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Strong results in 2017, outperforming targets

Jos Baeten, CEO Chris Figee, CFO

2017 Full Year results 21 February 2018

Operating performance in all segments drove strong results

Strong operating performance

- Operating result up 17.2% to € 729m, driven by strong performance in all business segments
- Increase in dividend per share of 28.3%
- Continuing focus on cost management; operating expenses increased primarily due to cost base of acquisitions and one-offs

Robust Solvency II ratio of 196%, up 7%-pts

 Solid organic capital creation, issuance of RT1 hybrid instrument and favourable markets absorbing impact of shareholder cash returns (-14%-pts) VA (-9%-pts) and re-risking (approx. -6%-pts)

Underwriting skills and financial discipline drove strong combined ratio

 Combined ratio of 95.1% driven by cost and underwriting discipline, benefiting from favourable weather conditions **Operating result**

€ 729m

+17.2%

(FY16: € 622m)

Operating ROE

15.6%

up to 12% target

(FY16:14.6%)

Dividend per share

€ 1.63

+28.3%

(FY16: € 1.27)

Solvency II (SF)

196%*

+7%-pts

(FY16: 189%)

Capital accretion

€ 742m**

22% on SCR

(FY16 € 475m)

Organic capital creation

€ 377m

11% on SCR

(FY16 € 348m)

IFRS net result

€ 906m

+37.5%

(FY16: € 659m)

Operating expenses

€ 584m

+2.6%

(FY16: € 569m)

Combined ratio

95.1%

Target <**97%**

(FY16: 95.6%)

^{*} After proposed dividend and excluding a.s.r. bank. Solvency II ratio 203% pre-dividend

^{**} Before proposed dividend (€ 230m) and Share Buybacks (€ 255m) and including issuance of RT1 hybrid (€ 300m)

Executing our strategy and optimising the business portfolio

Portfolio matrix

High

Long-term growth prospects







Stable cash flows and value-generating businesses with relatively strong growth potential

- Pursuit of profitable growth led to 5.7% increase of GWP in P&C. Robotics are used for tenders which offers commercial opportunities
- Disability absorbed the impact of 'BeZaVa' and achieved stable topline whilst focusing on value over volume
- Integration of NIVO completed as planned





Business enhancement opportunities

- Inflow in 3rd party assets of € 1.8bn in 2017
- Successful launch of the Dutch Mobility Office Fund (AuM € 241m) and the Dutch Mortgage Fund (AuM € 494m)
- Pensions DC wrote a record € 25.6m new recurring GWP, doubling current AuM
- Bottom-line growth of 39.5% within Distribution and Services





Robust and predictable back books

- Execution of initiatives to migrate pension clients to capital light solutions
- Cost per policy in Life declined in spite of higher than planned lapses
- Migration of Individual Life books on track as planned





Divestments

 Leidsche Rijn Centrum real estate development (residential housing, retail and offices) achieved over 80% occupancy rate

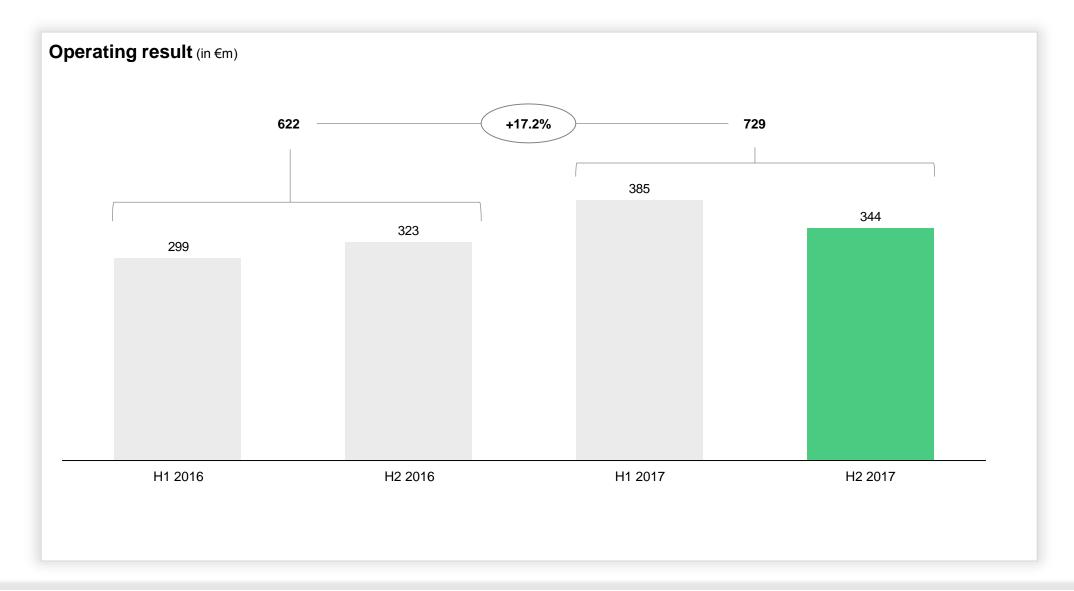
High ◀

Current profit contribution

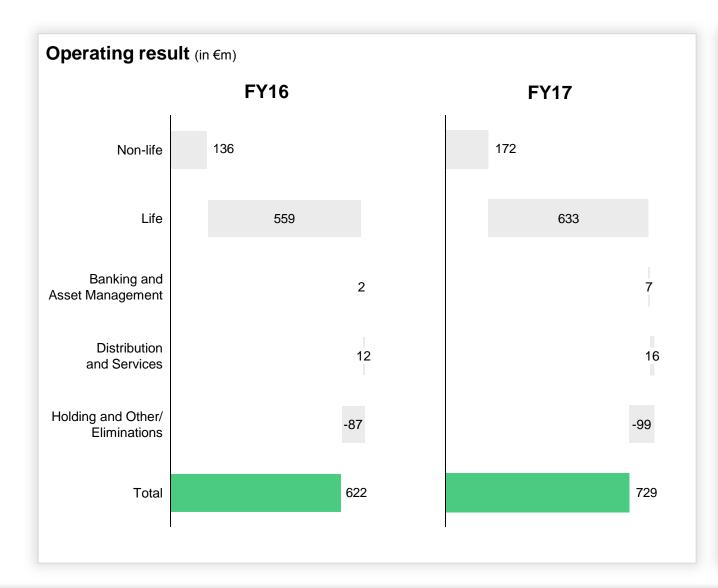
Low

§

Increased operating result reflects strong business momentum



All business segments drove strong increase in operating result



Non-life segment

Increase in operating result mainly due to improved performance in the broker distribution channel, reflecting higher premiums and strong combined ratio as well as favourable weather conditions in P&C

Life segment

Increase in operating result attributable to higher investment-related returns, higher technical result and a stable cost result

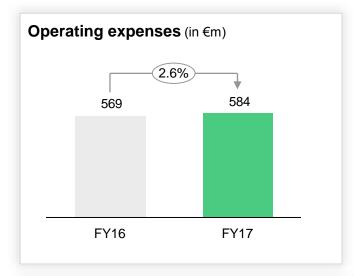
- Banking and Asset Management
 Improved due to an inflow of AuM resulting in
 - Improved due to an inflow of AuM resulting in higher fee income
- Distribution and Services

