



ACHMEA MORTGAGES

Quarterly Update Q3 2025

Table of contents

1. Summary and outlook	3
2. Mortgage Market Update	4
3. Housing Market Update	8
4. ESG	9
5. Mortgage Market in Numbers	11

1. Summary and outlook

- As the short-term economic outlook in the Eurozone improved slightly, swap rates increased modestly during the third quarter. The Netherlands Bureau for Economic Policy Analysis (CPB), for example, raised its 2026 GDP growth forecast from 1.3% to 1.4%. The rise in swap rates was strongest at the long end, reflecting increased Eurozone government borrowing and uncertainty around political developments.
- Mortgage market conditions remained stable. Mortgage rates for shorter fixed-rate periods decreased, while increases for longer fixed-rate periods were limited to a maximum of 7 basis points. Loan application volumes fell slightly, but the average mortgage loan size increased, leaving overall volumes broadly unchanged.
- The housing market also remained steady. Transaction volumes stayed high, while annual house price growth eased slightly to 7.0%. In the coming quarters, this pattern of modest growth and overall stability is expected to continue, making the mortgage and housing markets a place of stability in an otherwise uncertain environment.
- The ESG chapter highlights how Achmea Mortgages is proactively measuring and managing the carbon footprint of its portfolio, using real energy data and transparent benchmarks. This year's results reflect both progress and new challenges, as emissions trends are shaped by changing energy use and evolving climate policy.

10 YEAR NHG MORTGAGE RATE

Q3: 3.53%

Previous quarter: 3.50%

OF MORTGAGE LOAN APPLICATIONS

Q3: 134,214

Previous quarter: 139,455

AVERAGE MORTGAGE LOAN PRINCIPAL

Q3: €278,108

Previous quarter: €275,619

PRICE DEVELOPMENT HOMES YEAR-ON-YEAR

Q3: 7.0%

Previous quarter: 8.6%

2. Mortgage Market Update

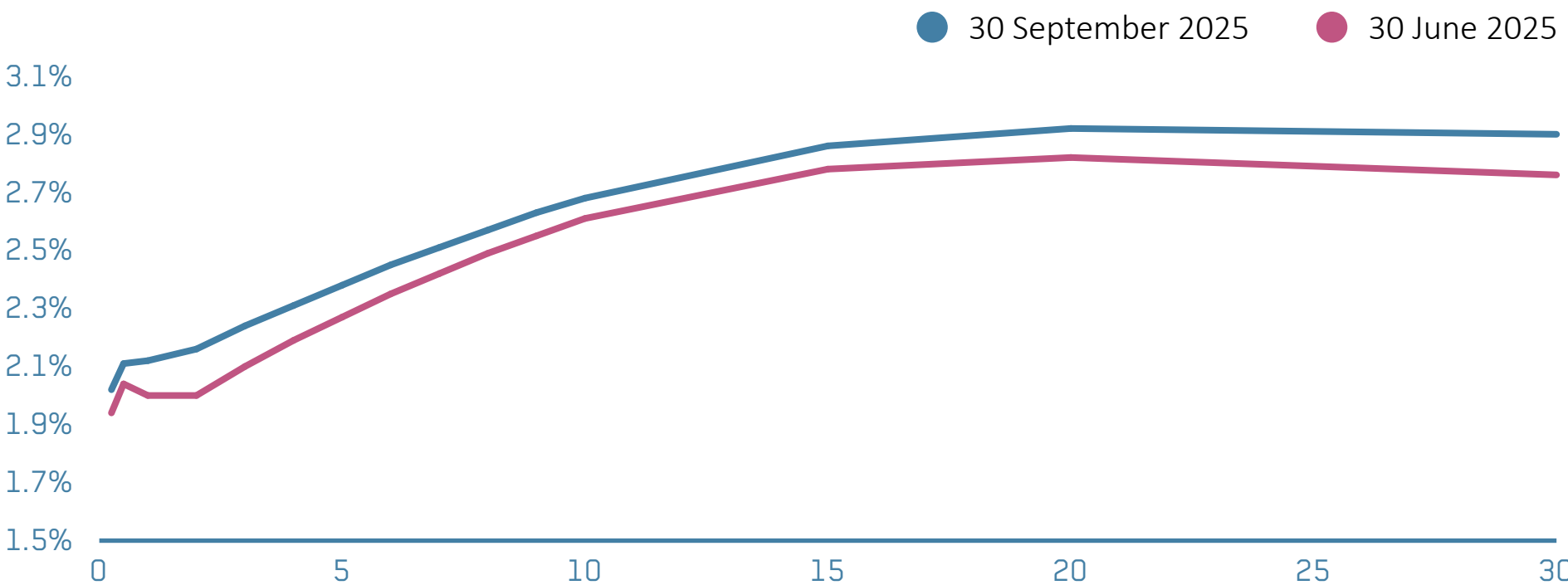
INTEREST RATE MARKET

During the third quarter, a modest but noticeable increase in swap rates was observed across the board, with the steepest rises occurring in the two- to five-year segments and at the longer end of the swap curve. The 30-year swap rate climbed by 14 basis points, while the 10-year swap rate rose by 7 basis points. With no significant changes in European Central Bank (ECB) policy, most of these movements can be attributed to an improving economic outlook on the shorter end and heightened expectations of government borrowing and increased uncertainty on the longer end.

This uncertainty was illustrated by political developments in France during the quarter. The French government collapsed twice, leading to a widening of the yield spread between French 10-year bonds and German bonds by 15 basis points, reaching around 80 basis points. Despite this, liquidity risk in France remains limited, as debt servicing costs are projected to rise to 3.2% of GDP by 2029

EURO SWAP CURVE

Source: Achmea Mortgages



(source: [Le Monde](#)), a level comparable to what the US is currently paying. As a result, investor reactions have been relatively muted. Given the size of the French debt market within the Eurozone these events did exert an influence on swap rates, though the impact remained limited.

At the very long end of the curve (the 20- and 30-year swap rates) market dynamics were also shaped by anticipated capital flows from Dutch pension funds. These funds are preparing for the transition to the new life-cycle-based system under the *Wet Toekomst Pensioenen*. This shift has already contributed to a slight steepening of the swap curve, as Dutch pension funds are among the few major players in the ultra-long segment. However, the bulk of these flows is expected to materialise from January 2026 onward, when several large pension funds begin transitioning. This could introduce additional volatility in swap rates during the transition period (source: [ING](#)).

