

Factsheet Q4 2025

ASR Dutch Core Residential Fund



Core residential fund with focus on affordable and sustainable housing in the strongest agglomerations and cities in the Netherlands

Portfolio value

€2.4b

Dwellings

6,137

Average rent

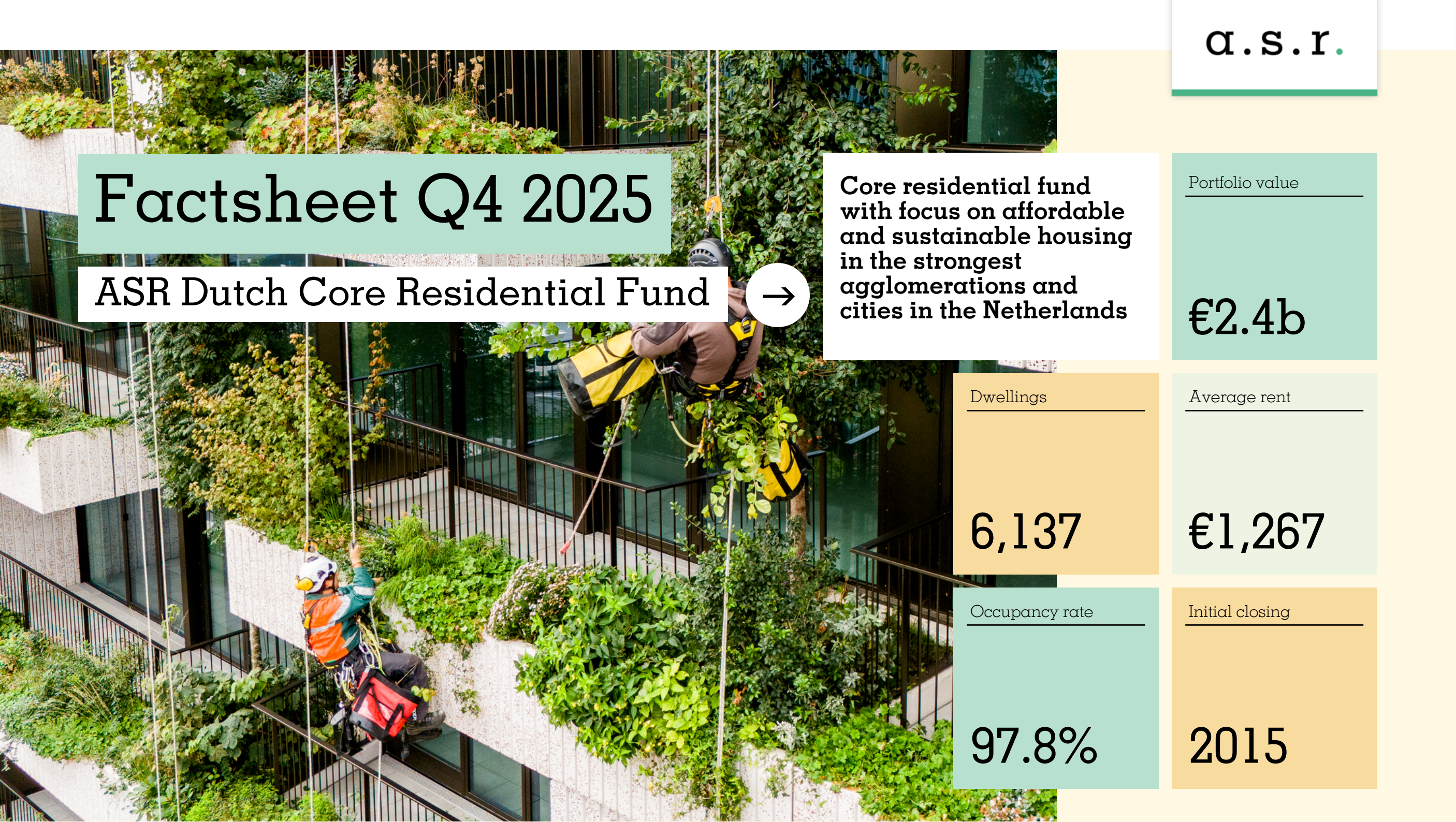
€1,267

Occupancy rate

97.8%

Initial closing

2015



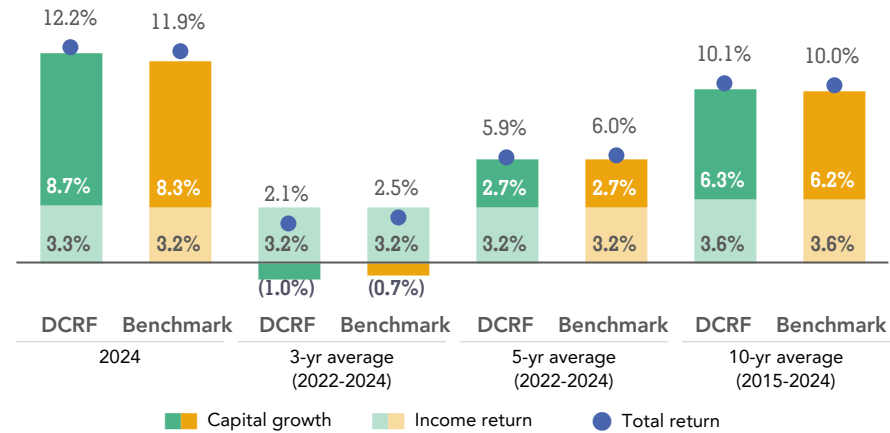


The Fund has a core strategy and invests in sustainable, high-quality apartments and single-family houses, particularly in the mid-priced rental segment, in the strongest economic and demographic regions and cities in the Netherlands.

Fund facts

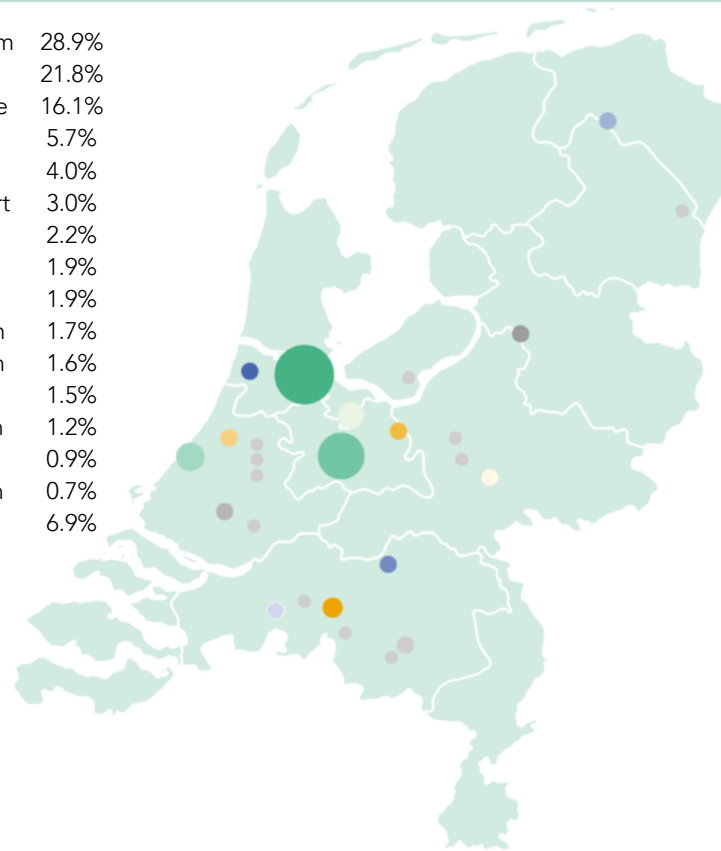
Domicile	Netherlands
Style	Core
Size	€2.4b
Committed pipeline	€190m
Loan-to-value	0%