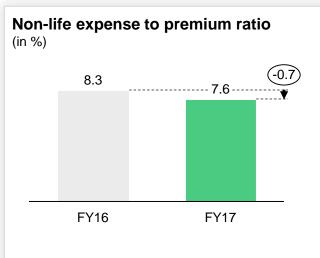
Strong year for Dutch ID; Corins and Supergarant contributing fully to the increase in operating result

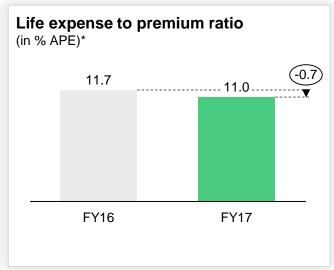
Holding and Other

Decline in operating result primarily due to higher current net service cost for pension obligation own personnel as a result of lower interest rates

Favourable underlying development of operating expenses





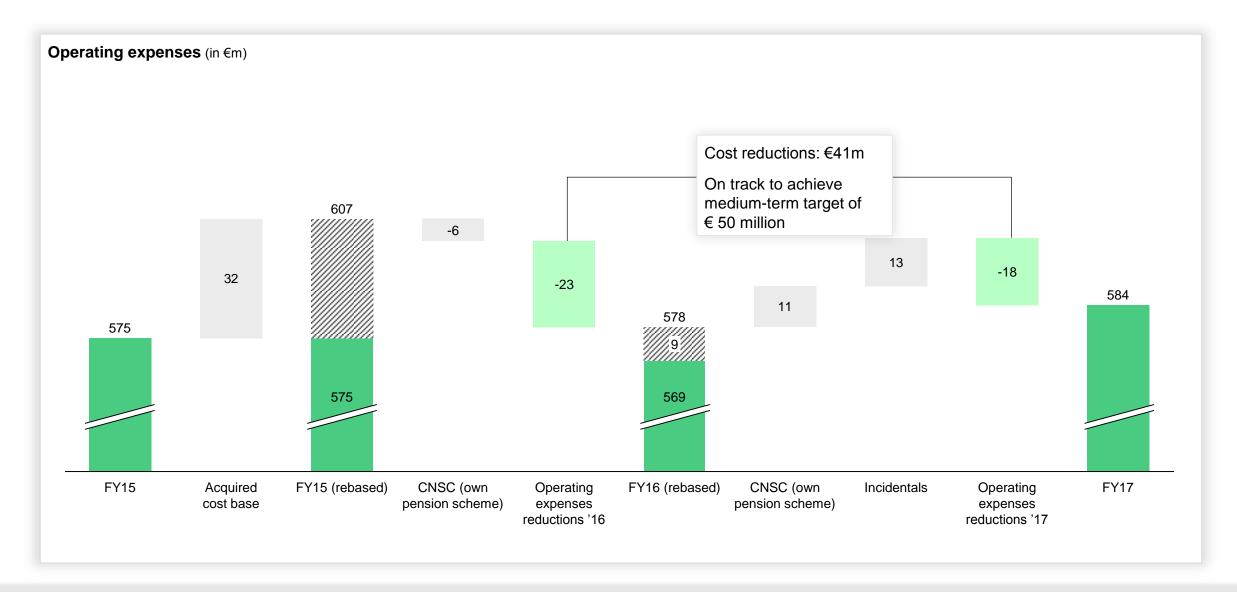


- Unwavering focus on expenses drove Non-life expense ratio down by 0.7%-pts to 7.6%. Growth in Non-life business while the cost base declined with € 4m
- Within Life, tight cost control led to lower cost ratio, even in restrained commercial environment. Operating expenses of the Life segment were € 19m lower
- Current net service costs (own pension scheme) increased € 11m in 2017 due to lower interest rates
- Operating expenses included one-off expenses of € 13m, these are excluded from the operating result

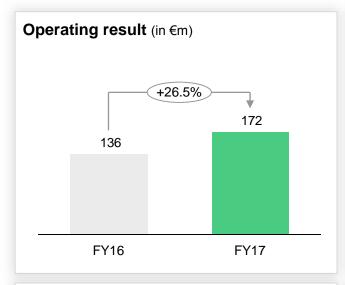
Operating expenses reflect the acquired cost base of Corins, Supergarant and BNG (up € 5m versus FY16) and placement fees within the Banking and Asset Management segment

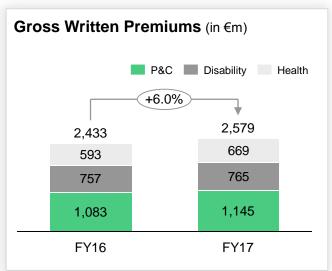
^{*} APE: annualized premium equivalent on basis of GWP

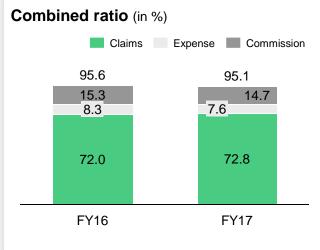
Cost reduction measures on track to achieve medium-term target

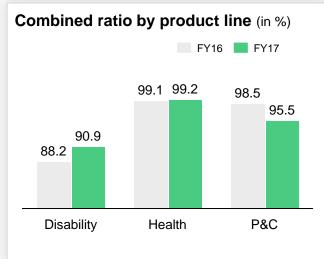


Non-life: benefiting from underwriting excellence and favourable claims experience



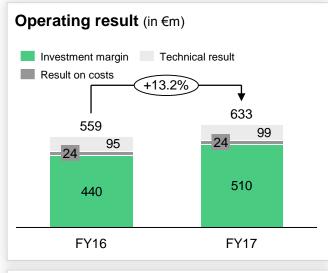


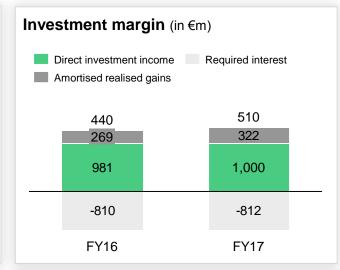


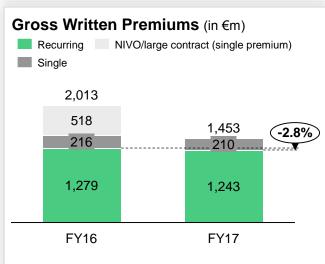


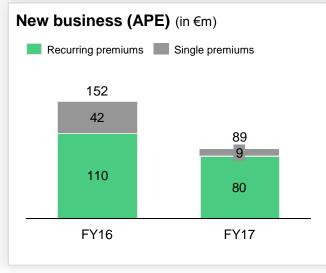
- Operating result reflects ongoing underwriting excellence, disciplined cost management and favourable operating conditions. Bulk claims ratio continued to perform strongly over the year (<50%)
- GWP increased in all business lines. Disability remained stable despite pull from lower priced UWV proposition for 'BeZaVa' customers. P&C GWP up 5.7% mainly in broker channel
- Combined ratio of 95.1%, ahead of target (<97.0%) and 0.5%-pts better compared to last year; reflects improvement in expense ratio and commission ratio. Claims ratio decreased in P&C and increased in Health and Disability
- All business lines and distribution channels were profitable with combined ratios below 100%

