CREDIT OPINION

2 September 2024

New Issue

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RATINGS

Amvest Residential Core Fund

Domicile	Netherlands
Long Term Rating	Baa2
Type	LT Issuer Rating - Dom Curr
Outlook	Positive

Please see the ratings section at the end of this report for more information. The ratings and outlook shown reflect information as of the publication date.

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Amvest Residential Core Fund

New Issuer

Summary

Amvest Residential Core Fund (ARC Fund or the fund)'s Baa2 issuer rating reflects i) a strong financial profile and a moderate risk appetite ii) a focus on the Dutch affordable residential market, characterized by high demand/supply imbalance supporting rental growth, with the fund benefitting from the Amvest Development Fund to source opportunities, iii) a good quality asset base compensating for its concentration in one market, iv) a long track-record and v) the continued involvement of strong anchor investors, ASR Nederland N.V. through its subsidiary Aegon Levensverzekering N.V. (a.s.r) and PGGM Core Fund Participation B.V. (PGGM).

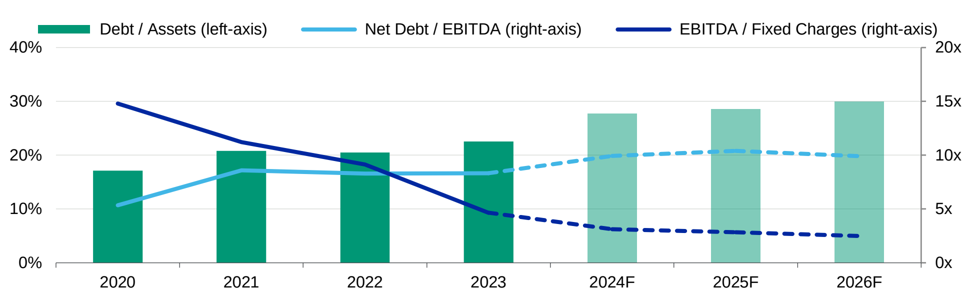
The rating also refects the fund's nature implying large payouts from high dividends and redemptions, and the fund's significant investment pipeline. While strict investment guidelines partially mitigate excessive risk-taking and pro-cyclical investment behavior, ARC Fund relies on its capacity to tap into debt and equity capital markets and to execute disposals to address those large payouts. Periodic liquidity events starting in 2029 could trigger an orderly liquidation and timing-basis subordination for debt holders. Current redemption queue and large cash outs are not an immediate threat due to the fund's diversified funding basis and stringent planning for upcoming maturities. Further constraints include weakening interest coverage, modest scale and potential conflicts of interest arising from the fund's linkage to Amvest group which is however balanced by the group's and key investors' financial strength and robust governance.

The positive outlook reflects that successful venture into debt and equity capital markets, leading to a significant reduction of the equity queue, and track record of cautious liquidity management would exert upward pressure on the rating.

Exhibit 1

Interest coverage will deteriorate on slightly growing leverage and higher interest rates

Moody's-adjusted Leverage and Interest coverage ratios



All figures and ratios are based on adjusted financial data and incorporate Moody's Global Standard Adjustments for Non-Financial Corporations. Periods are financial year-end unless indicated. Moody's forecasts are Moody's opinion and do not represent the views of the issuer.

Sources: Moody's Financial Metrics™ and Moody's Ratings forecasts

Credit strengths

» Good quality and modern portfolio with strong sustainability credentials supporting strong operating metrics

» Structural tailwinds in the Dutch residential market, despite heightened rent regulation

» Moderate but slightly growing leverage

» Long track record, solid budget execution underpinned by a robust governance

» Long term commitment of its two key anchor investors a.s.r. and PGGM

» No pre-defined timeline for equity redemption

Credit challenges

» Reliance on new equity and disposals because of current redemption queue and large investment pipeline

» Quickly declining interest coverage

» Small scale for similarly rated issuers but third largest operator in its market

» Strong linkage with the Amvest group and particularly with the Amvest Development Fund with some potential risk of conflict of interest

» Liquidity could deteriorate very quickly upon fund liquidity review

Rating outlook

The positive outlook reflects that the fund is strongly positioned in the Baa2 rating category and we expect that the fund will continue posting strong operating performance and adequate liquidity. This incorporates our expectation of the fund successfully raising and deploying capital without taking excessive risk, and continuing assets disposals to honor redemption requests without deteriorating the portfolio's quality. The positive outlook also reflects that upon successful access to the debt capital market, the balance sheet will become largely unencumbered. It also assumes a track record of prudent liquidity management and significant reduction of the fund's current equity queue.

