iESG policy 2023-2025

Investing in perpetual value

ASR Dutch Science Park Fund

Mission

"We create **perpetual value** for our investors and society by investing in sustainable high-quality real estate."

TU Delft Campus, Delft

Impact & ESG

ASR DSPF strives to make a positive societal impact by stimulating the further development of science parks in the Netherlands, by investing in real estate for the broad range of functions that are needed for science park ecosystems to thrive. By doing so, the Fund provides room for companies to work on a wide range of innovative and sustainable products and solutions that contribute to a better world.

The Fund achieves this by making targeted individual investments, and through partnering with (semi) public entities, e.g. universities and local governments. These partnerships create a shared interest, with separate responsibilities, towards the further development of science parks, as well-functioning science park ecosystems require both public and private real estate investments.

In its partnership model the Fund invests in the type of real estate which (semi) public entities are unable to invest in, but which are needed to fuel the science park ecosystem. As the Fund's partners are often the sole landowners of the science park, real estate investments can be centrally coordinated and controlled. The Fund's partnership model allows for a wider investment scope compared to 'regular' commercial parties, thereby optimally serving the needs of the science park ecosystem. The Fund entered into a partnership with TU Delft in 2019 and Kennispark Twente in 2021 and aims to further expand its partnership network. Complementing the Fund's aim to make a positive societal impact, it has developed an ambitious sustainability strategy aimed at limiting the Fund's negative impact on the environment and only investing in real estate which is able to meet the Paris Proof objective of the Fund.

This document describes the Fund's vision on the impact it aims for and outlines the operationalisation of its impact themes, including sustainability, as described in the Fund's Three Year Business Plan 2023-2025.

ASR DSPF strives to make a positive societal impact by stimulating the further development of science parks in the Netherlands

a.s.r. real estate platform

a.s.r. real estate has been investing in real estate for more than 130 years and manages investments for institutional investors. a.s.r. real estate has one fund per real estate sector and invests in renewables.

- **ASR Dutch Science Park Fund**
- **ASR Dutch Core Residential Fund**
- **ASR Dutch Prime Retail Fund**
- **ASR Dutch Mobility Office Fund**
- **ASR Dutch Farmland Fund**

Executive summary

a.s.r. real estate:
pedigree of more than

130

years

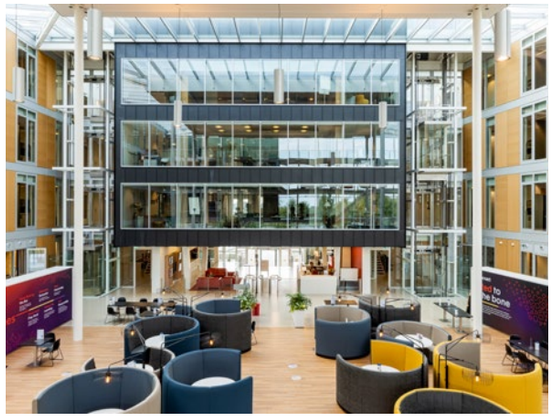
Execute Paris Proof roadmap

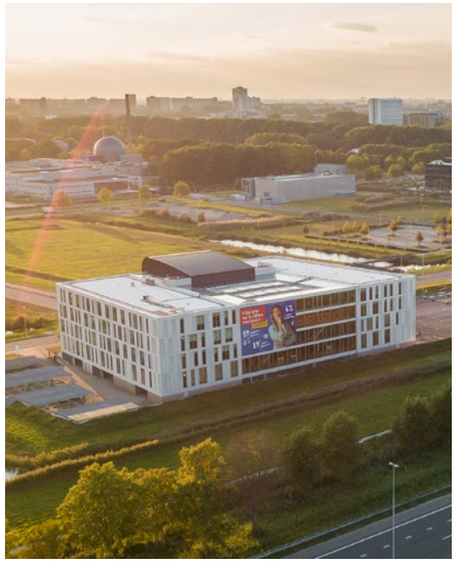
Paris Proof ✓

2045

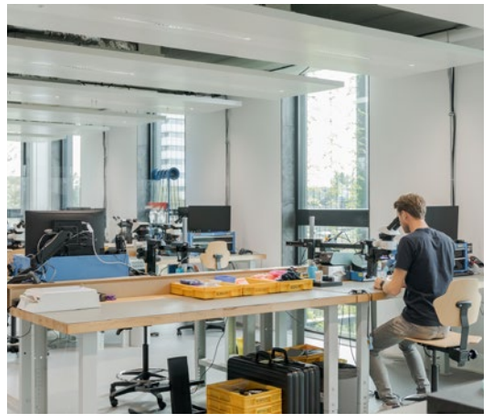
6 assets
60 tenants

2,714 PV panels
in 2023





Investing with impact in
the Dutch knowledge sector



€ 100m
assets under
management

Investing in perpetual value translates to:

Impact

Positive impact on science park ecosystems

Environment

Dedicated to decarbonisation

Social

Making a positive impact on society

Governance

Compliant with sustainability regulations

Background

Locations where researchers in companies and distinct knowledge institutes (e.g. universities, research institutes) collaborate intensively in R&D and innovation on essential themes, such as health, technology, nutrition, clean energy and water management, have grown to become key drivers of the Dutch knowledge economy, sustainability and innovation. These locations are called ‘science parks’.

A common feature of science parks is the clustering of accommodation for businesses, research institutions and often a university, enabling these parties to collaborate on R&D projects, stimulating innovation. Open innovation and a focus on commercial applicability is anchored in the three main goals of universities in the Netherlands: education, research and valorisation.

Valorisation is a process that achieves social and economic impact by applying knowledge and expertise in the form of products, services, processes and / or entrepreneurship[1]. This includes, for example, an incubator in which start-ups are given space and business advice to continue developing their product or business in preparation for a market launch, which results in a move to the commercial real estate market. Over the last 30 years the valorisation process has led to a sharp increase in entrepreneurship in the Netherlands[2], with the positive result being growth of innovative business activity nurtured by a university. This phenomenon is particularly evident at the Dutch science parks which are monitored by ASR DSPF, where employment is growing much more strongly than in the rest of the Netherlands. Most of this growth has been generated internally, by former students or staff whose ideas and products have been further developed, often to great commercial success.

Almost every science park in the Netherlands houses a number of large and successful businesses that originated there as start-ups. This process has been boosted in recent years, for example by facilitating active start-up programmes and dedicated buildings.

Once a start-up has outgrown its incubator phase, accommodating it no longer fits in with the university’s valorisation objective. These businesses then have to rely on the commercial market for business space. However, investors have been reluctant to invest in this type of real estate, due, for example, to low pre-letting rates of multi-tenant buildings, low granularity of support functions or the influence a public institution such as a university can have on the admission criteria for potential tenants.

1) van Drooge & de Jong, 2015
2) Stam, 2014

Oldelft, TU Delft Campus, Delft

As science parks have developed beyond their (mostly) academic origins, towards being driving forces of the Dutch knowledge economy, there is a lack of space for an increasing number of commercial companies. The conditions which allow science park ecosystems to flourish therefore require both private and public investments, as the Dutch 'Wet Markt en Overheid' (the Dutch Public Enterprises Market Activities Act) inhibits universities from investing in real estate for commercial means.

Market participants such as real estate developers or investors, however, often lack the long-term commitment needed to positively influence the local science park and focus on a limited part of the investment market[3], as described above. The diversity of functions required for a science park to thrive is therefore unable to develop.

This is underpinned by various reports and research[4] in the Dutch science park sector, which highlight the lack of commercial real estate investments as a bottleneck for further development of science park ecosystems[5]. It has also been shown that a mismatch between supply and demand for science park facilities and services can negatively impact the achievement of policy goals and business performance, and makes it harder to attract potential tenants.

The observation of this trend led the ten 'campuses of national importance' to reach out to a.s.r. real estate in 2017, with the aim of stimulating an institutional real estate investment fund to address this challenge by aligning interests of institutional investors and public parties.

Subsequently, a.s.r. real estate began to research the fundamentals of this growing asset type and its opportunities in the Dutch Market. The conviction about the strength of the market and the promising future as an asset class led to the launch of the ASR Dutch Science Park Fund in 2019. In the same year the Fund entered into a public-private partnership with TU Delft. Through this partnership the parties aim to provide an answer to the market challenges mentioned above in order to realise commercial real estate on the TU Delft Campus. In this case, risks can be mitigated as a result of the partnership. For example, the joint efforts in attracting tenants means the Fund can initiate real estate developments at an earlier stage.

Prior to this partnership, a legal and economic state aid assessment (staatssteuntoets) was conducted which confirmed that earlier initiatives to involve the market had not delivered the mix of buildings that the TU Delft Campus ecosystem requires. Following the Fund's partnership with TU Delft, and its success, it formed a similar partnership with Kennispark Twente (University of Twente, municipality of Enschede and Stichting Gebiedsorganisatie Kennispark).

The design of the Fund, focused specifically on the mix of functions required for a successful ecosystem, provides such added value for the development of the campus that it was not deemed to constitute state aid. The joint tackling of these challenges laid the foundation of the Fund's impact strategy, which is described in further detail in this document. During the development of our impact strategy we engaged with Impact Institute, an established impact investing consultant, and accountant KPMG, to design an Impact Management Framework.

As the field of 'impact investing' is relatively new, we expect the market's understanding, as well as our own reporting standards, to improve over the years. The methodology we have developed to plot our impact is therefore intended to clarify our ambitions, and provide a reporting framework which can be further expanded on.

3) European Commission, 2013
4) BCI, 2014; 2016; 2018
5) Ng, 2020; Dinteren & Jansen, 2018

Strategic objectives 2023-2025

While impact and ESG identifies the key aspects to become future-proof, the themes must complement each other to achieve the Fund's mission. The Impact, Environmental and Social themes both have their own strategic objectives, which are listed in the table on the right. For the Governance theme a checklist applies. The Fund revises its one-year and three-year goals on an annual basis.