Life performance: higher operating result driven by investment margin









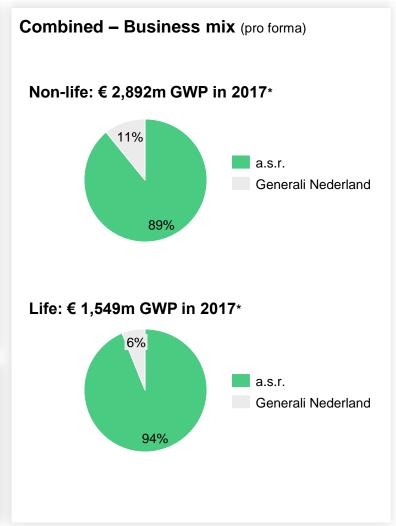
- Life operating result up 13.2% to € 633m in 2017
- Investment margin up € 70m to € 510m: additional yield (+€ 19m) due to expansion of swap portfolio (swapspread hedging programme) and re-risking (mortgages, equity, credits). Amortisation of the realised gains reserve showed an increase of € 53m, which was partially offset by an increase of required interest on liabilities of € 2m
- Total realised capital gains Life reserve amounted to € 3.2bn at year-end 2017
- Result on costs was stable at € 24m; decline in costs coverage for Individual Life was absorbed by improved cost result for Pensions and Funeral. Strict cost control, migrations of books and cost synergies from acquisitions were offset by higher than expected lapses
- Technical result remained stable despite decline in book; improved mortality results in Q4
- Recurring premiums decreased 2.8%, higher GWP in Pension DC more than offset by lower premiums in Individual Life

Generali Nederland – Closing finalised, integration started

Transaction highlights

- Bolt-on acquisition in line with a.s.r.'s strategy and commitment to deploy capital for sustainable value creation. Compelling opportunity to further consolidate the Dutch insurance market
- Cash consideration of € 143m; capital injection into Life and Non-life done after closing (5 Feb)
- Pro-forma Group Solvency II ratio of 188% after closing including dilution before synergies and cost savings





High level integration planning

Legal merger Life, Non-life and Holding Integration Funeral

Integration Non-life Integration Individual Life

Integration Pensions

Excluding eliminations

^{**} Unaudited indicative figures

Delivering on medium-term targets

Solvency II (SF)

196%*

>160% medium-term target

Combined ratio Non-life

95.1%

<97% medium-term target

Operating return on equity

15.6%

Up to 12% medium-term target

Operating expenses

€ 584m

absorbing cost base of acquisitions; on track for medium-term target

S&P rating (insurance business)

Single A

Single A medium-term target

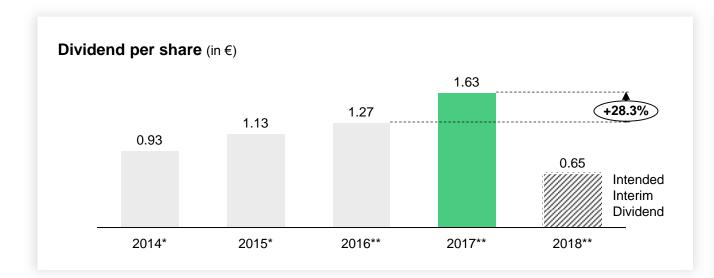
Financial leverage

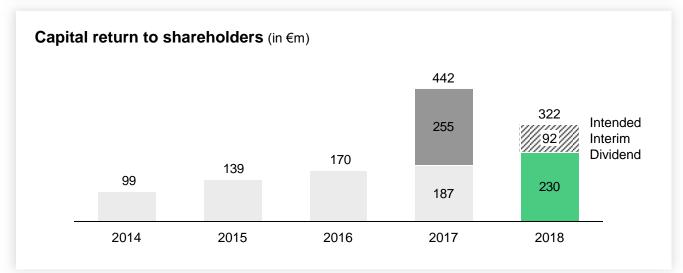
25.3%

<30% medium-term target

^{*} Excluding a.s.r. Bank and after proposed dividend

Attractive returns to shareholders





- Proposed 2017 dividend of € 1.63 per share, an increase of 28.3% on the 2016 dividend per share
- · Ambition to offer a growing dividend per share
- Pay-out ratio of 45% led to € 230m dividend pay-out
- Intention to introduce interim dividends with a pay-out ratio of 40% of the previous year's dividend. Based on the proposed 2017 dividend this would amount to € 0.65 interim dividend per share payable in 2018

- In 2017, a total of 9 million own shares were purchased for an amount of € 255m
- Since IPO in June 2016, € 672m of capital has been returned to shareholders, including proposed 2017 dividend

^{*} Number of shares restated for 2014 & 2015 to 150 million shares

^{**} Number of shares for 2016 is 147 million shares. Number of shares for 2017 is 141 million shares. Treasury shares are not eligible for dividend

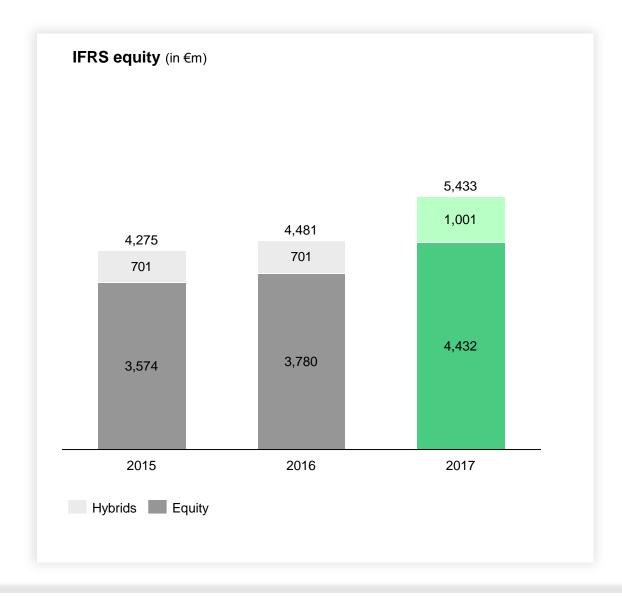
Solvency and capital

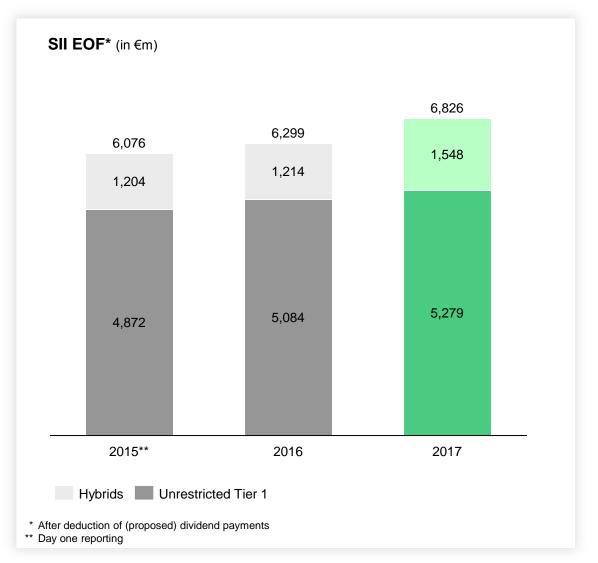
Chris Figee, CFO

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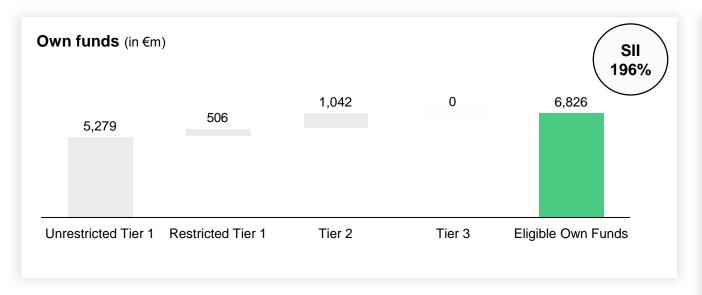
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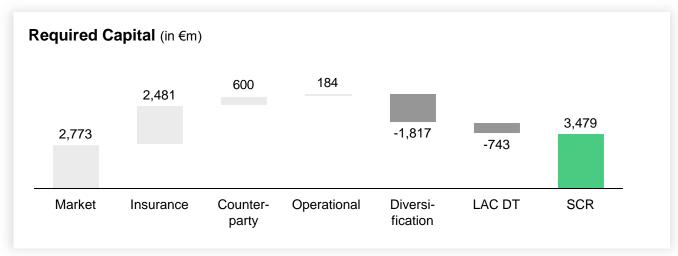
Multi-year equity and EOF movement





