



The Achmea Dutch Mortgage Fund NHG/Low LTV invests in Dutch residential mortgages, as an investor on the Achmea Mortgages Investor Platform. The Fund invests in mortgages with NHG guarantee and in mortgages with an LTV < 80%. Mortgages on the Platform are originated using the Centraal Beheer Leef label. This way, investors in the Fund benefit from the strong brand name and comprehensive ESG policy of Centraal Beheer. The Platform originates mortgages using in-house mortgage application officers, leading to complete control over the origination process.

DATE OF INCEPTION

1 March 2023

NET ASSET VALUE (NAV)

€21.2 million

AVERAGE LTV - EXCL NHG

57.08%

AVERAGE LTV - NHG

81.45%

AVERAGE SPREAD IN
RELATION TO SWAP

1.34%



OBJECTIVE

The Achmea Dutch Residential Mortgage Fund aims to generate revenues in the long term by investing in residential mortgages. The Fund aims to achieve a higher return compared to the benchmark, net of fees and after adjustment for the cost of the risks that are run by investing in mortgages.

STRATEGY

The Fund is active on the Dutch residential mortgage market. The Fund aspires to obtain a portfolio of mortgages with NHG guarantee and mortgages with an LTV ≤ 80%.

WHY INVEST?

- Investment in low-risk, Dutch residential mortgages
- Additional spread compared to the euro swap curve
- Mortgages are originated using the well-known Centraal Beheer Leef label.

FUND CHARACTERISITCS

	31 March 2025
Fund manager	Achmea Mortgage Funds B.V.
Custodian	Stichting Bewaarder Achmea Dutch Mortgage Fund
AIFMD Depositary	BNP Paribas Securities Services S.C.A.
Number of investors	1
Number of loanparts	95
Duration	7.2 years
Valuation	Monthly
Currency	EUR
Management fee	30.0 bps of NAV on an annual basis
Legal structure	Fund for joint account
Tax regime	Tax-transparent
Liquidity	Monthly entry and exit, under conditional circumstances
Reporting	Monthly, Quarterly, Yearly

GOVERNANCE

Achmea Mortgages is a direct part of Achmea B.V. In 2025, the AFM awarded Achmea Mortgages a permit within the framework of the Alternative Investment Fund Managers Directive (AIFMD).

- **Meeting of Participants**

The participants are united in the Meeting of Participants. The Meeting of Participants is held at least twice a year. The Meeting of Participants approves the proposed portfolio plan as well as the annual report.

- **Supervisory Board**

In the Meeting of Participants a Supervisory Board has been appointed which oversees the policy pursued by the Fund as well as the general course of business concerning the Fund.

ESG policy

Investing in sustainable mortgages is the best way for investors to achieve a stable financial return in the long run combined with social impact for customers and minimized risks. For this purpose, the fund adheres to the ESG strategy of the Centraal Beheer Leef label. As an investor on the platform, the fund actively contributes to this ESG policy.

Organisation

The Fund is one of the investors on the Achmea Mortgages Investment Platform. Management of the fund is the responsibility of the Investment Management Mortgages team of Achmea Mortgages. The origination of new mortgages, preventive management and special credits recovery takes place within the Operations department. Regular servicing is outsourced to Quion.



ACHMEA MORTGAGES

Achmea Mortgages is engaged in the financing, development of and investment in real estate and mortgages on behalf of pension funds and other institutional investors, such as insurers and charitable institutions. We manage a total of €24.7 billion in mortgages for 56 clients. In doing so, we expressly seek interaction between the financial and social added value of real estate and mortgages. We stand for responsible return, sustainability, high-quality real estate and transparency. We invest on behalf of our clients in Dutch mortgages, homes, retail properties, healthcare real estate, offices and international real estate.



MARKET OUTLOOK

Each year we publish our outlook for the investment markets. www.achmeamortgages.nl

FOR FURTHER INFORMATION

www.achmeamortgages.nl



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DISCLAIMER

Achmea Mortgage Funds B.V. ('Achmea Mortgages'), having its registered office in Amsterdam (Chamber of Commerce no. 88585670), is an investment manager specialized in solutions for individual and collective investments in residential mortgage loans. Achmea Mortgages is authorised by the Netherlands Authority for the Financial Markets pursuant to section 2:65 sub a of the Dutch Financial Supervision Act (Wet op het financieel toezicht, 'Wft') to manage alternative investment funds and provide the investment services portfolio management and investment advice for professional investors within the meaning of section 1:1 Wft. The information in this document is solely intended for professional investors and is for orientation purposes only. It does not constitute a proposal or an offer to subscribe to an investment fund or to acquire or obtain financial instruments, individual investment advice or other financial services in any other way, nor is it intended to serve as the basis for any investment decision. No guarantees or statements are given concerning the accuracy and completeness of the information. No rights can be derived of the information, recommendations and calculated values provided. The information contained in this document is indicative only, may be subject to change and may be changed without further notification. The value of investments may fluctuate. Results achieved in the past offer no guarantee for the future. All information contained in this document is owned by or licensed to Achmea Mortgages and is protected by intellectual property rights.