Strategic objectives 2023-2025

Strategic objectives	Target 2023	Target 2025
Impact		
Portfolio's match with the science park impact categories	≥ 50%	≥ 50%
Number of strategic partnerships with (semi) public parties or institutions	≥ 3	≥ 4
Coverage of tenants' contribution to UN SDGs using the UN PRI Market Map	≥ 80%	≥ 90%
Environment		
GHG intensity (kg of CO_2 per sq.m. / year)	< 1	< 1
Energy intensity (kWh per sq.m. / year)	≤ 119	≤ 112
- Total energy consumption	≤ 129	≤ 123
- Onsite energy generation	≥ 10	≥ 11
Plan for properties with a high climate risk profile (#)	3	All properties
Green Building Certificates (BREEAM NL or comparable) coverage	100%	100%
Climate adaptation (# of projects / year)	≥ 1	≥ 1
Social		
Community & Tenants		
Tenant satisfaction rating	≥ 7.0 / 10	≥ 7.0 / 10
Conduct community projects (# of projects / year)	≥ 2	≥ 3
Invest in sustainable mobility solutions (# projects / year)	≥ 1	≥ 1
Our employees		
Employee satisfaction rating (eMood® score)	≥ 7.5	≥ 7.5
Personal development		
- Training (% of annual salaries)	≥ 1%	≥ 1%
- Sustainable employability (% of annual salaries)	≥ 1%	≥ 1%
Health & well being (eMood® vitality score)	≥ 7.5	≥ 7.5
Sound business practises: implementation sustainability in risk control framework		

	Compliant
Governance	
Alignment with sustainability guidelines	✓
- SDGs	✓
- GRESB (annual survey rating)	★★★★★
Sound business practices	✓

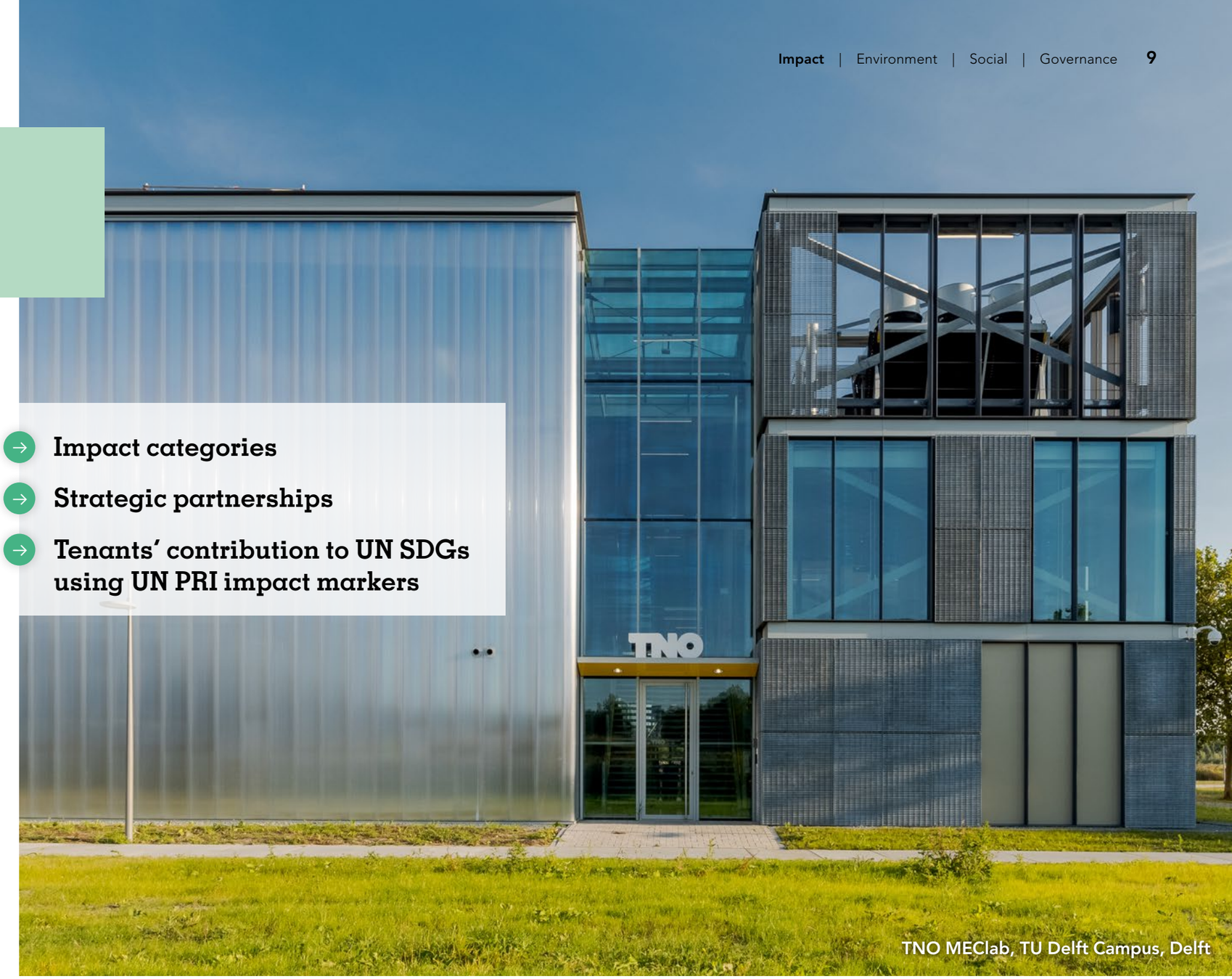
Impact

ASR DSPF strives to make a positive societal impact by stimulating the further development of science parks in the Netherlands, by investing in real estate for the broad range of functions that are needed for science park ecosystems to thrive. By doing so, the Fund provides room for companies to work on a wide range of innovative and sustainable products and solutions, in various phases of their life cycle.

The Fund achieves this by making targeted individual investments and through partnering with (semi) public entities, e.g. universities and local governments. These partnerships create a shared interest, with separate responsibilities, towards the further development of science parks, as well-functioning science park ecosystems require both public and private real estate investments.

Through its investments, the Fund provides space for occupants who actively contribute to a better world through innovative products and sustainable applications. The Fund's tenants therefore offer innovative solutions for a broad range of environmental and social challenges. The Fund measures and reports on their contribution to the United Nations' Sustainable Development Goals using the UN PRI Market Map.

- **Impact categories**
- **Strategic partnerships**
- **Tenants' contribution to UN SDGs using UN PRI impact markers**



TNO MEClab, TU Delft Campus, Delft

Impact categories

ASR DSPF makes a positive and measurable impact on the quality of science park ecosystems in the Netherlands by investing in the blend of real estate needed to host the broad range of functions which allow science park ecosystems to thrive. This is measured through the portfolio's match with the science park impact categories. These categories are explained in further detail on pages 12 and 13.

The Fund aims for at least 50% of its portfolio to match one or more of the three defined science park impact categories.

As at 30 September 2022, 64% of the portfolio matches the science park impact categories, as the Exact building does not match one of the categories and Cumulus is not yet mapped. The Fund will seek to maintain the portfolio's current match with the science park impact categories and will take this goal into account for every acquisition, but it sets no individual goals on an asset level.

Objective
Invest in neighborhoods and sustainable mobility

Target 2023-2025

> 50% allocated to the science park impact categories

Science park impact category I

Space for neglected tenant groups

Examples
This includes space for tenants who have outgrown their start-up phase (e.g. scale-ups).Their spatial needs are not met as they fall outside the scope of the university's valorisation scope and the market has been unable to provide ample space. As this could lead to tenant departures from the science park, this could negatively impact the strength of the ecosystem as a whole. Assets in this category are typically multi-tenant buildings, suited to companies in different phases of their life cycle. The buildings can therefore accommodate companies as their spatial demand develops, but also provide space for a diverse range of tenants for whom the market has historically not provided

Background
The absence of space for this type of tenant stifles the mix of occupants needed for a thriving ecosystem. One of the most important challenges in realising this type of real estate is the significant associated up-front leasing risk, due to the inability of fast growing tenants to commit to a rental contract several years before delivery of a building[1]. This has led to a broad absence of this type of space on Dutch science parks. The absence of this type of space on the TU Delft Campus was one of the driving factors behind the Fund's partnership with TU Delft. In this case, the partnership allows for a joint tackling of the upfront leasing risk associated with this type of real estate.

Measurability
Buildings fit this category when offering space to tenants (most notably 'scale-ups') whose needs are not met by the market or for whom a public entity such as a university has (reluctantly) provided for. Additionally, the use of the partnership model to mitigate risks associated with the realisation of such a building is a strong indicator for the failure of the market to provide in this type of space. An example of this is the realisation of a multi-tenant scale-up building (NEXT Delft) on the TU Delft Campus, or the acquisition of a multi- tenant start-up / scale-up building (The Gallery) on Kennispark Twente from a local consortium including the University of Twente.

1) European Commission, 2013; BCI, 2018

Science park impact category II

Space for tenants who add value to the local ecosystem

Examples
This includes buildings for tenants that have shared research programmes with the local knowledge institute(s) or that offer unique knowledge or facilities to the local ecosystem.

Background
A science park works as a self-reinforcing magnet that attracts (international) knowledge workers and organisations. Locating at a science park brings advantages for companies regarding easy access to knowledge, talent, research facilities, image (place to be) and common facilities / services. Spatial concentration of economic activity enforces these advantages. The importance of spatial concentration has increased due to the emerging need for open innovation. That means that instead of conducting R&D individually, companies are increasingly conducting R&D together with universities, research organisations, spin-offs etc.[1] The Fund provides space to tenants who add value to this dynamic, as defined by important stakeholders, such as municipalities and universities.