On the inflation front, the Eurozone recorded a 0.2%-point increase in the annual inflation rate in September, bringing it to 2.2%. According to the ECB’s Survey of Professional Forecasters, inflation is expected to average around 2.0% in 2025 and 1.8% in 2026. Meanwhile, the forecast for 2025 Eurozone GDP-growth was revised upward from 0.9% to 1.1%. These figures reinforce the ECB’s current stance to maintain rates at existing levels (2%), barring any significant changes in the economic outlook. This contrasts with the stance of the Federal Reserve, which has started cutting interest rates in the third quarter and is expected to cut rates twice more until the end of 2025, when rates are expected to reach 3.5% to 3.75% (source: [JP Morgan](#)). The downward pressure this could bring to rates is, however, expected to be limited.

These developments have resulted in a slight steepening of the yield curve during the third quarter, as shown in the *Euro Swap Curve chart*. The increase at the longest end has also led to the 20- and 30-year segments almost completely losing their inversion, with the 30-year rate now only 2 basis points below the 20-year rate. Meanwhile, the very short end of the curve (3 months to 1 year) has fully un-inverted.

Mortgage interest rates and margins

In the third quarter, mortgage interest rates declined for fixed-rate periods shorter than 7 years, while rising for others. The decline in rates for shorter term fixed-rate periods was limited, with the 5-year term declining by 5 basis points on average. The average increase for 10-year and 30-year terms was 4 and 8 basis points, respectively.

The average interest rate for a 10-year fixed-rate mortgage with National Mortgage Guarantee (NHG) increased by only 3 basis points to 3.53%, based on data from the top 10 providers. This is due to swap rates increasing by less than average in the 7- to 15-year segment. The average interest rate for a 30-year fixed-rate mortgage with a loan-to-value (LTV) greater than 90% increased by 7 basis points, from 4.2% to 4.3%.

The stronger increase for longer fixed-rate periods follows the increase in swap rates in that segment. Upward pressure on longer term fixed-rate mortgage rates is expected to continue in following quarters. As the higher swap rates were translated into higher mortgage rates in this segment

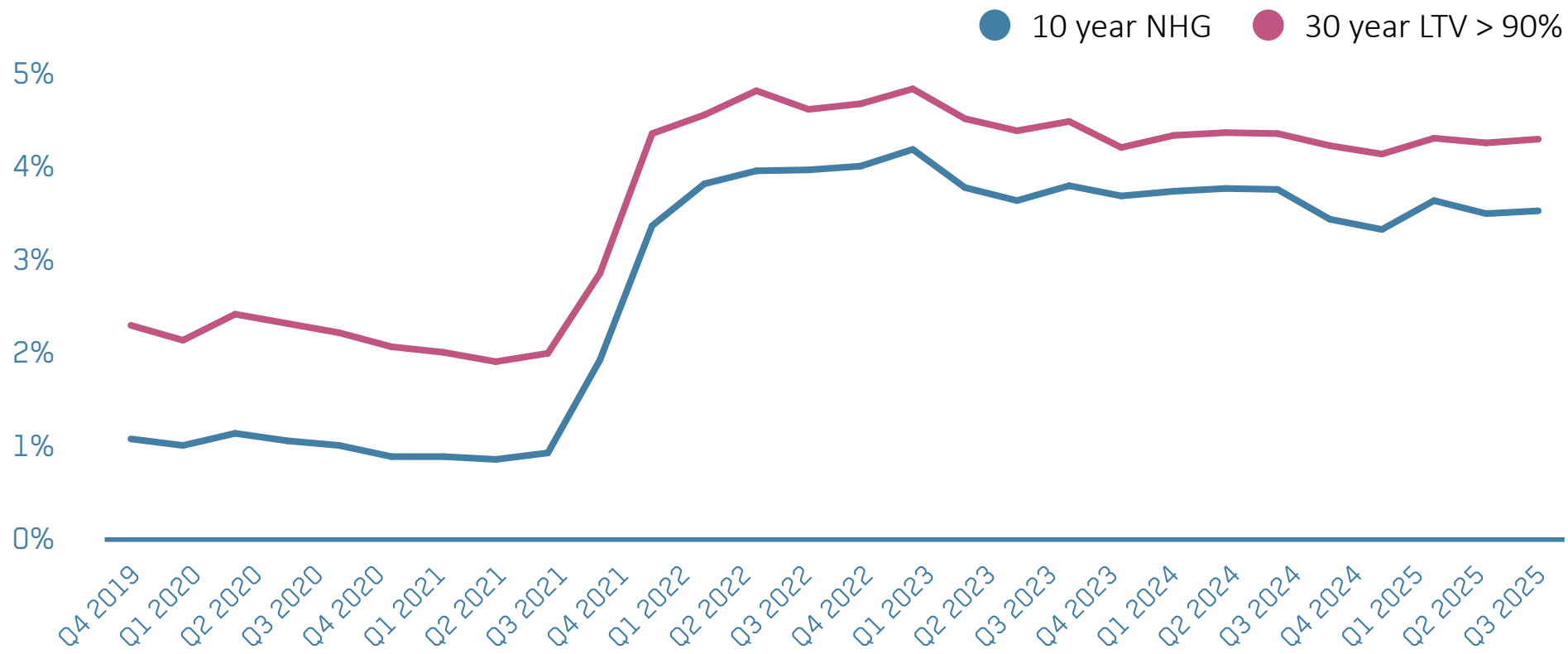
relatively quickly, margins increased for mortgages with a 20-year fixed-rate period. On average, margins decreased by 9 basis points, but for NHG mortgages with a 20-year fixed-rate period margins increased by 5 basis points.

The margin on a 10-year fixed-rate NHG mortgage declined during the third quarter from 104 basis points to 99 basis points, see the *Spreads* chart. The margin on a 30-year fixed-rate mortgage with a LTV greater than 90% also decreased, from 166 basis points to 163 basis points.

Despite the decline in margins in the third quarter, the general picture is one of margins hovering around the long-term average. As swap rates increase or decrease, mortgage rates follow with a lag, temporarily impacting the margin earned on mortgages. This tends to stabilise as the swap environment becomes less volatile. Therefore, for the longer term, margins are expected to show slight increases or decreases as time moves on, but remain broadly stable.