Legal structure	Fund for Joint Account
Distributions	Quarterly
Trading frequency	Quarterly
Management fee	Asset and fund management fee, calculated as 0.42% and 0.05% of the average NAV for the quarter
Minimum stake	€10m
Number of investors	15
Total return Fund (YTD Q4 2025)	9.9%
GRESB rating	92 (5-stars)

Performance overview (Standing Investments Benchmark)

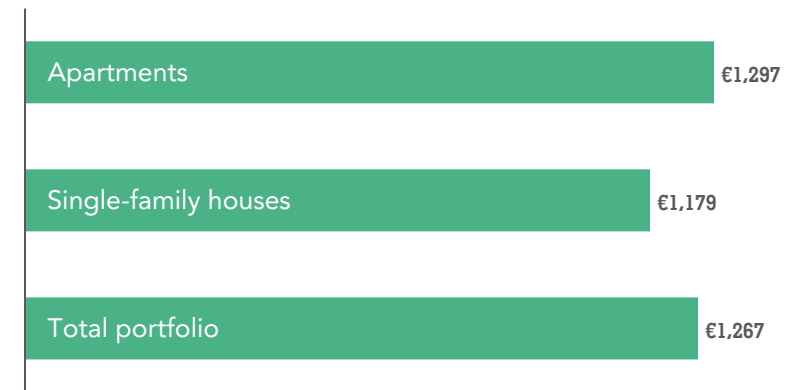


Geographic exposure of the portfolio

Amsterdam	28.9%
Utrecht	21.8%
The Hague	16.1%
Hilversum	5.7%
Tilburg	4.0%
Amersfoort	3.0%
Leiden	2.2%
Arnhem	1.9%
Haarlem	1.9%
Den Bosch	1.7%
Groningen	1.6%
Breda	1.5%
Eindhoven	1.2%
Zwolle	0.9%
Rotterdam	0.7%
Other	6.9%



Average rent



Contact details



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