

Factsheet Q2 2026

ASR Dutch Farmland Fund



The largest privately owned farmland portfolio in the Netherlands, built up over 125 years

Portfolio value

€2.5b

Lease contracts

2,700+

Target return (IRR)

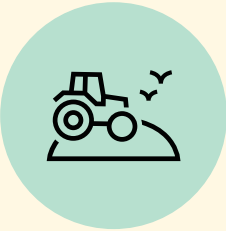
>4%

Average remaining lease term

>20
years

Target direct return

>2%

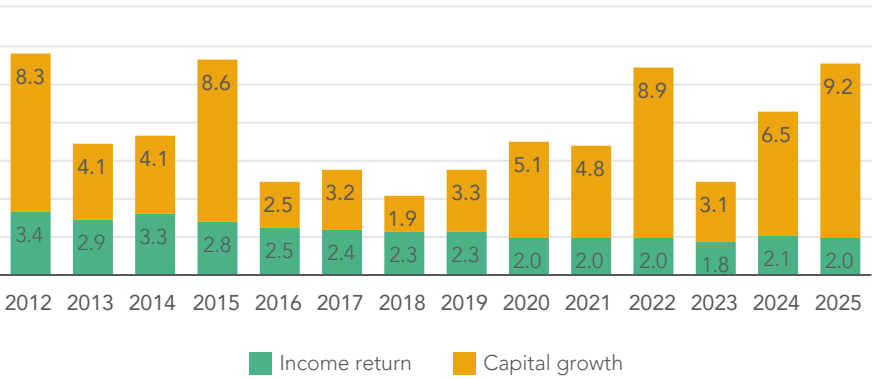


The ASR Dutch Farmland Fund invests in farmland in the Netherlands. The Fund leases out land to farmers with ultra-long lease periods, providing stable returns and low volatility. By engaging farmers in applying the principles of Climate-smart agriculture, the Fund has a direct sustainable impact on the Dutch agricultural sector. The Fund aims to expand its portfolio and maintain the diversity in terms location, usage, soil types, contract types and expiration dates.

Fund facts

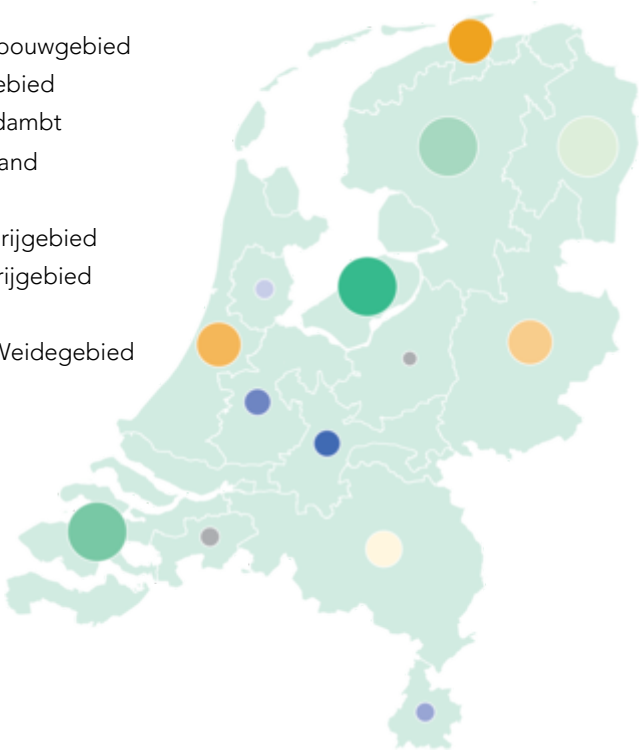
Domicile	Netherlands
Legal structure	Fund for Joint Account
Distributions	Quarterly
Trading frequency	Quarterly
Fund size	€2.5b
Free market value	€4.0b
LTV	0.0%
Target LTV	0.0%
Management fee	0.50%
Annual rent	€50.9m
Number of hectares	38,973
WALT	21.0 years
Risk buffer	36%
IRR target	4%
Direct target return	2%

Performance overview

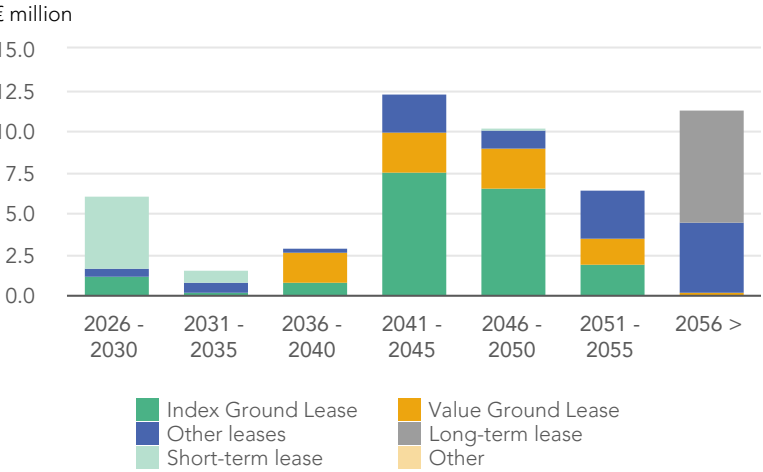


Geographic exposure of the portfolio

- IJsselmeerpolders
- Zuidwestelijk Akkerbouwgebied
- Noordelijk Weidegebied
- Veenkoloniën & Oldambt
- Bouwhoek & Hogeland
- Westelijk Holland
- Oostelijk Veehouderijgebied
- Zuidelijk Veehouderijgebied
- Rivierengebied
- Hollands/Utrechts Weidegebied
- Zuid-Limburg
- Waterland & Droogmakerijen
- Zuidwest-Brabant
- Centraal Veehouderijgebied



Lease expiry of the portfolio



Contact details



Dick van den Oever
managing director rural real assets
fund director ASR DFLF
T +31 (0)30 257 2654
dick.van.den.oever@asr.nl



Fadyan Pronk
fund manager & head of portfolio
management ASR DFLF
T +31 (0)6 53 64 54 65
fadyan.pronk@asr.nl

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