

Press release

## **Impact fund Achmea Real Estate acquires 128 homes in Bilthoven for sustainability upgrade**

**Amsterdam, 21 April 2026 – Achmea Real Estate has acquired 128 apartments in Bilthoven on behalf of the Achmea Dutch Residential Impact Fund (ADRIF), with the ambition of making them more sustainable over the coming years. Tenants can expect enhanced living comfort and lower energy costs. This marks the first acquisition by the impact fund, which was established last year.**

Achmea has purchased the two apartment complexes on Spreeuwlaan and Kramsvogellaan from a private investor. Tenants were informed earlier this week. The properties, with an average floor area of 83 m<sup>2</sup>, were built in 1976 and predominantly carry an energy label D. Subject to tenant consent, Achmea initially aims to upgrade these to label A/A+, and subsequently to Paris Proof standards.

Upgrading to A/A+ will involve insulating the building envelope (including the roof and façade), installing solar panels and modernising building systems. Research conducted by BAM Wonen indicates that this can significantly reduce building-related gas and electricity consumption.

As a result, tenants in Bilthoven will benefit from improved comfort and lower energy bills. Despite a modest rent increase to cover the sustainability investments, total housing costs (rent and energy costs) are expected to remain stable or decrease slightly for residents. That is, if other factors (such as energy usage, energy prices or household size) remain unchanged.

Onno Hoff, Fund Manager at ADRIF: “We are proud of this first acquisition for the fund. Together with tenants and BAM Wonen, we will now swiftly take concrete steps. If all studies proceed according to plan and no delays occur in the approval processes, we expect to commence the sustainability works next year.”

Across the Netherlands, approximately 850,000 rental homes currently have an energy label D or lower. These will need to be upgraded over the coming years in order to meet the Paris climate targets. “This large-scale transition requires substantial capital,” said Boris van der Gijp, Co-Chair at Achmea Real Estate. “Institutional investors can play a key role in this, while achieving an appropriate financial return. We warmly invite them to join us.”

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**About Achmea Real Estate**

On behalf of more than 30 pension funds and other institutional investors, [Achmea Real Estate](#) manages approximately €13 billion in residential, retail and healthcare real estate. We focus on investments with high social value and an appropriate financial return, contributing to sustainable and attractive living environments – now and in the future. Achmea Real Estate is part of the Retirement Services segment (ODV) of Achmea. Achmea Real Estate B.V. is registered in Amsterdam.