

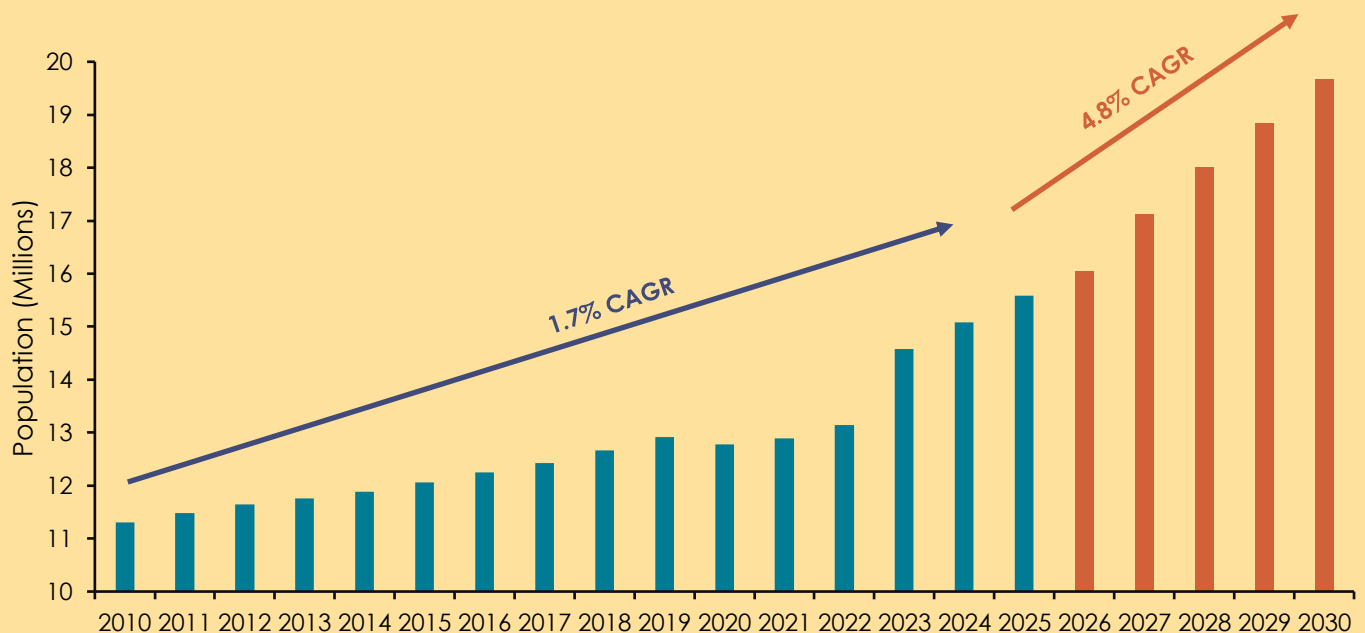
A good curator selects only the best

8 May 2025

Image in Focus: Baby boomers' boom?

America's getting older and that's creating big demand for healthcare and senior living. This week, Sesfikile Capital, the manager of the Curate Momentum Flexible Property Fund, shares how this trend presents a long-term opportunity, especially in the healthcare real estate space.

Growth in US population aged 80 and over



Source: Sesfikile Capital, WellTower Financial Report at 31 December 2024

Summary of chart

The aging US population is driving a sharp increase in healthcare demand. By 2030, more than 20% of Americans will be 65 or older – an age group with the highest per capita use of healthcare services. This demographic shift is fuelling strong demand for healthcare real estate, with all sectors poised to benefit from the growing, needs-based demand associated with an aging population.

How does this link to the positioning of the Curate Momentum Flexible Property Fund?

The Curate Momentum Flexible Property Fund is exposed to this theme through being overweight Ventas (US senior housing and medical offices), CareTrust REIT (US skilled nursing and UK care homes) and Chartwell Retirement Residences (Canadian senior housing).

Key takeaways from the chart

- ✓ The 80+ age group is projected to grow at a 4.5% compound annual growth rate (CAGR) through 2030, compared to 1.7% growth over the 14 years before 2024
- ✓ The aging US population – particularly the Baby Boomer generation – is driving a significant increase in demand for healthcare real estate, especially senior housing options
- ✓ The Curate Momentum Flexible Property Fund is well-positioned to benefit from this long-term growth trend through its holdings in Ventas, CareTrust and Chartwell Retirement Residences

Fund name

Managed by [Sesfikile Capital](#)



Fund overview

The Curate Momentum Flexible Property Fund owns shares in a range of listed property companies, in South Africa and around the world. It is designed to give investors high levels of income and growth on their capital over time.

News and insights

Click [here](#) to watch the video and learn how Sesfikile Capital manages the fund by identifying South African and global listed property shares and explore what makes their approach unique.

For more information, visit our website [here](#).

Kind regards

The Curate Team

Disclosure

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