

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 with focus on high mobility locations near public transport hubs
Portfolio	<ul style="list-style-type: none"> - Portfolio of approx. € 325 million consisting of 12 office buildings on high mobility locations - The pipeline includes 7 assets with a future estimated value of approx. € 385 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"> - Low leverage strategy (current: 0%) - The ability to deploy short-term 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
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

The Portfolio

	Number of assets	Total LFA (sq.m.)	(Est.) value	G5 (5 biggest cities)
Portfolio	12	128,000	325m	70%
Forward commitment	1	16,000	83m	100%
Uncommitted pipeline	6	78,000	302m	100%

Contact

Pieter Vandeginste, fund director ASR Dutch Mobility Office Fund
 +31 (0)6 22 78 79 55, pieter.vandeginste@asr.nl
 Ricardo Roode, fund manager ASR Dutch Mobility Office Fund
 +31 (0)6 53 49 55 87, ricardo.roode@asr.nl

Factsheet 2020 / Q1 2020 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).