Robust Solvency II and significant financial flexibility



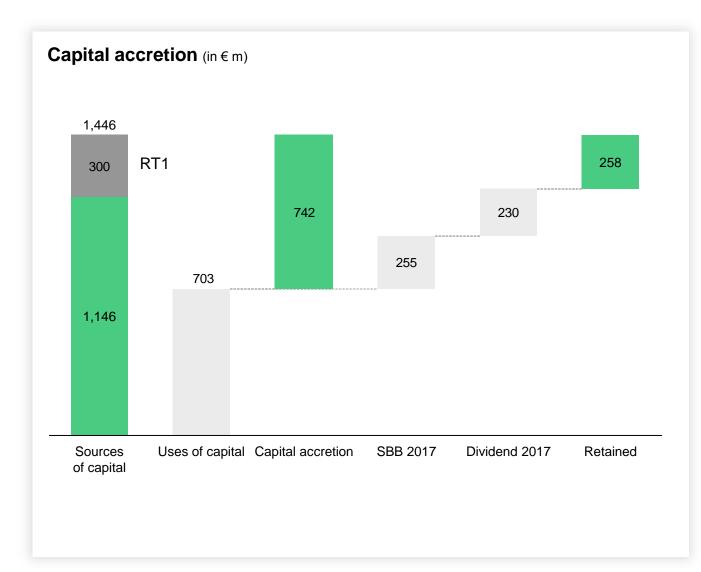


- Solvency II ratio 196% based on standard formula*
- Unrestricted Tier 1 capital: 77% of total own funds and 152% of SCR
- Restricted Tier 1 capital increased as a result of the issuance of Restricted Tier 1 hybrid debt instrument amounting to € 300m (nominal)
- Tier 3 capital per 2017 of € 0m; no tiering risk at present
- Ample headroom available within SII framework:
 - RT1: € 814m
 - T2 & T3 : € 697m
- Market risk under 50% of required capital (prediversification and LAC DT)
- LAC DT ratio raised to 74% reflecting increase of DTL position, no future profits modelled in LAC DT position

C.S.T.

^{*} Excluding a.s.r. bank

Strong capital accretion in 2017



- a.s.r. businesses amassed € 1,146 of solvency capital in 2017 through solid operational performance, capital release, favourable financial markets and other sources
- Created capital was applied for re-risking, hybrid capital cost, absorbing the effect from lower volatility adjustment and UFR unwind
- On balance, € 742m of capital was added, of which € 255m was returned to shareholders via share buybacks, on top of € 230m of proposed ordinary dividend over 2017

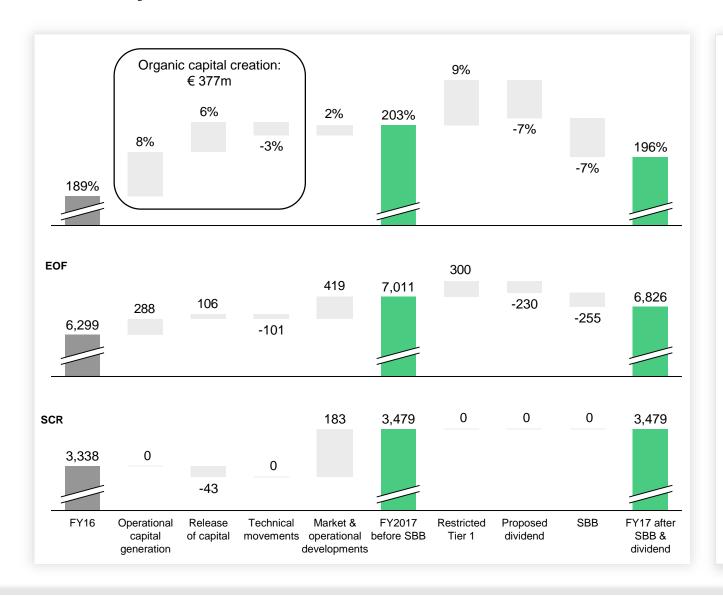
Sources of capital

- · Operational capital generation
- · Net release of capital
- Assumption changes & business developments
- Investment results & market movements

Uses of capital

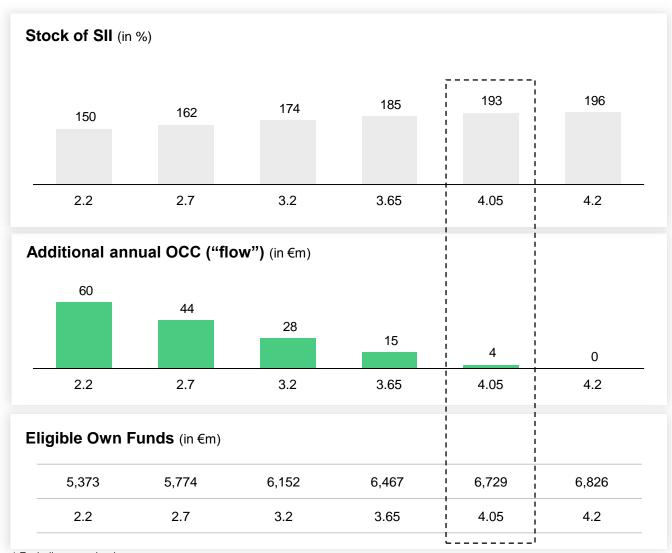
- Technical movement: (UFR unwind)
- Cost of hybrids
- Additional required capital invested in market risk

Solvency ratio movement in FY17



- Strong organic capital creation of € 377m, 11%-pts SII
 - Solid operating performance of business segments generated 8%-pts SII, reflecting mostly strong technical results in Non-life and investment returns conform LTIM assumptions
- Solvency II ratio of 203% included -6%-points re-risking of investment portfolio and -9%-points of impact from lower VA in 2017
- Creation of EOF (excluding capital flows) amounted to € 712 million. Creation of EOF (excluding capital flows) before impact from lower VA represented 30%-pts in 2017
- Market developments were the largest contributor to own funds development with outperformance of LTIM assumptions in real estates and equities as main contributor for the increase in Solvency ratio
- Share buy-backs in January, June, and September 2017 (9m shares in total) amounted to € 255m or -7%points
- Proposed dividend of € 230m represents 61% of organic capital creation and 80% of operating capital generation

