

Factsheet Q2 2025

ASR Dutch

Mobility Office Fund

€ 600m

Portfolio

6.5 years

WALT

97%

Occupancy rate

5 star

GRESB-rating

2016

Initial closing

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

Fund strategy

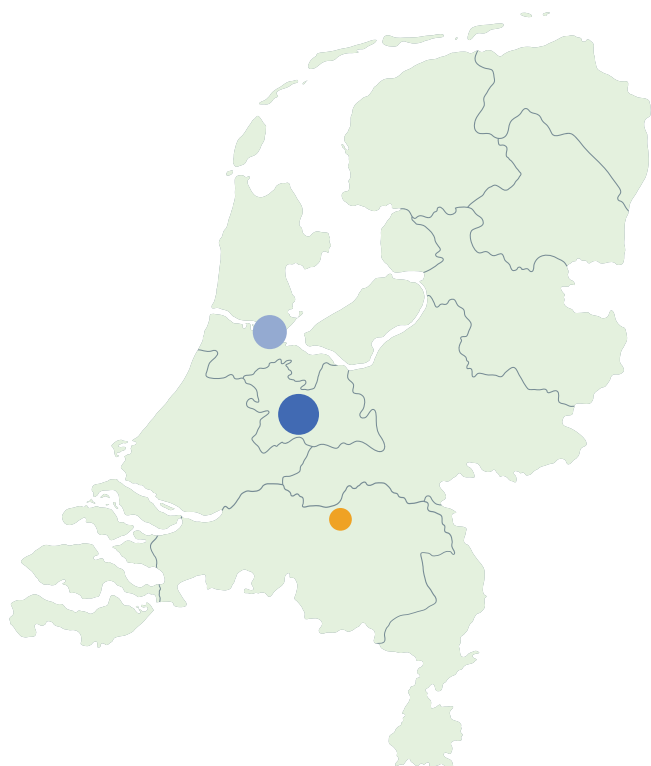
The Fund's strategy is aimed at high-quality offices in the immediate vicinity of mobility hubs, i.e. InterCity stations with a focus on the five largest cities of the Netherlands. The cities' Central Business Districts are clustered around these locations, which offer the right mix of local facilities 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
Portfolio size	€ 600m (includes committed pipeline)
Minimum stake	€ 10m
LTV	15.5%
Management fee	0.55%
WALT	6.5 years
Gross lettable area	129,000 sq.m.
Dividend yield	5.7% (2024)
Number of investors	8
GRESB rating	92 (5 star)

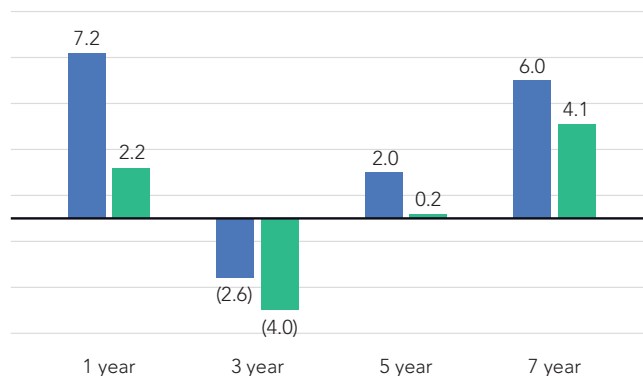
Geographical exposure of the portfolio

Amsterdam	31%
Utrecht	50%
Eindhoven	19%



Performance overview

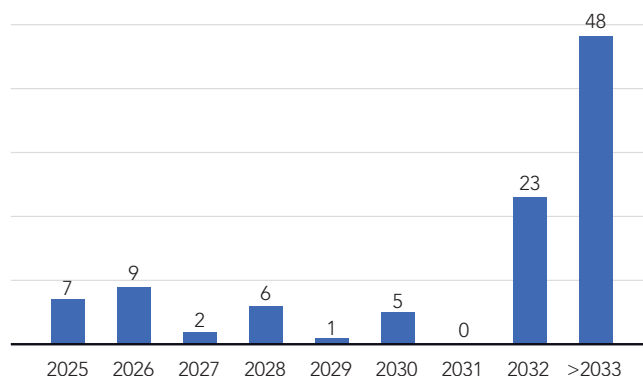
Percentage



■ Portfolio total return
■ MSCI benchmark total return

Lease expiry profile

Percentage



Contact details



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