a.s.r.

# Factsheet Q3 2025

## ASR Dutch Prime Retail Fund


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

Portfolio value

€1.4b

Number of properties

172

Target return (IRR)

>6%

Occupancy rate

97.7%

Initial closing

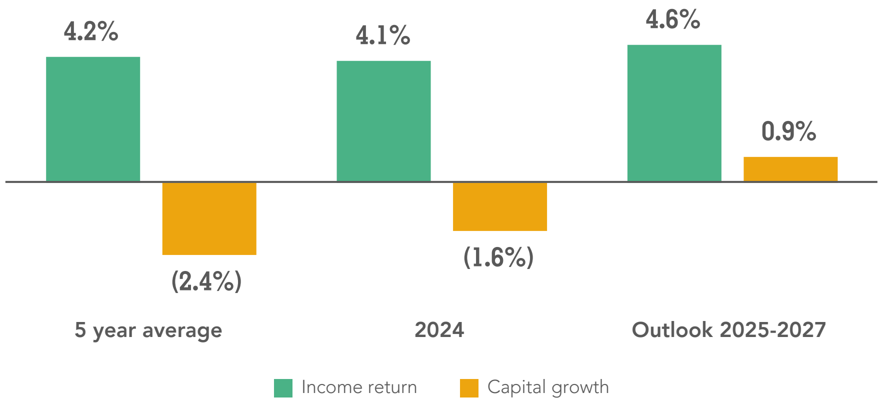
2011

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 | **The Netherlands** |
| Legal structure | **Fund for Joint Account** |
| Distributions | **Quarterly** |
| Trading frequency | **Quarterly** |
| Fund size | **€1.4b** |
| Minimum stake | **€10m** |
| LTV | **13.2%** |
| Management fee | **0.55%** |
| Number of investors | **12** |
| Annual rent | **€85.0m** |
| Gross lettable area | **261,000 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




### Geographic exposure of the portfolio


### Top 10 retailers in portfolio

| Tenant | % Passing rent |
|---|---|
| Koninklijke Ahold Delhaize N.V. | 12.1% |
| Jumbo Group Holding B.V. | 5.7% |
| The Sting - Network of Brands | 5.7% |
| Inditex Group | 5.6% |
| H&M Hennes & Mauritz Holding B.V. | 4.3% |
| Primark Netherlands B.V. | 3.5% |
| A.S. Watson Group Limited | 3.2% |
| UNIQLO Europe Ltd. | 2.9% |
| Douglas Holding AG | 2.4% |
| WE International B.V. | 1.9% |
| | **47.3%** |

### Contact details

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