

ALMERE

APELDOORN

BREDA

HARDERWIJK

'S-HERTOGENBOSCH

HUIZEN

ZWOLLE

DENVER

JACKSONVILLE

PHOENIX

TAMPA

WASHINGTON

CALGARY

TORONTO

LUCERNE

## **SLOKKER NETHERLANDS**

SLOKKER DEVELOPMENT HEADQUARTERS IN HUIZEN AND OFFICES IN ZWOLLE AND 'S-HERTOGENBOSCH

SLOKKER BUILDING GROUP HEADQUARTERS IN HUIZEN AND OFFICES IN ALMERE, APELDOORN, BREDA, HARDERWIJK AND HUIZEN

SLOKKER INVESTMENTS HEADQUARTERS IN HUIZEN

## **SLOKKER USA**

HEADQUARTERS IN WASHINGTON AND OFFICES IN DENVER, JACKSONVILLE, PHOENIX AND TAMPA

## **SLOKKER CANADA**

OFFICES IN CALGARY AND TORONTO

## **SLOKKER SWITZERLAND**

LUCERNE



FOR MORE INFORMATION VISIT [WWW.SLOKKER.US](http://WWW.SLOKKER.US)

Floris 29 maart, 35  
Koningin Wilh 19

Orde getekende

Verklaart hiernede het maken van  
20 Woningen en 4 Doorgangswoningen aan  
de Spijkerstraat te Bussem voor rekening  
van de Gemeente Bussem geheel volgens  
bestek en tekening te willen maken  
voor den prijs van

Tegen en twintig duizend acht  
honderd twee en veertig gulden  
teggel f 29842

A. Slokker en Zonen

First assignment, March 29, 1935

Undersigned,

Hereby is agreed the construction of 20 houses and 4 carriage homes on the  
Spijkerstraat in Bussum for the account of the Town of Bussum pursuant to  
the plans and specifications prepared therefore for the price of Twenty Nine  
Thousand Eight Hundred Forty Two Guilders (fl 29,842).

A. Slokker and Sons

## DE SCHIJF

LEIDSCHER RIJN, UTRECHT

59 'SENIOR LIVING' APARTMENTS



# Content

Introduction	08
Facts & Figures	10
Slokker Development	14
Slokker Building Group	24
Slokker Investments	36
Slokker International	42



# Introduction

Since it was founded in 1935, this family business has grown into a respected partner in Real Estate, both nationally and internationally: The Slokker Group. It is a modern organization, with an impressive track record in the construction of private homes and the development, construction and management of retail, office, industrial and warehouse space. The group has developed and built more than 75,000 homes and 27,500,000 sq. ft. of commercial real estate. Its ability to anticipate and react to changing economic and social circumstances shows its flexibility and common sense approach to business. Currently, the Slokker family's third generation is leading an ever more ambitious organization, which, based on short lines of communication, is exceptionally decisive.

A solid financial foundation allows us to enter into any project, regardless of size or financial structure. Our goal is to maximize the financial and social long-term outcome for all parties involved, while simultaneously delivering sustainable contributions to a high-quality and enjoyable living environment. In the Netherlands, the care and attention we built into our homes was rewarded by the "Keurmerk Klantgericht Bouwen" (Seal for Customer Oriented Construction). 2007 was the third consecutive year in which the Slokker Group was awarded this honor. It means that from the initiation of a project we perform above the established market standards. Obviously, we will continue to try to improve. Innovation is an integral part of our company structure and culture. This is certainly true for the development and application of new home designs, building concepts and production techniques, but also for the continuing education of our employees and our investments in Research & Development.

In this brochure, we acquaint you with the activities and projects that have been realized by the four divisions that make up the Slokker Group. They are presented in the logical order of how they operate on the Dutch market: Slokker Development is the developer, Slokker Building Group is the builder, and Slokker Investments is the investor and manager. For the US and Canadian markets, these disciplines are combined in Slokker International. In Switzerland, Slokker is active as partner in project development under the name Lerko AG. For all these entities, the goal is the same: to distinguish our organization through the delivery of quality products.

W W W . S L O K K E R . U S







# Facts & Figures

## History:

- First project: March 29, 1935, 24 homes, Revenue: 29,842 guilders (US\$ 12,000).

