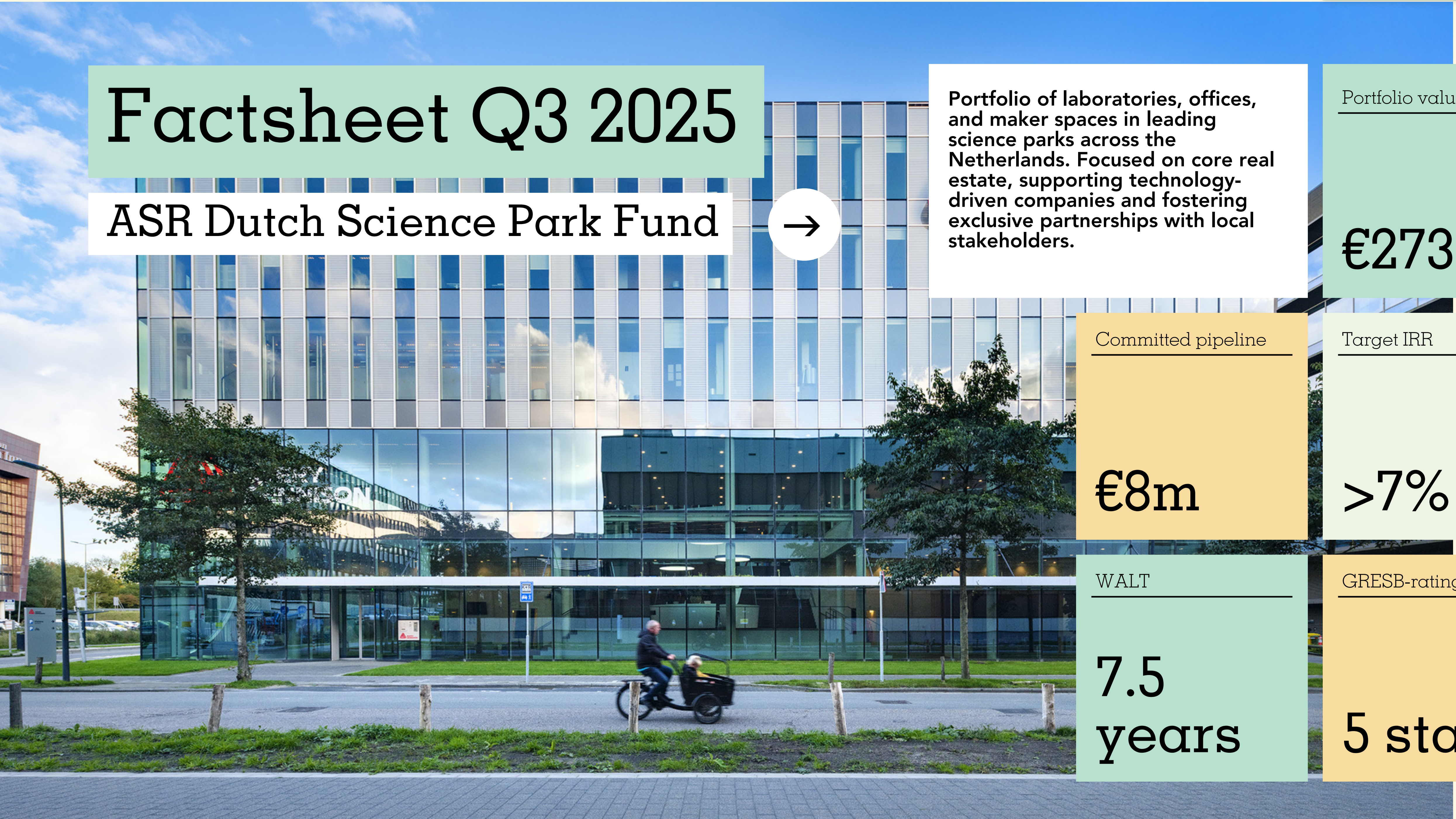
Factsheet Q3 2025

ASR Dutch Science Park Fund

Portfolio of laboratories, offices, and maker spaces in leading science parks across the Netherlands. Focused on core real estate, supporting technology-driven companies and fostering exclusive partnerships with local stakeholders.

