

Factsheet Q4 2024

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

€ 215m

Portfolio

€ 63m

Committed pipeline

5.3 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.

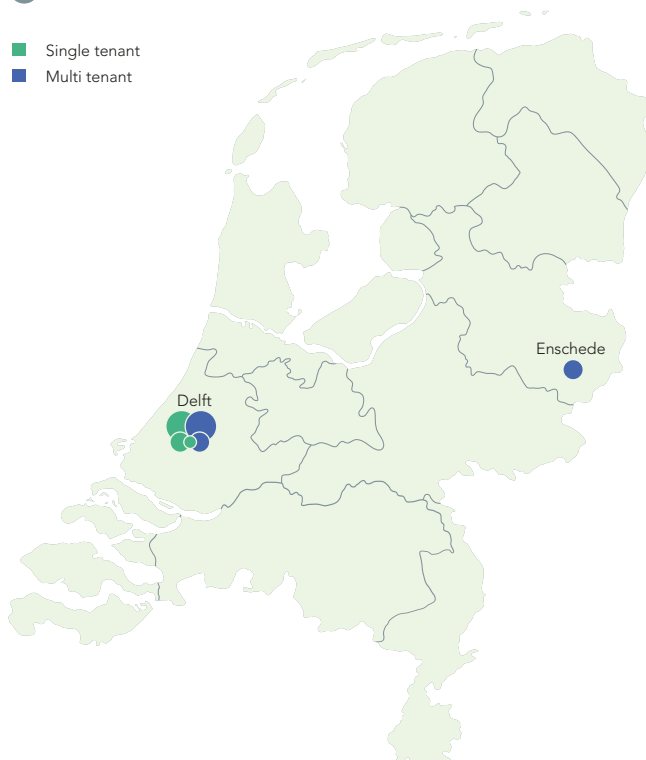
Fund facts

Domicile	Netherlands
Legal structure	Fund for Joint Account
Inception	2019
Distributions	Quarterly
Trading frequency	Quarterly
Fund size	€ 215m
Number of assets	9
Committed pipeline	€ 63m
Current LTV	24,2%
Target LTV	0%
Target size	€ 500m+
Management fee	0.55%
Alignment fee	3.5% of net rental revenue

Geographical exposure

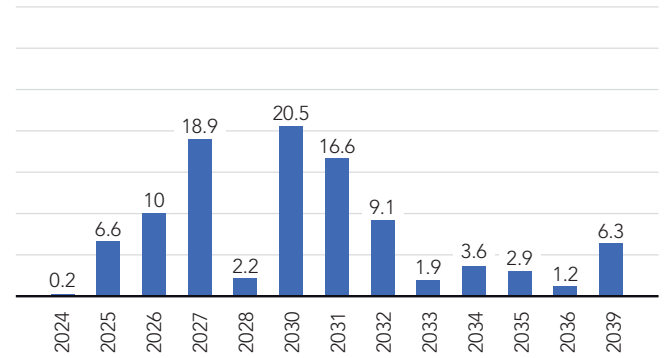
- < € 10m
- € 10m - € 25m
- € 25m - € 50m

- Single tenant
- Multi tenant



Lease expiry profile

Percentage



Sustainability performance

kWh per sq.m.
per year

123.0

Energy intensity

kg of CO₂ per sq.m.
per year

-0.65

Carbon intensity

Contact details



Martin Kraaij

fund director

T: +31 (0)6 51 801 988

martin.kraaij@asr.nl



Benny Ng

fund manager

T: +31 (0)6 48 19 15 73

benny.ng@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).