Factors that could lead to an upgrade

» ARC Fund successfully reduces its secured debt exposure and gradually raises its asset unencumbrance towards 80% while maintaining Moody's-adjusted fixed charge cover sustainably above 3x despite higher interest rate environment

» a.s.r. and PGGM remain the key anchor investors ensuring continued alignment of interests with the other Amvest entities

» ARC Fund successfully disposes assets without significant loss and raise equity to materially reduce its redemption queue and fund its large investment pipeline

» Moody's-adjusted net debt/EBITDA remains below 10x and Moody's adjusted debt/total assets below 30%

» ARC Fund maintains an adequate liquidity profile

Factors that could lead to a downgrade

» Moody's-adjusted fixed charge coverage declines well below 2.5x

» Moody's-adjusted debt/total assets exceeds 35% or net debt/EBITDA is sustainably above 12x, reflecting a strongly growing debt appetite

» Excessive risk is taken towards investment pipeline including funding risk

» ARC Fund weakens its liquidity profile and/or headroom to financial covenants reduces drastically

» Unfavourable changes to property regulation in the Netherlands affecting ARC Fund's operating performance more than anticipated

» a.s.r and PGGM's commitment to the fund reduces significantly or significant changes of the fund's shareholder structure

Key indicators

Exhibit 2
Amvest Residential Core Fund

(in € billions)	2020	2021	2022	2023	2024F	2025F	2026F
Real Estate Gross Assets	3.9	4.4	4.5	4.3	4.8	5.2	5.0
Amount of Unencumbered Assets	42.8%	45.4%	66.3%	64.0%	71.6%	83.8%	82.9%
Debt / Real Estate Gross Assets	17.2%	20.8%	20.5%	22.6%	27.7%	28.6%	30.0%
Net Debt / EBITDA	5.3x	8.6x	8.3x	8.3x	9.9x	10.4x	9.9x
Secured Debt / Real Estate Gross Assets	16.0%	20.1%	14.0%	14.4%	11.6%	6.5%	6.8%
EBITDA / Fixed Charges	14.8x	11.2x	9.1x	4.7x	3.1x	2.8x	2.5x

All figures and ratios are based on adjusted financial data and incorporate Moody's Global Standard Adjustments for Non-Financial Corporations.
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Sources: Moody's Financial Metrics™ and Moody's Ratings forecasts

Profile

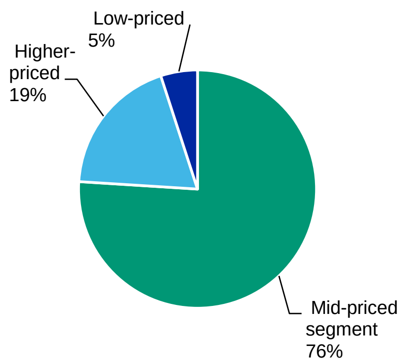
Amvest Residential Core Fund (ARC Fund or the fund) is an open-ended and perpetual European real estate fund incorporated in 2012 that invests into the Dutch residential market with a focus on mid-priced and sustainable units. The fund is the third largest player into this relatively small but still fragmented market.

As of 31 December 2023, ARC Fund had 258 assets valued at €4.3 billion in fund gross asset value (GAV). The average GAV per property (incl. assets under construction) is ~€ 16.6 million. In 2023, the fund generated gross rental income (GRI) of €164 million, net property income of €125 million and Moody's adjusted EBITDA of €115 million. Physical occupancy was 98.3% as of 31 December and has remained constantly high above 97% over the past 5 years.

The fund is externally managed by Amvest REIM B.V. part of Amvest group, which has around €7.3 billion of assets under management and employs more than 100 people in the Netherlands.

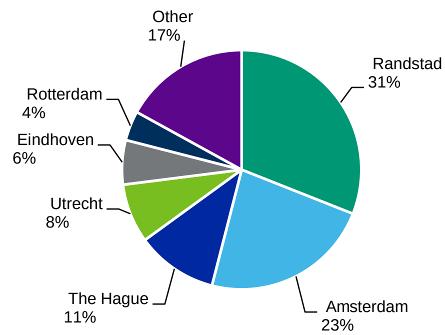
ARC Fund's investor base includes 22 institutional investors (of which five sit on the Advisory Board) with an average subscription of around €152 million including the two founders and owners of Amvest group, which owns the fund manager. They are also ARC Fund's largest investors with around 48.6 % of ownership as of year-end 2023.

Exhibit 3
Focus on mid-priced market
Price segment by rental price (Q2 2024)



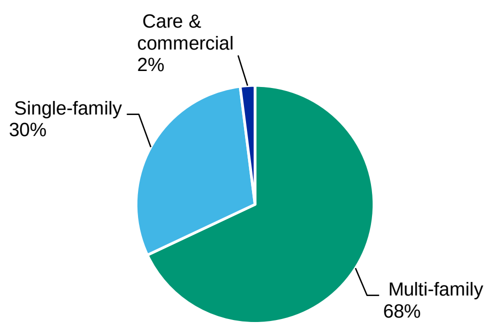
Source: Company data

Exhibit 4
G5 & Randstad accounts for ~ 80% of the portfolio
Portfolio distribution by geography (Q2 2024)



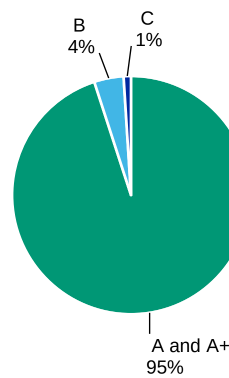
Source: Company data

Exhibit 5
Focus on multi-family units
Portfolio distribution by type of asset (Q2 2024)



Source: Company data

Exhibit 6
Very strong sustainability credentials
Portfolio distribution by energy label (Q2 2024)



Source: Company data

Detailed credit considerations

Good quality portfolio translating into stable rental income

The ARC Fund focuses on the Dutch mid-priced housing segment. The fund particularly focuses on areas with long-term supply-demand imbalance where demand for multi-family homes is strong. The fund also focuses on attracting elderly singles and couples and expatriates by developing community management services with co-living concepts with shared facilities, the 'Livvin' concept. The average rent per square meter, as of Q2 2024, is €13.0 which compares well relative to similarly rated European peers. The ARC Fund's investment strategy encompasses a strategic partnership with the Amvest Development Fund (ADF), which provides it with first refusal rights for projects that meet its rigorous investment criteria. This partnership enables the fund to source large projects that combine different buildings targeting multiple tenant profiles and where its know-how in area and community management is a significant value-add. This partnership creates some potential conflict of interest, which is however balanced by robust governance (see below).