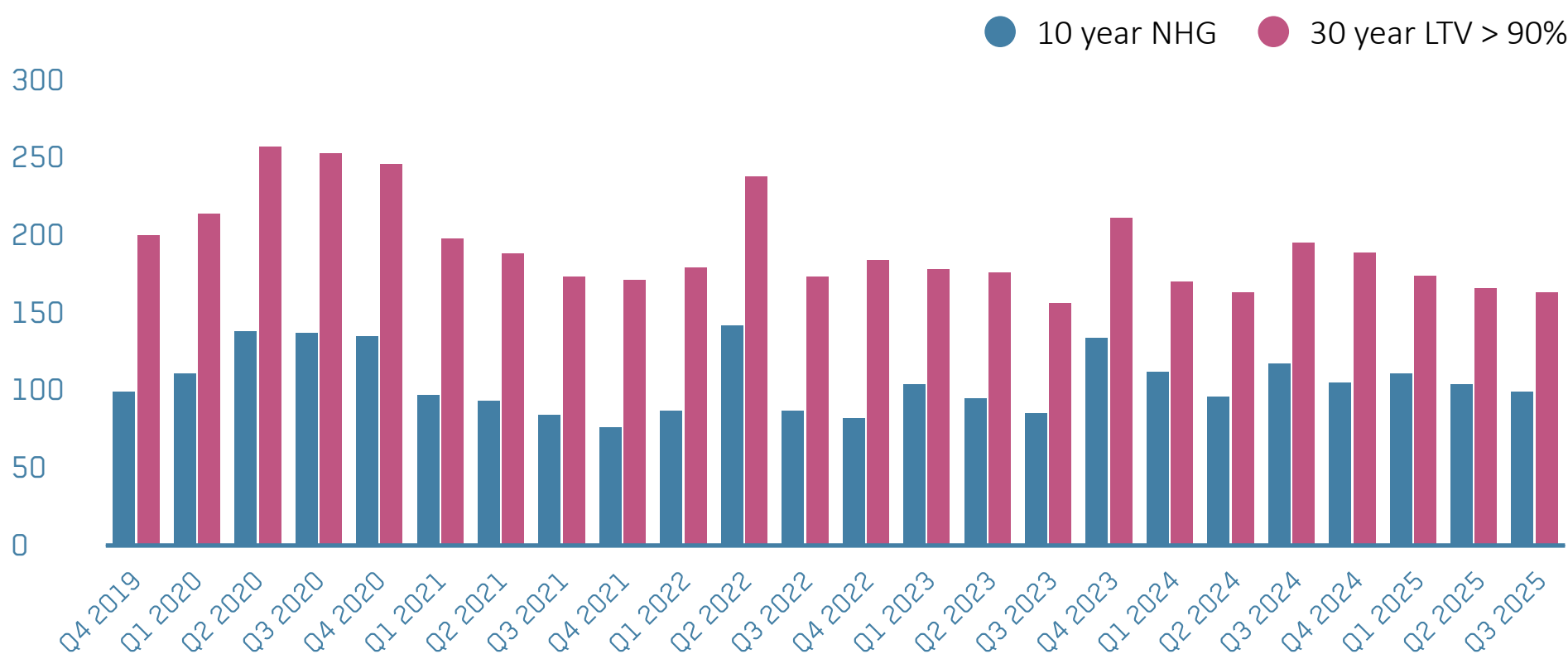
MORTGAGE INTEREST RATES

Source: Achmea Mortgages



SPREADS (IN BPS)

Source: Achmea Mortgages



Number and distribution of mortgage loan applications

According to the Mortgage Data Network ([HDN](#)), just over 134,000 mortgage loan applications were registered this quarter, a 4% decline compared to the previous quarter, see graph *Distribution of mortgages type*. This seasonal dip between the second and third quarter is a recurring pattern. However, compared to the same period last year, this reflects an increase of approximately 16%. The increase in supply is partly driven by landlords selling their properties (so-called ‘disposals’).

The buyers’ market, consisting of starters and trade-uppers, accounted for 83,000 applications, representing a 2% decrease from the previous quarter. Of all mortgage loan applications in the buyers’ market, 71% consisted exclusively of annuity-based loan parts. The share of fully interest-only applications accounted for 6%. A significant portion of these applications originated from retirees, with an average LtV ratio of approximately 33% (source: [HDN](#)). Meanwhile, the non-buyers’ market (refinances and other), saw a sharper decline of around 6%, with approximately 50,000 applications this quarter. Within this segment, renovators held the largest share. Compared to last year, applications for house renovations increased by 19%.

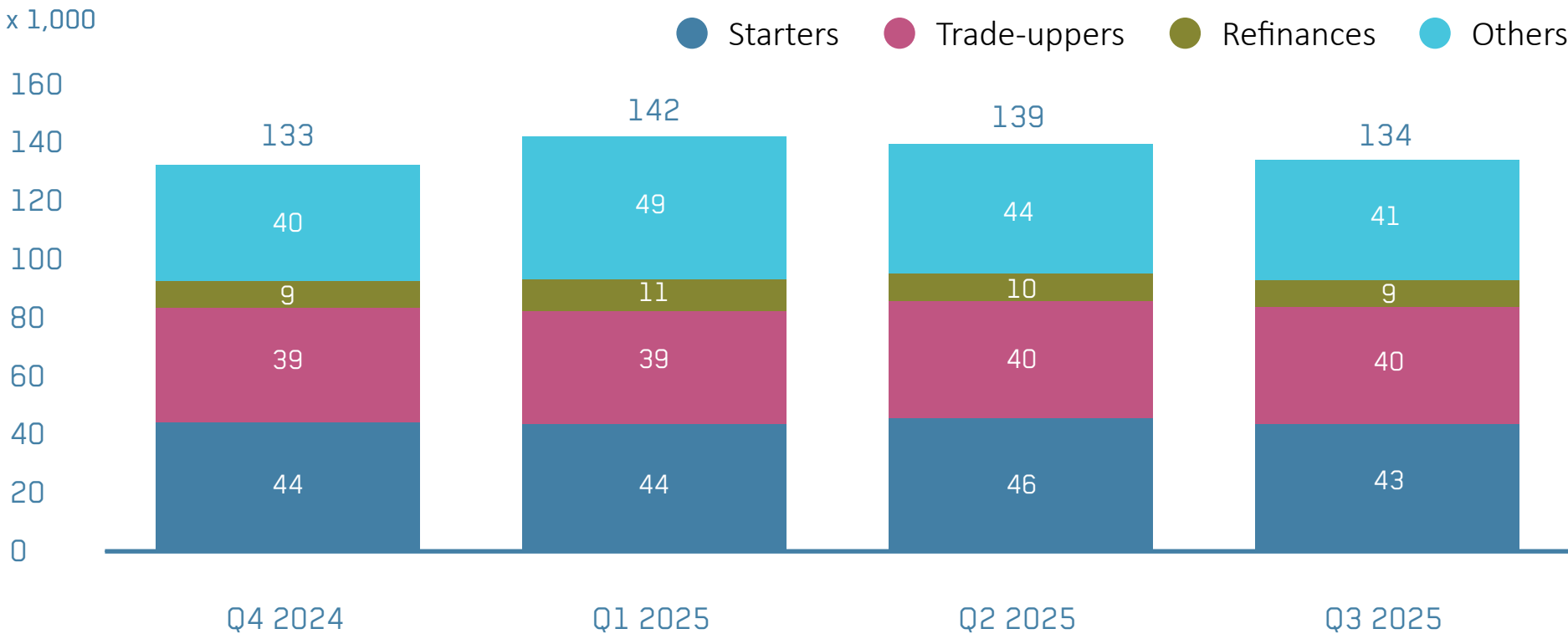
Development of mortgage loan principal (applications)

As illustrated in the graph *Mortgage loan principal and market value houses*, the average mortgage loan principal for buyers, the amount that the mortgagee intends to finance, remained stable at €374,000 this quarter. This reflects an increase of 3% compared to the same period last year.

