

Factsheet Q4 2024

ASR Dutch

Mobility Office Fund

€ 600m

Portfolio

6.8 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

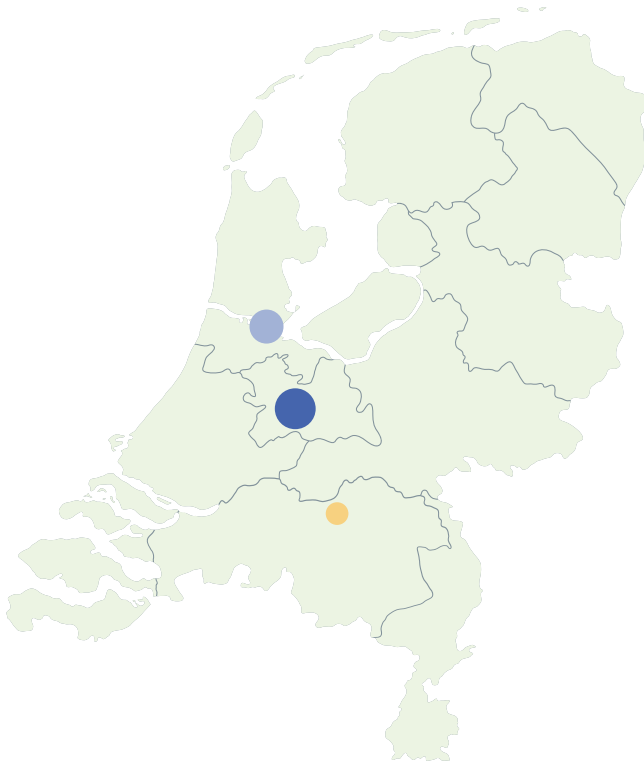
The Fund's strategy is aimed at high-quality offices in the immediate vicinity of mobility hubs, i.e. large train and metro stations with a focus on the five largest cities of the Netherlands. These locations offer the right mix of local facilities and public transport functions, as well as a large variety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

Fund facts

Domicile	Netherlands
Legal structure	Fund for Joint Account
Distributions	Quarterly
Trading frequency	Quarterly
Portfolio size	€ 600m (includes committed pipeline)
Minimum stake	€ 10m
LTV	9.9%
Management fee	0.55%
WALT	6.8 years
Gross lettable area	129,000 sq.m.
Dividend yield	5.7% (2024)
Number of investors	8
GRESB rating	92 (5 star)

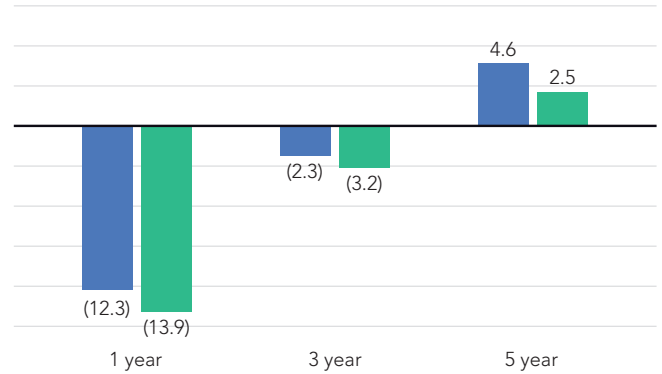
Geographical exposure of the portfolio

Amsterdam	31%
Utrecht	50%
Eindhoven	19%



Performance overview

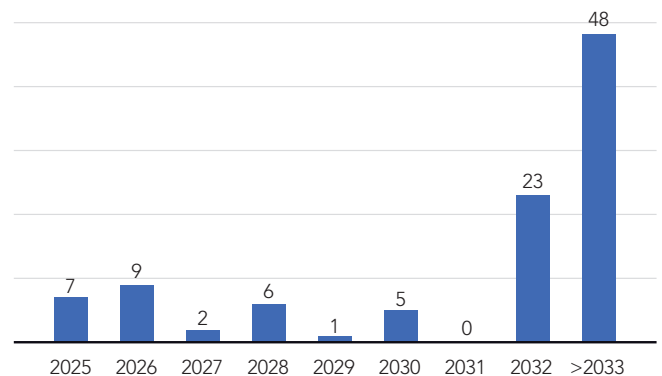
Percentage



■ Portfolio total return
■ MSCI benchmark total return

Lease expiry profile

Percentage



Contact details



Pieter Vandeginste

fund director ASR DMOF
T: +31 (0)30 257 44 48
pieter.vandeginste@asr.nl



Alexandra Rosian

fund manager ASR DMOF
T: +31 (0)6 23 15 25 48
alexandra.rosian@asr.nl

Disclaimer This document is intended to present general information in respect of ASR Dutch Mobility Office Fund (the 'Fund') and does not constitute, and may not be used for the purposes of, an offer or an invitation to subscribe for any interests by any person in any jurisdiction (i) in which such offer or invitation is not authorised or (ii) in which the person making such offer or invitation is not qualified to do so or (iii) to any person to whom it is unlawful to make such offer. The information contained herein is necessarily incomplete and is qualified by reference to the placing documents to be drafted in connection with the prospective offering of interests in the Fund. In the event that the information in this document is inconsistent with or contrary to information in the placing documents, the placing documents shall prevail. a.s.r. reserves the right to modify any of the terms of the prospective offering and the interests described herein. Interests in the Fund may only be subscribed for by institutional investors. The Fund and the Fund Manager are subject to the supervision of AFM (Netherlands).