

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

€1.4b

Number of properties

167

Target return (IRR)

>6%

Occupancy rate

98.5%

Initial closing

2011

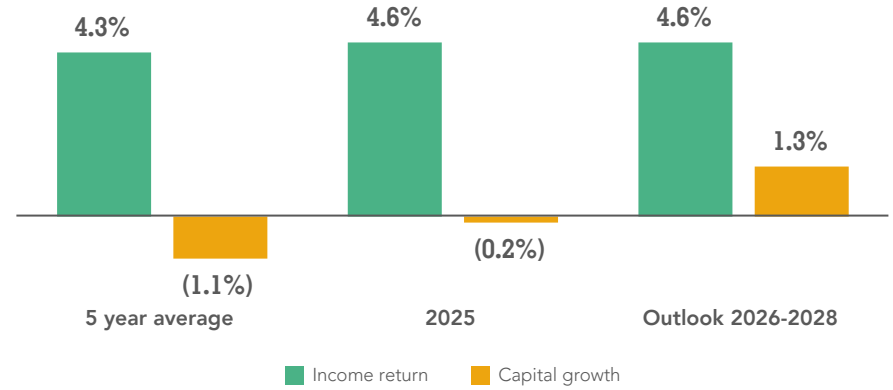


The Fund’s strategy is to aim at prime retail properties in three retail property sectors: high street retail, district shopping centres and supermarkets. With a focus on dominant shopping cities and retail areas in the Netherlands.

Fund facts

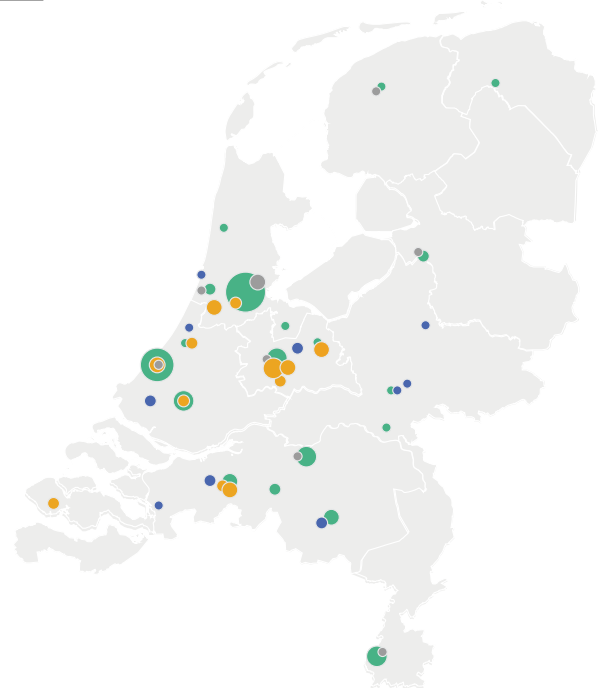
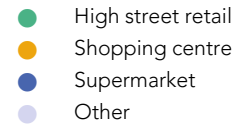
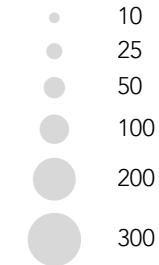
Domicile	The Netherlands
Legal structure	Fund for Joint Account
Distributions	Quarterly
Trading frequency	Quarterly
Fund size	€1.4b
Minimum stake	€10m
LTV	13.5%
Management fee	0.55%
Number of investors	11
Annual rent	€84.3m
Gross lettable area	252,000 sq.m.
Gross yield	6.0%
High street retail in G4	76%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

Performance overview



Geographic exposure of the portfolio

Investment exposure (€ million)



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%

Contact details



Edwin van de Woestijne
managing director commercial real estate
fund director ASR DPRF
T +31 (0)30 257 26 54
edwin.van.de.woestijne@asr.nl



Bart Vink
Head of Fund Management
fund manager ASR DPRF
T +31 (0)6 53 78 49 76
bart.vink@asr.nl

Disclaimer This document is intended to present general information in respect of ASR Dutch Prime Retail 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).