

α.s.r.
de nederlandse
verzekerings
maatschappij
voor alle
verzekeringen

Factsheet Q4 2022

ASR Dutch

Prime Retail Fund

€ 1.5b

Portfolio

184

Properties

>6% IRR

Target return

94.4%

Occupancy rate

2011

Initial closing

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

Fund strategy

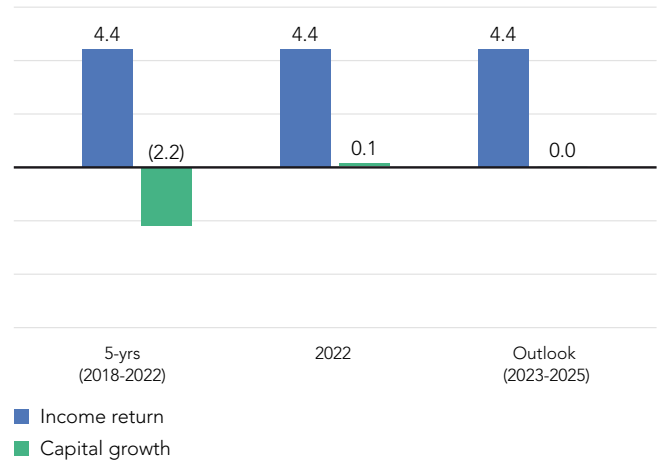
The Fund's strategy is to aim at prime retail properties in three retail property sectors: high street retail, district shopping centres and supermarkets. With a focus on dominant shopping cities and retail areas in the Netherlands.

Fund facts

Domicile	Netherlands
Legal structure	Fund for Joint Account
Distributions	Quarterly
Trading frequency	Quarterly
Fund size	€ 1.5b
Minimum stake	€ 10m
LTV	12.0%
Management fee	0.55%
Annual rent	€ 85.7m
Gross lettable area	290,000 sq.m.
Gross yield	5.8%
IRR forecast	5.3%
Number of investors	12
GRESB rating	93 (5 stars)

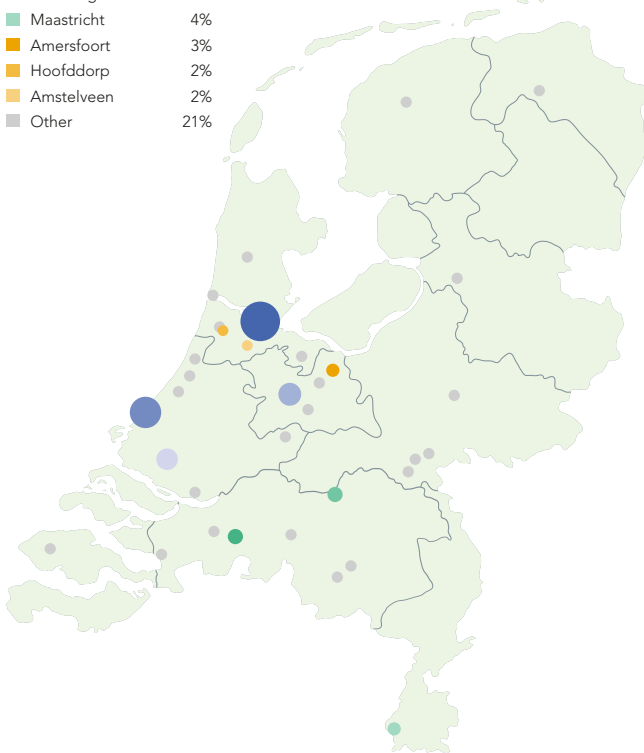
Performance overview

Percentage



Geographic exposure of the portfolio

Amsterdam	26%
The Hague	17%
Utrecht	9%
Rotterdam	8%
Breda	4%
's-Hertogenbosch	4%
Maastricht	4%
Amersfoort	3%
Hoofddorp	2%
Amstelveen	2%
Other	21%



Top 10 retailers in portfolio

Tenant	% Gross rent
Koninklijke Ahold Delhaize N.V.	11.4%
Inditex Groep	6.5%
The Sting - Network of Brands	6.0%
Hennes & Mauritz	5.0%
Jumbo Group Holding B.V.	4.7%
A.S. Watson Group Limited	3.4%
Primark Netherlands B.V.	3.1%
Douglas Holding AG	2.6%
WE International B.V.	2.5%
Amarla Retail S.A.	2.0%
Total	47.2%

Contact details



Edwin van de Woestijne

managing director a.s.r. real estate
fund director ASR DPRF
T +31 (0)30 257 2654
edwin.van.de.woestijne@asr.nl



Bart Vink

fund manager ASR DPRF
T +31 (0)6 53 78 49 76
bart.vink@asr.nl

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