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de nederlandse  
verzekerings  
maatschappij  
voor alle  
verzekeringen

Factsheet Q4 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

**179**

Properties

**>6% IRR**

Target return

**96.9%**

Occupancy rate

**2011**

Initial closing

## Fund strategy

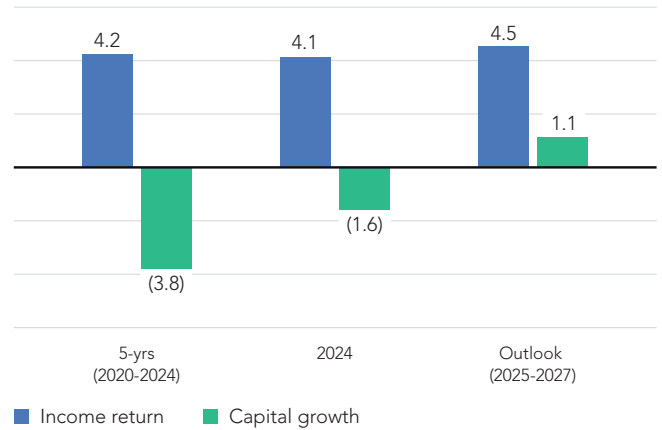
The Fund's strategy is to aim at prime retail properties in three retail property sectors: high street retail, district shopping centres and supermarkets. With a focus on dominant shopping cities and retail areas in the Netherlands.

### Fund facts

Domicile	Netherlands
Legal structure	Fund for Joint Account
Distributions	Quarterly
Trading frequency	Quarterly
Fund size	€ 1.4b
Minimum stake	€ 10m
LTV	12.9%
Management fee	0.55%
Number of investors	12
Annual rent	€ 84.4m
Gross lettable area	267,000 sq.m.
Gross yield	5.9%
High street retail in G4	73%
High street retail in G8	89%
Energy label A	80%
GRESB rating	91 (5 stars)

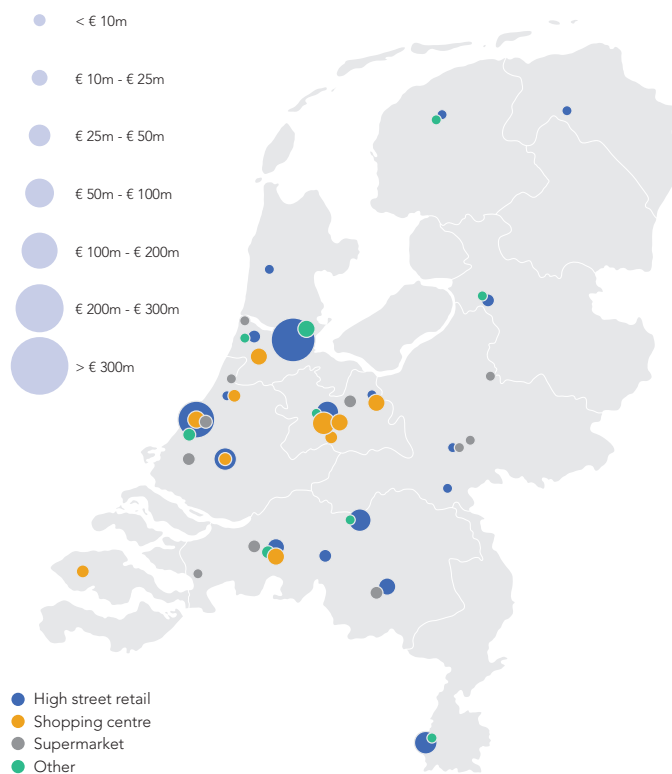
### Performance overview

Percentage



### Geopgrahic exposure of the portfolio

Investment exposure



### Top 10 retailers in portfolio

Tenant	% Gross rent
Koninklijke Ahold Delhaize N.V.	12.1%
The Sting - Network of Brands	6.0%
Jumbo Group Holding B.V.	5.7%
Inditex Group	5.8%
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	2.7%
WE International B.V.	1.9%
<b>Total</b>	<b>48%</b>

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