

ACHMEA DUTCH RESIDENTIAL FUND

Factsheet Q4 2025

YEAR OF INCEPTION

1992

OCCUPANCY RATE

98.0%

SIZE OF FUND (MIO) GROSS ASSET VALUE

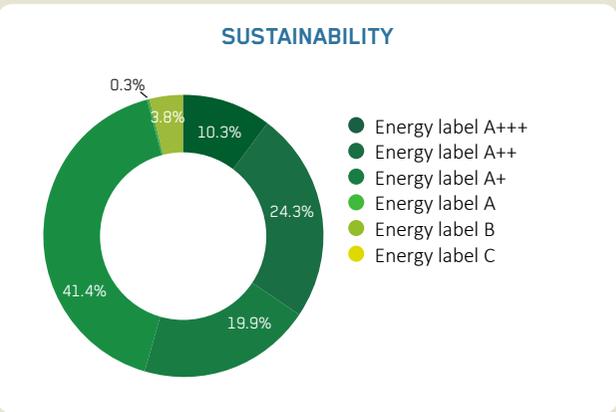
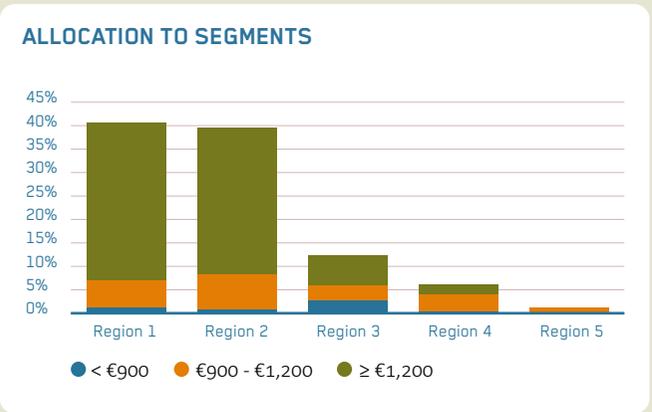
€2,564

NUMBER OF PROPERTIES (INCLUDING PIPELINE)

124

PERFORMANCE FORECAST (IRR 10-YEARS)

7.0-7.5%



Strategy

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

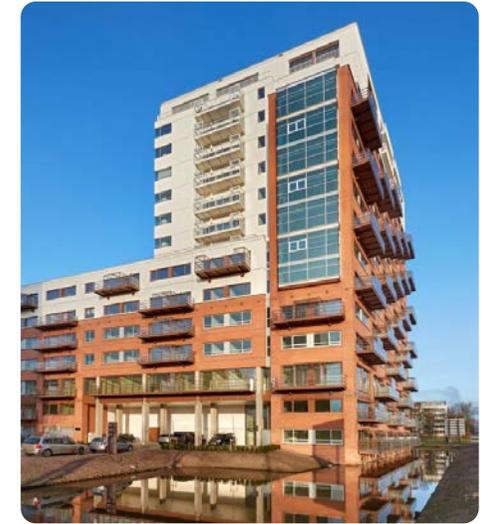
- High proportion of return through income
- No or very low leverage
- High correlation with inflation and wage development through indexed rental income

This is achieved by:

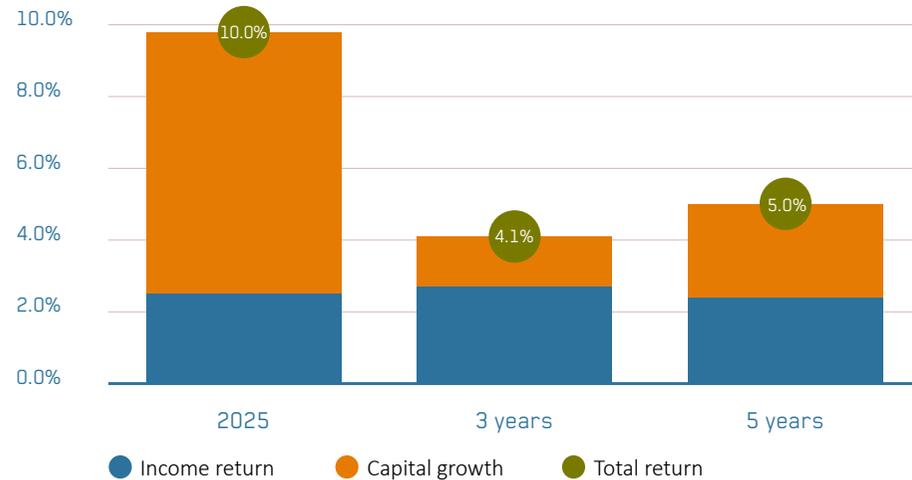
- Focusing on core regions from the Housing Opportunities Map
- Focusing on the mid-market rent segment
- Focusing on the right product-market combinations
- Focusing on portfolio rejuvenation
- Focusing on operating as favourably as possible

FUND CHARACTERISTICS

	As of 31 December 2025
Fund manager	Achmea Real Estate
AIFMD custodian	BNP Paribas S.A.
Style	Core
Number of investors	18
Benchmark	MSCI NL Residential
Leverage	0.9%
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



ANNUALIZED FINANCIAL RETURN (AFTER FEES)



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