The underlying property value in the buyers’ market reached a new record of €513,000 this quarter, a 4% year-over-year increase and a 1% rise compared to the previous quarter (€510,000). This upward trend is driven by rising wages and persistent tightness in the housing market. Although the supply of existing owner-occupied homes is expected to grow, it is unlikely to fully address the current shortage. During the first eight months of 2025, the number of newly constructed homes was 8% lower than in the same period last year (source: [woningmarktmonitor oktober](#)). With only 69,000 homes built in 2024, it is unlikely that the 2025 target of 100,000 new homes will be met. As a result, house prices are expected to continue rising in the coming quarters.

DISTRIBUTION OF MORTGAGES TYPE*

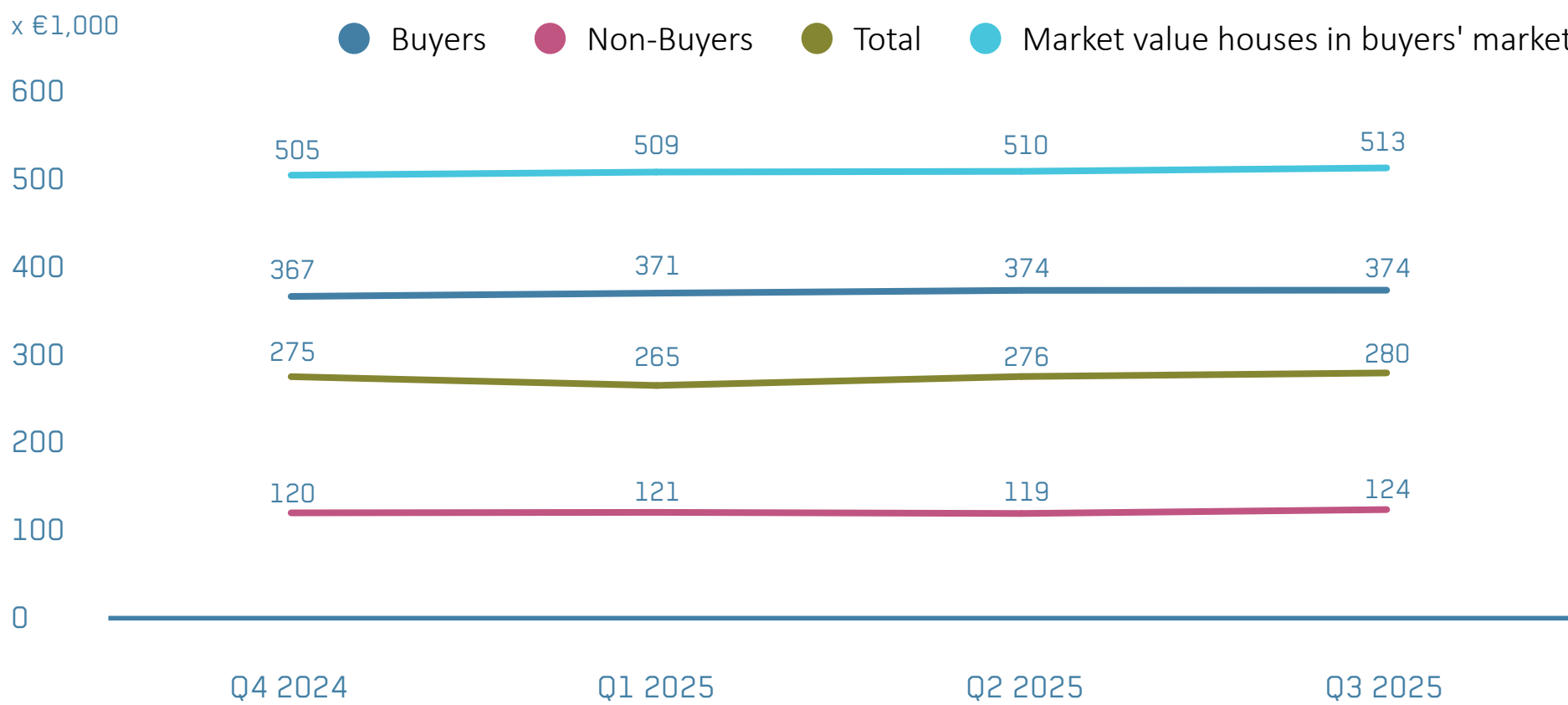
Source: HDN, Achmea Mortgages adaptation (2025)



*Rounding errors may occur.

MORTGAGE LOAN PRINCIPAL AND MARKET VALUE HOUSES

Source: HDN, Achmea Mortgages adaptation (2025)



The average mortgage loan principal in non-buyers’ market increased to €124,000 this quarter, up from €119,000 in the previous quarter.

Across both segments—buyers and non-buyers—the total average mortgage loan principal reached approximately €280,000 this quarter, representing a 1% increase compared to the previous quarter (€276,000).