## Current situation:

- A family business with over 70 years of experience in real estate development, construction and investment.
- 75,000 houses realized.
- Over 27,500,000 sq. ft. of commercial space realized.
- A diversity of projects: homes, commercial and industrial buildings, golf resorts, care centers, sports facilities, and shopping malls.
- Branches in:
  - The Netherlands: Almere, Apeldoorn, Breda, Harderwijk, 's Hertogenbosch, Huizen and Zwolle;
  - United States: Denver, Jacksonville, Phoenix, Tampa and Washington;
  - Canada: Toronto and Calgary;
  - Switzerland: Luzern.
- Innovation is a central theme in the history of Slokker. In the Netherlands, Slokker has initiated:
  - Form-work-building;
  - Prefabrication for form-work-building;
  - Anchor-free cavity wall in form-work-building;
  - Wood-frame construction building;
  - "Spaarhuis" (energy-saving home);
  - "Esprithuis" (user-oriented building - industrial and flexible building - product development oriented);
  - 7m20 house;
  - Package service;
  - Dubo customized; and
  - ITS: Industrial building with flexible interior lay-outs.
- We are involved in projects valued over EUR 1,5 billion (US\$ 2.1 billion).





TERWIJDE 'GARDENPARK'

LEIDSCHER RIJN, UTRECHT

74 RENTAL HOMES









PASTOR STOCKMANHOF

UTRECHT

25 TOWNHOUSES

UNDERGROUND GARAGE





# Slokker Development

Slokker Development is a real estate developer, which operates in the Netherlands from offices in Huizen, 's Hertogenbosch and Zwolle. We have been active for decades in specific areas for new residential development as well as inner city redevelopment. Infrastructure and environmental design frequently also become part of our responsibility.

Slokker Development has a distinct vision with regards to (re)developing the product to be built: quality is more important than quantity. Since continuously changing markets require new concepts and solutions for optimal results, we are a flexible and creative partner who approaches problems in a constructive way and who is always searching for new solutions.

Our motivation to produce quality is not limited to the end-product, it extends also to our customer service and support. To make sure that our customer service is of high quality throughout the process, Slokker Development has, in addition to the traditional development disciplines, separate internal departments for buyer information and building support for the end-user.

We feel that first class cooperation between all parties concerned is a key condition to achieve the quality we seek. We continuously try to arrange the best possible cooperation with all parties concerned, thereby respecting interests that sometimes may be conflicting in nature. A substantial part of our projects is developed and realized in partnership with corporations or other partners in the market. Our basic philosophy will always be equality and openness, with the ultimate goal of creating added value for the end user.

Fulfilling the demands of the consumer is one of the most important values of our company. As society is ever-changing, the needs of the consumer also change constantly. Accordingly, Slokker Development considers research into the needs for different concepts for living and housing a priority. It is therefore not at all strange that consumer-oriented development, progressive and environmentally sensitive building for the long term, and congregate care living concepts have been at the heart of our corporate strategy for years.







**RIPPERDA KAZERNE**

HAARLEM

387 HOUSES

11,000 SQ FT OF COMMERCIAL SPACE

850 SPACE UNDERGROUND GARAGE

NURSING HOME



## TROMPENDAEL

---

HILVERSUM

25 MODERN VILLAS

14 LUXURY APARTMENTS







## BEEKPARK

APELDOORN

17 APARTMENTS AND 2 PENTHOUSES

12 TOWNHOUSES



## DOMEIN DIEPENDAAL

HILVERSUM

90 LUXURY DUPLEX HOUSES

12 'NOISE ABATEMENT' HOUSES

164 CONDOMINIUMS



## STEINVOORDE

---

DEVENTER

OVER 100 SINGLE FAMILY HOMES



## 'T VIERDE KWADRANT

---

HUIZEN

OVER 200 SINGLE FAMILY HOMES



RIETZOOM

ZOETERMEER

35 SUSTAINABLE AND ENERGY EFFICIENT SINGLE FAMILY HOMES





## CRESCENT

NIEUW-VENNEP

1,100 SINGLE FAMILY HOMES AND APARTMENTS



GETSEWOUD

NIEUW-VENNEP

1,100 SINGLE FAMILY HOMES AND APARTMENTS











## LINDESTAETE

HEERLEN

130,000 SQ FT OF OFFICE SPACE AND 180 PARKING SPACES



# Slokker Building Group

Slokker Building Group operates in the Netherlands from its offices in Almere, Apeldoorn, Breda, Harderwijk and Huizen. The head office is located in Huizen. We have the know-how and the resources to realize (large scale) homebuilding projects, to construct commercial and industrial buildings, and to complete inner city re-developments. No matter what type of construction project it is, our approach is always based on one essential ingredient: complete involvement from beginning to end. Not only with regards to our principals, but we also care deeply about the people who will live in the homes and offices that we build.