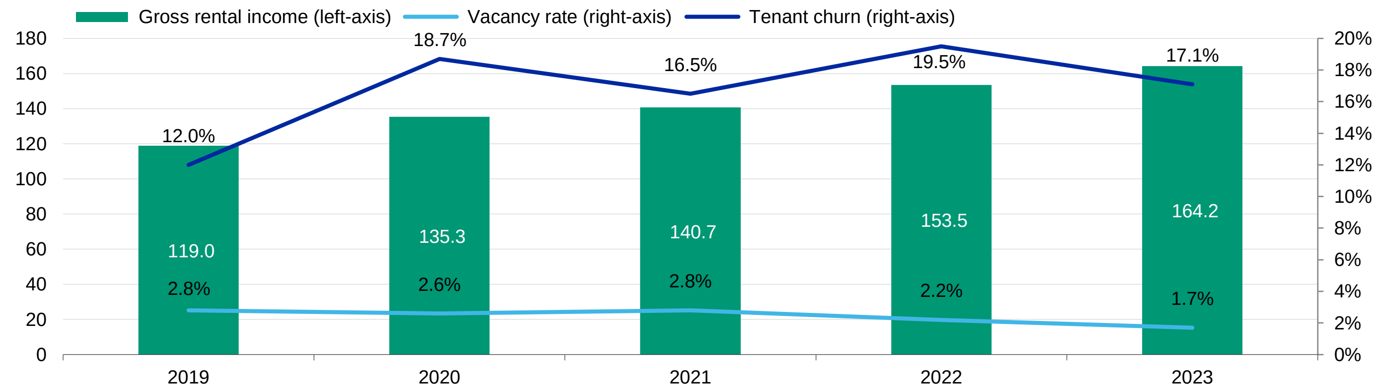
Because of the fund's nature, investments and divestment volumes are tied to investor equity inflows and outflows, implying some procyclical investment behavior. However, the ARC Fund has strict investment guidelines and a 12 years track-record of investments in the Dutch mid-priced market. The fund's operating performance has been consistently robust since its creation.

The portfolio average age is 11 years, which reflects the fund's annual rotation target of 5%, ensuring a constant renewal of properties within its portfolio. Consequently, the fund boasts excellent ESG credentials. 95% of its portfolio has an energy label of A or better and

4% a label of B, outperforming most of its rated residential peers. The average capital expenditure (maintenance) is hence relatively limited around €5.5 million per annum.

Despite a relatively higher tenant churn, around 17.1% in 2023, largely due to its considerable proportion of expatriate tenants, the fund maintains low vacancy levels, consistently below 3% over the past years. This translates into a continuously rising rental income, mostly in line with inflation.

Exhibit 7
Gross rental income has seen consistent growth combined with low vacancy rates



Periods are financial year-end unless indicated.
Source: Company data

Strong market fundamentals but rental regulation will limit rental growth

The Dutch economy is robust with historically low unemployment rate, while the welfare state supports low arrear levels (historically around 2% for the ARC Fund).

The Dutch housing sector is facing a significant shortage, with the Ministry of Internal Affairs estimating 981,000 new homes needed by 2030 to balance supply and demand. Factors such as emigration, an expanding expatriate population, and more smaller households are driving rental demand. Rising interest rates and reduced fiscal benefits from interest deductibility make homeownership more expensive, pushing some towards mid-rental housing. However, rental property availability is not keeping pace due to increased sales of vacant rental properties, decreased turnover in the owner-occupied market, the low number of building permits granted and escalating construction costs.

Dutch residential house prices have surged by around 159% from 2008 to 2021 according to the MSCI Netherlands Annual Property Index. Price started declining late 2022 (-35% as per MSCI Netherlands Annual Property Index). However, after six quarters of valuation decrease (cumulative like-for-like valuation loss of 12.9% for ARC Fund) the fund experienced a valuation gain of 2.9%, in the first half of 2024, indicating renewed investor interest, partly driven by expectations of interest rate stability.

The rental regulation introduced on July 1st, will expand the regulated market by limiting rent increases for affected units. Because the ARC fund focuses on mid-priced units, which has traditionally resulted in modest rental increases (3.9% in 2023 and 3.3% in 2022) and a large share of the fund's portfolio is already within the limits imposed by the Affordable Rent Act, the impact of this law will be minimal for the fund. Similarly, in the matter concerning the possible unfairness of rent indexation clauses, the ARC Fund has maintained an average surcharge percentage well below the 3% threshold over the recent years. Beyond this level, we understand an indexation clause might be deemed unfair. Therefore, we expect limited implication from the forthcoming ruling on the issue of unfair rental indexation clauses.