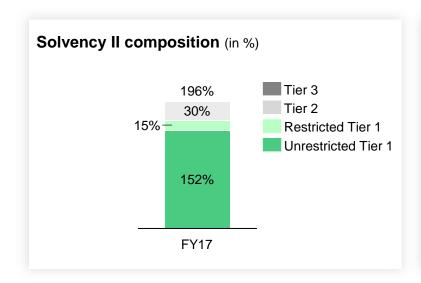
Sensitivity of SII ratio to UFR

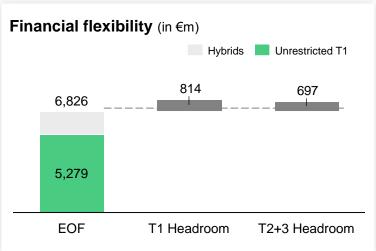


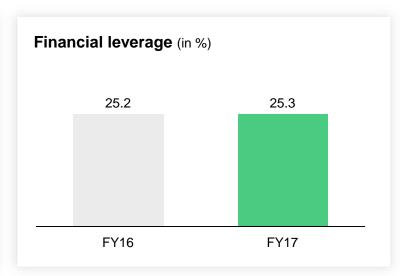
- Group Solvency ratio of 196%, based on standard formula*
- EIOPA will be lowering the UFR towards the current target of 3.65% while lowering the UFR by 15 bps per annum. Target UFR for 2018 is 4.05%
- Lowering UFR would lead to lower 'stock' of capital, but also increase organic capital creation because of reduced UFR unwind
- Economically, a UFR that is in line with long-term investment results would be an optimal way to measure capital base (and compare to >100% threshold)
- At current yield, a.s.r. monitors at a UFR of 2.2% as metric for long-term financial stability. The cash investment yield is somewhat above this percentage
- Solvency II ratio at UFR 2.2% increased from 142% at FY16 to 150% at FY17

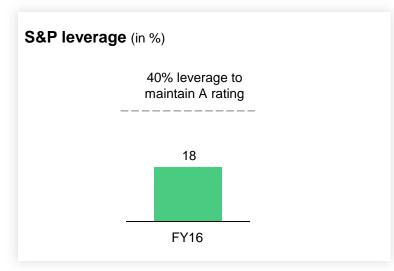
^{*} Excluding a.s.r. bank

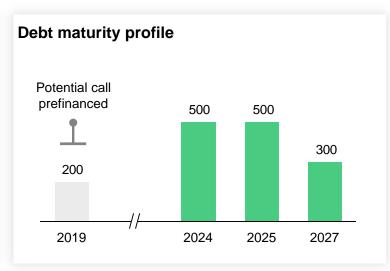
Strong and resilient balance sheet

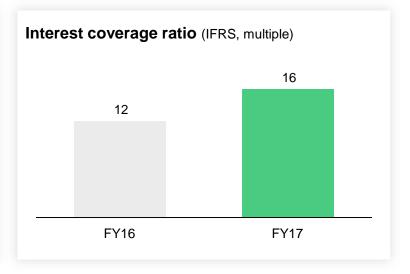




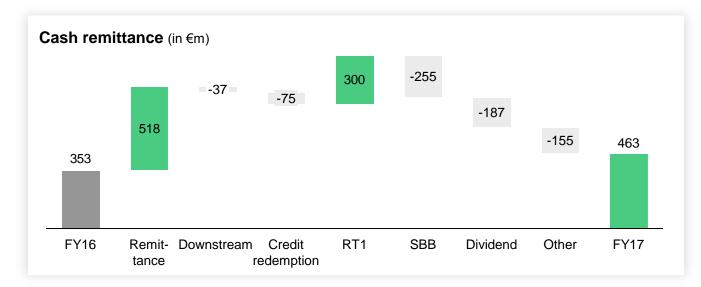


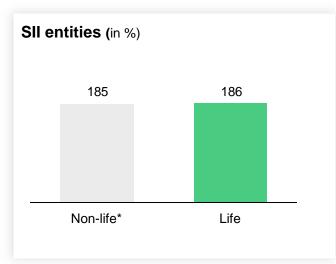


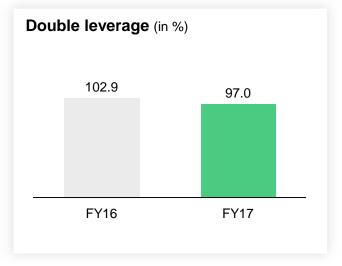




Unencumbered access to pools of liquidity







- Holding cash of € 463m at year-end 2017, safely above the year-end target of € 350m
- Total shareholder return of € 442m in 2017
- Strongly capitalised operating companies:
 - Strong track record of operating companies upstreaming cash
 - Remittance of operating companies exceeded OCC
 - Remittance of operating companies exceeded the net result after tax and hybrids
 - Low double leverage
- The a.s.r. policy is to maintain cash where it can yield, therefore a.s.r. will only upstream cash if applicable
- Other cash remittance consisted primarily of holding costs and hybrids costs

^{*} Excluding a.s.r. health

Wrap-up Jos Baeten, CEO a.s.r.

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Key take-aways

- Strong operating result a record year driven by strong performance in all business segments
- Combined ratio of 95.1% reflects continued focus on cost and underwriting discipline
- Operating return on equity at 15.6%, since IPO ahead of target of 'up to 12%'
- Resilient, high quality balance sheet and robust Solvency II at 196%* based on standard formula
- Substantial financial flexibility supported by significant headroom across all tiers of capital
- Ample cash remittance to Holding Company from insurance operating companies; entities remain highly capitalised
- Consistently outperforming medium-term targets
- Dividend proposal of € 1.63 per share, up 28.3%
- Intended interim dividend at 40% of previous year

* Excluding a.s.r. bank

Save the date...

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Capital Markets Day

10 October 2018
Utrecht

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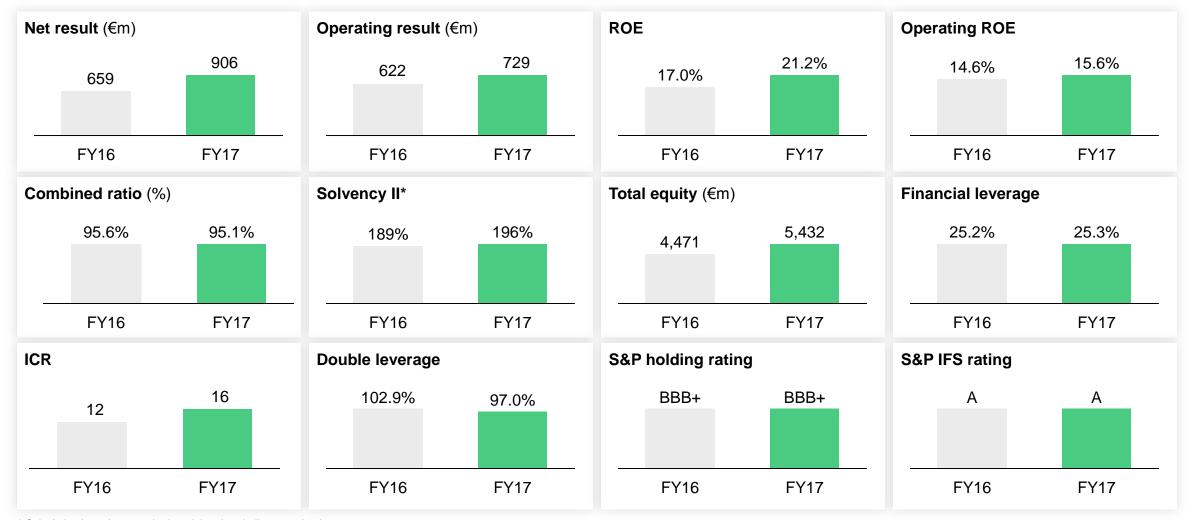
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Appendix

