

Factsheet Q3 2022

**ASR Dutch**

**Science Park Fund**

Build to core real estate fund,  
targeting locations in the  
Netherlands which benefit  
the most from the growing  
knowledge economy

**€ 100m**

Portfolio

**€ 150m**

Exclusive pipeline

**6.3 year**

WALT

**>5%**

Target distribution

**>7%**

Target IRR

## Fund strategy

The Fund invests in commercial real estate on the most attractive science parks in the Netherlands by acquiring existing and newly built assets with an attractive risk-return profile. The Fund makes individual investments, as well as through dedicated partnerships with institutions such as universities. Currently the Fund has an exclusive partnership with the universities of Delft and Twente and aims to further expand its partnership network. ASR DSPF has an impact target regarding the Dutch knowledge and education sector by providing space to companies which benefit local science park ecosystems and with a direct link to the UN PRI Impact Markers and SDGs.

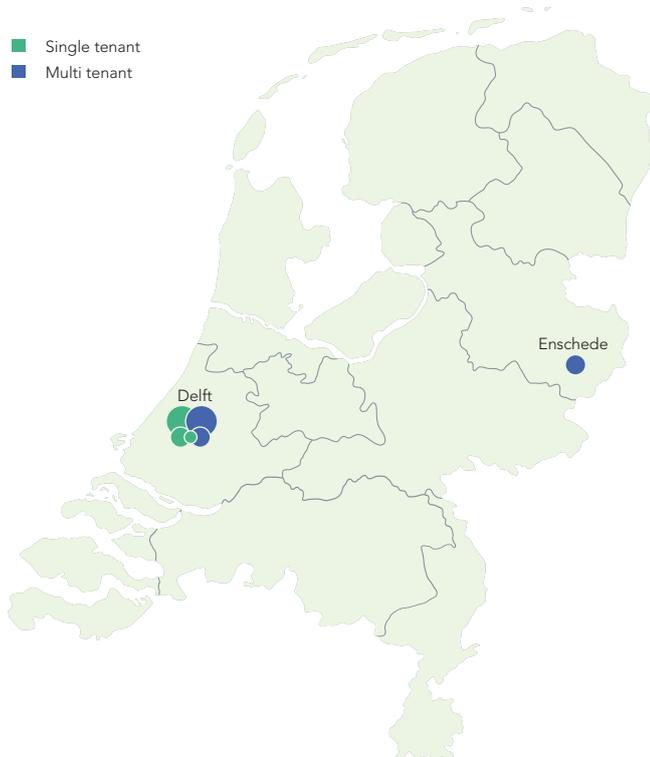
### Fund facts

Domicile	Netherlands
Legal structure	Fund for Joint Account
Inception	2019
Distributions	Quarterly
Trading frequency	Quarterly
Fund size	€ 100m
Number of assets	6
Exclusive pipeline	€ 150m
Current LTV	0%
Target LTV	0%
Target size	€ 500m+
Management fee	0.55 - 0.65%
Alignment fee	3.5% of net rental revenue

### Geographical exposure

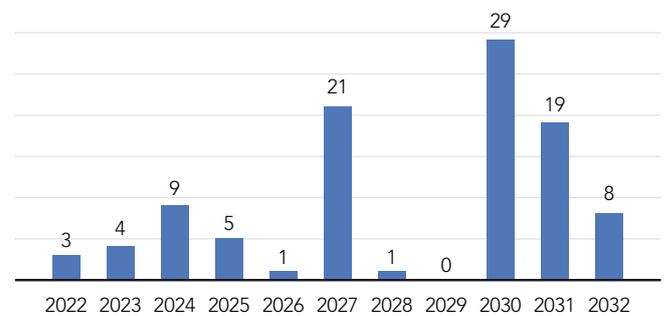
- < € 10m
- € 10m - € 25m
- € 25m - € 50m

- Single tenant
- Multi tenant



### Lease expiry profile

Percentage



### Sustainability performance

kWh per sq.m.  
per year

**131.7**

Energy intensity

kg of CO<sub>2</sub> per sq.m.  
per year

**-0.65**

Carbon intensity

### Contact details



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