heavily in the further development of the neighbourhood. In recent years, for example, there has been a lot of development in the area near the AMC. The area's specific medical character, many homes and plans for further development really appealed to me. My practice is located on the ground floor of the Elisabeth building and has been beautifully renovated in collaboration with DutchRE. The other floors have also been beautifully renovated and certainly offer space and lab spaces for all kinds of interested parties.

The potential of this developing area, where so much medical knowledge comes together, is evident to me. In addition, the plans to build a large number of houses in the neighbourhood in the near future make it particularly attractive for my practice to be able to work in this location. I am convinced that many more companies will follow, recognising that this unique location in Amsterdam is the best place in our country for medical companies.

Purdey Boenink-Axwijk, Dentist - Building Elisabeth