

Factsheet Q1 2022

# 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

189

Properties

>6% IRR

Target return

95.0%

Occupancy rate

2011

Initial closing

## Fund strategy

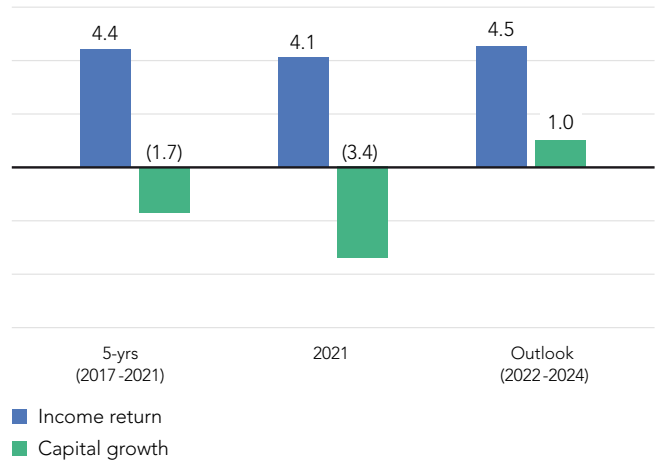
The Fund's strategy is to aim at prime retail properties in three retail property sectors: high street retail, district shopping centres and supermarkets. With a focus on dominant shopping cities and retail areas in the Netherlands.

### Fund facts

|                     |                        |
|---------------------|------------------------|
| Domicile            | Netherlands            |
| Legal structure     | Fund for Joint Account |
| Distributions       | Quarterly              |
| Trading frequency   | Quarterly              |
| Fund size           | € 1.5b                 |
| Minimum stake       | € 10m                  |
| LTV                 | 13.0%                  |
| Management fee      | 0.55%                  |
| Annual rent         | € 81.6m                |
| Gross lettable area | 291,000 sq.m.          |
| Gross yield         | 5.5%                   |
| IRR forecast        | 5.3%                   |
| Number of investors | 12                     |
| GRESB rating        | 83 (4 stars)           |

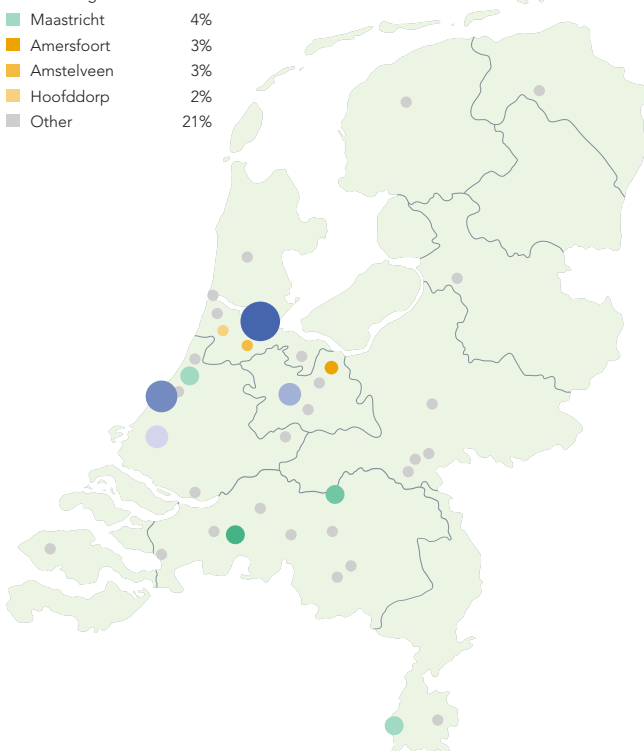
### Performance overview

Percentage



### Geographic exposure of the portfolio

|                  |     |
|------------------|-----|
| Amsterdam        | 27% |
| The Hague        | 16% |
| Utrecht          | 8%  |
| Rotterdam        | 8%  |
| Breda            | 4%  |
| 's-Hertogenbosch | 4%  |
| Maastricht       | 4%  |
| Amersfoort       | 3%  |
| Amstelveen       | 3%  |
| Hoofddorp        | 2%  |
| Other            | 21% |



### Top 10 retailers in portfolio

| Tenant                          | % Gross rent |
|---------------------------------|--------------|
| Koninklijke Ahold Delhaize N.V. | 11.3%        |
| Inditex Groep                   | 6.3%         |
| The Sting - Network of Brands   | 5.9%         |
| Hennes & Mauritz                | 4.9%         |
| Jumbo Group Holding B.V.        | 4.7%         |
| A.S. Watson Group Limited       | 3.6%         |
| Primark Netherlands B.V.        | 3.0%         |
| WE International B.V.           | 3.0%         |
| Douglas Holding AG              | 2.7%         |
| Amarla Retail S.A.              | 2.1%         |
| <b>Total</b>                    | <b>47.5%</b> |

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