We project a like-for-like rental growth of approximately 4.7% in 2024 decreasing to 3.6% and 2.7% in the following years. Additional rental growth is expected to come from the investment pipeline, contributing an additional €10 million in rental income annually from 2024 to 2026, though this will be partly offset by disposals, which are projected to reduce rental income by around €5 million annually over the same period.

Rising redemptions increase reliance on asset sales and equity contributions

While limited until 2022, redemptions have accelerated over the last year and a half, indicating weaker investor confidence in the real estate sector. The large redemption requests in the first quarter of 2024 stemmed from an overallocation in the real estate sector and the decision of one investor to exit the Dutch real estate market. This resulted in an unprecedented high redemption queue relative to the fund's total equity in Q1 2024. However, it decreased slightly over the second quarter and consistently remained well below the level that would trigger a change in the fund's investment and disposal strategy.

The fund's ability to fulfill equity redemptions is contingent upon available liquidity, a calculation that considers available funding such as committed debt, the equity queue, signed disposals, and uncommitted sources (subject to a haircut). This calculation also factors in committed uses such as debt payment over the next 15 months and the remainder of committed investment pipeline. There is no set timeline for honoring equity redemptions, a strong positive for the fund's liquidity profile. However, if redemptions remain outstanding for over two years, dividends may (but shall not) be reduced. Even without being compelled to fulfill redemptions, the fund might feel pressured into property sales in a market marked by low transaction volumes and tepid investor interest. Consequently, redemption and related asset disposals could lead to a swift rise in leverage up to the fund's maximum 30% LTV limit. This could also cause a deterioration of the portfolio quality if higher quality assets rather than non-core assets are sold. The fund's documentation, however, safeguards against significant discount sales.

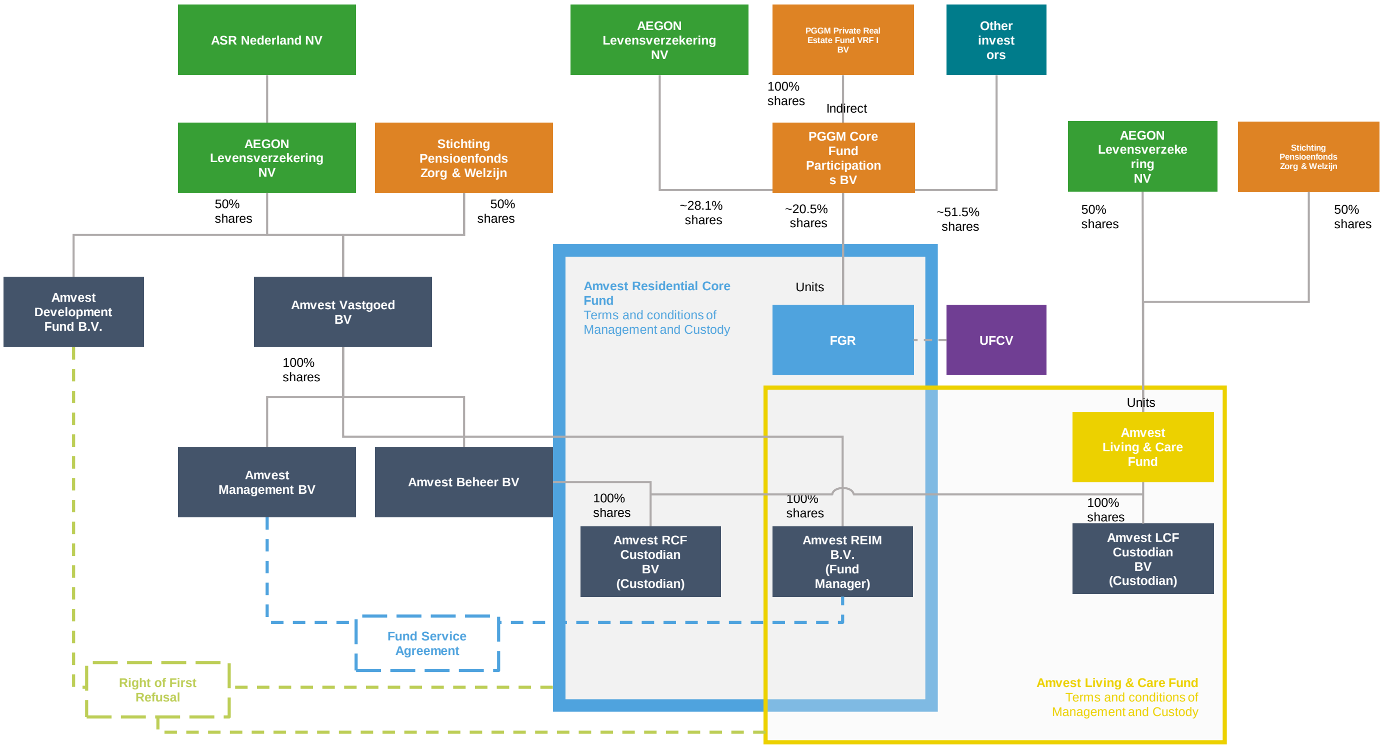
We do not foresee an immediate threat from current redemption queue because the fund manager has ample time to address these redemptions and because of the fund's good track record in raising equity and disposing assets slightly above book value over the last 12 months.

