

Factsheet Q1 2022

# ASR Dutch Core Residential Fund

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

€ 2.2b

Portfolio

5,130

Dwellings

98.3%

Occupancy rate

€ 1,041

Average rent

2015

Initial closing

## Fund strategy

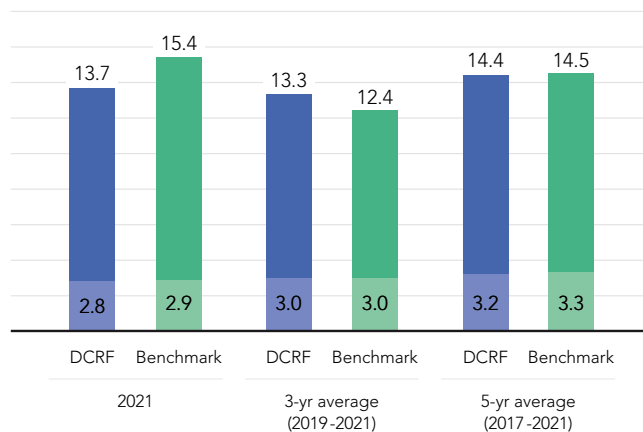
The Fund has a core strategy and invests in sustainable, high-quality apartments and single-family houses, particularly in the mid-priced rental segment, in the strongest economic and demographic regions and cities in the Netherlands.

### Fund facts

|                          |   |
|--------------------------|---|
| Domicile                 | Netherlands   |
| Style                    | Core  |
| Size                     | € 2.2b  |
| Committed pipeline       | € 330m  |
| Loan-to-value            | 0%  |
| Legal structure          | Fund for Joint Account  |
| Vehicle structure        | Semi Open ended   |
| 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      | 11  |
| Total return Fund (2021) | 12.8%   |
| GRESB rating             | 88 (5 stars)  |

### Performance overview

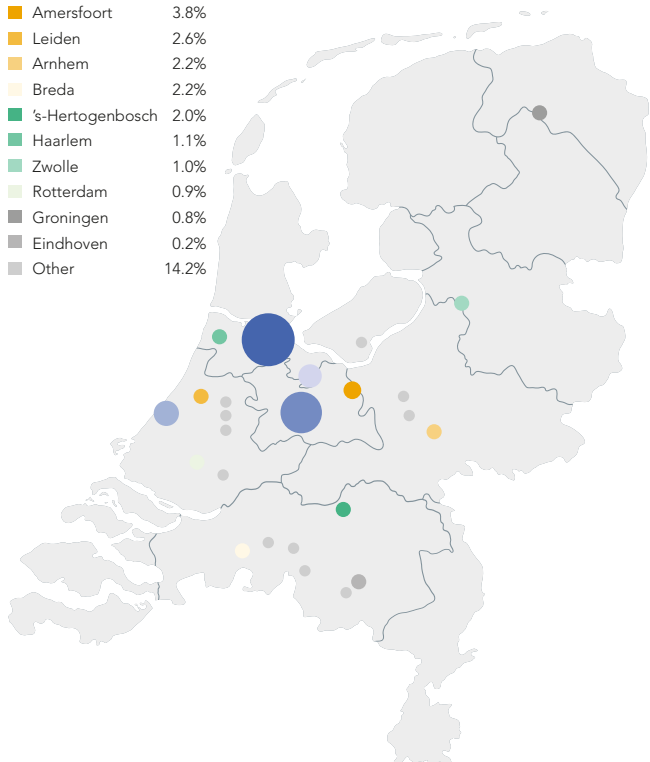
Percentage



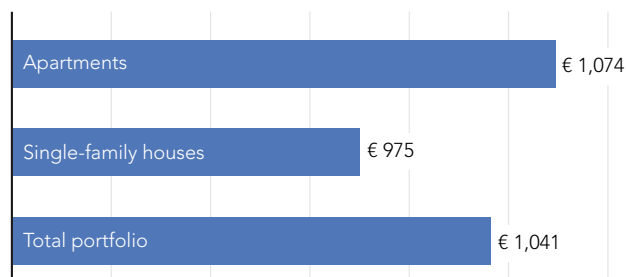
■ Capital growth  
■ Income return

### Geographical exposure

|                  |       |
|------------------|-------|
| Amsterdam        | 33.9% |
| Utrecht          | 20.8% |
| The Hague        | 7.7%  |
| Hilversum        | 6.6%  |
| Amersfoort       | 3.8%  |
| Leiden           | 2.6%  |
| Arnhem           | 2.2%  |
| Breda            | 2.2%  |
| 's-Hertogenbosch | 2.0%  |
| Haarlem          | 1.1%  |
| Zwolle           | 1.0%  |
| Rotterdam        | 0.9%  |
| Groningen        | 0.8%  |
| Eindhoven        | 0.2%  |
| Other            | 14.2% |



### Average rent



### Contact details



**Robbert van Dijk**  
fund director ASR DCRF  
T: +31 (0)30 257 3074  
robbert.van.dijk@asr.nl



**Marsha Sinninghe**  
fund manager ASR DCRF  
T: +31 (0)6 10 99 08 35  
marsha.sinninghe@asr.nl

**Disclaimer** This document is intended to present general information in respect of ASR Dutch Core Residential Fund (the 'Fund') and does not constitute, and may not be used for the purposes of, an offer or an invitation to subscribe for any interests by any person in any jurisdiction (i) in which such offer or invitation is not authorised or (ii) in which the person making such offer or invitation is not qualified to do so or (iii) to any person to whom it is unlawful to make such offer. The information contained herein is necessarily incomplete and is qualified by reference to the placing documents to be drafted in connection with the prospective offering of interests in the Fund. In the event that the information in this document is inconsistent with or contrary to information in the placing documents, the placing documents shall prevail. a.s.r. reserves the right to modify any of the terms of the prospective offering and the interests described herein. Interests in the Fund may only be subscribed for by institutional investors. The Fund and the Fund Manager are subject to the supervision of AFM (Netherlands).