

ASR Dutch Mobility Office Fund





Fund Name	ASR Dutch Mobility Office Fund
Fund Manager	a.s.r. real estate
Fund Sponsor	ASR Nederland NV
Fund & Tax Structure	Dutch Mutual Fund; tax transparant vehicle
Investment Focus	Dutch core offices and (limited) other assets (e.g. parking) with focus on high mobility locations near public transport hubs
Portfolio	<ul style="list-style-type: none"> - Seeded portfolio of approx. € 280 million consisting of 13 office buildings on high mobility locations - The pipeline includes 5 assets with a future estimated value of approx. € 190 million
Management	<ul style="list-style-type: none"> - In-house fund, asset and property management - Research driven acquisition and asset management model
Target Return	<ul style="list-style-type: none"> - IRR of 6-8% (net of fees and all expenses) - Distributable return of >5.0%
Leverage	<ul style="list-style-type: none"> - Target leverage of 15% (current: 6%) - The ability to deploy debt to a maximum of 30% of GAV
Liquidity	<ul style="list-style-type: none"> - Quarterly subscription and redemption mechanism - Secondary trading - 10 year liquidity review
Initial Closing	Q4 2016 (Fourth Closing: Q3 2018)
Capital raised	€ 180 million through four investors since initial closing
Investors	Diversified and global institutional investor base
Fund Term	Unlimited Life
Distributions	Quarterly dividend distributions
Valuations	Quarterly independent appraisals
Governance	<ul style="list-style-type: none"> - Meeting of Investors - Investment Committee - Manager Removal - Most Favoured Nations Clause - Key Person Clause
Oversight	<ul style="list-style-type: none"> - AIFMD licence - ISAE 3402

The Portfolio

	Number of assets	Number of leases	Total LFA (sq m)	Vacancy
Seed portfolio	13 ¹⁾	58	Approx. 145,000	3%
Pipeline portfolio	5	28	Approx. 55,000	<15% upon delivery

Contact Pieter Vandeginste, fund director ASR Dutch Mobility Office Fund
+31 (0)30 257 3978, pieter.vandeginste@asr.nl

1) This includes one forward funding deal that will be completed in 2022.

Factsheet 2019 / Q1 2019 information

Disclaimer This document is intended to present general information in respect of ASR Dutch Mobility Office Fund (the 'Fund') and does not constitute, and may not be used for the purposes of, an offer or an invitation to subscribe for any interests by any person in any jurisdiction (i) in which such offer or invitation is not authorised or (ii) in which the person making such offer or invitation is not qualified to do so or (iii) to any person to whom it is unlawful to make such offer. The information contained herein is necessarily incomplete and is qualified by reference to the placing documents to be drafted in connection with the prospective offering of interests in the Fund. In the event that the information in this document is inconsistent with or contrary to information in the placing documents, the placing documents shall prevail. a.s.r. reserves the right to modify any of the terms of the prospective offering and the interests described herein. Interests in the Fund may only be subscribed for by institutional investors. The Fund and the Fund Manager are subject to the supervision of AFM (Netherlands).

a.s.r.
de nederlandse
verzekerings
maatschappij
voor alle
verzekeringen