Linkage to Amvest group poses risk of potential conflict of interest

The fund's linkage to Amvest group, including its asset manager and the ADF could cause conflicts of interest but this is partially mitigated by the group's and key investors' financial strengths and robust governance. As long as a.s.r. and PGGM remain key investors of ARC Fund, we also expect a strong alignment of interest with the asset manager. We view a.s.r. and PGGM as anchor investors as a positive factor underpinning the Baa2 rating.

The fund is managed by Amvest REIM B.V., a wholly-owned subsidiary of Amvest Vastgoed B.V. which owns the entities operating three investment portfolios: Amvest Care and Living fund, the ARC Fund and the separate accounts. The fund manager works exclusively within the group and even if they have distinct legal structures, without cross default provision, a significant deterioration of one entity's credit profile could negatively impact the credit quality of the others. Founded by Aegon Levensverzekering N.V. (a subsidiary of a.s.r.) and Pensioenfonds Zorg and Welzijn (PGGM being the asset management body of this pension fund) in 1997, the group however has a 27-year track record in developing and managing residential units in the Dutch market. ARC Fund is also the third largest landlord in that market. In addition, the Amvest group founders are closely related to the fund's largest investors, which ensures a strong alignment of interest across the group, functioning as an integrated structure. Finally, the fund has a moderate risk appetite, maintaining a consistent track record of adherence to its financial policy, which targets a 25% LTV and to its restrictive investment guidelines.

Exhibit 8
Organisation structure of Amvest



Source: Company

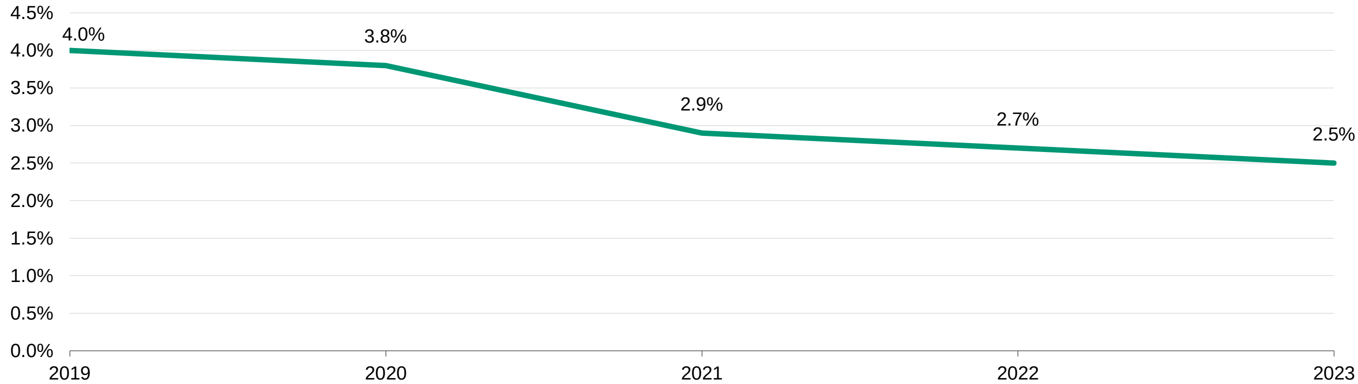
Linkage to the Amvest group also arises from the right of first refusal agreement between the ARC Fund and ADF. To prevent potential conflicts of interest, the fund aims to engaging in no more than 50% of its projects with ADF on average over time, with contracts being made at arm's length. These investments with ADF are also subject to review by the investment committee, made up of 3 independent members, and the advisory board, where the two largest investors together hold a minority of the voting rights.

High investment pipeline and large distributions weigh on the fund's liquidity and leverage profile

The fund operates on a principle of retaining no excess cash flow, distributing all rental income and realized gains on divestments as dividends. The targeted dividend yield is adjusted annually and was 2.5% in 2023 reflecting challenging market conditions that have led to a sharp decrease in disposals and consequently, no profit from these disposals. The dividend yield shall increase to 2.9% in 2024 reflecting slightly improving market conditions. While dividends are not obligatory and could be withheld to conserve liquidity if necessary, this would be a last-ditch measure indicative of a weak liquidity profile.

Exhibit 9

Dividend payouts have declined in recent years on deteriorated operating environment

