

# Factsheet Q4 2025

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

€569m

WALT

6.8  
years

Distribution (2025)

5.5%

Occupancy rate

98.0%

GRESB



94/100

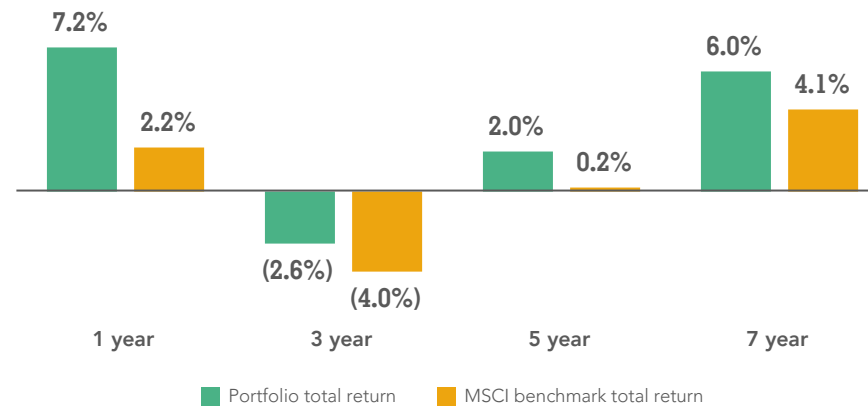


The Fund's strategy is exclusively focused on high-quality, sustainable offices in the immediate vicinity of major public transport hubs, in the five largest cities of the Netherlands. The cities' Central Business Districts are clustered around these locations. These are future-proof office locations,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

## Fund facts

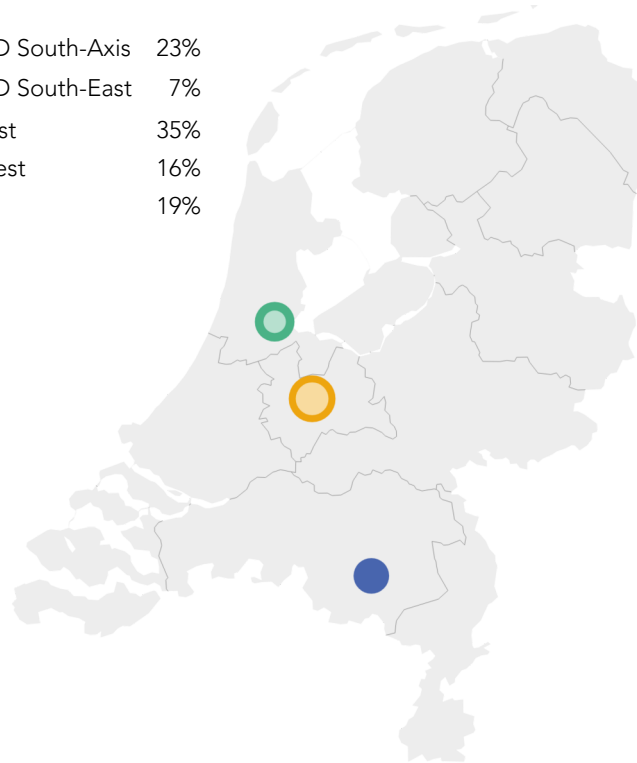
Domicile	<b>Netherlands</b>
Legal structure	<b>Fund for Joint Account</b>
Distributions	<b>Quarterly</b>
Trading frequency	<b>Quarterly</b>
Portfolio size	<b>€569m</b>
Minimum stake	<b>€ 10m</b>
LTV	<b>20.5%</b>
Management fee	<b>0.55%</b>
WALT	<b>6.8 years</b>
Lettable floor area	<b>137,000 sq.m.</b>
Dividend yield	<b>5.5% (2025)</b>
Number of investors	<b>8</b>
GRESB rating	<b>94 (5 star)</b>

### Performance overview



### 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

### Contact details



**Pieter Vandeginste**  
fund director ASR DMOF  
T: +31 (0)30 257 44 48  
pieter.vandeginste@asr.nl



**Alexandra Rosian**  
fund manager ASR DMOF  
T: +31 (0)6 23 15 25 48  
alexandra.rosian@asr.nl

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