

# ACHMEA DUTCH RESIDENTIAL FUND

Factsheet Q3 2025

YEAR OF  
INCEPTION

1992

OCCUPANCY RATE

98.6%

SIZE OF FUND (MIO)  
GROSS ASSET VALUE

€2,570

NUMBER OF PROPERTIES  
(INCLUDING PIPELINE)

126

PERFORMANCE FORECAST  
(IRR 10-YEARS)

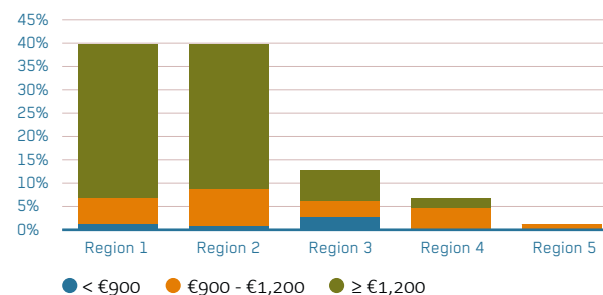
7.0-7.5%

## PORTFOLIO ACHMEA DUTCH RESIDENTIAL FUND BY SEGMENT

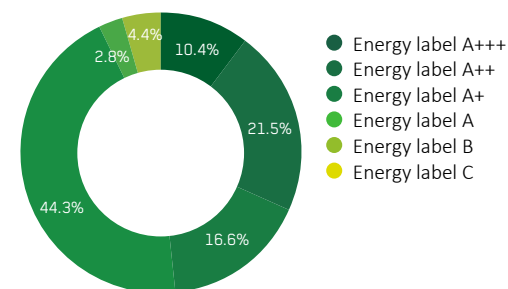
- Investment property
- Partly for sale
- Properties under development
- Land positions



## ALLOCATION TO SEGMENTS



## SUSTAINABILITY



## Strategy

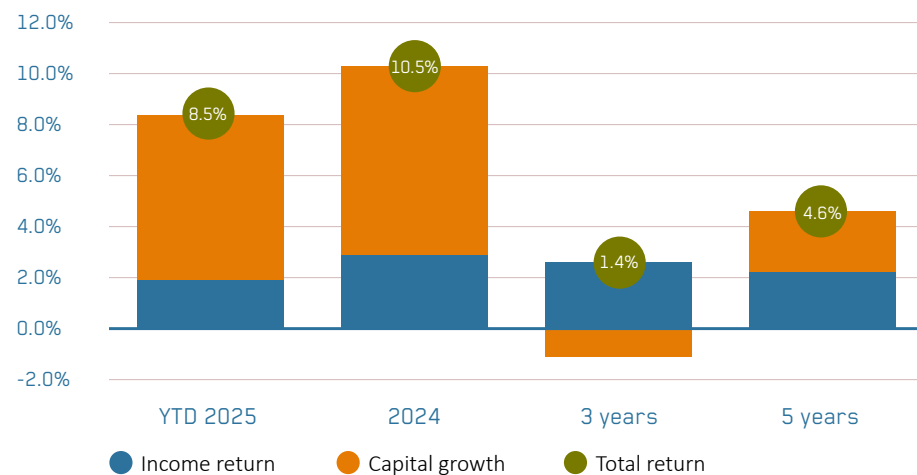
The Fund pursues a 'core' return-risk profile. Its characteristics are:

- High proportion of return through income
- No or very low leverage
- High correlation with inflation and wage development through indexed rental income

This is achieved by:

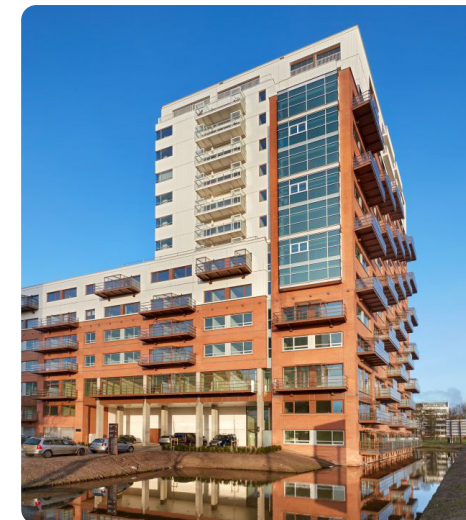
- Focusing on core regions from the Housing Opportunities Map
- Focusing on the mid-market rent segment
- Focusing on the right product-market combinations
- Focusing on portfolio rejuvenation
- Focusing on operating as favourably as possible

### ANNUALIZED FINANCIAL RETURN (AFTER FEES)



## FUND CHARACTERISTICS

	As of 31 September 2025
Fund manager	Achmea Real Estate
AIFMD custodian	BNP Paribas S.A.
Style	Core
Number of investors	19
Benchmark	MSCI NL Residential
Leverage	1.6%
Distribution	Quarterly
Currency	EUR
Management fee	0.38%
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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