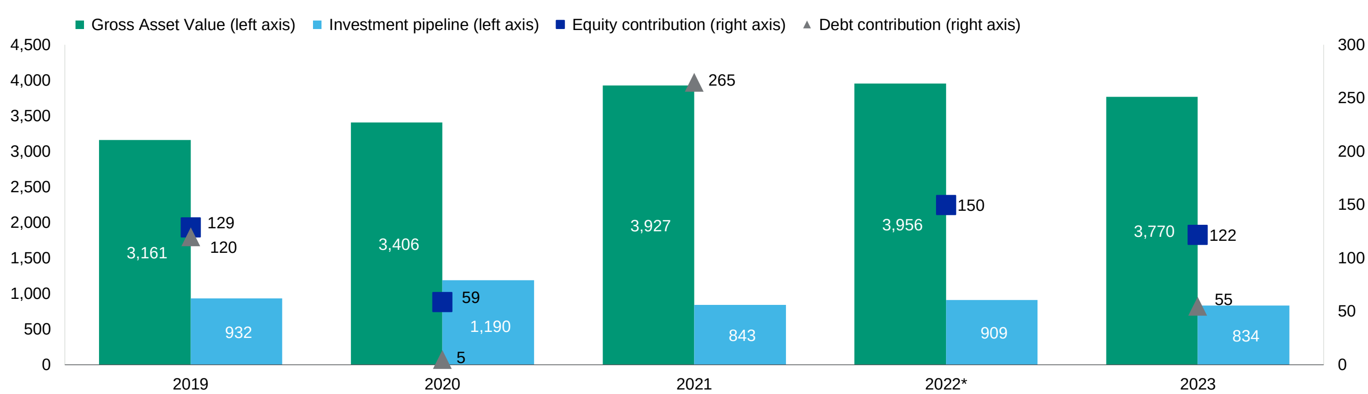


Periods are financial year-end unless indicated.
Source: Company data

The fund's committed investment pipeline is large, valued at approximately €640 million or about 15% of the fund's property investments. This translates to annual capital expenditure of 100% to 180% of the fund's gross rental income. Given ARC Fund's ambitious growth target of approximately 30% over the next five years, we expect continued reliance on new debt and new equity. The investment pipeline will be gradually replenished with the €780 million uncommitted investment pipeline that the fund has with ADF. While the fund retains the option to cancel uncommitted capital expenditure, its ability to delay payments on committed investments is significantly limited, not exceeding a six to nine month timeframe. The ARC Fund's lack of exposure to development risk mitigates execution risk, but substantial payments related to the investment pipeline could strain liquidity. To – partially- counteract potential financial volatility derived from its investment pipeline, the fund has a €450 million revolving credit facility set to mature in July 2028, with one one-year extension.

Exhibit 10

ARC Fund relies on access to capital market because of its large investment pipeline



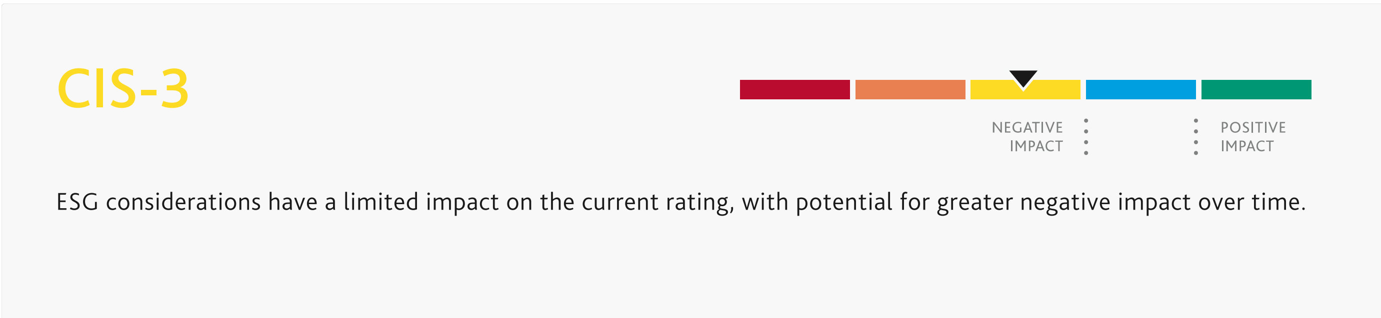
*2022 Debt contribution was -€5million. Periods are financial year-end unless indicated.
Source: Company data

Part of the annual funding gap will be funded via debt. As a result, the debt level is projected to increase by around €225 million between 2024 and 2026, pushing the LTV ratio towards 23% as per the fund's plan. The fund's net rental income, while stable and predictable, is expected to grow by €26 million to €150 million over the 2024-2026 period as per Moody's forecasts. However, the fund's interest coverage will deteriorate because of potential regulatory restrictions on rent increases, coupled with rising debt and a higher interest environment. We forecast a decline in interest coverage from 4.7x to 2.5x by 2026, rapidly diminishing the current significant buffer to the interest coverage covenant (1.8x).

