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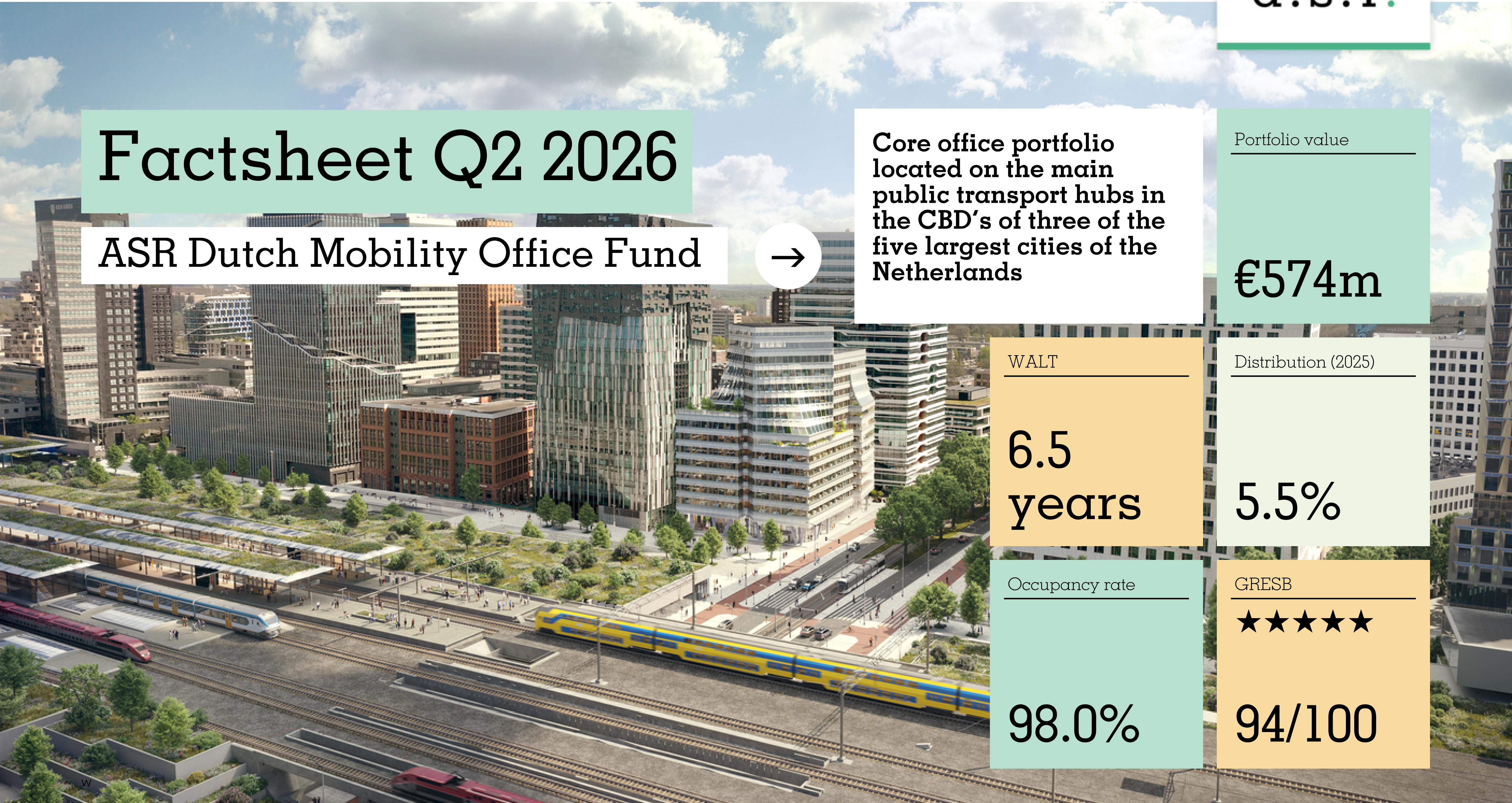


Factsheet Q2 2026

ASR Dutch Mobility Office Fund

Core office portfolio located on the main public transport hubs in the CBD's of three of the five largest cities of the Netherlands

Portfolio value

€574m

WALT

6.5 years

Distribution (2025)

