

Factsheet Q2 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

€ 2.3b

Portfolio

6,094

Dwellings

98.4%

Occupancy rate

€ 1,212

Average rent

2015

Initial closing

Fund strategy

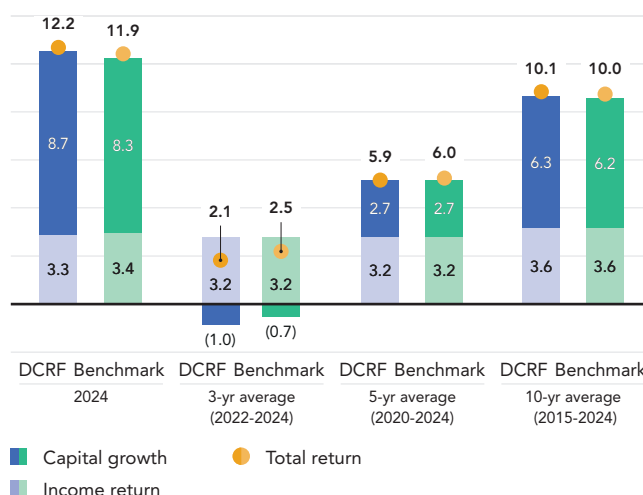
The Fund has a core strategy and invests in sustainable, high-quality apartments and single-family houses, particularly in the mid-priced rental segment, in the strongest economic and demographic regions and cities in the Netherlands.

Fund facts

Domicile	Netherlands
Style	Core
Size	€ 2.3b
Committed pipeline	€ 116m
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 Q2 2025)	5.0%
GRESB rating	90 (5 stars)

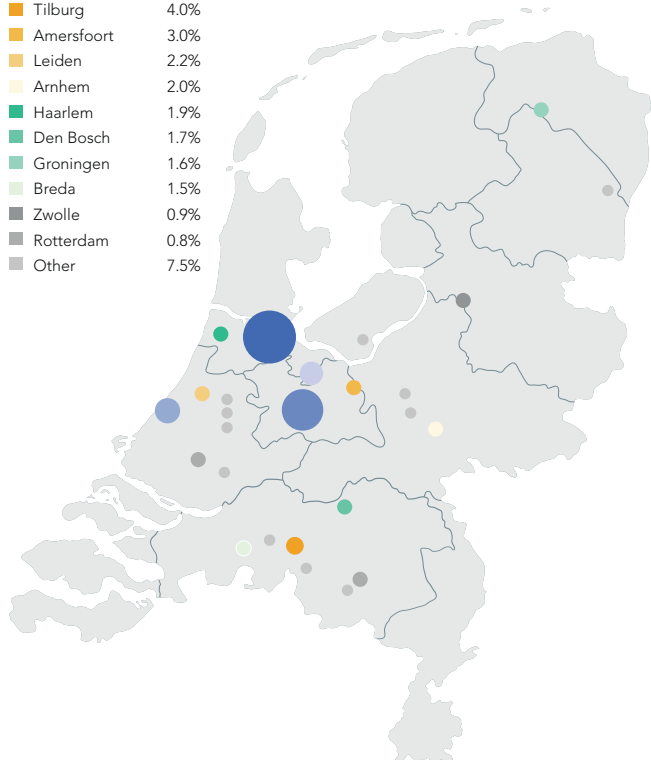
Performance overview (Standing Investments Benchmark)

Percentage



Geographical exposure

Amsterdam	29.3%
Utrecht	21.7%
The Hague	16.2%
Hilversum	5.7%
Tilburg	4.0%
Amersfoort	3.0%
Leiden	2.2%
Arnhem	2.0%
Haarlem	1.9%
Den Bosch	1.7%
Groningen	1.6%
Breda	1.5%
Zwolle	0.9%
Rotterdam	0.8%
Other	7.5%



Average rent



Contact details



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