Our current annual production volume is approximately EUR 125,000,000 (US\$ 175,000,000) of which 70% is completed through its combined role as construction partner, value engineer and project manager and 30% as a general contractor pursuant to a tender process. About 40% of our projects are built against a negotiated market price for our sister entity, Slokker Development. The other 60% are completed for other real estate developers, housing cooperatives and investors. All of our principals can be assured of a keen relation between price and quality.

Our company strongly believes in honesty and integrity. Being straight-forward is our first priority. A deal is a deal. It is therefore hardly a surprise that our corporate code of conduct is in conformity with the model of the Stichting Beoordeling Integriteit Bouwnijverheid (Foundation for Evaluation of Building Trade Integrity). In order to deliver a perfect product, our building progress is continuously monitored, evaluated and recorded in practical systems and procedures. All of our construction companies have the Dutch VCA and ISO certification.

Our customers rely on us, and we rely on our 400 employees, the backbone of our company. Only people can make a difference, and that is why we are happy to invest in their training. We have affiliations with training organizations in the regions that we serve. We welcome communication, initiative and good ideas. This why our employees' involvement is substantial at all levels, which benefits our clients, both in the personal contacts as well as in actual results. Our organization has the seal of Klantgericht Bouwen (Seal for Customer Oriented Construction).

We feel that our responsibility as builders, literally and figuratively, does not end at the front door. People and the environment are fundamental elements of our company philosophy. The Slokker Building Group has with this perspective in mind embraced durable building and renovation from the first day those principles were introduced to the market place.

Our offices in the Netherlands are substantially involved in social activities and initiatives of groups and organizations whose objectives we support and believe.

W W W . S L O K K E R . U S







IJBURG

AMSTERDAM

119 SINGLE FAMILY HOMES AND APARTMENTS



## DE HOVEN

FLORIANDE, HOOFDDORP

111 SINGLE FAMILY HOMES AND APARTMENTS







### FASCINATIOBOULEVARD

CAPELLE A/D IJSSEL

OVER 13,000 SQ FT OF OFFICE SPACE



### DE PLANTAGE, MALBURGEN

ARNHEM

200 SINGLE FAMILY HOMES AND APARTMENTS

**TERWIJDE 'THE BOOMERANG'**

LEIDSCHE RIJN, UTRECHT

184 APARTMENTS

20,000 SQ FT OF COMMERCIAL SPACE









SHOPPING CENTRE DE ORANJERIE

APELDOORN

RENOVATION OF 16,500 SQ FT OF RETAIL SPACE







VREDEKWARTIER

BUSUM

REDEVELOPMENT OF A CHURCH TO INCLUDE 18 APARTMENTS



## KONING WILLEM II COLLEGE

TILBURG

REBUILDING, RENOVATION AND DEVELOPMENT (36,000 SQ FT)



## BERLAGEBLOKKEN

AMSTERDAM

RESTORATION/RENOVATION 234 APARTMENTS









## STADspoort FLORIANDE

DE EILANDEN, HOOFDDORP

138 APARTMENTS

8,250 SQ FT OF OFFICE SPACE





## BETULA HOVEN

BUSSUM

44 SINGLE FAMILY HOMES

4 MERGED HOUSES INTENDED FOR ASSISTED LIVING





# Slokker Investments

The most important mission of Slokker Investments is to invest in commercial real estate and residential rental projects for its own account and risk. Its goal is to continually optimize its real estate portfolio, in which the market and the clients are the defining factors. The operational objective is to achieve a market level return in combination with an acceptable risk-profile. The company is based in Slokker's head office in Huizen, and has a compact and resourceful organizational structure.

Slokker Investments has been active in real estate investments for several decades. Its solid financial structure allows the group to continuously balance its portfolio and to make the necessary adjustments to keep up with the dynamics of the market. At the end of 2006, the value of Slokker Investments' portfolio exceeded EUR 100,000,000 (US\$ 140,000,000), of which 80% was invested in commercial real estate and 20% in rental residential units.

We manage the majority of our real estate investments. This has the advantage that we can stay in direct contact with the requirements and demands of the market. We maintain a flexible leasing philosophy, whereby custom solutions are always possible.

In addition to having its own direct investments, Slokker Investments also invests indirectly via different real estate investment funds. During the last few years, we also have increasingly become involved as investor in real estate development projects, both nationally and internationally. A good example of this type of investing is the turn-key realization of a sports and fitness centre with swimming pool in Duiven. A number of these projects have been added to the investment portfolio upon their completion.