Market size of granted mortgage loans

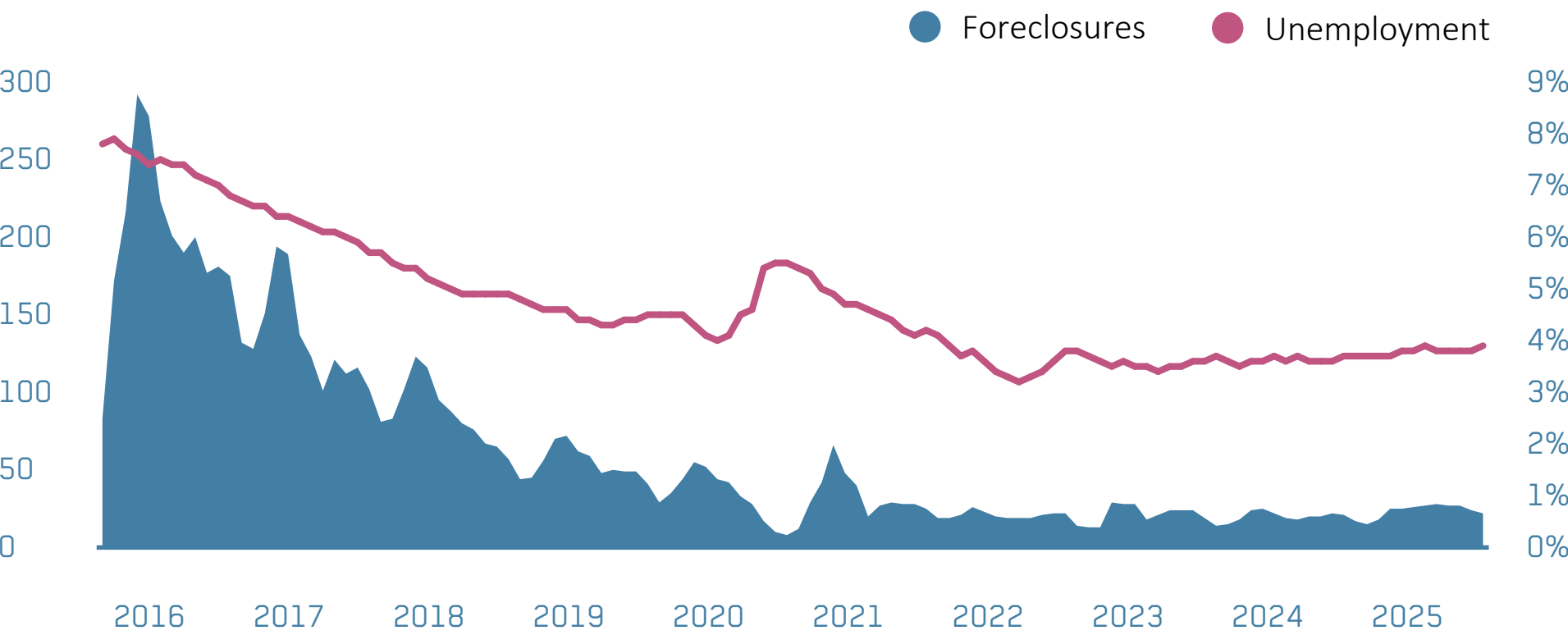
HDN figures show that approximately €28.8 billion in mortgage loans were granted this quarter, reflecting a 7% increase compared to the previous quarter (€27.0 billion). The average mortgage principal of the granted mortgages increased to €278,000 this quarter, up from €266,000 in the previous quarter. Due to rising housing prices, we anticipate that the average mortgage loan principal will increase over the coming quarters.

Over the first three quarters of 2025, the mortgage market increased by 27% compared to the same period last year. With both the average mortgage loan principal and the number of mortgage loan applications expected to rise, the overall market size is expected to exceed €100 billion this year (excluding bridge loans).

Number of foreclosure auctions, bankruptcies and unemployment rate

By the end of August, the number of foreclosure auctions, based on a three-month moving average, decreased to 22 per month¹ (May 2025: 27), see graph *Foreclosure auctions and unemployment rate*. The unemployment rate also remains low, averaging 3.8% (source: [CBS](#)). This reduces the likelihood of foreclosures as mortgagees are better positioned to meet their obligations.

FORECLOSURE AUCTIONS AND UNEMPLOYMENT RATE (3 MONTH MOVING AVERAGE)



Source: [CBS](#) and [Dutch Land Registry](#) with Achmea Mortgages edit (2025)

¹ Land Registry foreclosure sales figures are one month behind.

3. Housing Market Update

PRICE GROWTH SLOWS DOWN FURTHER WHILE THE NUMBER OF TRANSACTIONS KEEPS SHOWING AN UPTICK

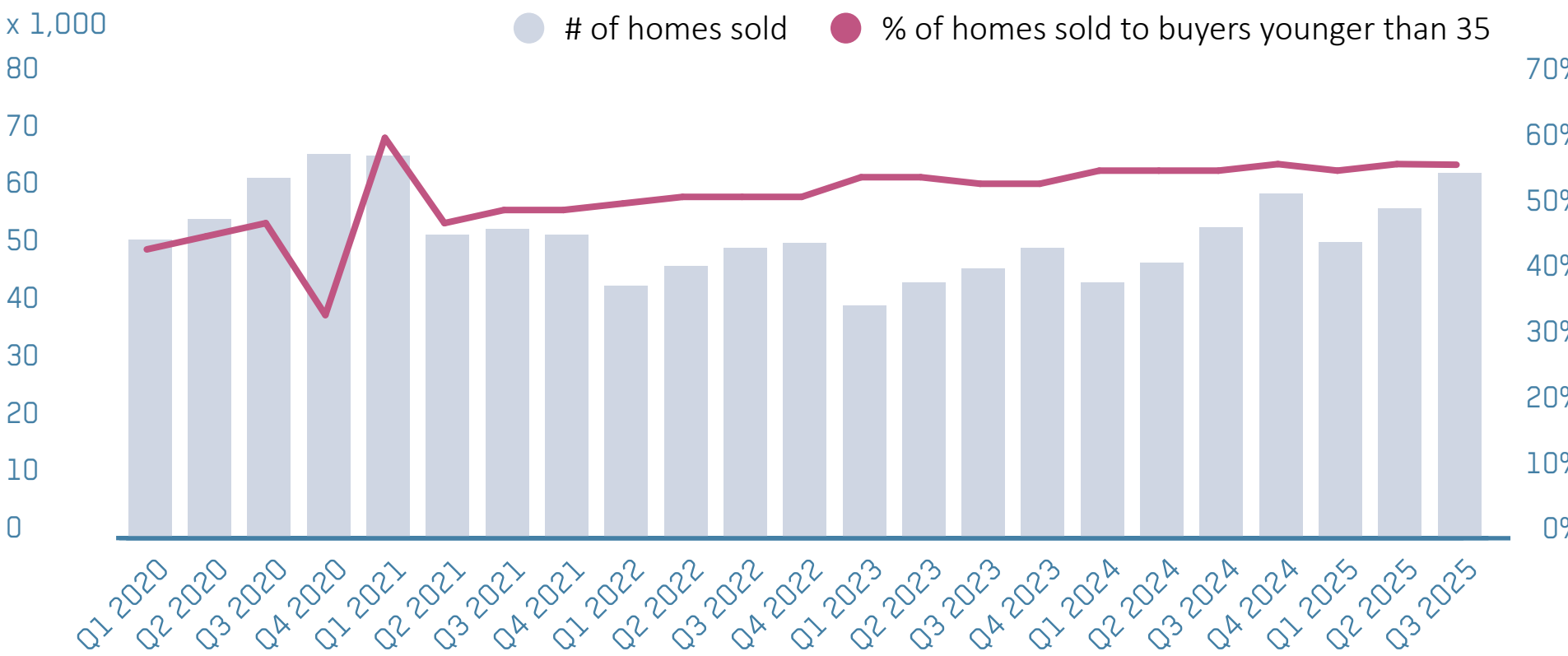
The Dutch housing market has been seeing an uptick in transactions since 2024. The third quarter of 2025 was no exception to this, as the number of homes sold reached around 62,500 according to Kadaster data. This is an increase of 16.5 percent year-on-year. Of the total number of homes sold during the quarter around 56.9% was sold to buyers younger than 35. This is a slightly lower percentage than the percentage seen in the second quarter, as 57.3% of the homes that changed hands were sold to younger (often first-time) buyers.