Measurability
Buildings fit this category when offering space to tenants that match local criteria posed through zoning plans or that have passed a screening, evaluating its value to the ecosystem, by for example a university. An example of this is the screening of tenants Oldelft Ultrasound by the TU Delft, before approving the realisation of their new lab facilities on the TU Delft Campus, by ASR DSPF. TU Delft's tenant screening process includes categories such as identity, sustainability and connection with and contribution to the university's strategy, ambitions and educational programmes. When screening criteria do not exist, the Fund works with its local partners to establish suited and objective screening methods.

1) Raspe, 2009; Mazzarol & Battisti, 2016; BCI, 2018; NG, 2020

Science park impact category III

Assets which add specific value to local ecosystems

Examples
These include public or specific functions made available to a wider community. These functions are often too costly to develop for firms and out of the investment scope of universities. Examples of this category are public functions such as conference and restaurant facilities, short-stay housing for researchers or visiting professors, as well as student housing, parking, or retail. Despite its wide range of functions, the Fund will have limited exposure to this impact category.

Background
In a well-functioning ecosystem various types of functions adequately support tenants or visitors of the science park, by providing, for example, space for conferences or off-site meetings as well as basic catering needs[1]. As the Fund's main investment focus is to invest in sizable commercial real estate, mostly office or lab-related, this type of real estate support often falls outside its investment scope, for example due to its limited and granular investment volume or heavy management requirements. However, in a balanced ecosystem all required functions are present. The Fund therefore adds value by investing in these functions, in separate assets, or integrated in assets which fall within the Fund's main investments focus.

Measurability
Buildings fit this category when they lie outside the main investment scope of the Fund, as defined in the Fund's PPM and other strategic documentation, but add specific value to the (entire) local ecosystem. It is important that functions do not serve the needs for tenants of a specific building or concept, but rather serve the needs of a broader group. An example of this is the lab training facility on Leiden Bio Science Park, in which (lab)space can be rented for short periods, and used to 'train' incoming lab staff. This space can be rented by all users on the science park and adds unique value to the science park. Much like Impact category 1, it is likely that the partnership model will allow for the tackling of specific risks, allowing the Fund to invest in supporting functions, where the market has shown reluctance to do so.

1) Ng, 2020

Strategic partnerships

The Fund aims to strike partnerships with stakeholders on selected science parks in the Netherlands, such as universities, municipalities and innovative corporates. The Fund's long-term scope aligns with the long-term vision needed for the development of a science park. By acting as a reliable long-term commercial partner, the Fund gains preferred access to tenants and deal flow, creating the opportunity to invest in real estate for a wide range of functions which have largely fallen outside the scope of traditional investors.

As at 30 September 2022, the Fund has a dedicated partnership with Delft University of Technology and Kennispark Twente. The Fund is in discussions at various locations with the aim of establishing additional partnerships, based on the example of Delft and Twente.

The Fund aims to enter into additional partnerships with (semi) public parties, forming at least a third partnership in 2023 and at least a fourth by 2025.

Objective
Strategic partnerships
(#)

2023
≥ 3

2025
≥ 4

NEXT Delft, TU Delft Campus, Delft

The Gallery, Kennispark Twente, Enschede

Tenants' contribution to UN SDGs using UN PRI impact markers

To provide insight into the impact which the Fund's tenants make, the Fund measures and reports on the floor area on which the tenants are involved in fields making a direct contribution to the UN Sustainable Development Goals. For this process the Fund uses the UN PRI Market Map. The Market Map aims to provide a practical link between the broad ambitions of the SDGs and real-world impact investment opportunities. This process is described on page 14.

The Fund aims to map the impact match of 90% of its tenants using the UN PRI Market map by 2025.

As at 30 September 2022, the Fund has mapped 62% of its tenants. Of the occupied floor area, 18% makes a direct contribution to the UN SDGs, 44% does not and 38% is unmapped.

Objective
Mapping coverage of tenants' contributions to UN SDGs
(%)

2023
≥ 80

2025
≥ 90

Tenant impact mapping process and results

By stimulating the ecosystems of Dutch science parks, the Fund provides room to tenants which work on a broad range of innovative solutions, through different parts of their life cycle. These companies are operational in diverse fields, often spun out of an initial idea formed through their diverse academic backgrounds.

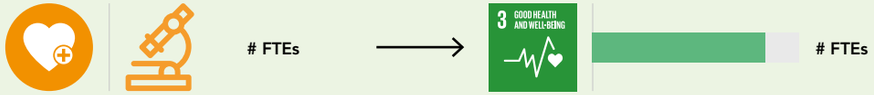
The Fund's tenants' contributions to real world problems is therefore diverse. To provide insight into the impact they make the Fund uses the UN PRI Market Map. The Market Map aims to provide a practical link between the broad ambitions of the UN SDGs and real-world impact investment opportunities. This tool distinguishes ten impact markers, categorised in environmental and social thematic areas of impact investments and businesses that, by their nature, intend to contribute to sustainability and the SDGs. Each impact marker matches with one or more (sub) SDGs, providing a direct link between the Fund's tenants and the SDGs. As the Fund aims to invest in science parks with varying fields of focus, it has the potential to contribute to a wide range of SDGs through its tenants, alongside its contribution directly through the characteristics of its buildings.

1 Mapping

Upon entering into a new lease, tenants go through a mapping process. In this process tenants declare whether the activities of their company, and the local employees, within the Fund's asset match one or more of the Impact Markers, according to the definition of the UN PRI Market Map. This is expressed in FTEs.

2 Matching

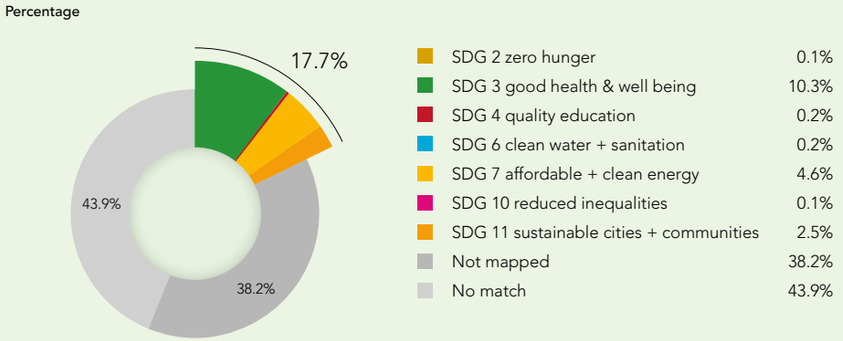
The UN PRI Market Map contains ten environmental and social thematic areas of impact that contribute to sustainability and the SDGs. The Fund pairs its tenants' match, in FTE, with the Impact Markers with the SDGs. Based on the leased floor area, this allows the Fund to report accurately on the match of activities in its portfolio with the SDGs.



3 Reporting

The Fund reports on the Portfolio's tenants' match with the UN SDGs, distributed in floor area.

Tenant's match with UN SDGs



Environment

Making a positive societal impact goes hand in hand with limiting negative impact on the environment. The Fund is convinced that a meaningful impact strategy can only be achieved with a portfolio which meets the targets set in the Paris Agreement. The Fund therefore actively works towards reducing energy use and GHG emissions, using the CRREM methodology as benchmark, outlining a path towards a 'Paris Proof' portfolio.

- **Paris Proof in 2045**
- **Resource efficiency**
- **Climate risk & adaptation**
- **Enhance local biodiversity**
- **Coverage of Green building certificates**

TU Delft Campus, Delft

Paris Proof in 2045

The Commitment

In 2020, a.s.r. real estate signed the Paris Proof Commitment of the Dutch Green Building Council, dedicating itself to realizing a GHG neutral portfolio by 2050. This Commitment is based on the principles as decided upon in the Paris Agreement.

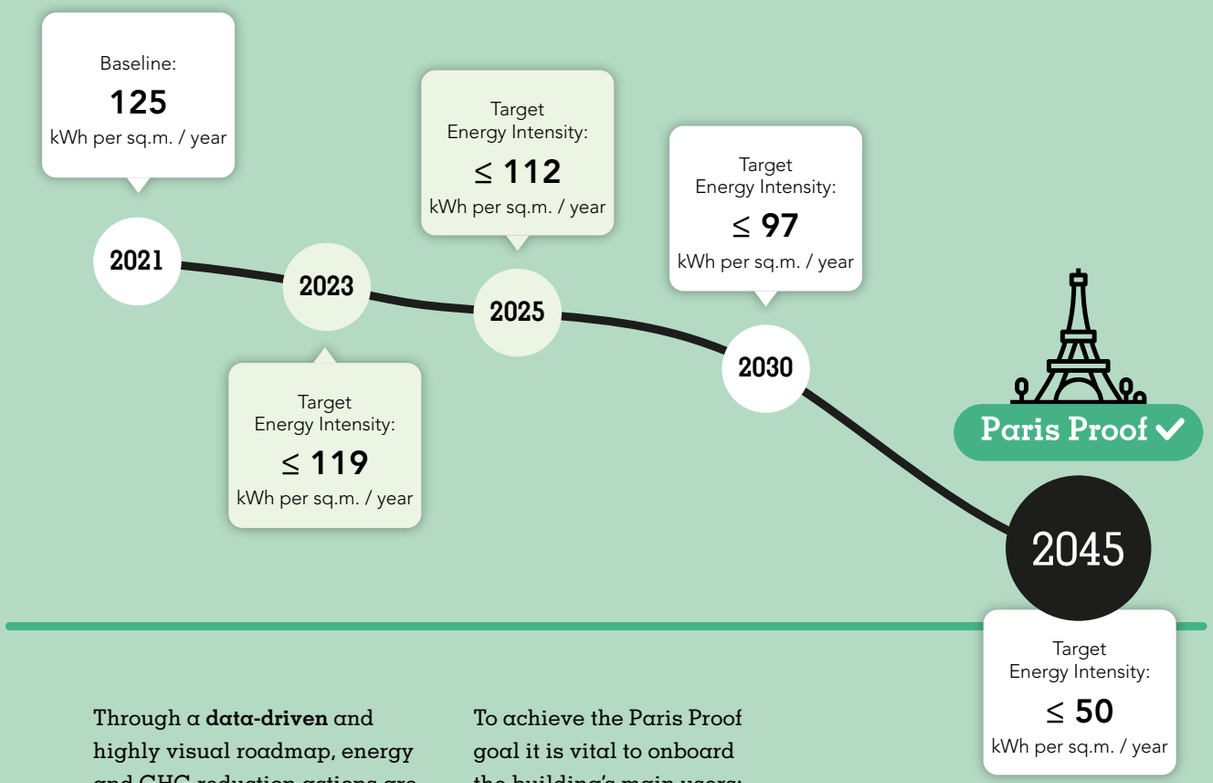
The Fund aims to realize this ambition before 2045. This goal is operationalized through the use of a "Paris proof roadmap" with individual goals on energy efficiency, onsite energy generation and sustainable sourcing, reducing its energy intensity (net energy use) to 50 kWh per sq.m. per year.

