



ROSEWOOD  
INVESTMENT MANAGERS

PRESS RELEASE

## ROSEWOOD IS ACQUIRING THE REAL ESTATE OF FOUR ELEMENTARY SCHOOLS FROM THE LEYSTROMEN HOUSING AUTHORITY

Rosewood Investment Managers recently acquired the real estate assets of four elementary schools from Leystromen. The portfolio includes the school buildings of Frankische Driehoek (Open Hof and Den Bongerd - Goirle), De Waterput (De Bron - Goirle), De Driehoek (Hilvarenbeek), and part of the property housing the Vijf Eiken elementary school (Rijen). All schools are part of the Etuda educational umbrella organization, which has its headquarters in Hilvarenbeek. With this transaction, Rosewood is taking over both the real estate and the management of these school buildings. The educational and pedagogical responsibility for these elementary schools naturally remains entirely with Etuda.

With this move, Rosewood Investment Managers is adding elementary schools to its social infrastructure portfolio for the first time; until now, the portfolio has primarily consisted of healthcare and residential care facilities. Rob Vosters, founder of Rosewood, commented: *"For us, this is truly a milestone. We firmly believe in this asset class and the added value we can provide to make social real estate in the Netherlands affordable, but above all manageable. Public-private funding of our schools, as well as hospitals, medical (care) centers, libraries, and police stations (blue lights), ensures that we can optimally organize our society. We are therefore more than grateful to Leystromen and Etuda for the trust they have placed in us."*

What has long been common practice in neighboring countries is finally taking shape and gaining substance in the Netherlands with this acquisition. Entrusting the management of school facilities—that is, the real estate—of (elementary) schools to a professional offers nothing but benefits. From ownership to continuity, and from the quality of education to social value. And because daily educational practices remain unchanged, the schools involved will continue to operate as they do now. If anything, they will operate even better, because while daily educational practices remain unchanged, the acquisition of the real estate does create room for school boards and administrations to make different choices that benefit students' education.

*"Real estate is too important for education to be treated as an afterthought," says Marie-Thérèse Dubbeldam, director of Leystromen. "Good school buildings form the foundation for a positive and healthy learning environment. By entrusting these school buildings to a professional like Rosewood, both we and the schools involved can focus on what they stand for. We will use the proceeds from this sale to fund the construction of new housing."*

### Frisse Scholen

The acquisition of the schools aligns with the ambitions of the national Frisse Scholen program, which focuses on healthy, sustainable, and future-proof school buildings. In practice, these ambitions prove difficult for many municipalities and school boards to realize within existing financing structures. The model that Rosewood Investment Managers applies here provides the flexibility to make these investments possible—without altering or compromising the public nature of education.



**ROSEWOOD**  
INVESTMENT MANAGERS

Eugen Kool, a partner at Rosewood, on the acquisition of these elementary schools: *“We view this first school portfolio as the beginning of a broader development within the Dutch education system. A development in which educational buildings are treated for what they are essentially intended to be. Schools are essential pillars of our societal and social infrastructure, holding great significance for children, teachers, school boards, and surrounding communities.”*