

Factsheet Q4 2024

ASR Dutch

Core Residential Fund

Core residential fund
with focus on affordable
and sustainable
housing in the strongest
agglomerations and
cities in the Netherlands

€ 2.1b

Portfolio

6,096

Dwellings

98.3%

Occupancy rate

€ 1,201

Average rent

2015

Initial closing

Fund strategy

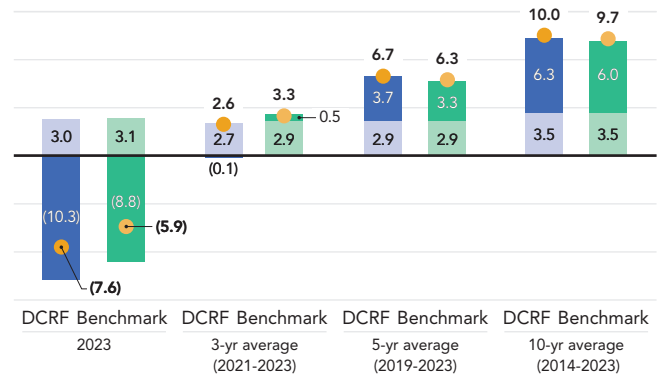
The Fund has a core strategy and invests in sustainable, high-quality apartments and single-family houses, particularly in the mid-priced rental segment, in the strongest economic and demographic regions and cities in the Netherlands.

Fund facts

Domicile	Netherlands
Style	Core
Size	€ 2.1b
Committed pipeline	€ 132m
Loan-to-value	0%
Legal structure	Fund for Joint Account
Distributions	Quarterly
Trading frequency	Quarterly
Management fee	Asset and fund management fee, calculated as 0.42% and 0.05% of the average NAV for the quarter
Minimum stake	€ 10m
Number of investors	16
Total return Fund (YTD Q4 2024)	10.5%
GRESB rating	90 (5 stars)

Performance overview

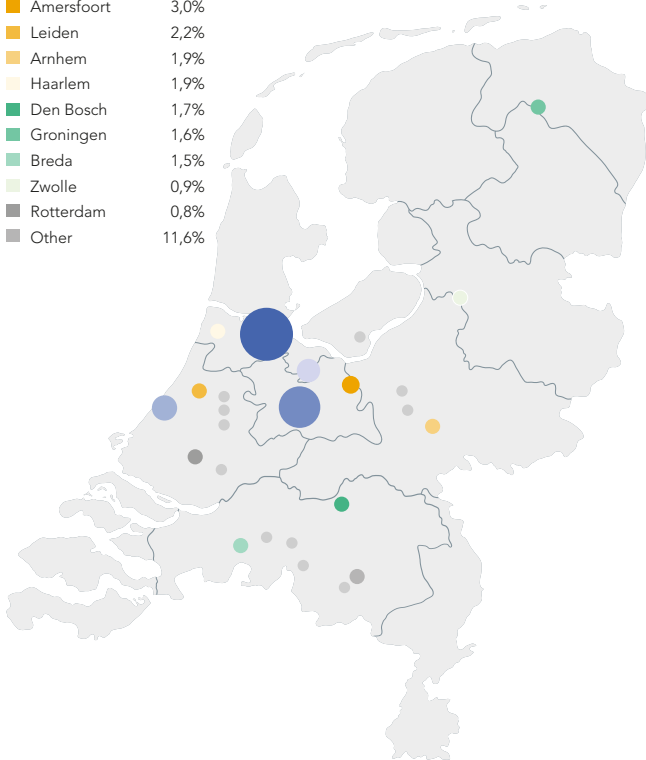
Percentage



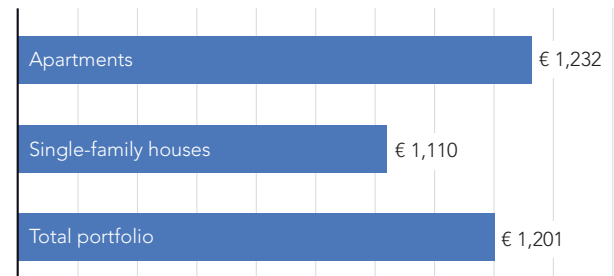
■ Capital growth ● Total return
■ Income return

Geographical exposure

Amsterdam	29,7%
Utrecht	21,3%
The Hague	16,3%
Hilversum	5,7%
Amersfoort	3,0%
Leiden	2,2%
Arnhem	1,9%
Haarlem	1,9%
Den Bosch	1,7%
Groningen	1,6%
Breda	1,5%
Zwolle	0,9%
Rotterdam	0,8%
Other	11,6%



Average rent



Contact details



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