- A. Financial ratios
- B. Combined ratio per product line
- C. Calculation of operating ROE
- D. Operating result per segment
- E. SCR movement during 2017
- F. Sensitivities Solvency II ratio
- G. What would 2017 "market consistent" OCC estimate look like..?
- H. Investment portfolio
- I. Details of fixed-income portfolio
- J. Details of equities portfolio and real estate portfolio
- K. Life segment book development
- L. Investment contribution Life segment

A. Financial ratios



^{*} Calculation based on standard model and excluding a.s.r. bank

B. Combined ratio per product line

| | | FY16 | FY17 |
|----------------------|------------------|-------|-------|
| | Claims ratio | 72.0% | 72.8% |
| Non-life | Expense ratio | 8.3% | 7.6% |
| Segment | Commission ratio | 15.3% | 14.7% |
| | Combined ratio | 95.6% | 95.1% |
| | Claims ratio | 69.9% | 72.4% |
| Dischility | Expense ratio | 8.5% | 7.8% |
| Disability | Commission ratio | 9.8% | 10.6% |
| | Combined ratio | 88.2% | 90.9% |
| | Claims ratio | 93.0% | 94.0% |
| Health | Expense ratio | 4.5% | 4.0% |
| пеанн | Commission ratio | 1.6% | 1.2% |
| | Combined ratio | 99.1% | 99.2% |
| | Claims ratio | 61.5% | 59.6% |
| Property & Casualty* | Expense ratio | 10.3% | 9.7% |
| | Commission ratio | 26.7% | 26.2% |
| | Combined ratio | 98.5% | 95.5% |

^{*} Including travel and leisure insurance

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C. Calculation of operating ROE

| (in €m) | | FY16 | FY17 |
|------------------------------------------------------------------|-------|-------|-------|
| Operating result (before tax, annualised) | | 622 | 729 |
| Minus: Interest on hybrid instruments ¹ | | 45 | 48 |
| Operating result after hybrid costs (before tax, annualised) | | 557 | 681 |
| Tax effect (25% tax rate) | | 144 | 170 |
| Operating result after hybrid costs (net of taxes, annualised) | | 433 | 511 |
| (in €m) | FY15 | FY16 | FY17 |
| Equity attributable to shareholders | 3,574 | 3,780 | 4,432 |
| Minus: Unrealised gains and losses reserve ² | 683 | 726 | 869 |
| Minus: IFRS equity Real estate developments and SOS ³ | 8 | 25 | 37 |
| Adjusted IFRS equity | 2,883 | 3,029 | 3,526 |
| Average adjusted IFRS equity | | 2,956 | 3,278 |
| Operating ROE | | 14.6% | 15.6% |

¹ Interest on hybrid instruments is deducted to show the return to equity shareholders after hybrid costs

² Unrealised revaluation reserves are excluded as the operating result adjusts all capital gains and losses

³ Real Estate Development and SOS equity are excluded from the calculation as they are also excluded from the operating result due to their 'run-off' classification

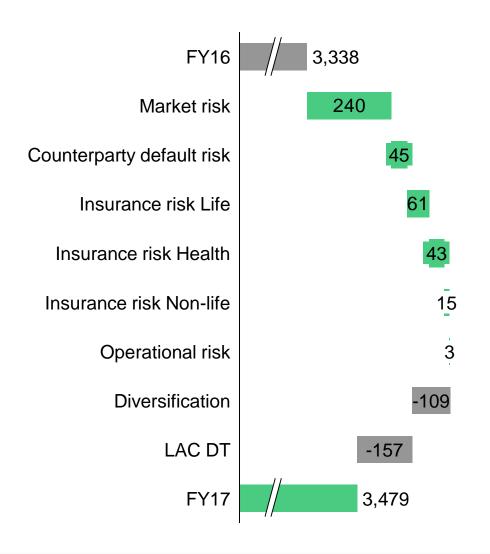
D. Operating result per segment

| | IFRS profit before tax | Investment related | Incidentals | Operating result | IFRS profit before tax | Investment related | Incidentals | Operating result |
|------------------------------------------|------------------------|--------------------|-------------|------------------|---------------------------|-----------------------|-------------|------------------|
| | | FY | 16 | | | FY | 17 | |
| Non-life segment | 187 | 30 | 21 | 136 | 241 | 70 | -1 | 172 |
| Life segment | 642 | 114 | -31 | 559 | 931 | 271 | 27 | 633 |
| Banking and Asset Management segment | 7 | 6 | -1 | 2 | 7 | 2 | -2 | 7 |
| Distribution and Services segment | 12 | - | - | 12 | 16 | - | - | 16 |
| Holding and Other / Eliminations segment | 5 | -1 | 93 | -87 | -84 | -3 | 18 | -99 |
| Real Estate Development segment | 2 | - | 2 | - | 17 | - | 17 | - |
| Total | 855 | 149 | 84 | 622 | 1,128 | 340 | 59 | 729 |

Operating result: Profit before tax adjusted for

- i. Investment-related income: income for own account of an incidental nature (for example realised capital gains and losses, impairment losses or reversals and (un)realised changes of investments held at fair value
- ii. Incidentals insurance segments: incidental items relating to changes in methods, changes in accounting policies, effects of changes in accounting methods not related to insurance portfolios and revaluation of insurance liabilities
- iii. Incidentals non-insurance segments: incidental items relating to changes in methods, changes in accounting policies and effects of changes in accounting methods not related to the underlying performance of the noninsurance segments, and
- iv. Other incidentals: incidental items not related to the core business or on-going business

E. SCR movement during 2017



FY SCR decreases in

Market risk:

Currency risk

Insurance risk Life:

Longevity risk

- Diversification
- LAC DT

Delta required capital FY: € 141m

FY SCR increases in

Market risk:

- Equity risk
- Real estate risk
- Concentration risk

Insurance risk Life:

- Expenses risk
- Lapses risk

Insurance risk Health:

