

Factsheet Q2 2024

**ASR Dutch**

**Prime Retail Fund**

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

**€ 1.4b**

Portfolio

**183**

Properties

**>6% IRR**

Target return

**94.4%**

Occupancy rate

**2011**

Initial closing

## Fund strategy

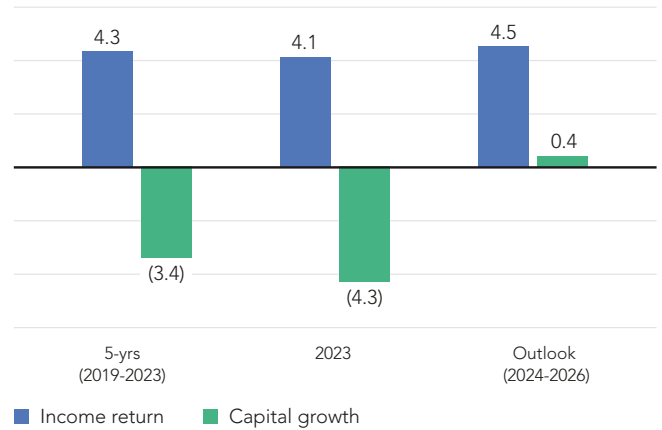
The Fund's strategy is to aim at prime retail properties in three retail property sectors: high street retail, district shopping centres and supermarkets. With a focus on dominant shopping cities and retail areas in the Netherlands.

### Fund facts

Domicile	Netherlands
Legal structure	Fund for Joint Account
Distributions	Quarterly
Trading frequency	Quarterly
Fund size	€ 1.4b
Minimum stake	€ 10m
LTV	12.6%
Management fee	0.55%
Number of investors	12
Annual rent	€ 84.7m
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)

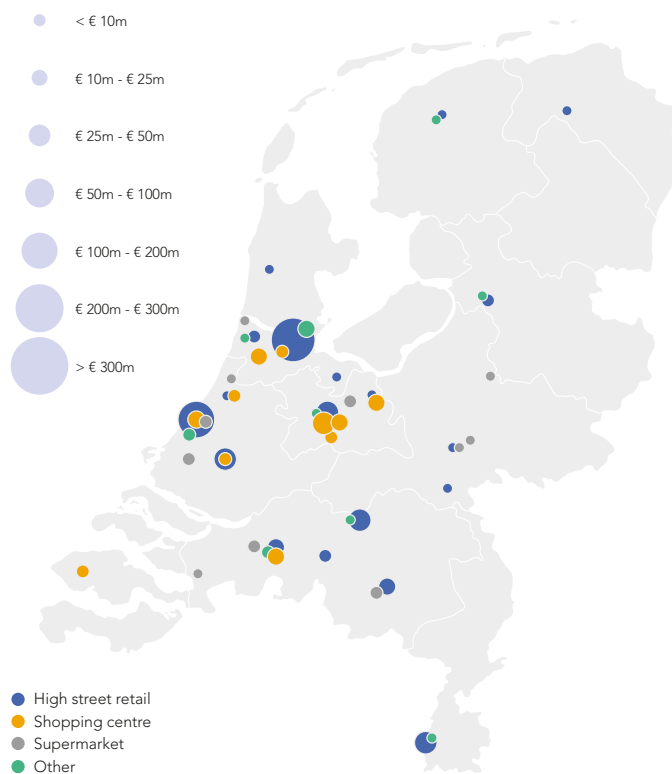
### Performance overview

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	4.3%
A.S. Watson Group Limited	3.4%
Primark Netherlands B.V.	3.3%
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



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