



# ACHMEA DUTCH RETAIL PROPERTY FUND

Factsheet Q4 2025

**YEAR OF INCEPTION**

1992

**OCCUPANCY RATE**

97.5%

**SIZE OF FUND (MIO) GROSS ASSET VALUE**

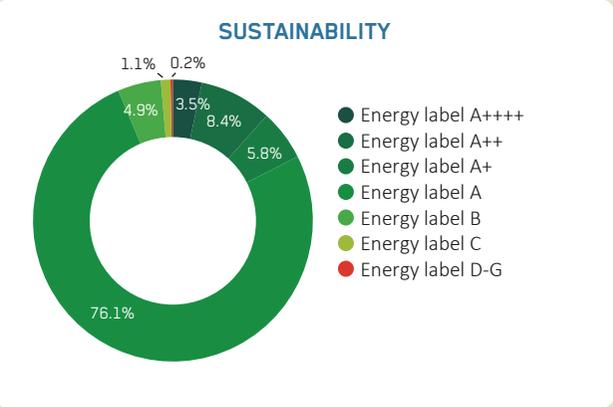
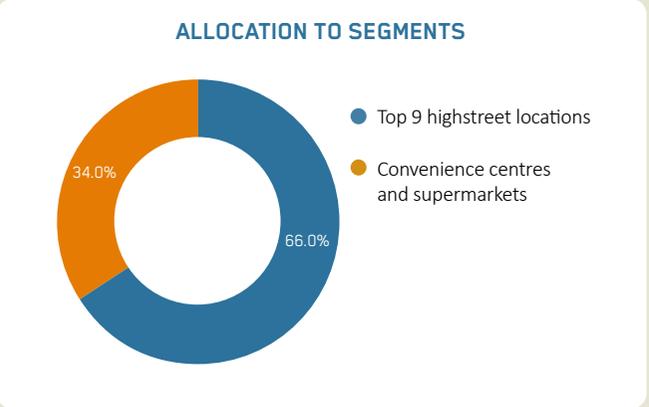
€934.6

**NUMBER OF PROPERTIES**

86

**PERFORMANCE FORECAST (IRR 10-YEARS)**

6.5-7.0%



# 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

## FUND CHARACTERISTICS

	As of 31 December 2025
Fund manager	Achmea Real Estate
AIFMD custodian	BNP Paribas S.A.
Number of investors	12
Benchmark	MSCI NL Retail
Leverage	2.7%
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



### 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.

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