HSLT risk and HNSLT risk

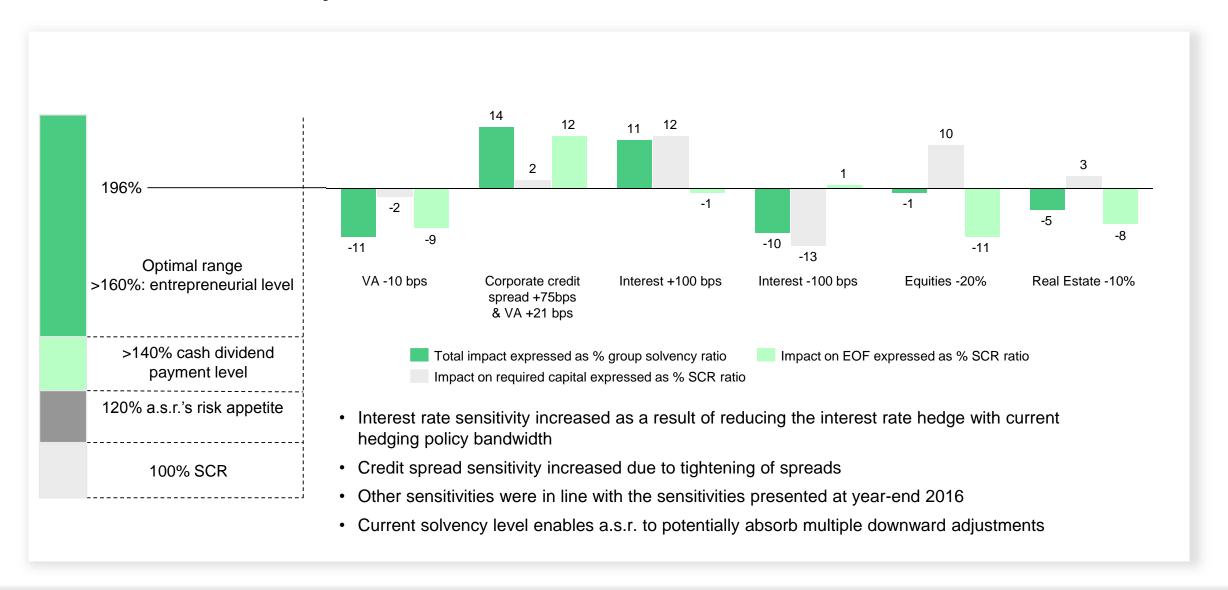
Insurance risk Non-life:

Premium reserve risk

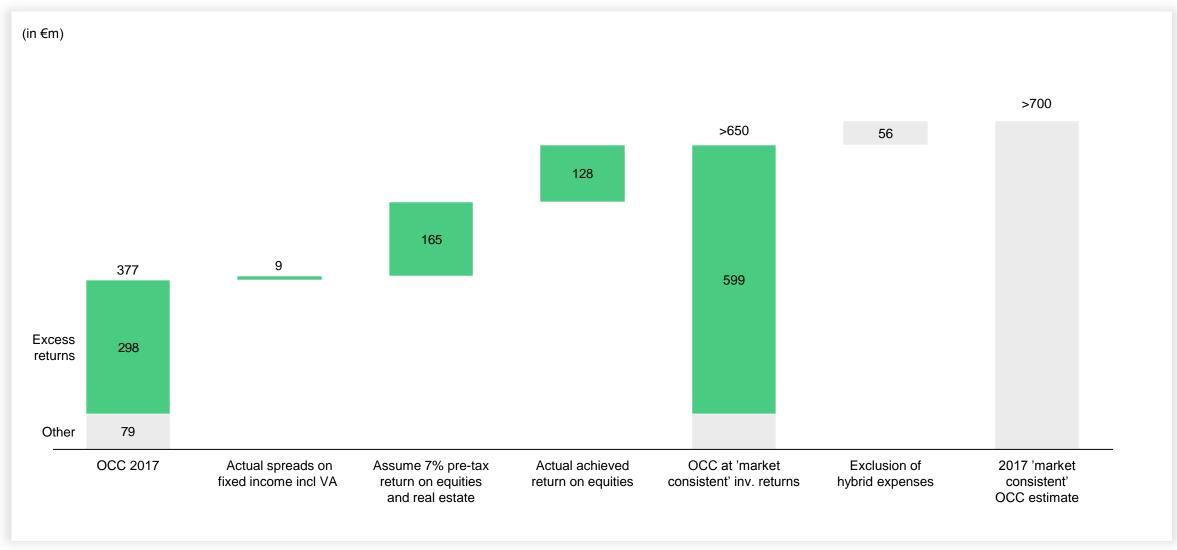
Counterparty default risk

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F. Sensitivities Solvency II ratio



G. What would 2017 "market consistent" OCC estimate look like..?



^{*} All figures are post tax

H. Investment portfolio

| Assets (in €bn, fair value)* | FY16 | FY17 |
|----------------------------------------|------|------|
| Fixed income | 26.0 | 23.8 |
| Equities | 2.2 | 2.6 |
| Real estate | 3.2 | 3.4 |
| Mortgages / other loans | 7.2 | 7.8 |
| Cash for investments | 0.8 | 1.5 |
| Other ** | 0.1 | 0.0 |
| Total investments | 39.5 | 39.1 |
| Investments on behalf of policyholders | 7.7 | 7.7 |
| Other assets *** | 9.7 | 8.6 |
| Total balance sheet a.s.r. | 56.9 | 55.4 |

- Re-risking of the investment portfolio: from government bonds to credits, equity, mortgages and real estate to optimise return on solvency capital
- Real estate: Sale of six non-core assets of the acquired office portfolio and additional investments in real estate.
 Increase of real estate mainly due to quarterly valuations performed by external appraisers
- Vacancy rates decreased due to redevelopments and new contracts retail and sale of non-core office locations
- Mortgage exposure further increased. High quality mortgage portfolio further improved credit performance with improved arrears positions and foreclosure losses incurred < 1 bps
- Swap spread exposure in Solvency II regime further reduced by exchanging long dated core government bonds with combination of short duration instruments and receiver swaps
- Decrease in total portfolio value due to increased interest rates

^{*} Rounding differences appear

^{**} Other mainly represents equity associates

^{***} Other assets mainly represents Loans and receivables (mainly due from credit institutions), cash and cash equivalents

Note: This presentation is on an investment portfolio basis and distinguishes different investment categories from an asset management perspective. Therefore, this presentation differs from the financial statement presentation based on IFRS.

I. Details of fixed-income portfolio

Highlights

- The core of the portfolio consist of AAA government bonds, with selective peripheral sovereign exposure.
 FY17 saw a general decrease in exposure to the asset class as a whole, but an increase in US Treasuries (currency exposure hedged)
- The decrease in value of the investment portfolio is mainly a the result of i) diversification towards higher yielding assets and ii) increased interest rates
- · Exposure structured instruments decreased mainly due to decreased exposure in CDOs
- In line with the investment plans formed for 2017, exposure to government bonds was reduced in favour of increases in:
 - o credits, gradual build-up during 2017
 - equity exposure
 - o real estate, largely completed with the purchase of Basisfonds Stationslocaties C.V.
 - o mortgages, increase particularly in more attractive yielding LtFV buckets
- The swap spread exposure was further reduced
- High quality mortgage portfolio with credit losses < 1 bps

| Mortgages (in €m, book value) * | FY16 | FY17 | Delta |
|---------------------------------|-------|-------|-------|
| LtFV < 75% | 1,561 | 1,833 | 17% |
| LtFV < 100% | 753 | 877 | 16% |
| LtFV < 125% | 925 | 1,199 | 30% |
| LtFV > 125% | 95 | 103 | 9% |
| NHG | 3,869 | 3,798 | -2% |
| Total | 7,202 | 7,810 | 8% |

^{*} Loan to Foreclosure Value at originated value, no index applied

| Fixed income (in €m) | FY16 | FY17 | Delta |
|----------------------|--------|--------|-------|
| Government | 13,032 | 10,906 | -16% |
| Financials | 4,792 | 5,092 | 5% |
| Structured | 205 | 168 | -18% |
| Corporate | 5,472 | 5,586 | 2% |
| Derivatives | 2,490 | 2,090 | -16% |
| Total | 25,991 | 23,842 | -8% |

| Governments (in €m) | FY16 | FY17 | Delta |
|---------------------|--------|--------|--------|
| Germany | 4,150 | 2,972 | -19% |
| Netherlands | 3,672 | 2,839 | -32% |
| Belgium | 1,391 | 1,138 | -8% |
| France | 1,233 | 1,137 | -18% |
| GIIPS | 1,061 | 932 | -12% |
| Austria | 693 | 676 | -2% |
| United States | 45 | 525 | 1,076% |
| Other | 499 | 377 | -25% |
| Supranationals | 288 | 310 | 8% |
| Total | 13,032 | 10,906 | -16% |
| | | | |

