

Factsheet Q1 2025

ASR Dutch

Core Residential Fund

Core residential fund with focus on affordable and sustainable housing in the strongest agglomerations and cities in the Netherlands

€ 2.2b

Portfolio

6,094

Dwellings

98.6%

Occupancy rate

€ 1,205

Average rent

2015

Initial closing

Fund strategy

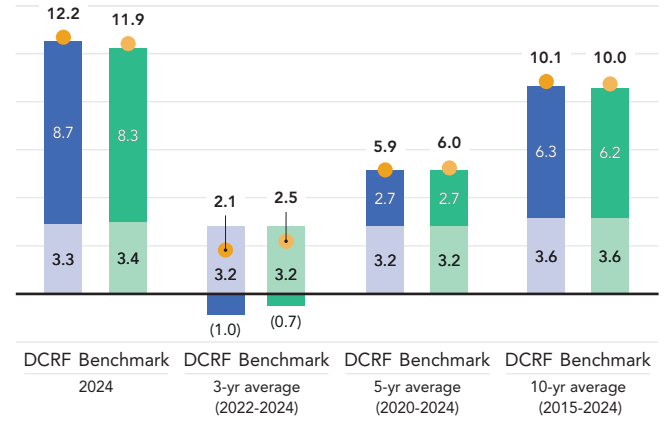
The Fund has a core strategy and invests in sustainable, high-quality apartments and single-family houses, particularly in the mid-priced rental segment, in the strongest economic and demographic regions and cities in the Netherlands.

Fund facts

Domicile	Netherlands
Style	Core
Size	€ 2.2b
Committed pipeline	€ 134m
Loan-to-value	0%
Legal structure	Fund for Joint Account
Distributions	Quarterly
Trading frequency	Quarterly
Management fee	Asset and fund management fee, calculated as 0.42% and 0.05% of the average NAV for the quarter
Minimum stake	€ 10m
Number of investors	15
Total return Fund (YTD Q1 2025)	2.0%
GRESB rating	90 (5 stars)

Performance overview (Standing Investments Benchmark)

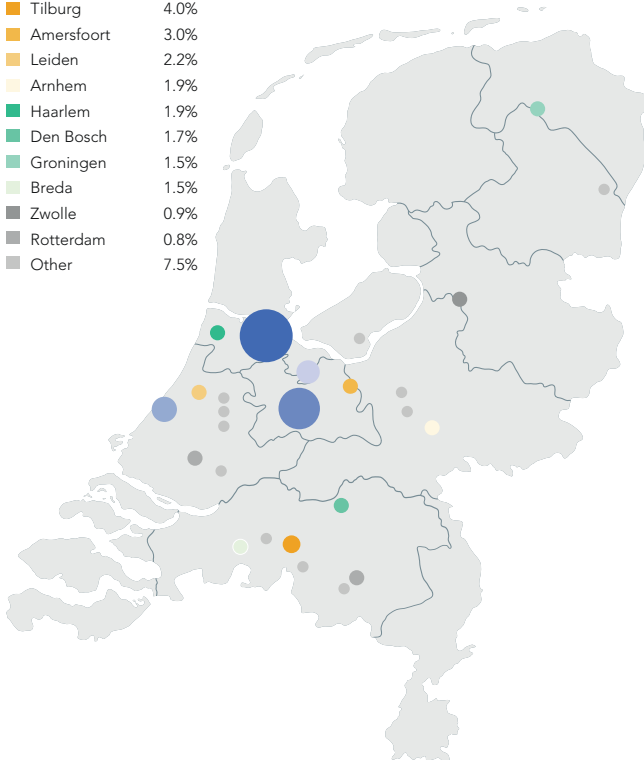
Percentage



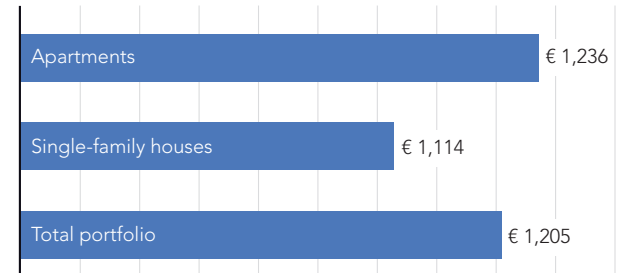
■ Capital growth ● Total return
■ Income return

Geographical exposure

Amsterdam	29.5%
Utrecht	21.4%
The Hague	16.4%
Hilversum	5.7%
Tilburg	4.0%
Amersfoort	3.0%
Leiden	2.2%
Arnhem	1.9%
Haarlem	1.9%
Den Bosch	1.7%
Groningen	1.5%
Breda	1.5%
Zwolle	0.9%
Rotterdam	0.8%
Other	7.5%



Average rent



Contact details



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