Portfolio value	€273m
Committed pipeline	€8m
Target IRR	>7%
WALT	7.5 years
GRESB-rating	5 star

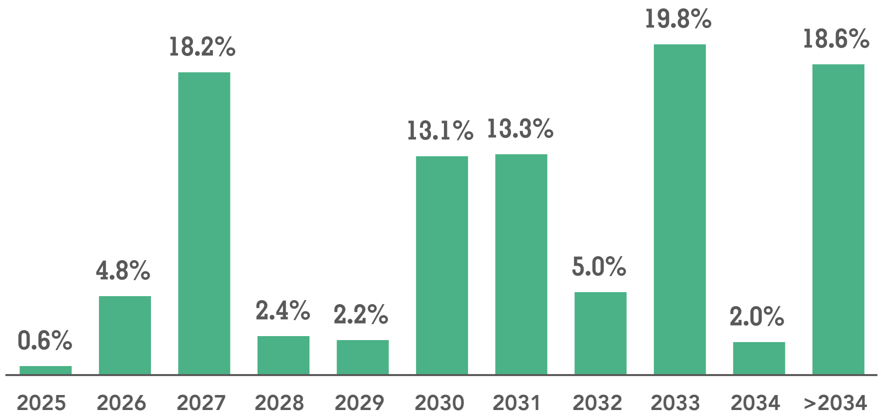


The Fund invests in commercial real estate, such as laboratory and office spaces, on the most attractive science parks in the Netherlands by acquiring existing and newly built assets with an attractive risk-return profile. The Fund makes individual investments, as well as through dedicated partnerships with institutions such as universities. Currently the Fund has an exclusive partnership with the universities of Delft and Twente and dsm-firmenich to develop the local ecosystems. ASR DSPF has an impact target focused on accommodating technology-based companies that contribute to the knowledge-based economy.

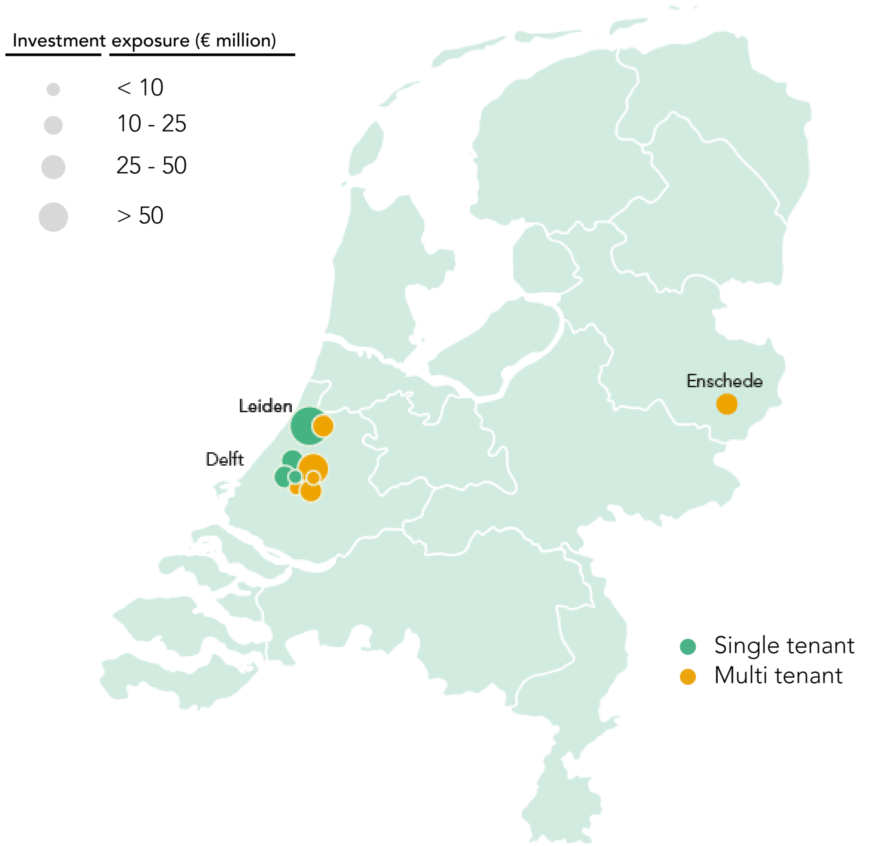
Fund facts

Domicile	**Netherlands**
Legal structure	**Fund for Joint Account**
Inception	**2019**
Distributions	**Quarterly**
Trading frequency	**Quarterly**
Fund size	**€273m**
Number of assets	**12**
Committed pipeline	**€ 8m**
Curent LTV	**0%**
Target LTV	**0%**
Target size	**€500m+**
Management fee	**0.55%**
Alignment fee	**3.5% of net rental revenue**

Lease expiry profile



Geographic exposure of the portfolio



Sustainability performance

kWh per sq.m. per year	kg of CO_2 per sq.m. per year
104.0	(0.07)
Energy intensity	GHG 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