For apartments the transaction volume rose by 24.4% year-on-year, which is more than average. Other housing types had a smaller increase in transaction volumes, but still noted an increase in homes sold. The number of terraced homes sold rose by 13.1% year-on-year and the number of detached or semi-detached homes sold rose by 8.4% year-on-year. This shows that even though the “surge” in transactions is mainly driven by apartments, other housing types are being sold more too, making the increase broader-based.

Data by the Dutch Association of Realtors (NVM), which covers around 70% of the total market, shows that the supply of homes being offered for sale was once again elevated during the third quarter. Year-on-year the increase was 16.7%. The quick turnover rate of this supply, with the average time to sale being 29 days, means that this increase in supply is expected to result in higher transaction volumes in the coming quarters as well.

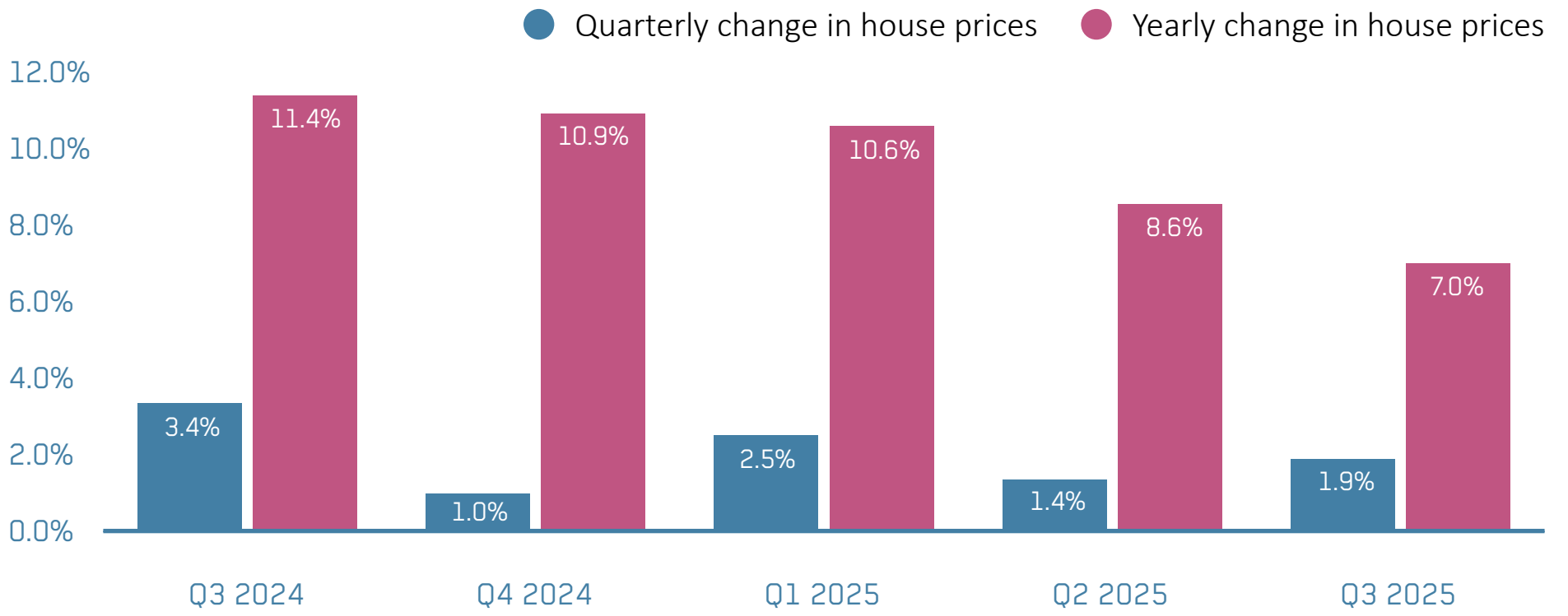
As prospective homeowners have more supply to choose from and mortgage rates have not substantially declined, home price growth has become more muted. The Price Index of Existing Owner-Occupied Homes (PBK), published by Statistics Netherlands (CBS) and Kadaster, rose by 1.9 percent quarter-on-quarter and 7.0 percent year-on-year. Prognoses from banks and the CPB mention an expected home price increase of around 3 to 6%, showing that price growth is expected to decline further.

NUMBER OF HOMES SOLD AND MARKET SHARE FIRST-TIME BUYERS (BUYERS YOUNGER THAN 35)



HOUSE PRICE CHANGE

Source: CBS, Achmea Mortgages



4. ESG

The carbon footprint of a mortgage portfolio

Sustainability is an integral part of Achmea Mortgages’ investment approach. In line with evolving ESG regulations and market expectations, we structurally monitor the carbon footprint of our Dutch residential mortgage portfolio. This chapter outlines our methodology, the results for the Achmea Dutch Residential Mortgages Fund for 2024, and the context for interpreting these outcomes.