Currently the Fund has a relatively low GHG footprint, as all of its tenants procure energy from highly sustainable sources. The Fund is therefore well positioned to outpace its goals towards GHG neutrality, pending the adoption of the Fund's green leases by current and future tenants. The Fund will therefore strive to achieve full GHG neutrality, ahead of its 2045 Paris Proof Goal of 50 kWh per sq.m.

The Roadmap

The Fund's Roadmap is constructed using of the CRREM methodology, which is developed in a cooperation with the European Union and several leading sustainability firms. Mirroring the Paris climate agreement it provides a clear target for the Fund; he 1.5 degrees "path" and a maximum limit; the 2 degrees "path". In more detail, the benchmark allows investors in real estate to measure their exposure to these emission related risks. Using its methodology, the Fund takes a baseline measurement of, amongst others, the energy intensity of each building, an approximation of the energy use distribution, the level of insulation and the type of installations currently in use. Then, energy- and GHG emission reduction actions are planned on an asset level. This allows the Fund to integrate the findings in the multi year budgets, and use natural replacement moments to increase the energy efficiency of assets in a cost-efficient way. To achieve these goals it is vital to onboard the building's main users: the tenants. Their engagement and combined efforts therefore are an important aspect of the roadmap as well.

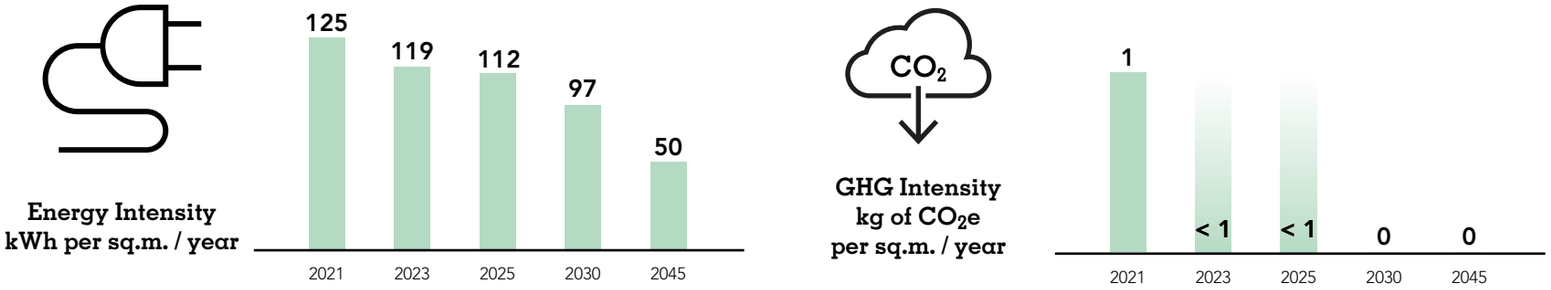
Paris Proof roadmap: Energy intensity



Through a **data-driven** and highly visual roadmap, energy and GHG reduction actions are planned at the level of

To achieve the Paris Proof goal it is vital to onboard the building's main users: **the tenants.**

ASR DSPF's roadmap towards a 'Paris Proof' portfolio by 2045



ASR DSPF's objectives for energy intensity and GHG intensity

	2021	2023	2025	2030	2045	2050
Energy use intensity (kWh per sq.m. / year)	128.2	129	123	113	80	75
Onsite energy generation (kWh per sq.m. / year)	3.5	10	11	16	30	35
Building energy intensity (kWh per sq.m. / year) [1)]	**124.7**	**119**	**112**	**97**	**50**	**40**
CRREM 1.5 degrees Benchmark building energy intensity [2)]	285.8	257	234	183	50	23
CRREM 2 degrees Benchmark building energy intensity	310.2	292	276	233	111	92
Building GHG intensity (kg of CO_2e per sq.m. / year)	1.0	< 1	< 1	0	0	0
CRREM 1.5 degrees Benchmark building GHG Intensity [2)]	99.3	89	80	59	12	4
CRREM 2 degrees Benchmark building GHG Intensity	107.9	102	96	76	26	15
# PV panels	1.152	2.700	n/a	n/a	n/a	n/a
Average energy label	A++	A++	A++	A+++	n/a	n/a

1) The building energy intensity is equal to the energy consumption minus the on-site produced energy. This number represents only the building energy intensity from buildings for which the Fund has 100% data coverage. The future targets are based on the Paris Proof roadmap.
2) As a benchmark, the Fund uses the CRREM pathways which outline the energy intesity and GHG intensity required to limit global warming to within 1.5 and 2 degrees. Due to the unique characteristics of the assets type the Fund employs a blended target, made up of 50% healthcare and 50% office.

TNO MEClab, TU Delft Campus, Delft

Resource efficiency

Energy Intensity

Energy intensity is defined as the net energy used on site, including all energy used by a building, less the energy which is generated on site. The Fund's strategy is therefore operationalised through separate goals for energy efficiency, onsite energy generation and, lastly, sustainable sourcing:
1. to reduce the energy consumption of the portfolio;
2. to maximise onsite energy generation; and
3. to source all remaining energy from a sustainable source.

Based on the consumption data of Q1 and Q2 2022, the Fund's annualised energy intensity is estimated at 92 kWh per sq.m. per year. The Fund aims to reduce the energy intensity for the entire portfolio to 50.0 kWh per sq.m. per year by 2045 and 40.0 kWh per sq.m. per year by 2050.

Objective
Energy Intensity
(kWh per sq.m. / year)

2023
≤ 119

2025
≤ 112

GHG Intensity

Currently the Fund has a relatively low GHG footprint, as all of its tenants procure energy from highly sustainable sources. The Fund is therefore well positioned to outpace its goals towards GHG neutrality, pending the adoption of the Fund's green leases by current and future tenants and by making a plan to connect Cumulus to the TU Delft Campus cold and heat storage system in the future. The Fund will therefore strive to achieve full GHG neutrality, ahead of its 2045 Paris Proof Goal.

Based on the consumption data of Q1 and Q2 2022, the Fund's annualised GHG intensity is estimated at 1.15 kg per sq.m., since the only GHG emissions are currently generated from the district heating used by The Gallery and the CH boilers (natural gas) of Cumulus. The GHG intensity is measured by the absolute energy intensity ratio per sq.m. and the GHG emissions from the Fund's energy use[1].
In 2021 the Fund decided to offset 40 tons of CO_2 annually for the period 2021-2026 by partnering with Trees for All. The emissions will be offset through credits from Trees for All's project in Bolivia, which is included in the projection above.

Objective
GHG Intensity
(kg CO_2 per sq.m. / year)

2023
≤ 1

2025
≤ 1

1) Energy suppliers publish their electricity and heat labels, disclosing GHG emissions per unit (kWh or GJ), for any given year in the following year. Data on GHG emissions for the current quarter is therefore unavailable. To determine the portfolio's GHG intensity the Fund uses up-to-date data on energy use and the most recent CO_2 emissions data.

Oldelft, TU Delft Campus, Delft

The Gallery, Kennispark Twente, Enschede

Energy consumption

Energy efficiency is the first step towards lowering the portfolio's energy intensity and is a key element of the sustainability policy. The Fund continuously focuses on implementing improvements around energy consumption. The optimisation measures will be linked to the planned actions in the multi-year maintenance plan (MYMP) so that larger energy-saving measures such as insulation or heating and ventilation systems will be strategically implemented upon expiry of the lifetime of systems or coinciding with other major CAPEX activities.

On a quarterly basis, the Fund requests meter readings of energy consumption from its tenants. By the end of 2022, analyses will be possible comparing energy consumption with the same quarter of the previous year(s). Based on this, discussions will be held with tenants about energy consumption and possible improvements.

Based on the consumption data of Q1 and Q2 2022, the Fund's annualised energy consumption is estimated at 111 kWh per sq.m. per year. The Fund aims to reduce the energy consumption for the entire portfolio to 80.0 kWh per sq.m. per year by 2045.

Objective
Energy consumption
(kWh per sq.m. / year)

2023
≤ 129

2025
≤ 123

Exact, TU Delft Campus, Delft

Renewable energy

After reducing energy use, the second step towards improving the portfolio's energy intensity and reducing its GHG footprint is onsite energy generation, as the Fund aims to minimise externally sourced energy. Onsite energy generation is therefore the second key element towards a Paris Proof portfolio. The Fund currently specifically targets PV panels in reaching its onsite energy generation goals.

