

Factsheet Q4 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

**95.2%**

Occupancy rate

**2011**

Initial closing

## Fund strategy

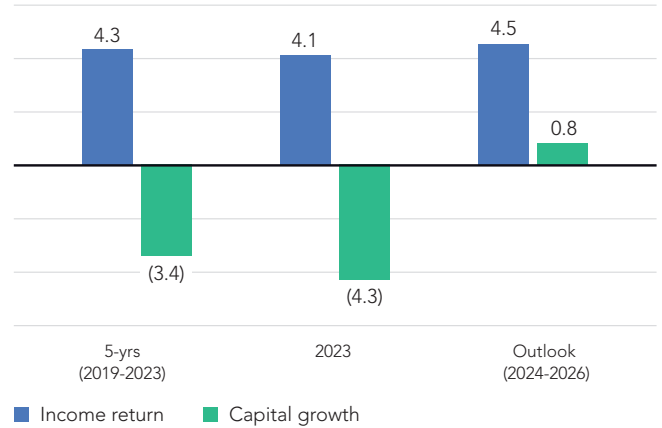
The Fund's strategy is to aim at prime retail properties in three retail property sectors: high street retail, district shopping centres and supermarkets. With a focus on dominant shopping cities and retail areas in the Netherlands.

### Fund facts

Domicile	Netherlands
Legal structure	Fund for Joint Account
Distributions	Quarterly
Trading frequency	Quarterly
Fund size	€ 1.5b
Minimum stake	€ 10m
LTV	11.8%
Management fee	0.55%
Number of investors	12
Annual rent	€ 87.3m
Gross lettable area	290,000 sq.m.
Gross yield	6.1%
High street retail in G4	73%
High street retail in G8	89%
Energy label A	79%
GRESB rating	93 (5 stars)

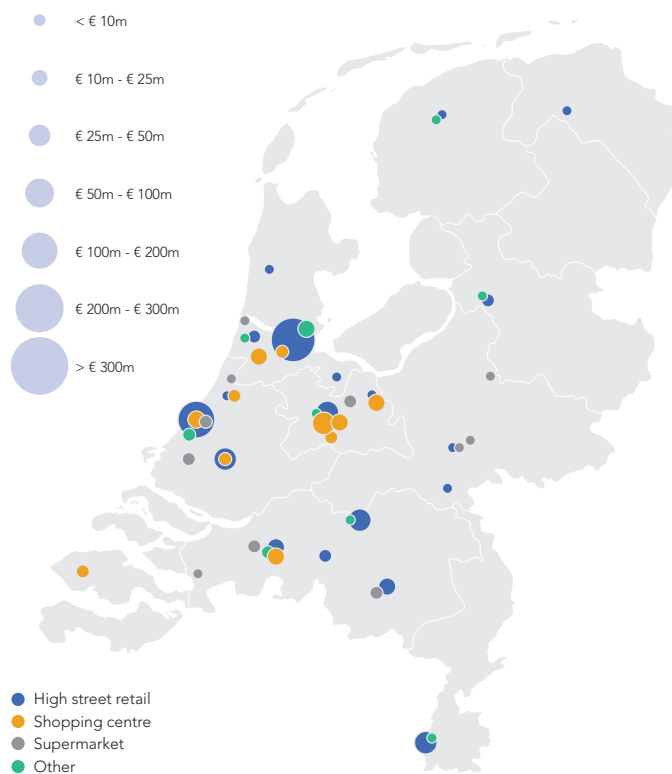
### Performance overview

Percentage



### Geopgrahic exposure of the portfolio

Investment exposure



### Top 10 retailers in portfolio

Tenant	% Gross rent
Koninklijke Ahold Delhaize N.V.	11.7%
Inditex Group	7.1%
The Sting - Network of Brands	5.6%
Jumbo Group Holding B.V.	4.9%
Hennes & Mauritz	4.2%
A.S. Watson Group Limited	3.3%
Primark Netherlands B.V.	3.2%
Douglas Holding AG	2.5%
WE International B.V.	2.2%
UNIQLO Europe Ltd.	1.5%
<b>Total</b>	<b>46.2%</b>

### Contact details



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