ESG considerations

Amvest Residential Core Fund's ESG credit impact score is CIS-3

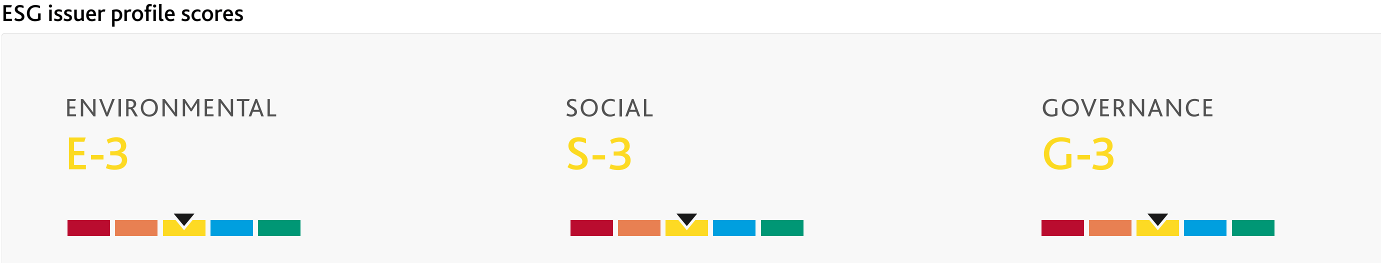
Exhibit 11
ESG credit impact score



Source: Moody's Ratings

CIS-3 indicates that ESG considerations have a limited impact in the current rating with potential for greater negative impact over time. The score reflects the issuer's fund nature implying large dividend payout and significant investment pipeline which place pressure on its liquidity profile. Rapidly growing redemption requests and liquidation risk upon next liquidity review (2029) could also lead to a very rapid deterioration of the credit profile, although those do not constitute an immediate threat because they are currently mitigated by stringent financial policy that encompasses a robust liquidity buffer designed to honor redemption requests, with a proven track record of adherence to these policies. The score also reflects a moderate exposure to carbon transition risks - in line with the rest of the real estate industry - combined with regulatory risks.

Exhibit 12
ESG issuer profile scores



Source: Moody's Ratings

Environmental

The **E-3** score indicates that the ARC fund, like much of the real estate industry in Europe, is moderately exposed to carbon transition risk due to ongoing investment requirements for improving the energy performance of its buildings. However, the company's energy credentials are actually stronger than most of its European residential peers, with 95% of its portfolio falling into the Class A category, reflecting the youthful nature of the ARC fund's portfolio.

Social

S-3 score reflects the exposure to social risk arising from affordable living requirements and more stringent rental regulation. It affects rental growth potential and interferes with investment requirements. Additionally, companies in the sector face customer relationship risk due to the handling of sensitive private individual data.

Governance

G-3 scores reflects that the fund nature creates exposure due to non-permanent capital, while a high investment pipeline and large distributions are intrinsic to the fund's concept, impacting its liquidity profile. However, liquidity risks stemming from redemptions outside of a fund liquidation at the time of a liquidity review are mitigated by the fund's stringent liquidity requirements and the absence of a contractual deadline to honor redemptions. The ARC fund's connections to other entities within the Amvest group could potentially lead to conflicts of interest, notably with the Amvest Development fund. Nonetheless, robust corporate governance, characterized by independent board members, along with the involvement of Amvest group's shareholders as key investors in the ARC fund, serve to limit these risks. The fund also has a strong track record in posting solid operational performance while maintaining a low leverage in line with its financial policy.

ESG Issuer Profile Scores and Credit Impact Scores for the rated entity/transaction are available on Moodys.com. In order to view the latest scores, please click here to go to the landing page for the entity/transaction on MDC and view the ESG Scores section.

Liquidity analysis

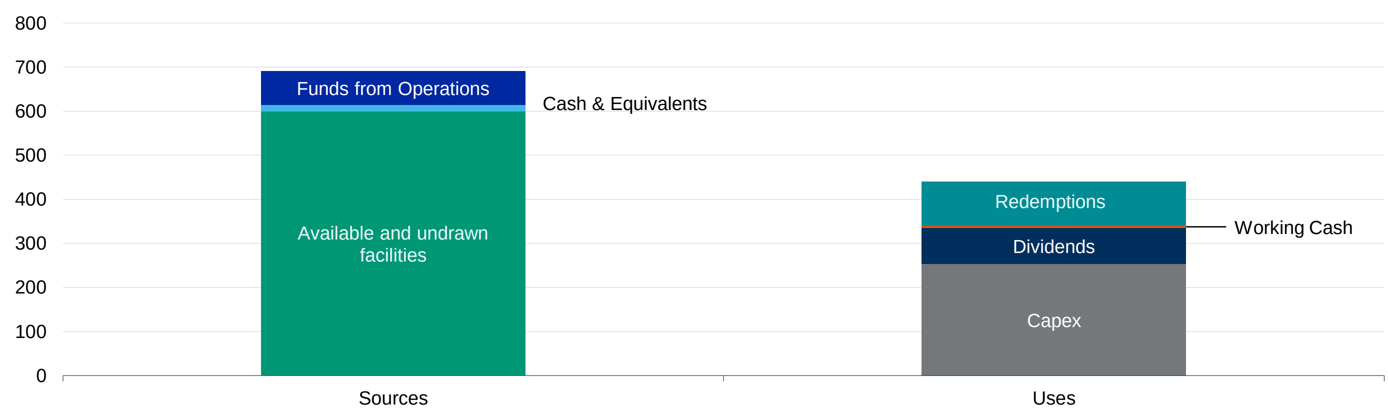
Liquidity is a key element in the credit analysis of the fund given its non-permanent capital base and because of the large investment pipeline. Liquidity reviews, conducted every six years with the first one scheduled in 2029, could also initiate the fund's wind-down if investors wish to redeem more than 70% of equity. In the event of fund liquidation, assets could be disposed at a significant discount to the book value. Equity could be redeemed before debt matures, subject to the limitations of the financial covenants. This could result in a timing-based subordination of debt holders and a rapid deterioration of the fund's credit and liquidity profile. However, the fund's wind-down period, which is projected to be between three to five years following the liquidity review, allows for an orderly dissolution of the fund. We expect the fund to maintain a close communication with its unit holders, enabling it to pro-actively manage risk of forced assets sales, while the on-going involvement of its anchor investors, a.s.r. and PGGM, which showcase their long-term commitment to the ARC Fund, lessens the possibility of a liquidation. Redemption requests do not pose an immediate liquidity threat due to the absence of a formal timeline for honoring them but the fund relies on sales and new equity contributions to manage the redemption queue. A key milestone for the fund will be continued successful asset disposals and new equity contributions to significantly reduce the current redemption queue without compromising portfolio quality.

