

ACHMEA DUTCH RETAIL PROPERTY FUND

Factsheet Q3 2025



YEAR OF
INCEPTION

1992

OCCUPANCY RATE

97.5%

SIZE OF FUND (MIO)
GROSS ASSET VALUE

€926.6

NUMBER OF
PROPERTIES

87

PERFORMANCE FORECAST
(IRR 10-YEARS)

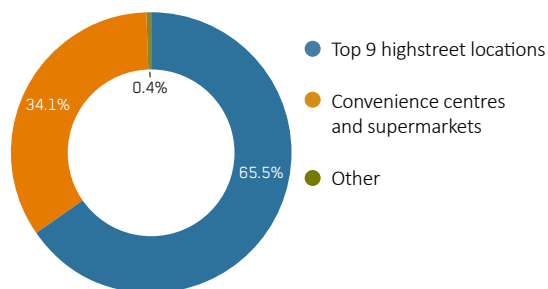
6.5-7.0%

PORTFOLIO ACHMEA DUTCH RETAIL PROPERTY FUND BY SEGMENT

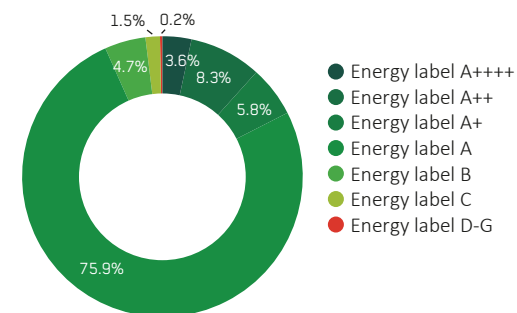
- Top 9 highstreet locations
- Convenience centres and supermarkets
- Other



ALLOCATION TO SEGMENTS



SUSTAINABILITY



Strategy

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

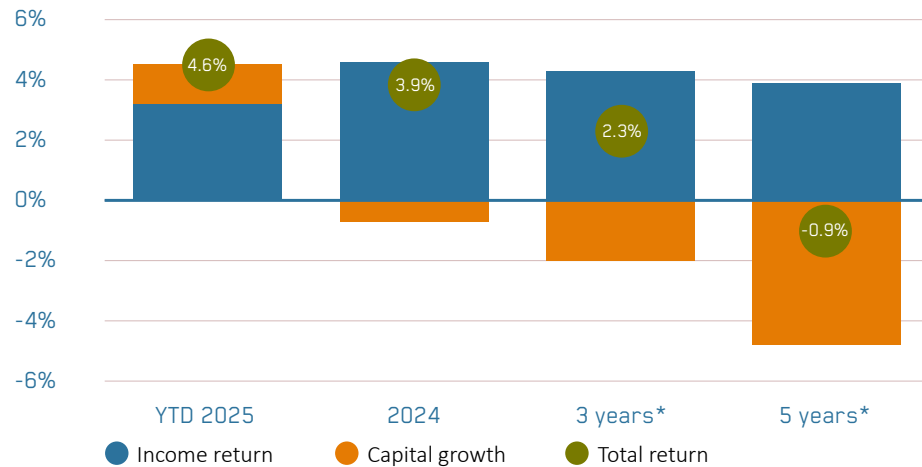
The characteristics of this are:

- 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 September 2025
Fund manager	Achmea Real Estate
AIFMD custodian	BNP Paribas S.A.
Number of investors	12
Benchmark	MSCI NL Retail
Leverage	1.6%
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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