The Fund has installed PV panels on the roof of every asset in the current portfolio. This leads to a total of approximately 2,700 PV panels with the capacity to produce 19 kWh per sq.m. per year (on average at portfolio level). This is substantially higher than the target set for 2022, which means at the same time that further optimisation in the coming business plan period will be limited. The Fund aims to increase the onsite energy generation for the entire portfolio to 30.0 kWh per sq.m. per year by 2045 and 35.0 kWh per sq.m. per year by 2050.

Objective
Onsite energy generation
(kWh per sq.m. / year)

2023
≥ 10

2025
≥ 11

Climate risk & adaptation

As the impact of climate change starts to emerge, the importance of a resilient portfolio becomes evident. By understanding and anticipating the long-term risks of climate change, the Fund strives to build a portfolio that is progressively adaptable.

In 2022, the next step is taken in developing the Climate Risk Monitor (CRM) of a.s.r. real estate. An updated dashboard gives insights on both portfolio and asset level. The Climate Risk Monitor contains cartographic layers from the 'Klimaateffectatlas' (Climate Impact Atlas), which is managed by Climate Adaptation Services (CAS), and is based on analysis conducted by the Royal Netherlands Meteorological Institute (KNMI). The cartographic layers used in the Funds analysis have been selected and updated in line with the national Framework Climate Adaptive Buildings of the Dutch Green Building Council (DGBC).

The Climate Risk Monitor considers four major climate risks: heat, flooding, drought and extreme weather. Based on the outcomes, the Fund sets strategic targets to ensure climate adaptability. Furthermore, the score is taken into account for each newly acquired asset and for the annual hold-sell analysis.

Climate risks Indicators (situation in 2050)

	Indicator
Physical risk	
Heat	1) Warm nights 2) Distance to cooling
Drought	1) Soil subsidence 2) Pole rot risk 3) Different settlement 4) Susceptibility to wild fires
Extreme weather	1) Flood depth associated with short, severe precipitation 2) Probability of excessive groundwater levels 3) Mean highest groundwater level
Flooding	1) Maximum flood depth 2) Location-specific probability of flooding
Transition risk	
Law & regulations	New legislation at EU / National / Local level
Financial consequences	Cost for shifting towards a more climate-adaptive built environment

The Task Force on Climate-related Financial Disclosures (TCFD) framework serves as a basis for consistent disclosure of climate-related financial risks and opportunities. In accordance with the framework, the Fund works to mitigate the physical risks by implementing climate adaptation measures on and around properties. ASR DCRF focuses on the properties with (significantly) higher climate risks. For these properties the Fund formulates objectives and a plan of action.

As at Q3 2022, the Fund has implemented three climate adaption projects:

- White (synthetic) roofing instead of standard black roofing on NEXT Delft (improving the performance of the PV installation, reducing the building's heating requirements and a major contribution to reducing the 'urban heat island effect');
- The Fund has started the landscaping of the semi-paved areas around the building and the construction of a freestanding bicycle storage facility. The Fund has made an extra investment in a reinforced load-bearing and roof structure of the bicycle storage, allowing the application of approximately 160 sq.m. of moss sedum roof. Both the moss sedum roof and the semi-paved area around the building will serve as a form of water storage;
- Parts of the bicycle storage's façade will be covered with vegetation, which contributes to the local biodiversity.

Objective
Plan for properties with a high climate risk profile
(#)

2023
3

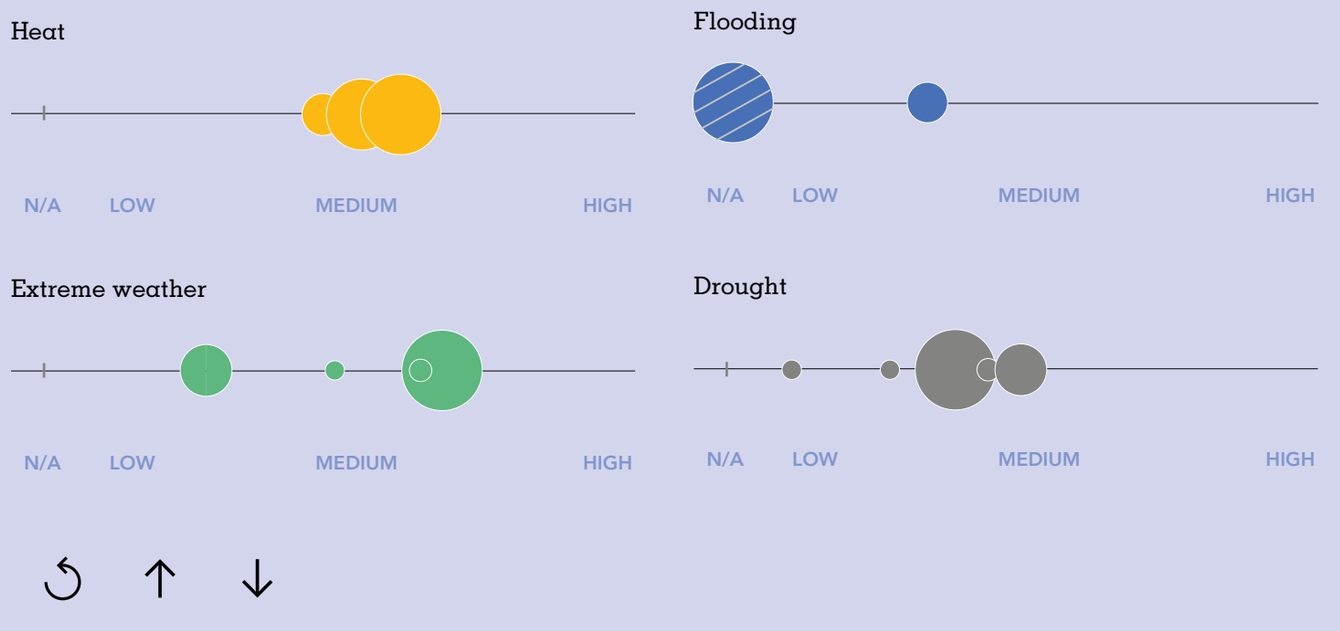
2025
All properties

Objective
Climate adaptation
(# projects / year)

2023
≥ 1

2025
≥ 1

Climate risk monitor



Restoration of biodiversity

The Pledge

Biodiversity is the number, variety and resilience of living organisms and ecosystems. Worldwide, biodiversity is receiving increased attention due to a rapid loss of species. This has adverse effects on human well-being and quality of life, as well as on food security, resilience to natural disasters and availability of water and resources. a.s.r. signed the Finance for Biodiversity pledge, committing to reverse the loss of biodiversity as much as possible.

As the built environment is an important habitat for animal and plant species, the Fund aims to contribute as much as possible to the restoration of local species. We preserve and restore local habitats in and around buildings, for which we connect to local conditions and needs.

Portfolio analysis and biodiversity plan

In addition to current actions for new buildings and asset-level restoration projects, a biodiversity plan for further improvement of the Portfolio will be prepared. This will be done by an external ecologist, who will be consulted to analyse our portfolio and draw up a strategy and actions to optimally contribute to biodiversity based on a knowledge of our building specifications and locations.

The biodiversity plan will indicate the next steps in reversing the loss of biodiversity as much as possible. Customised steps for each location will contribute to the original ecosystem, as biodiversity requires a custom approach per building and location.

Objective
Enhance local biodiversity

2023
Design plan

2025
Execute plan

Oldelft, TU Delft Campus, Delft

Exact, TU Delft Campus, Delft

Coverage of Green building certificates

The Fund has set clear goals for obtaining Green building certificates, such as BREEAM and WELL, as these are issued in recognition of sustainable, healthy and well-managed properties. Additionally, they provide a framework for holding builders, developers and other parties accountable on wide-ranging and constantly developing ESG-related matters.

The Fund aims to certify 100% of its portfolio with a BREEAM-NL certificate. The Gallery, TNO, NEXT and Cumulus will receive a BREEAM-NL certificate in the second half of 2022. The improvements that are needed to achieve BREEAM-NL In-Use Excellent certification for Exact are still under review. In collaboration with the technical manager, the final optimisations are being worked out (e.g. the possibility of constructing a wadi or moss sedum roof), after which the certification process can be started.

Objective
Coverage of Green Building Certificates
(%)

2023
100

2025
100

Appendix

In addition to the above mentioned portfolio's goals, the Fund has additional goals and requirements on an asset- as well as portfolio level:

Energy standards
New developments are targeted to be energy neutral in primary energy use (A+++++) and will at least have an energy label A+++ . Existing properties should be upgradable to at least an energy label A in the short term. All properties should have the ability to improve to Paris Proof standards in line with the Fund's goals.

Green Building certificate standards
New developments: BREEAM-NL Excellent or comparable
Existing buildings: BREEAM-NL-in-use Very Good or comparable

EU Taxonomy
The Fund has included the 'do no significant harm' principle of the EU Taxonomy in its program of requirements.

Reduce water usage
The Fund installed smart water meters for the entire portfolio. Based on smart water meter data, water usage and real-time leakage control will be monitored and a water-saving plan will be developed in consultation with the tenants of the buildings within the framework of the green lease agreements.

Manage waste
As at the end of the third quarter of 2021, all existing single-tenant leases include a green clause. All new single- tenant leases the Fund enters into will automatically include a green clause. Green lease agreements require that tenants limit and separate their waste as much as possible. Paper, cardboard, metal, green waste, glass, plastic, residual waste and chemical waste will be disposed of separately. The Fund is now in preparation to monitor waste streams. We expect to start reporting on the volume of waste produced and the handling of this waste in 2022.

