

Factsheet Q4 2020

ASR Dutch Mobility Office Fund

Core office portfolio at
major transport hubs in the
five largest office markets
of the Netherlands

€ 360m

Portfolio

€ 310m

Pipeline

4.5 years

WALT

91%

Occupancy rate

2016

Initial closing

Fund strategy

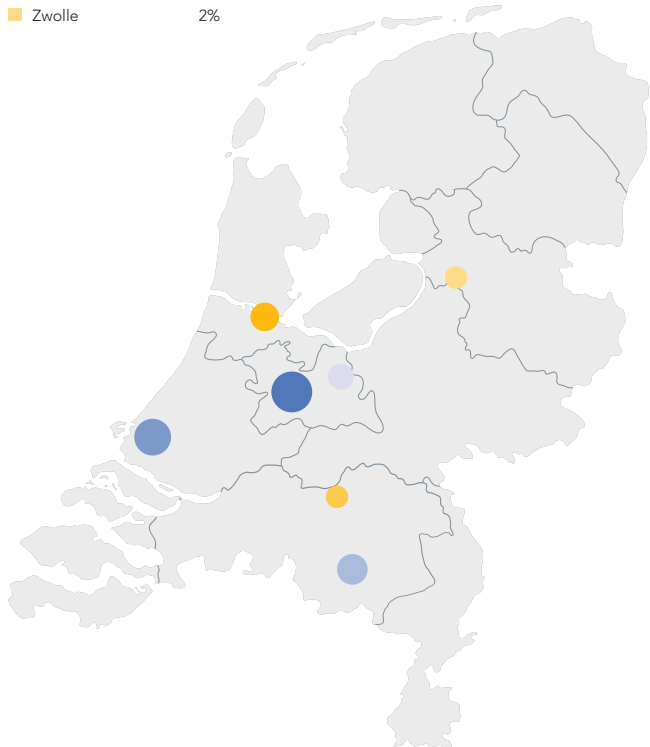
The fund's strategy is aimed at high-quality offices in the immediate vicinity of mobility hubs, i.e. large train and metro stations in the Netherlands and Schiphol. These locations offer the right mix of local facilities and public transport functions, as well as a large variety of amenities.

Fund facts Q4 2020

Domicile	Netherlands
Legal structure	Fund for Joint Account
Distributions	Quarterly
Trading frequency	Quarterly
Fund size	€ 380m
Pipeline	€ 310m
Minimum stake	10m
LTV	6.6%
Management fee	0.55%
WALT	4.5 years
Gross lettable area	128,000 sq.m.
IRR since inception	13.0%
Number of investors	6
GRESB rating	84 (5 star)

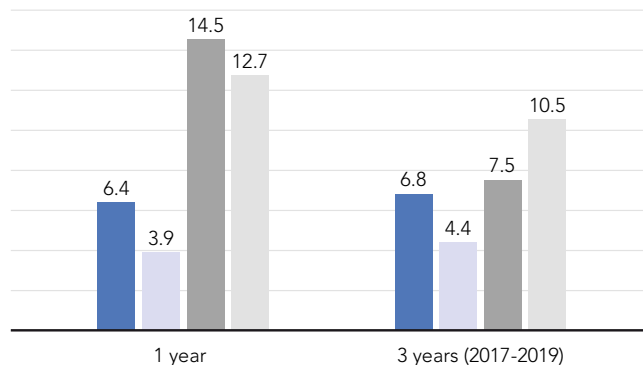
Geographical exposure of the portfolio incl. pipeline (as at 31 December 2020)

Utrecht	41%
Rotterdam	22%
Eindhoven	16%
Amersfoort	9%
Amsterdam	6%
's-Hertogenbosch	4%
Zwolle	2%



Performance overview

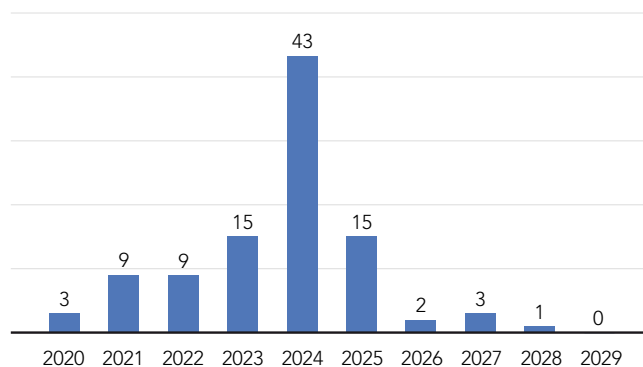
Percentage



■ Portfolio income return ■ Portfolio capital growth
 ■ MSCI benchmark income return ■ MSCI benchmark capital growth

Lease expiry profile

Percentage



■ Portfolio (all assets) total return

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