Approach and methodology

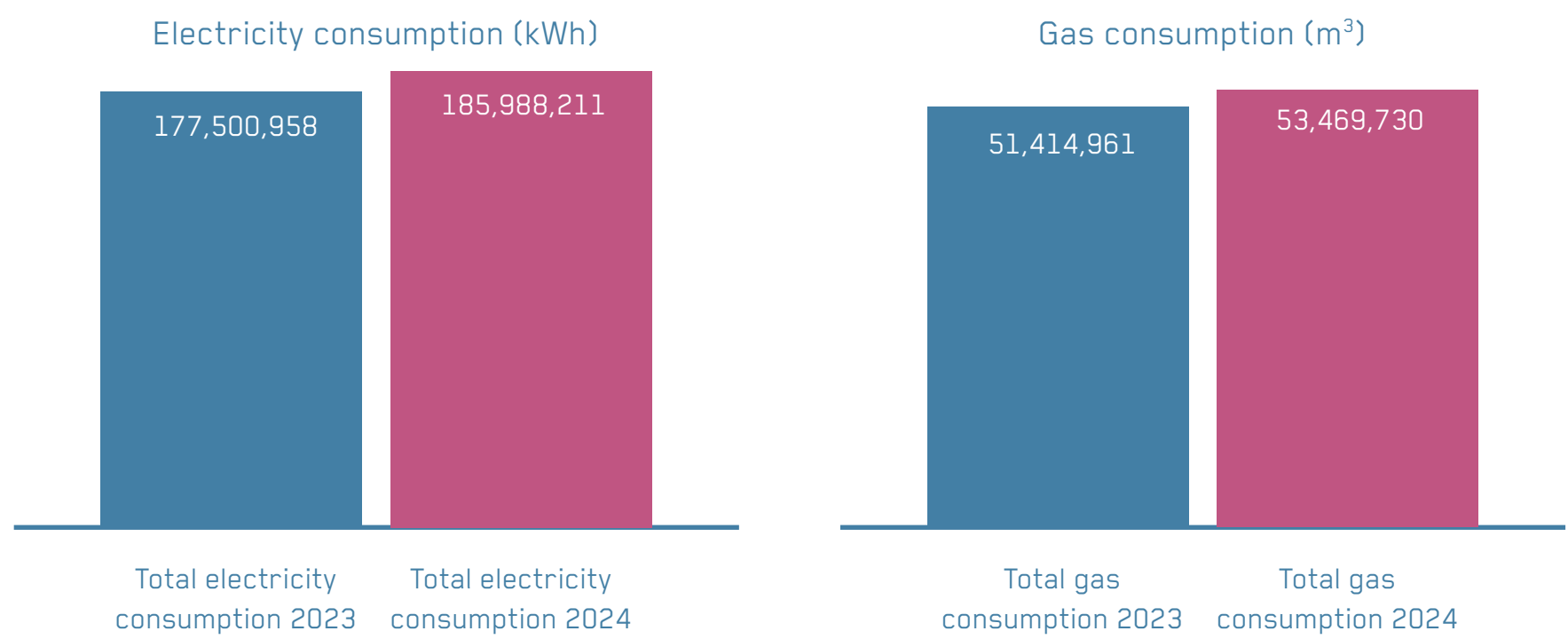
To assess the portfolio’s carbon footprint, we use actual energy consumption data, not just energy labels. For the 2024 analysis, we worked with the umbrella organization of Dutch grid operators, which enabled us to include both large and regional network managers. This broader approach increased the coverage of gas connections in our data set from 84% to 86%, while electricity coverage remained very high. Data is provided in clusters of at least ten connections, ensuring privacy for homeowners.

The calculation of CO₂ emissions is based on the actual annual consumption of gas and electricity, using the official Dutch emission factors. For 2024, the emission factor for electricity decreased from 0.27 to 0.22 kg CO₂ per kWh, reflecting the growing share of green energy in the national grid. The gas emission factor remained unchanged at 1.779 kg CO₂ per m³. Emissions are calculated for the entire portfolio and also scaled to reflect the financed portion, using the loan-to-value ratio of each property.

Results

In 2024, both total electricity and gas consumption in the portfolio increased, even as the number of properties declined slightly. This led to a rise in both total and financed CO₂ emissions: total emissions increased from approximately 49.4 million kg CO₂ in 2023 to 55.0 million kg CO₂ in 2024, while financed emissions rose from 29.3 million to 32.0 million kg CO₂. The increase in average consumption per property may be influenced by factors such as household size or property characteristics, but these details are not available at the portfolio level.

PORTFOLIO’S ENERGY CONSUMPTION



Development of electricity and gas consumption within the Achmea Dutch Residential Mortgages portfolio

Despite the higher consumption, average CO₂ emissions per property actually decreased in 2024. This is mainly due to the lower emission factor for electricity, which dropped by 19% compared to the previous year. The time series from 2019 to 2024 shows a clear reduction in average emissions, with a notable step down during the energy crisis in 2022 and a continued subdued pattern since then. This suggests a structural shift in household energy use.

When compared to the Dutch national average, the portfolio’s trends are broadly similar, though differences in composition, such as property type, size, and occupancy, can lead to deviations. In 2024, the Dutch average electricity consumption also increased, but less sharply than in the portfolio. Gas consumption in the portfolio rose slightly, while the national average declined.

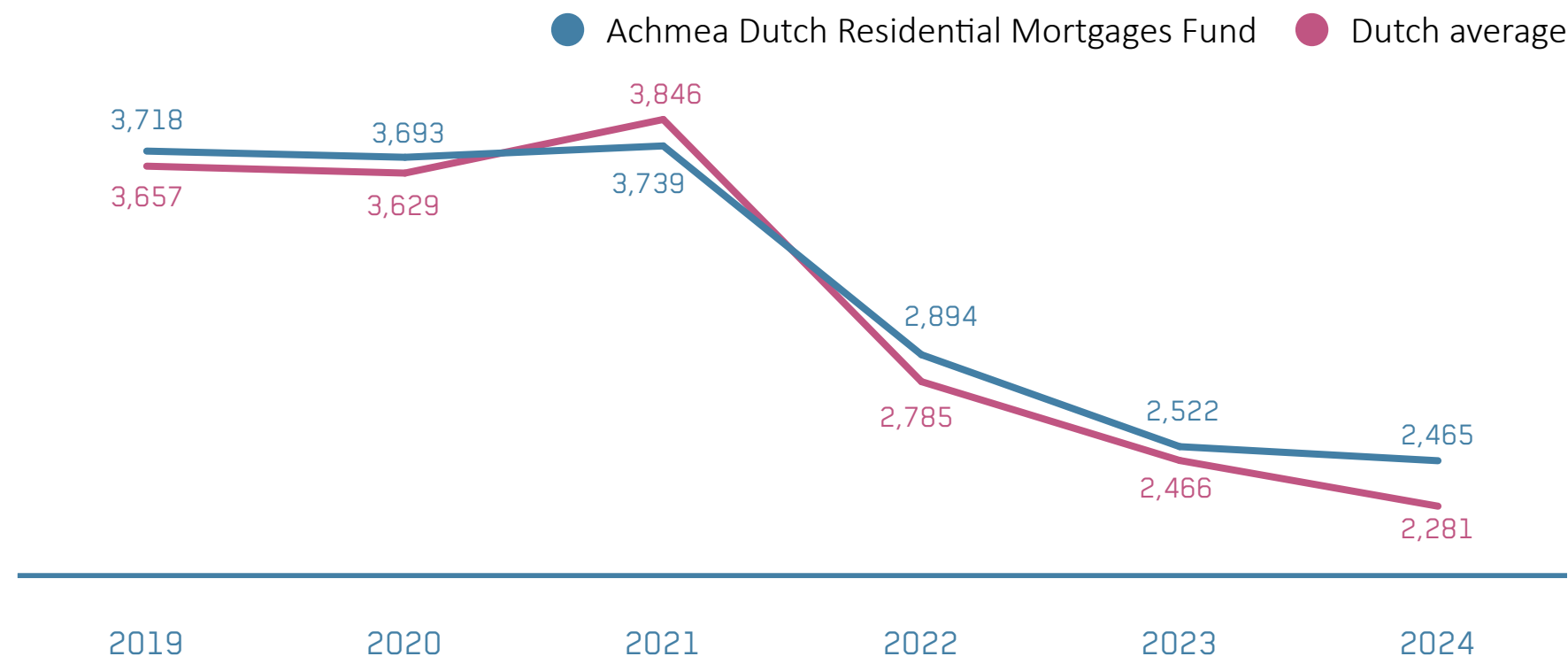
A breakdown by energy label shows that properties with label A have the lowest average emissions, while label G properties have the highest. This is consistent with expectations, though factors such as larger property size or outdated labels after renovations can influence the results.