Material sourcing
As part of its impact policy the Fund has developed an ambitious programme of requirements and procurement guidelines which impact processes such as maintenance and procurement. Technical maintenance may only be carried out by ESG-certified businesses. The technical materials and systems used must additionally comply with current ESG requirements. For example, only FSC-produced timber may be used.

Green lease
The Fund amended all existing leases to include a green clause and all new leases which the Fund enters into will automatically include one. At present 100% of the current leases includes a green lease clause.

Sustainable procurement
The Fund developed an ambitious programme of requirements and procurement guidelines which make an impact on processes such as maintenance and procurement. Technical maintenance may only be carried out by ESG-certified businesses. In addition, any technical materials and systems used must comply with current ESG requirements. For example, only FSC-produced timber may be used.

Sustainable mobility solutions
The Fund has formulated a formalised vision on electric car charging stations for the assets in portfolio as well as acquisitions. In collaboration with TU Delft, the Fund has started a study detailing future parking facilities on the campus in Q3 2021. This study will include the installation of E-charging points and the implementation of shared mobility solutions.

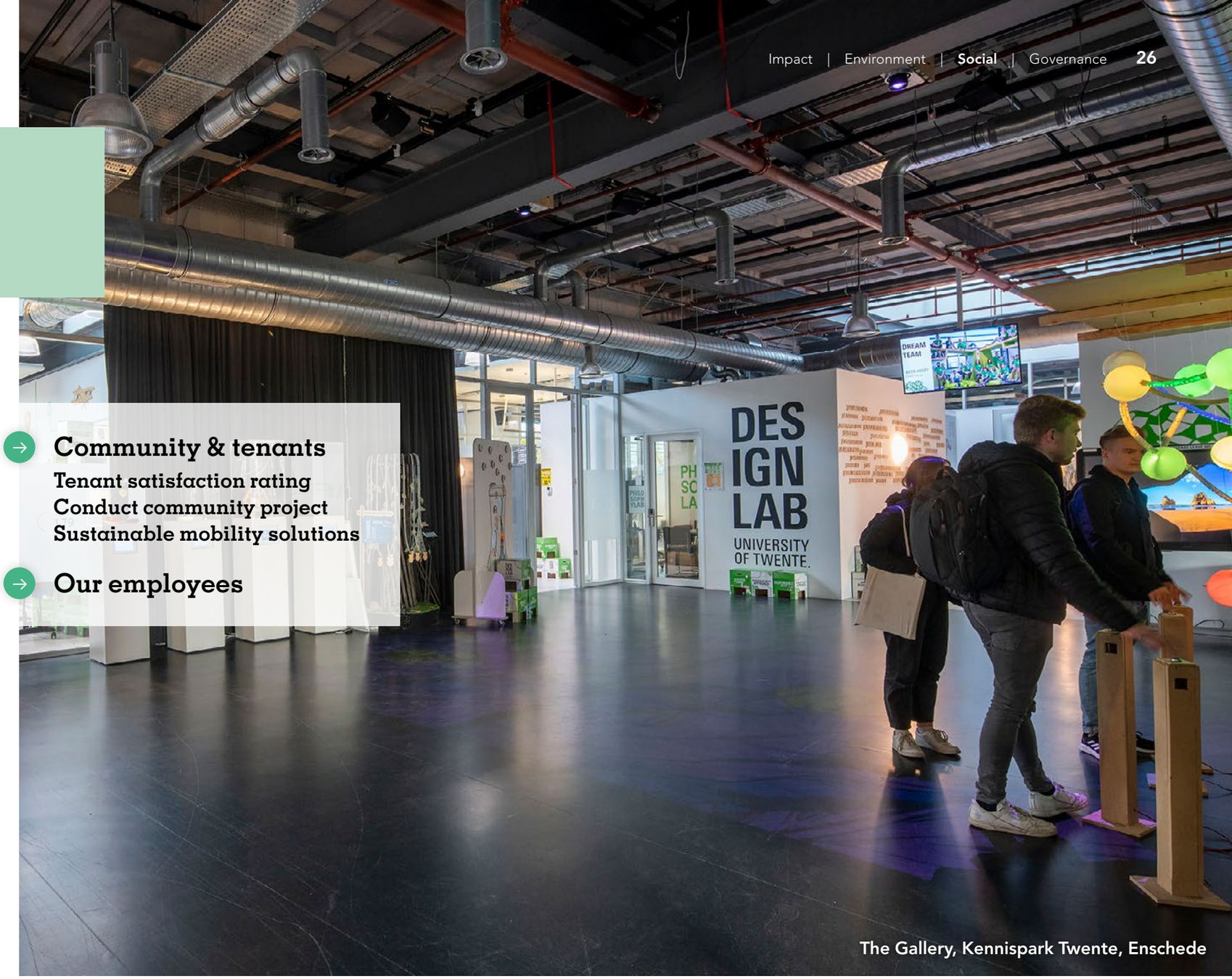
Social

We aim to make a positive impact on society, enhance engagement and improve community standards for our tenants and employees. We value diversity, inclusion and well-being within both our organisation and communities. Therefore, we continue to challenge our impact and added value on the social factors of our portfolio.

Community & tenants

Tenant satisfaction rating
Conduct community project
Sustainable mobility solutions

Our employees



The Gallery, Kennispark Twente, Enschede

Community & Tenants

Tenant satisfaction

Tenants are important partners and the Fund wishes to ensure that its tenants are involved, aware and satisfied. The Fund will actively seek to improve tenant satisfaction and commitment by conducting bi-annual tenant satisfaction surveys. The results of these surveys will be used to improve tenant engagement. In 2022, the Fund commissioned Keepfactor – a tenant satisfaction assessment company – to conduct these surveys. The resulting score was 7.3 out of 10. The Fund is aiming for a score of 7.0 or better. The Fund welcomes feedback from its tenants and uses that information both for sustainable investment and to maintain its long-term relationships with tenants. By communicating with tenants, the Fund is able to keep its finger on the pulse of what tenants need and want.

Objective
Tenant satisfaction rating
(out of 10)

2023
≥ 7

2025
≥ 7

TNO MEClab, TU Delft Campus, Delft

Conduct community projects

An active and flourishing community contributes to the strength of a science park ecosystem by connecting commercial tenants and other users of a science park. This allows all users of the ecosystem to share knowledge and ideas. Being involved on a local level also promotes visibility for the Fund and contributes to tenant and asset deal sourcing. Our community manager seeks cooperation with partners who offer content programmes to our community, for example in the field of Human Resources, Sales and Marketing, but also with the relevant university in technical fields such as AI or MedTech.

Local and dedicated community management adds to the effectiveness of a community, for example by organising events, lectures and student-company interaction. The Fund works closely with local community managers employed by, for example, a university. Within NEXT Delft, for example, a community has been formed that is part of the overall TU Delft Campus community that connects more than 200 companies. NEXT Delft offers accommodation to companies from the various communities within the TU Delft ecosystem and multiple facilities to serve the community, such as a meeting centre, a meet, greet & co-working space and a substantive community programme (with lectures, workshops, etc.) that includes a 'fun part' (with networking drinks, pub quiz, boot camp training, etc.).

In Enschede, The Gallery tenant Novel-T organises a monthly Campus Café, which brings together Twente's innovation community. There are breakout sessions on new technologies, innovative and international entrepreneurship, and talent retention.

Objective
Community projects
(# projects / year)

2023
≥ 2

2025
≥ 3

Sustainable mobility solutions

The Fund has developed a formalised vision for electric car charging stations for the assets in the portfolio as well as acquisitions. In collaboration with TU Delft, the Fund has begun a study detailing future parking facilities on the campus. In Q1 2022 the Fund invested in collaboration with TU Delft in the installation of E-charging points on TU Delft's 'Molengraaffsingel' public parking lot. For both The Gallery and Cumulus, the Fund is investing in expanding the number of charging stations in accordance with its vision for electric car charging stations.

NEXT Delft's tenant Future Mobility Network developed the Active Score method. The Active Score Certification assesses and rates buildings, indicating the extent to which facilities and services are available in the building to facilitate active travel. The Fund will investigate the possibilities for Active Score certification of its portfolio.

Objective
Sustainable mobility projects
(# projects / year)

2023
≥ 1

2025
≥ 1

Our employees

Employee satisfaction rating

a.s.r. sends out a weekly survey: the Employee Mood Monitor (eMood®). This tool, which was developed in-house, is intended to provide up-to-date information on the well-being and connectedness of a.s.r.'s employees. The eMood® survey considers three categories:

- Employee satisfaction
- Vitality
- Productivity

An analysis of the results can provide insight into the needs of a.s.r. real estate employees. Where necessary, steps are taken to improve a.s.r. real estate's standing as an excellent employer.

Objective
Employee satisfaction rating
(eMood® score)

2023
≥ 7.5

2025
≥ 7.5

Health & well-being

Prioritising health and well-being and avoiding stress in the workplace is an important issue. Awareness, prevention and guidance are three important instruments in this regard. a.s.r. provides a wide range of workshops and has a dedicated team to support employees. It also devotes a lot of attention to ensuring a healthy office (or home office) and flexible working conditions.

The weekly eMood® survey provides specific insight into the vitality of a.s.r. real estate employees. Additionally, the health and well-being of employees are formally monitored every three years.

Objective
Health & well-being
(eMood® vitality score)

2023
≥ 7.5

2025
≥ 7.5

Personal development

The main focus of the a.s.r. human resource management policy is personal development of its employees in terms of professional expertise, competences and skills. 1% of annual salaries is devoted to training and development and 1% is devoted to sustainable employability. A dedicated HR team provides guidance for employees who wish to develop their talents and take control of their own future by developing their talents, moving to another position (sustainable employability) or leaving a.s.r.