In the North American market, Slokker is also active as real estate investment company. A part of those investments are in projects that will be sold, whereby another part may be developed to be held for the long-term. Investments with the long term character are then kept in the portfolio for a number of years after their completion. The following pages will show you a small selection of the projects that are part of our portfolio.







**PALETSINGEL**

ZOETERMEER

OVER 55,000 SQ. FT. OF OFFICE SPACE



## ORANJEWOUD

HEERENVEEN

OVER 105,000 SQ FT OF OFFICE SPACE







IMTECH

AMSTERDAM

30,000 SQ FT OF OFFICE SPACE



LINDENLAAN

HUIZEN

33,000 SQ FT OF OFFICE SPACE



**MUSICALDREEF**  
HARDERWIJK  
18 SINGLE FAMILY HOMES



**HUGO DE VRIESSE**  
AMERSFOORT  
10 SINGLE FAMILY HOMES





ARSENAAL

GRAVE

OVER 44,000 SQ FT OF COMMERCIAL SPACE





# Slokker International

**In the late nineteen seventies, the Slokker group entered the American and Canadian real estate markets. From offices in Denver and Toronto the market was explored and thereafter, initially on a modest scale, projects were developed for our own risk.**

When the economy improved in the early nineties, Slokker's activities were substantially expanded. After the acquisition in 1995 of an existing American / Dutch real estate organization with offices and activities in Atlanta, Chicago, Denver, Tampa, Jacksonville and Phoenix, the main office for North America was moved to Washington DC. Thereafter activities in Dallas, Orlando, Providence, Maryland and New Jersey (US) and Calgary and Toronto (Canada) were added.

The real estate markets in North America, specifically in the United States, can be characterized by strong trends and rapid changes. The market circumstances, laws and procedures often differ from state to state or province to province. Therefore, we use small, decisive and innovative local organizations with a high degree of independence. Our main office in Washington DC gives support in various ways, and has final responsibility for strategy, location selection, product, raising equity and debt, and the financial structure.

The Slokker International branches, and their affiliates and partners are jointly responsible for the acquisition and improvement of a considerable number of real estate projects, such as the acquisition of land, and the development, construction, sale, leasing and management of residential real estate (including houses, apartments and assisted living facilities) and all types of commercial real estate. On January 1, 2007, our organization was involved in over 40 real estate projects in 9 different geographical areas in the US and Canada. Currently, Slokker International has 40 employees, and is involved in real estate projects valued at approximately EUR 500,000,000 (US\$ 700,000,000).

