

Factsheet Q2 2023

**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

**€ 96m**

Portfolio

**€ 96m**

Exclusive pipeline

**5.6 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	€ 96m
Number of assets	6
Exclusive pipeline	€ 96m
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

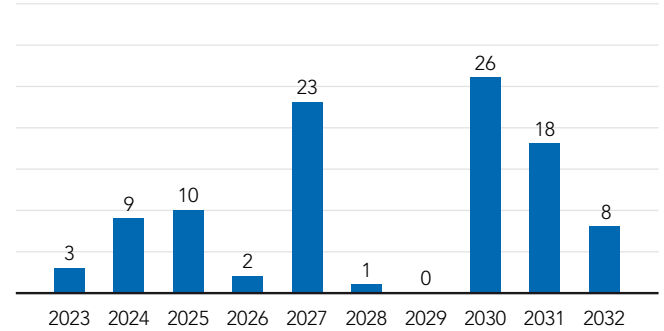
- < € 10m
- € 10m - € 25m
- € 25m - € 50m

- 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



#### Ruud Roosen

fund director ASR DSPF

T: +31 (0)6 13 61 22 35

ruud.roosen@asr.nl



#### Olle Overbosch

fund manager ASR DSPF

T: +31 (0)6 30 50 68 41

olle.overbosch@asr.nl

**Disclaimer** This document is intended to present general information in respect of ASR Dutch Science Park Fund (the 'Fund') and does not constitute, and may not be used for the purposes of, an offer or an invitation to subscribe for any interests by any person in any jurisdiction (i) in which such offer or invitation is not authorised or (ii) in which the person making such offer or invitation is not qualified to do so or (iii) to any person to whom it is unlawful to make such offer. The information contained herein is necessarily incomplete and is qualified by reference to the placing documents to be drafted in connection with the prospective offering of interests in the Fund. In the event that the information in this document is inconsistent with or contrary to information in the placing documents, the placing documents shall prevail. a.s.r. reserves the right to modify any of the terms of the prospective offering and the interests described herein. Interests in the Fund may only be subscribed for by institutional investors. The Fund and the Fund Manager are subject to the supervision of AFM (Netherlands).