

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

Factsheet Q3 2024

**ASR Dutch**

**Prime Retail Fund**

The prime retail fund  
for highstreet, inner  
city shopping centres,  
district shopping centres  
and supermarkets in  
the Netherlands

**€ 1.5b**

Portfolio

**182**

Properties

**>6% IRR**

Target return

**94.4%**

Occupancy rate

**2011**

Initial closing



## Fund strategy

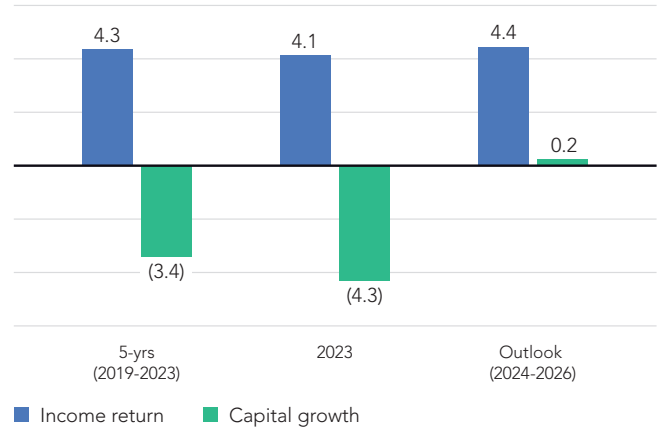
The Fund's strategy is to aim at prime retail properties in three retail property sectors: high street retail, district shopping centres and supermarkets. With a focus on dominant shopping cities and retail areas in the Netherlands.

### Fund facts

Domicile	Netherlands
Legal structure	Fund for Joint Account
Distributions	Quarterly
Trading frequency	Quarterly
Fund size	€ 1.5b
Minimum stake	€ 10m
LTV	12.9%
Management fee	0.55%
Number of investors	12
Annual rent	€ 85.1m
Gross lettable area	287,000 sq.m.
Gross yield	6.0%
High street retail in G4	73%
High street retail in G8	89%
Energy label A	80%
GRESB rating	93 (5 stars)

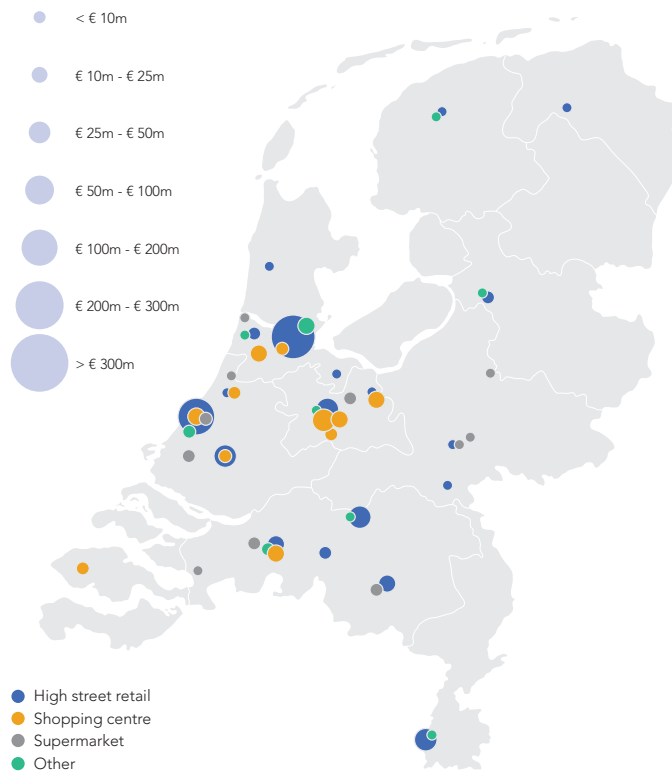
### Performance overview

Percentage



### Geopgrahic exposure of the portfolio

Investment exposure



### Top 10 retailers in portfolio

Tenant	% Gross rent
Koninklijke Ahold Delhaize N.V.	11.9%
The Sting - Network of Brands	5.8%
Jumbo Group Holding B.V.	5.5%
Inditex Group	5.4%
Hennes & Mauritz	4.2%
A.S. Watson Group Limited	3.4%
Primark Netherlands B.V.	3.4%
UNIQLO Europe Ltd.	2.8%
Douglas Holding AG	2.6%
WE International B.V.	2.1%
<b>Total</b>	<b>47.1%</b>

### Contact details



#### Edwin van de Woestijne

managing director a.s.r. real estate  
fund director ASR DPRF  
T +31 (0)30 257 26 54  
edwin.van.de.woestijne@asr.nl



#### Bart Vink

fund manager ASR DPRF  
T +31 (0)6 53 78 49 76  
bart.vink@asr.nl

**Disclaimer** This document is intended to present general information in respect of ASR Dutch Prime Retail 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).