Transition pathways and outlook

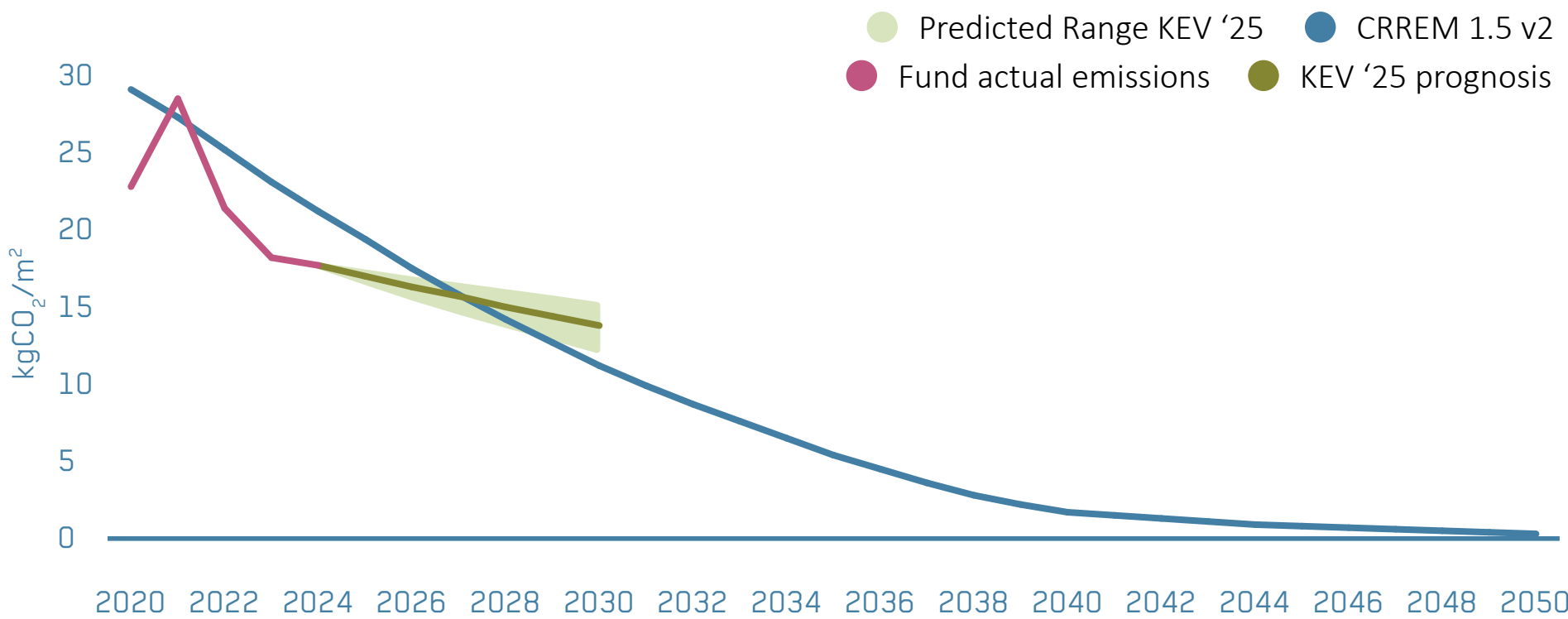
To put the portfolio’s performance in context, we compare actual emissions to two external benchmarks. The CRREM 1.5°C pathway provides a theoretical decarbonisation trajectory for European residential real estate, while the KEV ’25 (Netherlands Climate & Energy Outlook) offers a policy-based forecast for the Dutch built environment. In recent years, the fund’s actual emissions have remained below the CRREM benchmark, though actual results can fluctuate due to weather and energy prices. The KEV ’25 projection highlights the national challenge: current policies are not sufficient to meet the 2030 emissions reduction targets, underlining the need for additional measures.

For Achmea Mortgages, the downward trend in emissions is encouraging, but continued progress will require ongoing engagement with borrowers, further improvements in data quality, and transparent reporting against credible benchmarks.

AVERAGE CO₂ EMISSION PER COLLATERAL PROPERTY



ACTUAL EMISSIONS, KEV PROJECTIONS & CRREM BENCHMARK



5 . Mortgage Market in Numbers

Indicator	Q3 2024	Q4 2024	Q1 2025	Q2 2025	Q3 2025
General unemployment ²	3.7%	3.7%	3.9%	3.80%	3.80%
Inflation ²	3.5%	4.1%	3.7%	3.10%	3.30%
Number of originated mortgages ³	99,549	111,707	98,195	109,137	115,028
Mortgage applications ³	116,052	132,528	142,076	139,455	134,214
Foreclosures ¹	50	74	82	82	50
Price index (2020=100) ¹	141.7	143.0	146.7	148.7	151.6

Source: ¹Kadaster, ²CBS, ³HDN



Contact details - Investment Management Mortgages Team

Fund Management



Ido Esman

Senior Manager

M +31 (0)6 12 17 37 39

E ido.esman@achmea.nl



Rajesh Sukdeo

Portfolio Manager

M +31 (0)6 22 02 15 56

E rajesh.sukdeo@achmea.nl



Saskia Duits

Portfolio Manager

M +31 (0)6 22 14 24 34

E saskia.duits@achmea.nl



Egbert Buitink

Portfolio Manager

M +31 (0)6 16 04 39 82

E egbert.buitink@achmea.nl



Robert-Jan Reitsma

Portfolio Manager

M +31 (0)6 54 75 65 47

E robert-jan.reitsma@achmea.nl



Abdel el Amrani

Portfolio Manager

M +31 (0)6 51 85 95 80

E abdel.el.amrani@achmea.nl

For further information www.achmeamortgages.nl

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.