As of half-year 2024, the fund had €14 million in cash and €300 million in committed undrawn RCF. The fund's liquidity is adequate for the next 12 to 18 months. However, the fund faces a €125 million and a €200 million maturity respectively in December 2025 and January 2026, on top of a large investment pipeline which is not entirely pre-funded. Our assessment assumes that the fund will proactively manage those maturities, while it is committed to access the debt capital market in the short term. The ability to attract new equity, either through larger contributions from current investors or by bringing in new investors, and to pro-actively refinancing its maturing debt well in advance and to reducing significantly its currently large redemption queue is crucial to our liquidity assessment.

Exhibit 13

Adequate liquidity which however relies on access to the capital market

Sources and Uses over the next 12 months



Sources and uses consist of both committed and uncommitted amounts, as well as Moody's assumptions on cash flows, including dividends, subscriptions and redemptions

Sources: Moody's Financial Metrics™ and Moody's Ratings forecasts

Rating methodology and scorecard factors

The principal methodology used in this rating is REITs and Other Commercial Real Estate. The current scorecard-indicated outcome exceeds the current assigned rating. This reflects ARC Fund's strong positioning within its rating category but a declining coverage and some execution risk pertaining to the fund's future funding plan.

Exhibit 14
Rating factors
Amvest Residential Core Fund

REITs and Other Commercial Real Estate Firms Industry Scorecard	Current FY Dec-23		Moody's 12-18 month forward view	
Factor 1 : Scale (5%)	**Measure**	**Score**	**Measure**	**Score**
a) Gross Assets ($ billions)	4.8	Baa	4.8 - 5	Baa
Factor 2 : Business Profile (25%)				
a) Market Positioning and Asset Quality	A	A	A	A
b) Operating Environment	A	A	A	A
Factor 3 : Liquidity and Access To Capital (25%)				
a) Liquidity and Access to Capital	Baa	Baa	Baa	Baa
b) Unencumbered Assets / Gross Assets	64.0%	Baa	71% - 83%	Baa
Factor 4 : Leverage and Coverage (45%)				
a) Total Debt + Preferred Stock / Gross Assets	22.6%	A	27% - 29%	A
b) Net Debt / EBITDA	8.3x	B	9.5x - 10x	B
c) Secured Debt / Gross Assets	14.4%	Baa	6.8% - 11.5%	A
d) Fixed Charge Coverage	4.7x	A	2.6x - 3.3x	Baa
Rating:				
a) Scorecard-Indicated Outcome		Baa1		Baa1
b) Actual Rating Assigned				Baa2

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Sources: Moody's Financial Metrics™ and Moody's Ratings forecasts

Exhibit 15

Peer comparison

Amvest Residential Core Fund

	Amvest Residential Core Fund			Grand City Properties			Grand City Properties S.A.			LEG Immobilien SE		
	Baa2 Positive			Baa1 Stable			Baa1 Negative			Baa2 Stable		
(in $ billions)	FY Dec-21	FY Dec-22	FY Dec-23	FY Dec-22	FY Dec-23	LTM Jun-24	FY Dec-22	FY Dec-23	LTM Jun-24	FY Dec-22	FY Dec-23	LTM Jun-24
Real Estate Gross Assets	5.2	4.7	4.7	106.5	100.1	95.6	11.9	12.1	11.4	22.8	21.3	20.4
Amount of Unencumbered Assets	45.4%	66.3%	64.0%	49.6%	52.2%	53.1%	89.2%	79.9%	77.3%	39.6%	43.9%	41.2%
Debt / Real Estate Gross Assets	20.8%	20.5%	22.6%	46.3%	50.8%	51.6%	41.4%	47.2%	45.0%	44.8%	49.1%	49.5%
Net Debt / EBITDA	8.6x	8.3x	8.3x	17.7x	16.9x	16.1x	14.0x	12.7x	12.4x	16.6x	15.9x	16.0x
Secured Debt / Real Estate Gross Assets	20.1%	14.0%	14.4%	12.3%	14.0%	14.1%	2.9%	8.0%	8.9%	16.1%	18.9%	18.8%
EBITDA / Fixed Charges	11.2x	9.1x	4.7x	4.1x	3.5x	3.3x	5.2x	4.3x	4.0x	3.9x	3.5x	3.3x

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Sources: Moody's Financial Metrics™ and Moody's Ratings forecasts

Ratings

Exhibit 16

Category	Moody's Rating
AMVEST RESIDENTIAL CORE FUND	
Outlook	Positive
Issuer Rating -Dom Curr	Baa2

Source: Moody's Ratings

REPORT NUMBER 1418804

CLIENT SERVICES

Americas	1-212-553-1653
Asia Pacific	852-3551-3077
Japan	81-3-5408-4100
EMEA	44-20-7772-5454