a.s.r.

Factsheet Q3 2025

ASR Dutch Core Residential Fund

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

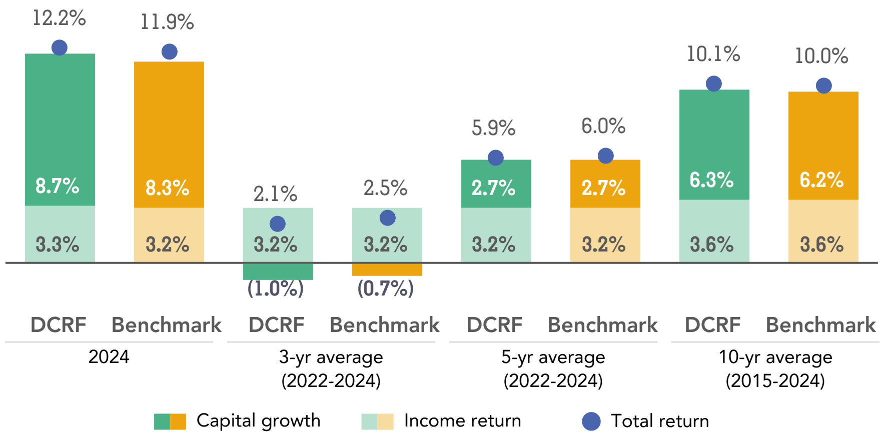
Portfolio value	€2.3b
Dwellings	6,139
Average rent	€1,260
Occupancy rate	98.5%
Initial closing	2015

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.

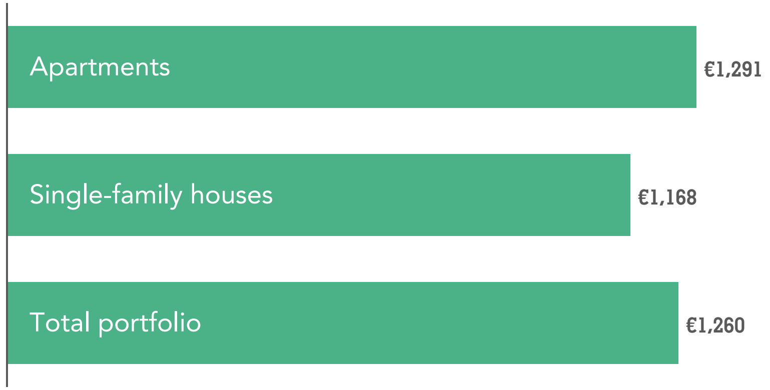
Fund facts

Domicile	**Netherlands**
Style	**Core**
Size	**€2.3b**
Committed pipeline	**€131m**
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	**15**
Total return Fund (YTD Q3 2025)	**8.0%**
GRESB rating	**92 (5-stars)**

Performance overview (Standing Investments Benchmark)

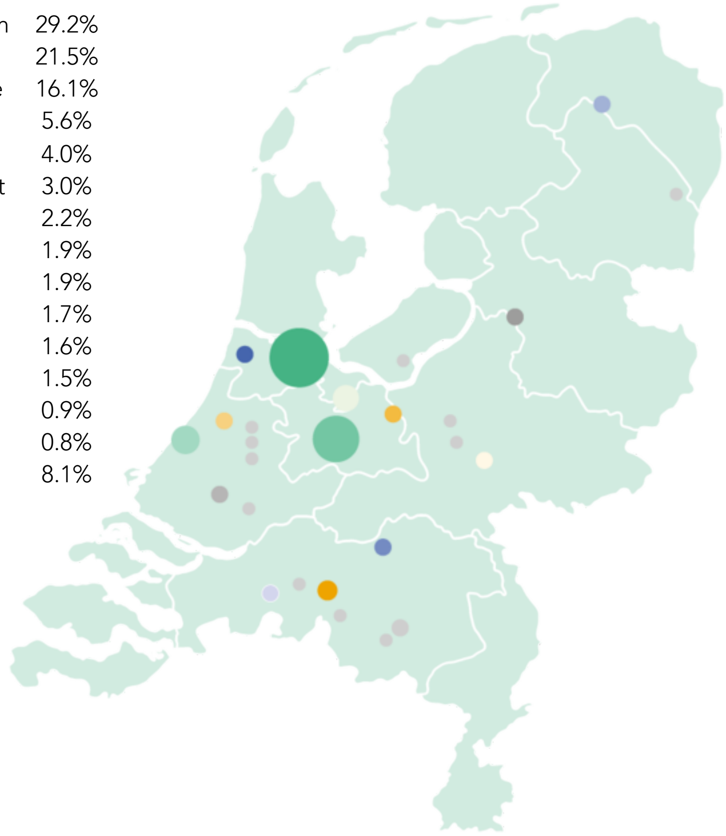


Average rent



Geographic exposure of the portfolio

Amsterdam	29.2%
Utrecht	21.5%
The Hague	16.1%
Hilversum	5.6%
Tilburg	4.0%
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	8.1%



Contact details

Robbert van Dijk
fund director ASR DCRF
T: +31 (0)30 257 3074
robbert.van.dijk@asr.nl

Marsha Sinninghe
senior fund manager ASR DCRF
T: +31 (0)6 10 99 08 35
marsha.sinninghe@asr.nl