

Factsheet Q1 2024

ASR Dutch

Prime Retail Fund

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

€ 1.4b

Portfolio

183

Properties

>6% IRR

Target return

94.8%

Occupancy rate

2011

Initial closing

Fund strategy

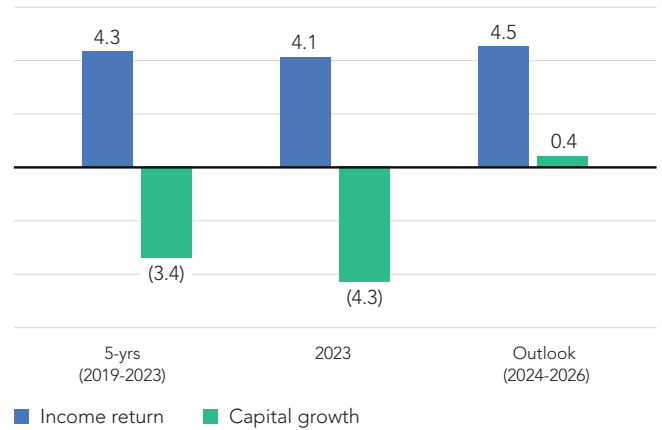
The Fund's strategy is to aim at prime retail properties in three retail property sectors: high street retail, district shopping centres and supermarkets. With a focus on dominant shopping cities and retail areas in the Netherlands.

Fund facts

Domicile	Netherlands
Legal structure	Fund for Joint Account
Distributions	Quarterly
Trading frequency	Quarterly
Fund size	€ 1.4b
Minimum stake	€ 10m
LTV	12.6%
Management fee	0.55%
Number of investors	12
Annual rent	€ 85.5m
Gross lettable area	288,000 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)

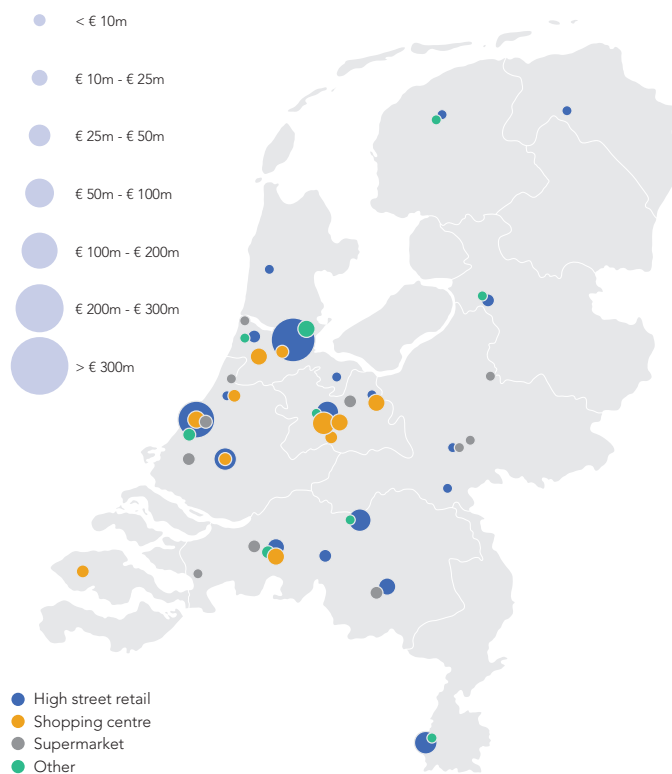
Performance overview

Percentage



Geographic exposure of the portfolio

Investment exposure



Top 10 retailers in portfolio

Tenant	% Gross rent
Koninklijke Ahold Delhaize N.V.	11.7%
The Sting - Network of Brands	5.7%
Jumbo Group Holding B.V.	5.4%
Inditex Group	5.4%
Hennes & Mauritz	4.3%
A.S. Watson Group Limited	3.4%
Primark Netherlands B.V.	3.3%
UNIQLO Europe Ltd.	2.8%
Douglas Holding AG	2.5%
WE International B.V.	2.0%
Total	46.5%

Contact details



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