

Factsheet Q2 2025

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

173

Properties

>6% IRR

Target return

97.4%

Occupancy rate

2011

Initial closing

Fund strategy

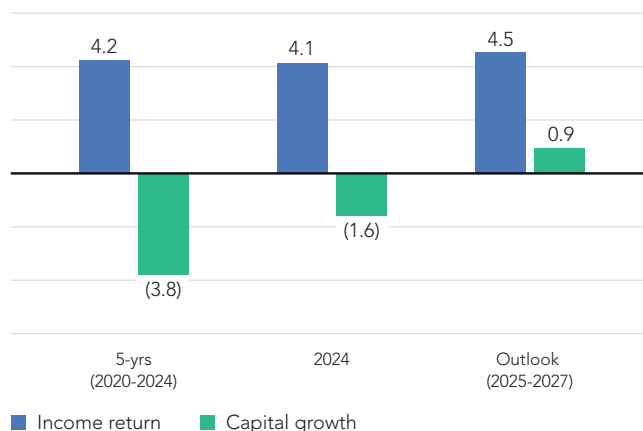
The Fund's strategy is to aim at prime retail properties in three retail property sectors: high street retail, district shopping centres and supermarkets. With a focus on dominant shopping cities and retail areas in the Netherlands.

Fund facts

Domicile	Netherlands
Legal structure	Fund for Joint Account
Distributions	Quarterly
Trading frequency	Quarterly
Fund size	€ 1.4b
Minimum stake	€ 10m
LTV	13.1%
Management fee	0.55%
Number of investors	12
Annual rent	€ 84.6m
Gross lettable area	263,000 sq.m.
Gross yield	6.0%
High street retail in G4	74%
High street retail in G8	90%
Energy label A	81%
GRESB rating	91 (5 stars)

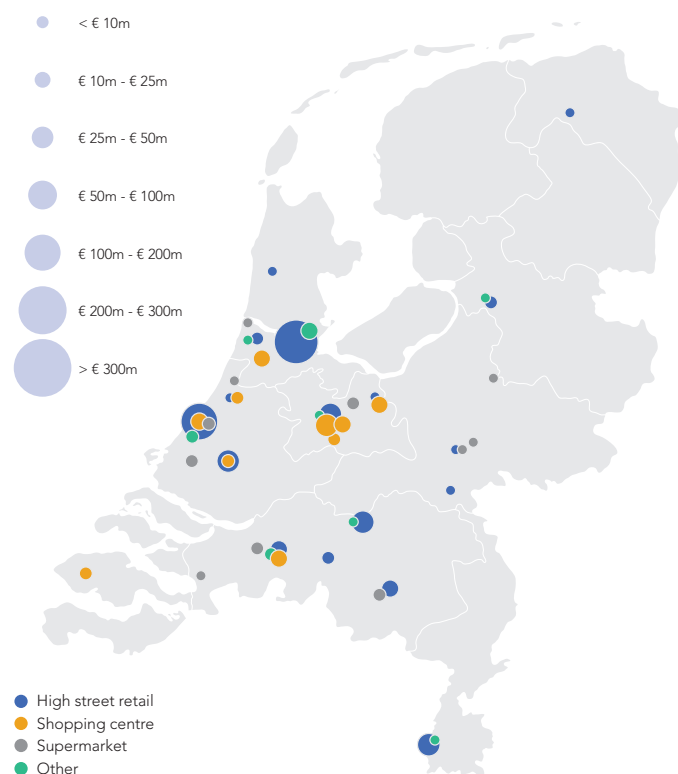
Performance overview

Percentage



Geopgrahic exposure of the portfolio

Investment exposure



Top 10 retailers in portfolio

Tenant	% Gross rent
Koninklijke Ahold Delhaize N.V.	12.0%
Jumbo Group Holding B.V.	5.7%
The Sting - Network of Brands	5.7%
Inditex Group	5.6%
Hennes & Mauritz	4.3%
Primark Netherlands B.V.	3.4%
A.S. Watson Group Limited	3.2%
UNIQLO Europe Ltd.	2.9%
Douglas Holding AG	2.3%
WE International B.V.	1.9%
Total	47.0%

Contact details



Edwin van de Woestijne

managing director a.s.r. real estate
fund director ASR DPRF
T +31 (0)30 257 26 54
edwin.van.de.woestijne@asr.nl



Bart Vink

fund manager ASR DPRF
T +31 (0)6 53 78 49 76
bart.vink@asr.nl

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