5.5%

Occupancy rate

98.0%

GRESB

★★★★★

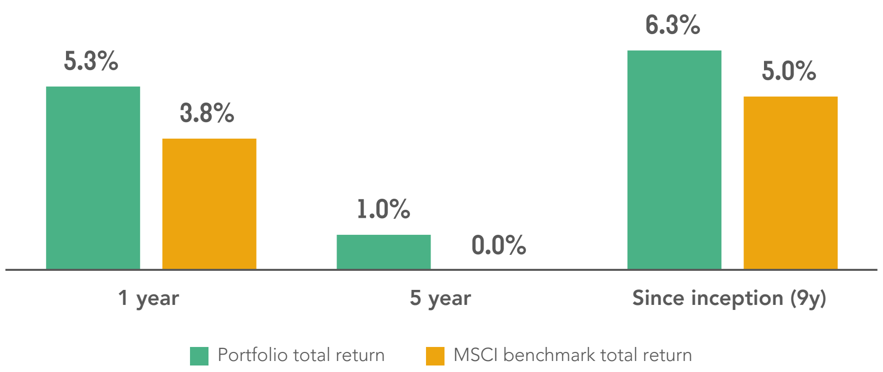
94/100

The Fund's strategy is exclusively focused on high-quality, sustainable offices in the immediate vicinity of major public transport hubs, in the five largest cities of the Netherlands. The cities' Central Business Districts are clustered around these locations. These are future-proof office locations, with strong economic and office market fundamentals, excellent accessibility and amenities, and a large diversity of users.

Fund facts

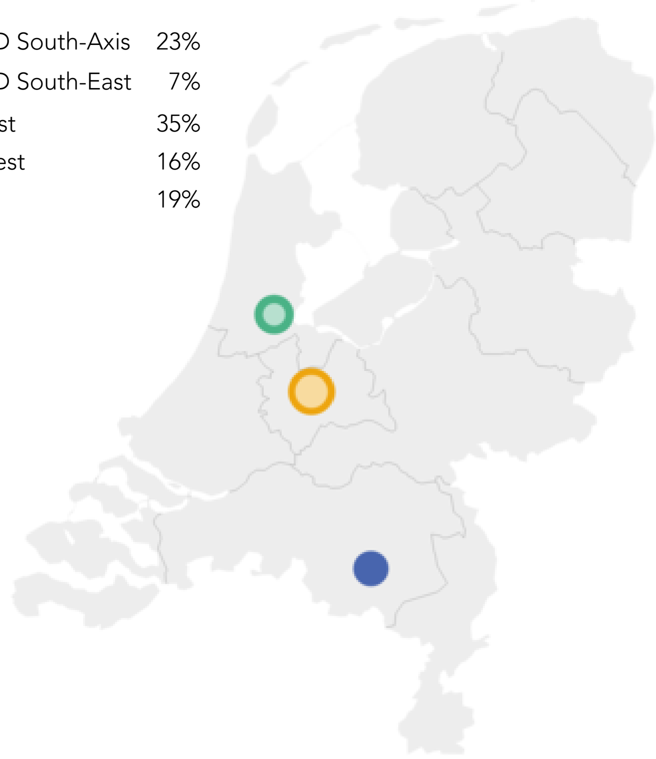
Domicile	**Netherlands**
Legal structure	**Fund for Joint Account**
Distributions	**Quarterly**
Trading frequency	**Quarterly**
Portfolio size	**€574m**
Minimum stake	**€10m**
LTV	**21.3%**
Management fee	**0.55%**
WALT	**6.5 years**
Lettable floor area	**137,000 sq.m.**
Dividend yield	**5.5% (2025)**
Number of investors	**8**
GRESB rating	**94 (5 star)**

Performance overview (returns per year)



Geographic exposure of the portfolio

Amsterdam, CBD South-Axis	23%
Amsterdam, CBD South-East	7%
Utrecht, CBD East	35%
Utrecht, CBD West	16%
Eindhoven, CBD	19%



Latest acquisitions

Wonderwoods, delivered 2024
Winner MIPIM award 2025

The CubeHouse, delivered 2025
Hybrid timber office Amsterdam

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