W W W . S L O K K E R . U S





**PALMER CLUB**

FLORIDA, USA

75 UNIT 'INDEPENDENT AND ASSISTED LIVING' COMMUNITY







## WINDSOR PARKE

JACKSONVILLE, FLORIDA, USA

OFFICES, HOTELS, HOUSES, SHOPS AND A CHAMPIONSHIP GOLF COURSE



## TOWER RIDGE

DENVER, COLORADO, USA

311 RESIDENTIAL UNITS





ATLANTIC CENTER PLAZA

GEORGIA, ATLANTA, USA  
500,000 SQ FT OF OFFICE SPACE  
24 FLOORS



## 1001 ROSS

DALLAS, TEXAS, USA

204 APARTMENTS

263 PARKING SPACES

SHOPS







## CITY PARK AT THE COLISEUM

CHARLOTTE, NORTH CAROLINA, USA

APPROVED FOR REDEVELOPMENT

TO 700 APARTMENTS, 275 HOMES

AND 920,000 SQUARE FEET OF

RETAIL, OFFICE AND HOTEL SPACE



RIVERDALE FARMS  
INGLEWOOD, CANADA  
76 SINGLE FAMILY HOMES







### SUNSET POINT

ST. AUGUSTINE, FLORIDA, USA

82 DUPLEX HOMES



### HARBOUR ISLE

ST. AUGUSTINE, FLORIDA, USA

328 APARTMENTS





## PORT CREDIT VILLAGE

MISSISSAUGA, ONTARIO, CANADA

440 TOWNHOUSES AND CONDOMINIUMS, 36,000 SQ FT OF SHOPS AND OFFICES

150 RETIREMENT APARTMENTS

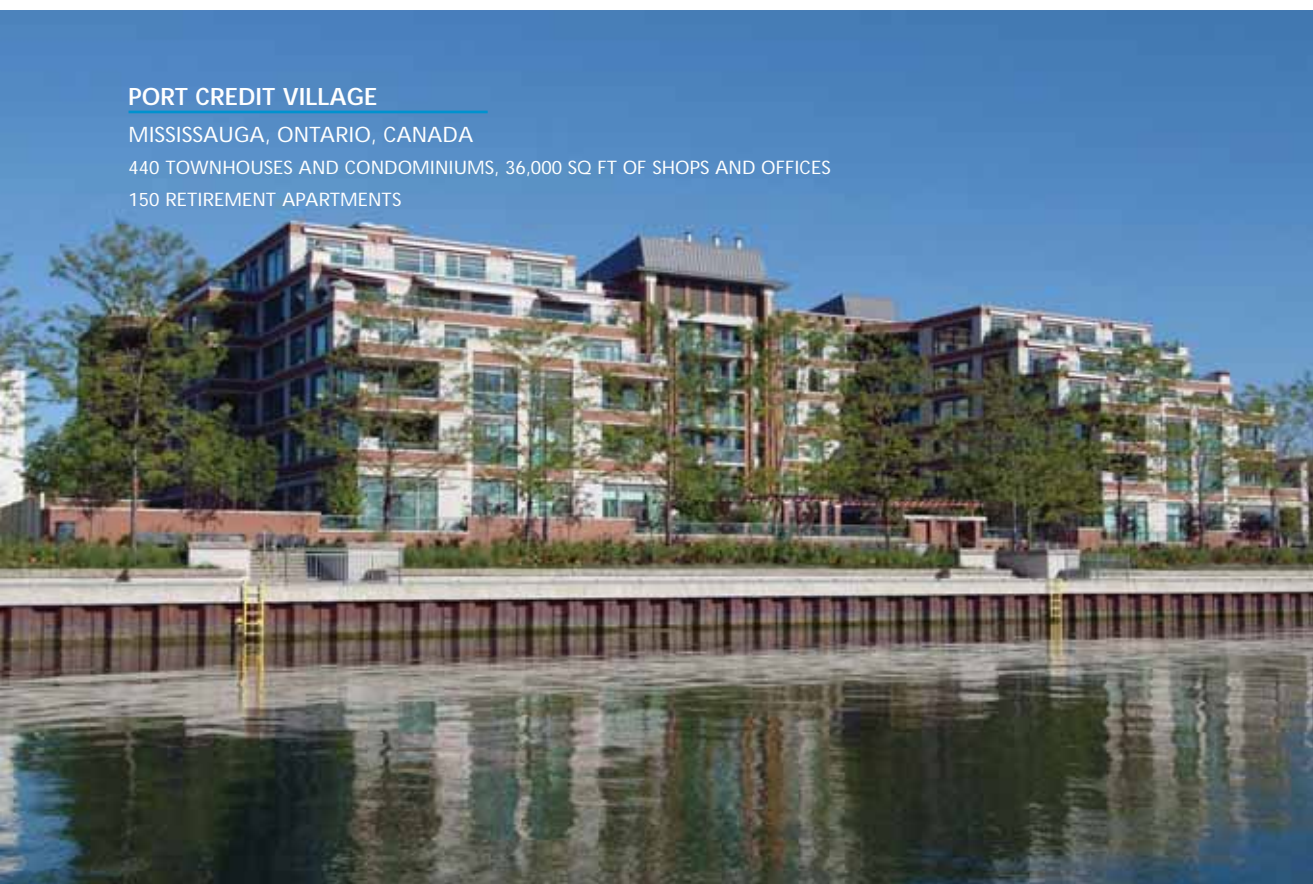


## PORT CREDIT VILLAGE

MISSISSAUGA, ONTARIO, CANADA

440 TOWNHOUSES AND CONDOMINIUMS, 36,000 SQ FT OF SHOPS AND OFFICES

150 RETIREMENT APARTMENTS







**PORT CREDIT VILLAGE**

MISSISSAUGA, ONTARIO, CANADA

440 TOWNHOUSES AND CONDOMINIUMS, 36,000 SQ FT OF SHOPS AND OFFICES

150 RETIREMENT APARTMENTS



THE SLOKKER GROUP IS ACTIVE IN THE DEVELOPMENT, CONTRUCTION AND MANAGEMENT OF REAL ESTATE PROJECTS  
WITH A CLEAR VISION FOR SUSTAINABILITY, CREATIVITY, QUALITY AND URBAN REVITALIZATION.

