

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



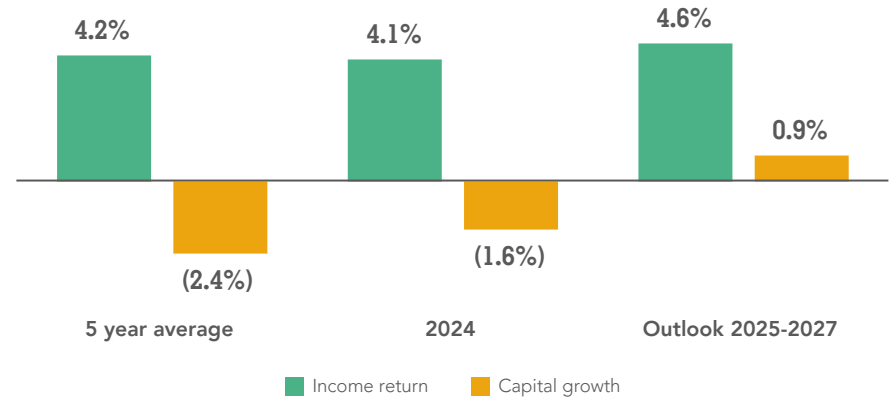


The Fund’s strategy is to aim at prime retail properties in three retail property sectors: high street retail, district shopping centres and supermarkets. With a focus on dominant shopping cities and retail areas in the Netherlands.

Fund facts

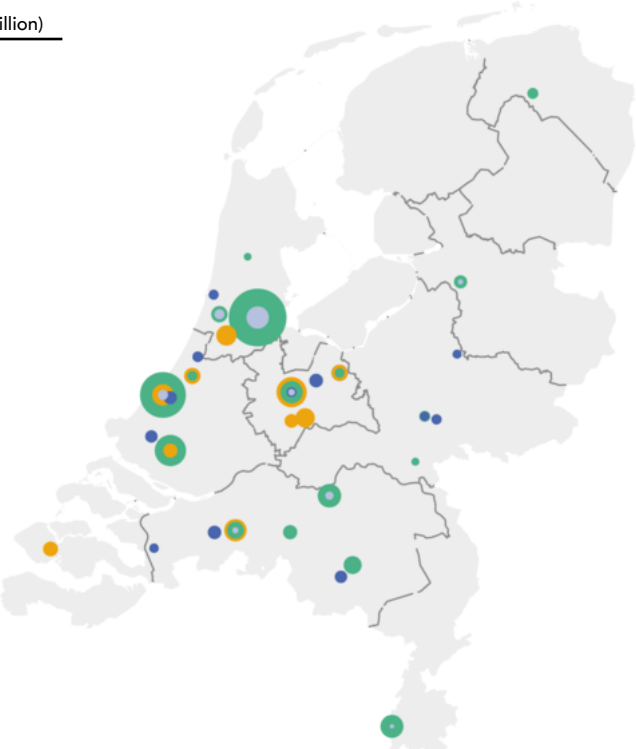
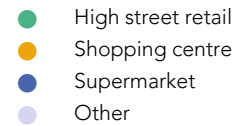
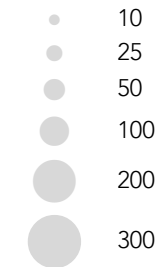
Domicile	The Netherlands
Legal structure	Fund for Joint Account
Distributions	Quarterly
Trading frequency	Quarterly
Fund size	€1.4b
Minimum stake	€10m
LTV	13.2%
Management fee	0.55%
Number of investors	12
Annual rent	€85.0m
Gross lettable area	261,000 sq.m.
Gross yield	6.0%
High street retail in G4	74%
High street retail in G8	90%
Energy label A	81%
GRESB rating	91 (5 stars)

Performance overview



Geographic exposure of the portfolio

Investment exposure (€ million)



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%

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