Factsheet Q2 2026

ASR Dutch Prime Retail Fund

The prime retail fund for high street, inner city shopping centres, district shopping centres and supermarkets in the Netherlands

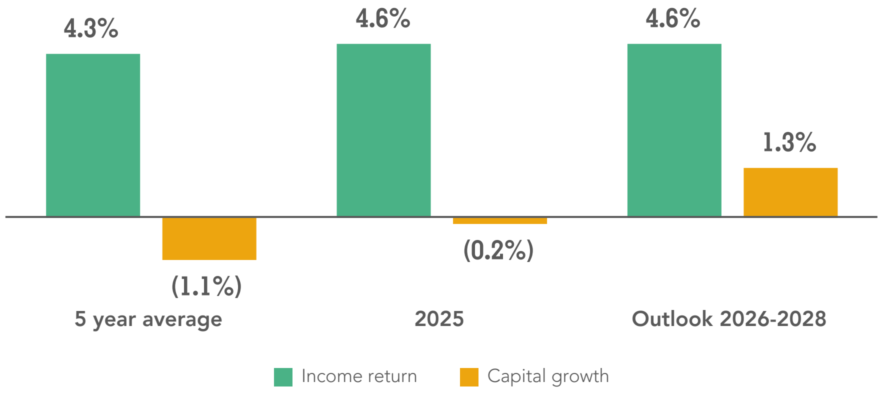
Portfolio value	Number of properties	Target return (IRR)	Occupancy rate	Initial closing
€1.4b	167	>6%	98.5%	2011

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.

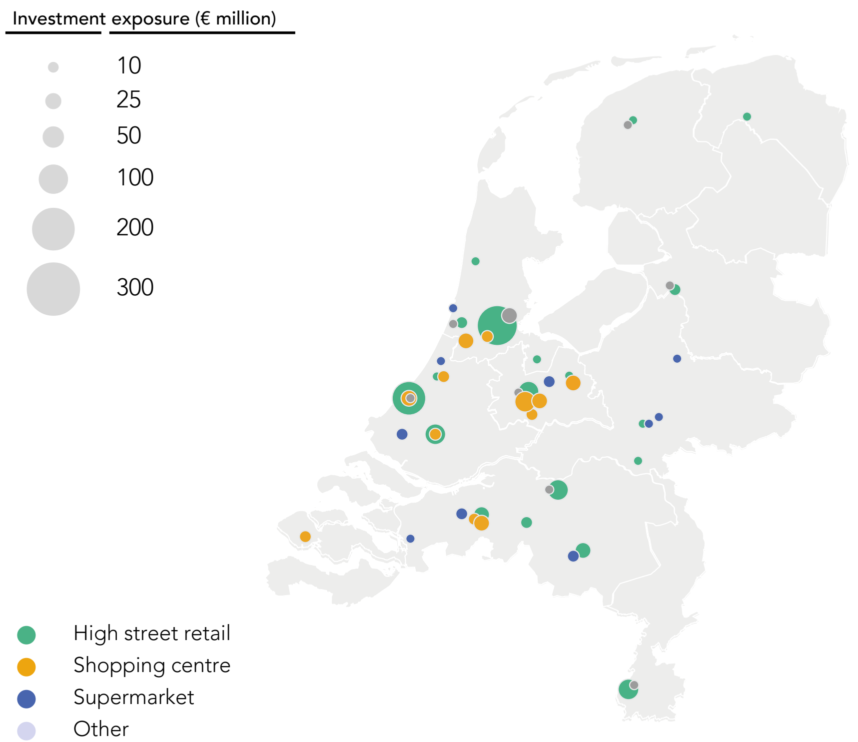
Fund facts

Domicile	**The Netherlands**
Legal structure	**Fund for Joint Account**
Distributions	**Quarterly**
Trading frequency	**Quarterly**
Fund size	**€1.4b**
Minimum stake	**€10m**
LTV	**13.5%**
Management fee	**0.55%**
Number of investors	**11**
Annual rent	**€84.3m**
Gross lettable area	**252,000 sq.m.**
Gross yield	**6.0%**
High street retail in G4	**76%**
High street retail in G8	**92%**
Energy label A	**82%**
GRESB rating	**91 (5 stars)**

Performance overview



Geographic exposure of the portfolio



Top 10 retailers in portfolio

Tenant	% Passing rent
Koninklijke Ahold Delhaize N.V.	12.3%
The Sting - Network of Brands	5.9%
Inditex Group	5.8%
Jumbo Group Holding B.V.	4.9%
Primark Netherlands B.V.	3.6%
H&M Hennes & Mauritz Holding B.V.	3.5%
A.S. Watson Group Limited	3.2%
UNIQLO Europe Ltd.	3.0%
Douglas Holding AG	2.4%
WE International B.V.	1.5%
	46.1%

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