

Factsheet Q1 2022

ASR Dutch Mobility Office Fund

Core office portfolio at
major transport hubs in the
five largest office markets
of the Netherlands

€ 750m

Portfolio

€300m

Pipeline

3.8 years

WALT

95%

Occupancy rate

2016

Initial closing

Fund strategy

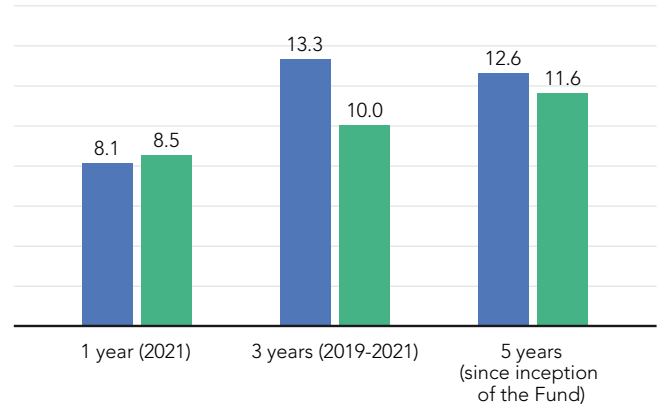
The Fund's strategy is aimed at high-quality offices in the immediate vicinity of mobility hubs, i.e. large train and metro stations in the Netherlands and Schiphol. These locations offer the right mix of local facilities and public transport functions, as well as a large variety of amenities.

Fund facts

Domicile	Netherlands
Legal structure	Fund for Joint Account
Distributions	Quarterly
Trading frequency	Quarterly
Fund size	€750m
Pipeline	€ 300m
Minimum stake	10m
LTV	0.0%
Management fee	0.55%
WALT	3.8 years
Gross lettable area	96,000 sq.m.
IRR since inception	12.1%
Number of investors	7
GRESB rating	92 (5 star)

Performance overview

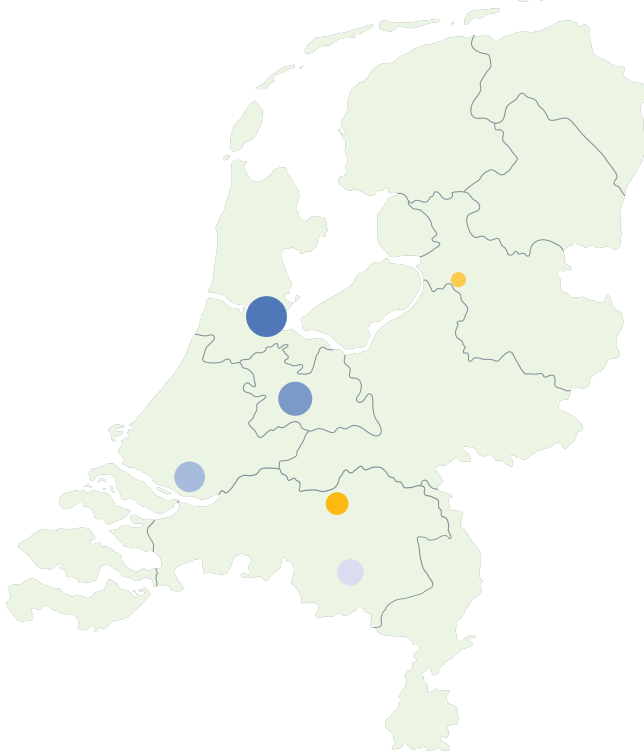
Percentage



■ Portfolio total return
■ MSCI benchmark total return

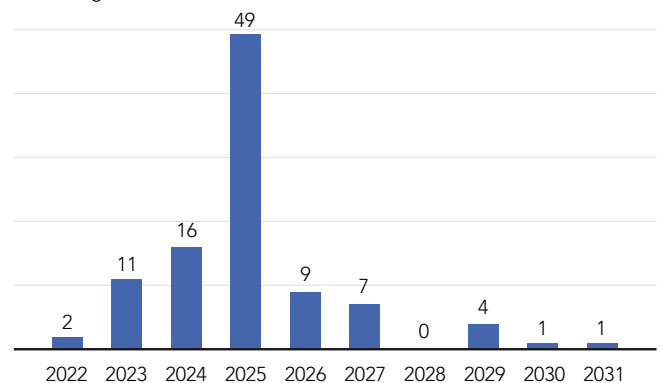
Geographical exposure of the portfolio incl. pipeline

Amsterdam	36%
Utrecht	28%
Rotterdam	23%
Eindhoven	10%
's-Hertogenbosch	2%
Zwolle	1%



Lease expiry profile

Percentage



Contact details



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