

ACHMEA DUTCH RETAIL PROPERTY FUND

Factsheet Q1 2025



YEAR OF
INCEPTION

1992

OCCUPANCY RATE

97.4%

SIZE OF FUND (MIO)
GROSS ASSET VALUE

€915,7

NUMBER OF
PROPERTIES

87

PERFORMANCE FORECAST
(IRR 10-YEARS)

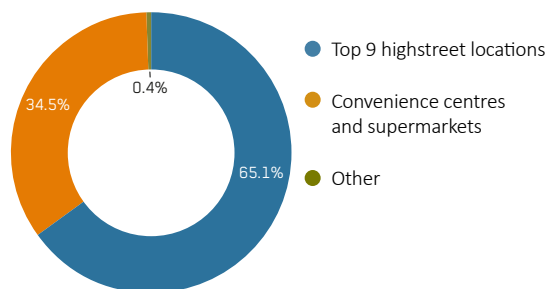
6.5-7.0%

PORTFOLIO ACHMEA DUTCH RETAIL PROPERTY FUND BY SEGMENT

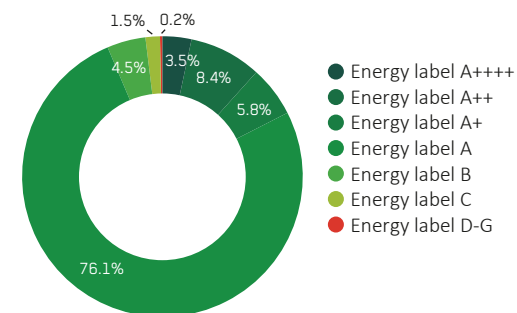
- Top 9 highstreet locations
- Convenience centres and supermarkets
- Other



ALLOCATION TO SEGMENTS



SUSTAINABILITY



Strategy

The Achmea Dutch Retail Property Fund aims for a core risk/return profile.

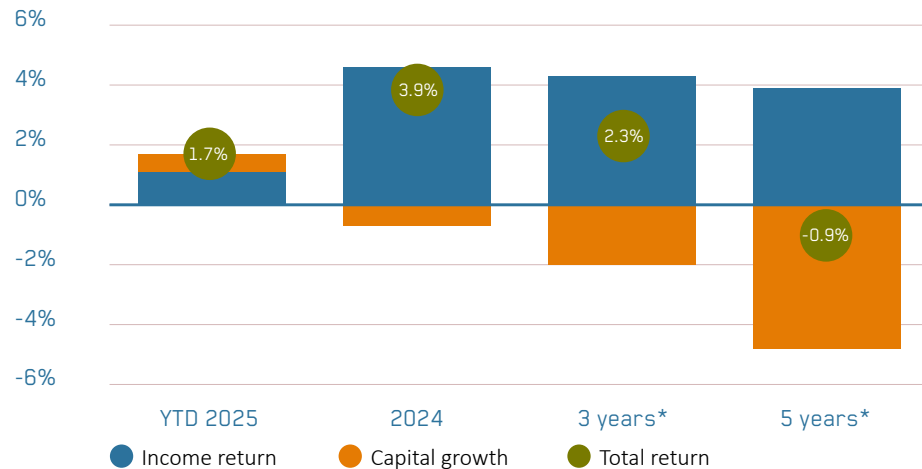
The characteristics of this are:

- Focus on generating a stable rental income
- High occupancy levels and long weighted average lease terms (WALT)
- Low volatility of the portfolio value

This is achieved by:

- A diversified portfolio of top highstreet locations and food-oriented convenience centres
- Active asset management through acquisitions, sales, leasing, development and repositioning
- Focus on sustainability in all our decisions

ANNUALIZED FINANCIAL RETURN (AFTER FEES)



* The performance in 2022 was negatively effected by an on-off effect related to the purchase costs of two large retail portfolios.

FUND CHARACTERISTICS

| | As of 31 March 2025 |
|---------------------|--|
| Fund manager | Achmea Real Estate |
| AIFMD custodian | BNP Paribas S.A. |
| Number of investors | 12 |
| Benchmark | MSCI NL Retail |
| Leverage | 0.6% |
| Value appraisal | Per quarter, external valuers |
| Currency | EUR |
| Management fee | 0.44% |
| Legal status | Mutual fund for joint account (FGR) |
| Fiscal status | Fiscally transparent for corporate income tax and dividend tax |
| Target audience | Institutional investors |



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