J. Details of equities portfolio and real estate portfolio

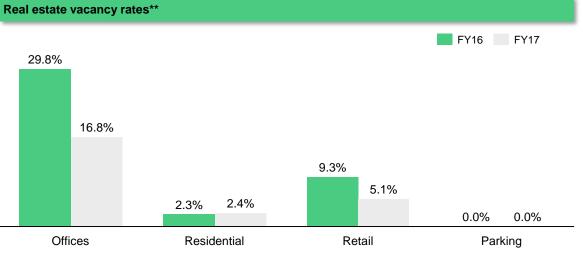
Re-risking during 2017 as well as favourable equity markets resulted in the increase in equity exposure Continuation of the active hedging policy for the illiquid part of the portfolio Vacancy rates of Retail decreased due to redevelopments and new contracts with e.g. Hudson's Bay Vacancy rates of Offices decreased mainly due to the sale of non-core office locations Increased the participation in ASR DPRF in H2, while lowering the stake in ASR DMOF Total increase in Real estate portfolio of 6% mainly as a result of quarterly valuations

performed by external appraisers

| Equities (€m) | FY16 | FY17 | Delta |
|----------------------|-------|-------|-------|
| Equities | 1,793 | 2,142 | 19% |
| Private equities | 82 | 64 | -21% |
| Hedge funds | 0 | 0 | -% |
| Other funds | 289 | 346 | -20% |
| Derivatives | 16 | 14 | -7% |
| Total | 2,180 | 2,566 | 18% |

As of H1 2017, a.s.r. managed Real estate funds are classified in the Real estate table instead of under 'Other funds' equity

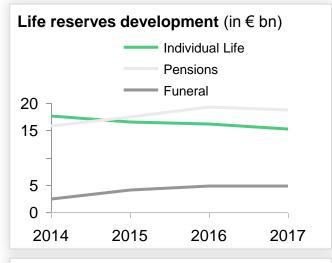
| Real estate (€m) Offices Retail Rural Parking & other Total real estate (excluding funds & own use) ASR Dutch Prime Retail Fund ASR Dutch Core Residential Fund ASR Dutch Mobility Office Fund Other Funds Total real estate (excluding own use) Offices in own use Total real estate | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|-------|
| Retail Rural Parking & other Total real estate (excluding funds & own use) ASR Dutch Prime Retail Fund ASR Dutch Core Residential Fund ASR Dutch Mobility Office Fund Other Funds Total real estate (excluding own use) Offices in own use | FY16 | FY17 | Delta |
| Rural Parking & other Total real estate (excluding funds & own use) ASR Dutch Prime Retail Fund ASR Dutch Core Residential Fund ASR Dutch Mobility Office Fund Other Funds Total real estate (excluding own use) Offices in own use | 202 | 119 | -41% |
| Parking & other Total real estate (excluding funds & own use) ASR Dutch Prime Retail Fund ASR Dutch Core Residential Fund ASR Dutch Mobility Office Fund Other Funds Total real estate (excluding own use) Offices in own use | 64 | 68 | 6% |
| Total real estate (excluding funds & own use) ASR Dutch Prime Retail Fund ASR Dutch Core Residential Fund ASR Dutch Mobility Office Fund Other Funds Total real estate (excluding own use) Offices in own use | 1,248 | 1,350 | 8% |
| ASR Dutch Prime Retail Fund ASR Dutch Core Residential Fund ASR Dutch Mobility Office Fund Other Funds Total real estate (excluding own use) Offices in own use | 41 | 62 | 51% |
| ASR Dutch Core Residential Fund ASR Dutch Mobility Office Fund Other Funds Total real estate (excluding own use) Offices in own use | 1,554 | 1,599 | 3% |
| ASR Dutch Mobility Office Fund Other Funds Total real estate (excluding own use) Offices in own use | 524 | 655 | 25% |
| Other Funds Total real estate (excluding own use) Offices in own use | 754 | 839 | 11% |
| Total real estate (excluding own use) Offices in own use | 155 | 70 | -55% |
| Offices in own use | 54 | 71 | 31% |
| | 3,041 | 3,234 | 6% |
| Total real estate | 145 | 143 | -1% |
| | 3,186 | 3,377 | 6% |

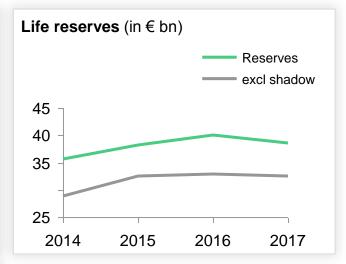


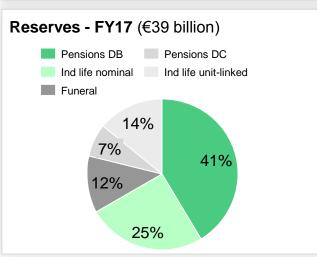
New contract with Hudson's Bay reduced Retail vacancy to 5.1%, to be fully effectuated in 2018

^{**} Excluding Other Funds and Offices in own use

K. Life segment book development







- Individual Life book has decreased by more than
 € 2 billion since 2014. Pension book has increased more
 than € 3 billion since 2014 due to buy-outs and regular
 interest accrual on liabilities (mostly DB book). Funeral
 book has increased, supported by the acquisitions of
 AXENT and NIVO
- When corrected for shadow accounting (interest rate movements) and realised gains reserve, the life book increased by a total of €3 billion the last three years
- Life reserves amounted to €39 billion at FY17. The Pension DB book represents the largest part of the IFRS reserves

C.S.T.

L. Investment contribution Life segment

| (in €m) | H1 2015 | H2 2015 | H1 2016 | H2 2016 | H1 2017 | H2 2017 |
|-------------------------------------|---------|---------|---------|---------|---------|---------|
| Direct investment income* | 530 | 473 | 505 | 476 | 521 | 479 |
| Amortisation realised gains reserve | 61 | 99 | 119 | 150 | 161 | 161 |
| Total investment contribution | 591 | 572 | 624 | 626 | 682 | 640 |
| Required interest on liabilities** | -431 | -398 | -423 | -387 | -423 | -389 |
| Investment margin | 160 | 174 | 201 | 239 | 259 | 251 |
| Shadow accounting reserve (Life) | 2,585 | 2,590 | 5,842 | 3,709 | 2,507 | 2,858 |
| Realised gains reserve (Life) | 3,028 | 3,185 | 3,217 | 3,482 | 3,437 | 3,203 |

- Direct investment increased in 2017 despite lower interest rate environment
- The regular decrease in direct investment income was offset by an inflow in the investment portfolio due to the businesses acquired
- Furthermore, during 2016 & 2017, additional yield was picked up due to the expansion of the swap portfolio (part of the swap-spread hedging programme) and additional market risk (mortgages, equity, credits)
- The amortisation from the realised gains reserve shows a year-on-year increase

^{*} This line item differs from "investment income" in the Annual Report due to (i) interest expenses on derivates and (ii) saving mortgages (offset through technical provisions)

^{**} Including other components such as profit sharing

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