

ACHMEA DUTCH RESIDENTIAL FUND

Factsheet Q4 2023

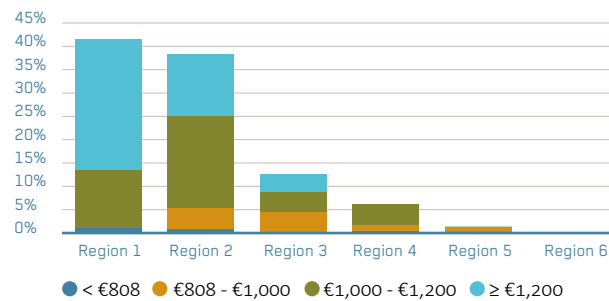
YEAR OF INCEPTION	GREEN ENERGY LABEL (A, B AND C)	SIZE OF FUND (MIO) GROSS ASSET VALUE	NUMBER OF PROPERTIES (INCLUDING PIPELINE)	PERFORMANCE FORECAST (IRR 10-YEARS)
1992	100% OF WHICH 88.1% A-LABEL OR BETTER	€2,171.9	131	6.0-7.0%

PORTFOLIO ACHMEA DUTCH RESIDENTIAL FUND BY SEGMENT

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

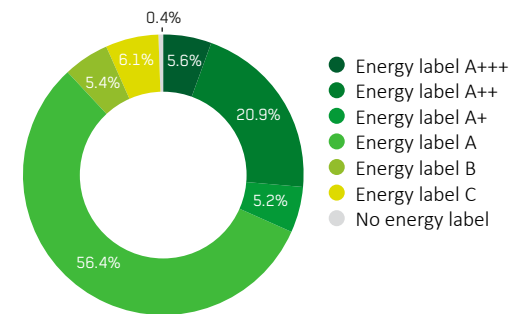


RESIDENTIAL PORTFOLIO BY OPPORTUNITY MAP REGION AND RENTAL SEGMENT* (INCLUDING PROJECTS UNDER DEVELOPMENT)



* Excluding 137 student residences Yours in Leiden and 467 student residences Lammenschans (Block E and F) initiative.

SUSTAINABILITY



Strategy

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

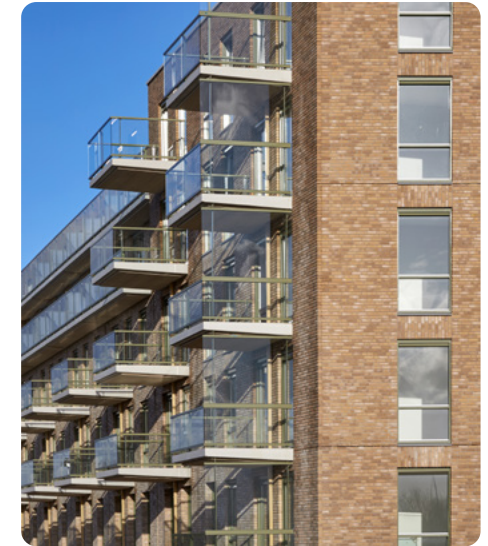
- High proportion of return through income
- No or very low leverage (target: 0%)
- High correlation with inflation and wage development through indexed rental income

This is achieved by:

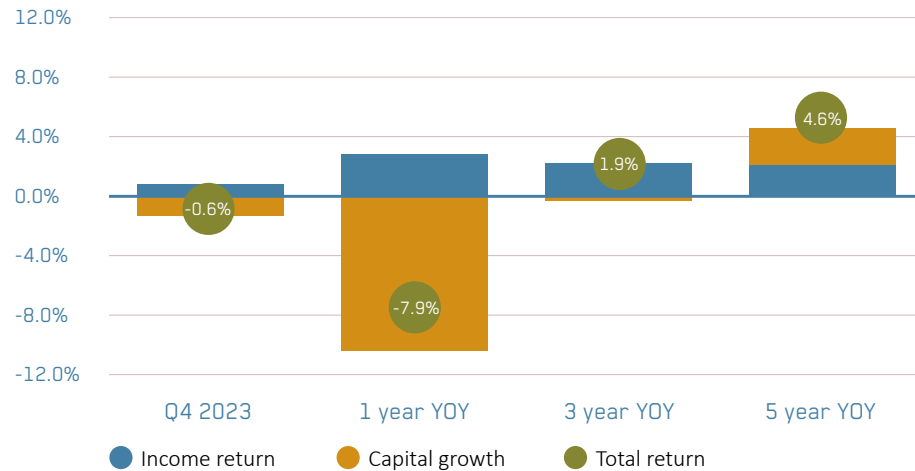
- Focusing on core regions from the Housing Opportunities Map
- Focusing on the mid-market rent segment
- Focusing on the right product-market combinations
- Focusing on portfolio rejuvenation
- Focusing on operating as favourably as possible

FUND CHARACTERISTICS

	As of 31 December 2023
Fund manager	Achmea Real Estate
AIFMD custodian	B.N.P. Paribas S.A.
Style	Core
Number of investors	19
Benchmark	MSCI Residential
Leverage	0%
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



FINANCIAL RETURN (AFTER FEES)



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