Objective
Training
(% of annual salaries)

2023
≥ 1%

2025
≥ 1%

Objective
Sustainable employability
(% of annual salaries)

2023
≥ 1%

2025
≥ 1%

Diversity & Inclusion

The belief within a.s.r. is that differences make the organisation stronger and better, and a.s.r. stands for equal opportunities for all. We strive for an inclusive culture, in which differences are recognised, appreciated and put to positive use. Specifically, this is based on awareness of the importance of diversity in areas such as gender, age, religious beliefs, physical and mental abilities, background and orientation.

Every year, a.s.r. has an organisational success measurement carried out by Denison. In the Diversity & Inclusion module the progress within the organisation is measured on the basis of four pillars:

- perceptions of inclusion and respect;
- a working environment that is safe and free from discrimination;
- fair and equal access to opportunities;
- leadership with an eye for diversity values.

In the 2022 measurement, a.s.r. was among the top 25% of companies participating in the survey. In 2023 and 2024, we aim to at least maintain this position.

The belief within a.s.r. is that differences make the organisation stronger and better, and a.s.r. stands for equal opportunities for all

Employees of a.s.r. real estate

Gender equality

Within a.s.r.'s Diversity, Equality & Inclusion policy, gender equality is one of the central themes. There are targets to promote diversity in the composition of the workforce and equal pay for equal work. To monitor whether the policy is also working well in practice, an advanced Gender Pay Gap analysis is conducted annually.

Pay Gap analysis 2022

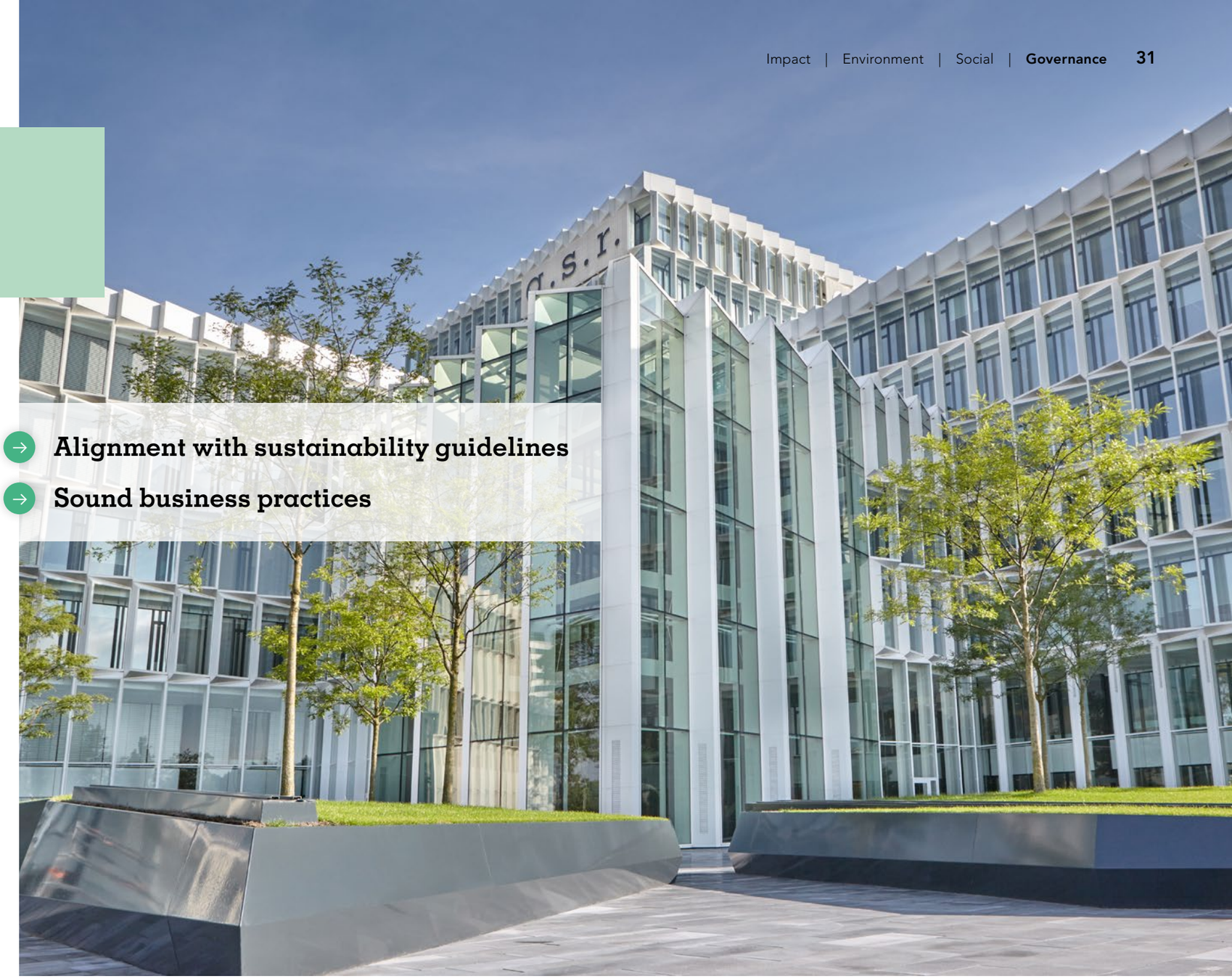
Across the entire population, the average gross hourly wage for women is 17% lower than for men at a.s.r. However, this difference is explained by the fact that women tend to do different types of work (in lower salary brackets) than men (in higher brackets) and that, on average, women have less work experience. Adjusted for these factors, there is no pay gap between men and women within a.s.r.

Ambition goes further than equal pay

The ambition of a.s.r. is also to achieve a more proportionate distribution of men and women in management and specialist positions. This improvement must come from the internal advancement of women, but also from an influx of more women. This is being actively pursued through, for example, training for managers, diversity in employer branding, anonymous applications and diverse composition in job interviews.

Governance

In accordance with our mission of 'investing in perpetual value', we believe sustainability is a key factor in our long-term strategy. To achieve our strategic objectives we have a dedicated sustainable governance framework in place and we closely participate in, align with and comply to sector-wide sustainable initiatives, guidelines and regulation.



- **Alignment with sustainability guidelines**
- **Sound business practices**

Alignment with sustainability guidelines

The Fund's strategy is aligned with guidelines set by the following organisations:

UN Global Compact

a.s.r. signed up to the UNGC in 2011, embracing, supporting and implementing (within its sphere of influence) its principles relating to human rights, labour standards, the environment and the fight against corruption.

IVBN (Foundation for Dutch Institutional Investors in the Netherlands)

The Manager is present in multiple IVBN working groups in which the industry discusses and sets targets on multiple topics (including sustainability).

Finance for Biodiversity pledge

a.s.r. signed the Finance for Biodiversity pledge, with the intention to commit to protecting and restoring biodiversity through the finance activities and investments. The pledge was launched on 25 September 2020.

UN Sustainable Development Goals (UN SDGs)

The UN SDGs selected by a.s.r. as well as the Fund are an integral part of the ESG policy.

Dutch Insurance Code

The Manager, as part of a.s.r., has adhered to the Dutch Insurance Code since 1 January 2011.

TCFD

The Manager, as part of a.s.r., has adhered to TCFD since 2019. TCFD is an industry-led initiative for consistent disclosure of climate-related financial risks and opportunities.

INREV (European Association for Investors in Non-listed Real Estate Vehicles)

The Fund is 100% compliant with the INREV Sustainability Reporting Module.

UN Principles for Responsible Investment

a.s.r. obtained an UNPRI A+ rating for its strategy and governance and an A rating for its properties.

Paris Proof Commitment DGBC

By signing this Commitment in 2020, a.s.r. real estate embraces the targets of the Paris Climate Conference and actively works towards a Paris Proof portfolio.

SFDR (European Union Sustainable Finance Disclosure Regulation) & EU Taxonomy

a.s.r. real estate and the Fund are compliant with the SFDR. The Fund qualifies in accordance with Article 8 of the SFDR. The Fund strives to be compliant with future SFDR and EU Taxonomy regulations.

SDGs

In 2015 the Sustainable Development Goals (SDGs) were endorsed by all United Nations member states to enhance sustainable development at the global level. Ahead of 2030, these goals provide a shared blueprint for eradicating global poverty and inequality, combatting climate change and creating a prosperous and peaceful life for all.

The Fund actively contributes to the SDGs which are outlined on this page.

ASR DSPF actively contributes to four SDGs

The Fund aims to be Paris Proof in 2045. Its objective for 2023 is to reduce the energy intensity towards 119 kWh per sq.m. / year. Actual energy intensity is monitored to track real-life progress

The Fund focuses on improving the ecosystem on science parks in the Netherlands through partnerships with public anchors and by offering shared mobility solutions.

In 2021 the Fund had a negative GHG intensity, far ahead of its Paris Proof target in 2045. The Fund aims to maintain its low GHG footprint, below 1 kg of CO2 per sq.m. / year.

Besides climate mitigation, climate adaptation is key in mitigating climate risks. To adapt to climate change within the portfolio, the Fund identified the key risks and is acting accordingly by executing ≥1 projects in 2023.

