

Factsheet Q1 2026

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

€2.3b

Dwellings

5,617

Average rent

€1,299

Occupancy rate

98.4%

Initial closing

2015



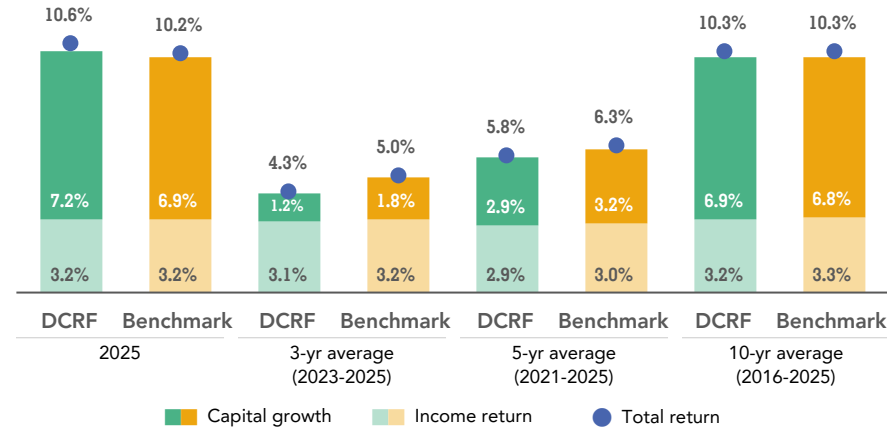


The Fund has a core strategy and invests in sustainable, high-quality apartments and single-family houses, particularly in the mid-priced rental segment, in the strongest economic and demographic regions and cities in the Netherlands.

Fund facts

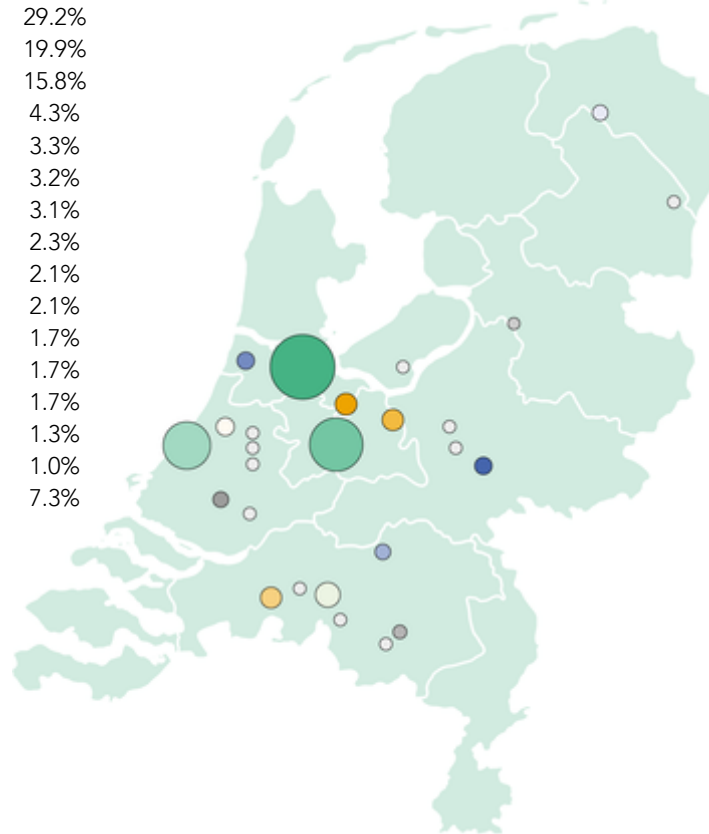
Domicile	Netherlands
Style	Core
Size	€2.3b
Committed pipeline	€174m
Loan-to-value	0%
Legal structure	Fund for Joint Account
Distributions	Quarterly
Trading frequency	Quarterly
Management fee	Asset and fund management fee, calculated as 0.42% and 0.05% of the average NAV for the quarter
Minimum stake	€10m
Number of investors	15
Total return Fund (YTD Q1 2026)	3.5%
GRESB rating	92 (5-stars)

Performance overview (versus MSCI Dutch residential benchmark)



Geographic exposure of the portfolio

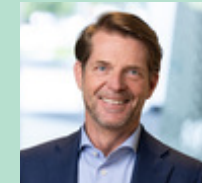
Amsterdam	29.2%
Utrecht	19.9%
The Hague	15.8%
Tilburg	4.3%
Hilversum	3.3%
Amersfoort	3.2%
Breda	3.1%
Leiden	2.3%
Arnhem	2.1%
Haarlem	2.1%
Den Bosch	1.7%
Groningen	1.7%
Rotterdam	1.7%
Eindhoven	1.3%
Zwolle	1.0%
Other	7.3%



Average rent



Contact details



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