

Factsheet Q1 2025

ASR Dutch

Mobility Office Fund

€ 600m

Portfolio

6.6 years

WALT

97%

Occupancy rate

5 star

GRESB-rating

2016

Initial closing

Core office portfolio at
major transport hubs in the
five largest office markets
of the Netherlands

Fund strategy

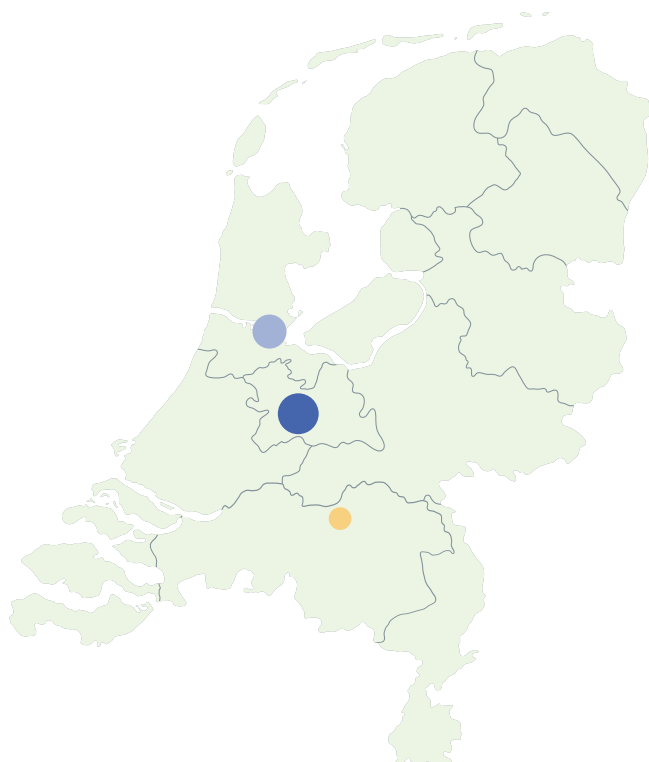
The Fund's strategy is aimed at high-quality offices in the immediate vicinity of mobility hubs, i.e. large train and metro stations with a focus on the five largest cities of the Netherlands. These locations offer the right mix of local facilities and public transport functions, as well as a large variety of amenities.

Fund facts

Domicile	Netherlands
Legal structure	Fund for Joint Account
Distributions	Quarterly
Trading frequency	Quarterly
Portfolio size	€ 600m (includes committed pipeline)
Minimum stake	€ 10m
LTV	11.2%
Management fee	0.55%
WALT	6.6 years
Gross lettable area	129,000 sq.m.
Dividend yield	5.7% (2024)
Number of investors	8
GRESB rating	92 (5 star)

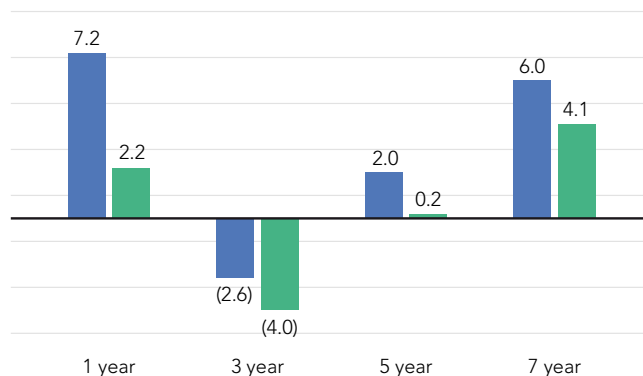
Geographical exposure of the portfolio

Amsterdam	31%
Utrecht	50%
Eindhoven	19%



Performance overview

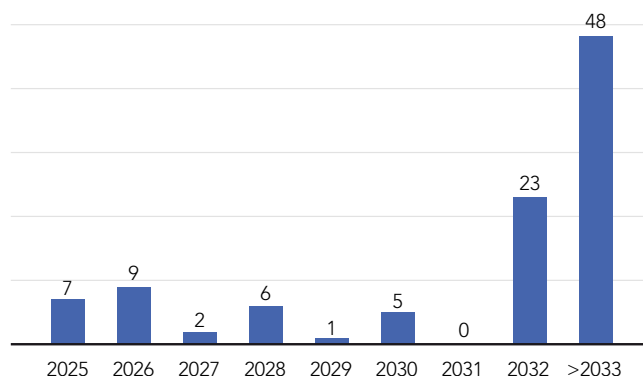
Percentage



■ Portfolio total return
■ MSCI benchmark total return

Lease expiry profile

Percentage



Contact details



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