

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

Factsheet Q2 2023

**ASR Dutch**

**Prime Retail Fund**

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

**€ 1.5b**

Portfolio

**184**

Properties

**>6% IRR**

Target return

**93.5%**

Occupancy rate

**2011**

Initial closing

## Fund strategy

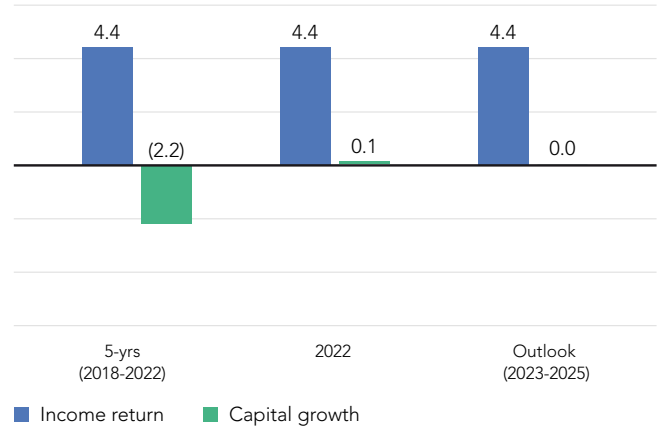
The Fund's strategy is to aim at prime retail properties in three retail property sectors: high street retail, district shopping centres and supermarkets. With a focus on dominant shopping cities and retail areas in the Netherlands.

### Fund facts

Domicile	Netherlands
Legal structure	Fund for Joint Account
Distributions	Quarterly
Trading frequency	Quarterly
Fund size	€ 1.5b
Minimum stake	€ 10m
LTV	11.6%
Management fee	0.55%
Annual rent	€ 85.6m
Gross lettable area	290,000 sq.m.
Gross yield	5.9%
IRR forecast	5.2%
Number of investors	12
GRESB rating	93 (5 stars)

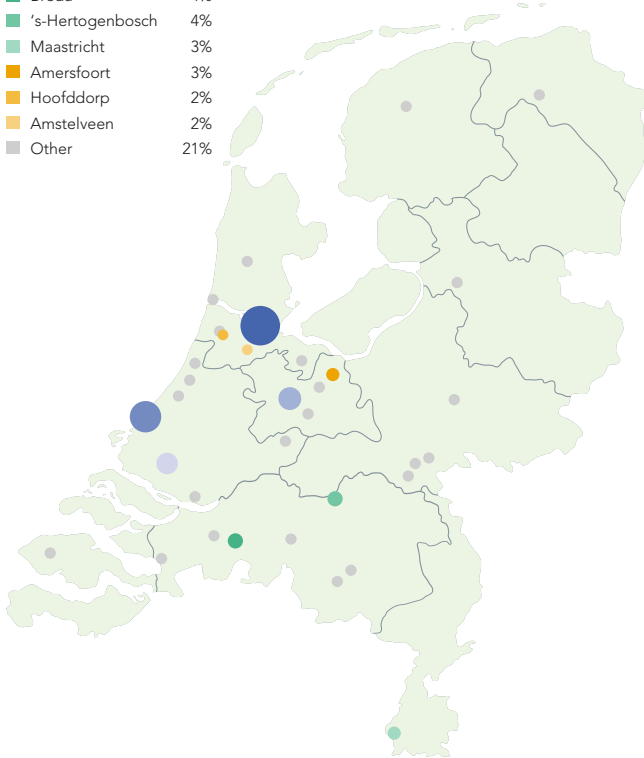
### Performance overview

Percentage



### Geographic exposure of the portfolio

Amsterdam	26%
The Hague	17%
Utrecht	10%
Rotterdam	8%
Breda	4%
's-Hertogenbosch	4%
Maastricht	3%
Amersfoort	3%
Hoofddorp	2%
Amstelveen	2%
Other	21%



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### Top 10 retailers in portfolio

Tenant	% Gross rent
Koninklijke Ahold Delhaize N.V.	11.7%
Inditex Group	6.8%
The Sting - Network of Brands	6.0%
Jumbo Group Holding B.V.	4.9%
Hennes & Mauritz	4.1%
A.S. Watson Group Limited	3.4%
Primark Netherlands B.V.	3.1%
WE International B.V.	2.7%
Douglas Holding AG	2.6%
Bestseller A/S	1.5%
<b>Total</b>	<b>46.8%</b>

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