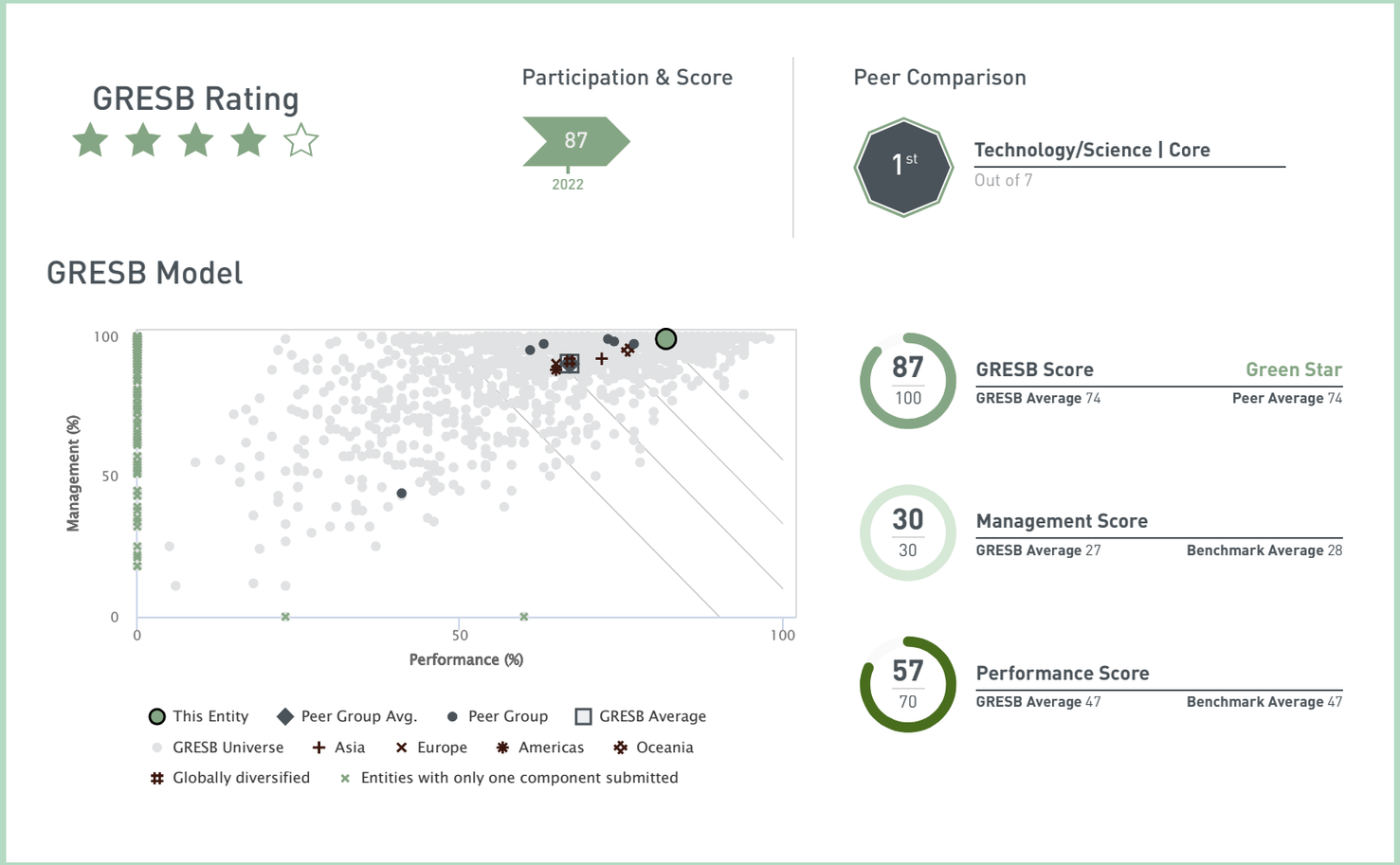
SUSTAINABLE DEVELOPMENT GOALS

GRESB

ASR DSPF rises from two to four stars

The ASR Dutch Science Park Fund participated in the GRESB survey for the second time in 2022, already managing to score an impressive 87 out of 100 points. This means the Fund managed to raise its rating to four stars a year ahead of schedule, and that it ranked first in the Technology Science Core peer group. It also outperformed the GRESB average of 74 points.

GRESB results ASR Dutch Science Park Fund



Sound business practices

For a.s.r. real estate, it goes without saying that corporate social responsibility can only be fully embedded by means of sound, transparent business practices. Important principles of a.s.r.'s governance are its Integrity & Compliance regulation, Risk Management, Code of Conduct, Privacy Policy, Customer Due Diligence policy and Whistleblowing procedures. Furthermore, a.s.r. real estate has been licensed under the AIFMD by the Dutch authority AFM since 2015 as a provider of financial services in the field of collective and individual asset management.

In 2020, a.s.r. addressed the issue of China violating human rights among the Uyghurs, a Turkic ethnic group, who were forced to mine raw materials for PV panels. The Company decided to tighten the screening procedure for all PV panel projects to ensure that it only partners with manufacturers that are not related, directly or indirectly, to China's suspected violation of the human rights of the Uyghurs.

SFDR & EU Taxonomy

In 2018 the EU released an action plan for financing sustainable growth, based on three pillars: reorienting capital flows towards sustainable investments, mainstreaming sustainability into risk management and fostering transparency and long-termism in financial and economic activities. A package of measures was adopted, two of which apply to the Fund: SFDR and EU Taxonomy.

- The Fund adheres to the EU Sustainable Finance Disclosure Regulation (SFDR) and has published the SFDR statement on its website. Under this Disclosure Regulation, the Fund is classified as a financial product that promotes environmental characteristics within the meaning of Article 8(1) of Regulation (EU) 2019/2088. As of 1 January 2023, the second set of rules must be in place for the Level 2 SFDR. The Fund will be compliant with this regulation and will keep up with new regulations.
- The EU Taxonomy regulation reflects a common European classification system for environmentally sustainable activities. Details about the EU Taxonomy Regulation can be found in the Fund's prospectus.

EU Taxonomy Alignment

The Fund promotes the climate and environmental objective 'climate change mitigation', as included in Article 9 of the EU Taxonomy regulation. The Fund promotes this objective in its underlying investments by promoting the stabilization of greenhouse gas concentrations in the atmosphere consistent with the long-term temperature goal of the Paris Agreement

As at 30 September 2022, 96.2% of the Fund's investments are eligable to promote the climate mitigation objective. Meaning that these investments qualify as economic activities under the climate change mitigation objective. As at 30 September 2022 44.2% of the Fund's investments are aligned to the EU Taxonomy regulation, these activities significantly contribute to climate change mitigation and at same time do not harm any other environmental objective (i.e. climate change adaptation, the sustainable use and protection of water and marine resources, the transition to a circular economy, pollution prevention and control, and the protection and restoration of biodiversity and ecosystems).

Optimal coverage of ESG network and embedding ESG

The Fund works with a number of long-term partners, such as its investors, external property managers and direct maintenance partners. ESG is a standing item on the agenda of periodic meetings with external property managers and direct maintenance partners (contractors and consultants).
In addition, there are guidelines for the Fund's partners to follow and quantifiable sustainability targets set out in agreements between parties. An independent party assesses maintenance teams in terms of sustainability during implementation. The Fund also seeks cooperation with governing bodies on sustainability initiatives.

Both external documents and internal documents provide for ESG checks and goals, which are continuously updated. Strict sustainability requirements apply to tendering procedures. ASR DSPF includes ESG provisions in lease agreements with its tenants and in agreements with parties such as developers, utility companies and government bodies.

a.s.r.
de nederlandse
verzekerings
maatschappij
voor alle
verzekeringen

Colophon

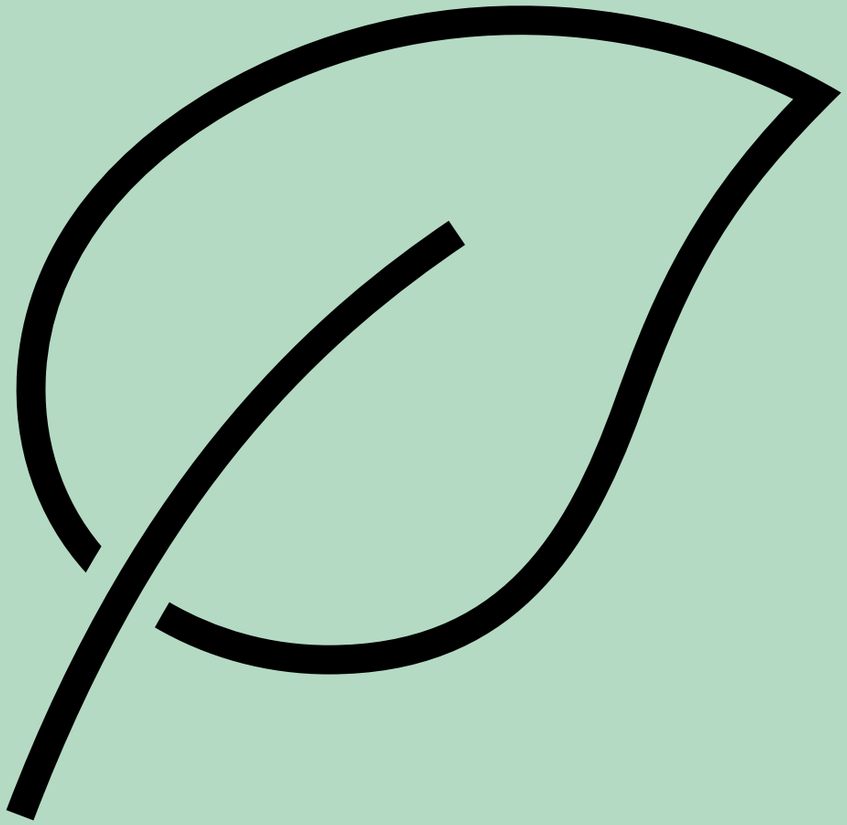
a.s.r. real estate
Archimedeslaan 10
3584 BA Utrecht
The Netherlands

www.asrrealestate.nl

Text
a.s.r. real estate

Photography
Corné Bastiaansen, Hilversum
Joni Israeli, Utrecht

Design
TD Cascade, Amsterdam



Cover: Exact, TU Delft Campus, Delft