

Factsheet Q1 2025

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

€ 256m

Portfolio

€ 21m

Committed pipeline

5.1 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	€ 256m
Number of assets	10
Committed pipeline	€ 21m
Current LTV	0%
Target LTV	0%
Target size	€ 500m+
Management fee	0.55%
Alignment fee	3.5% of net rental revenue

Geographical exposure

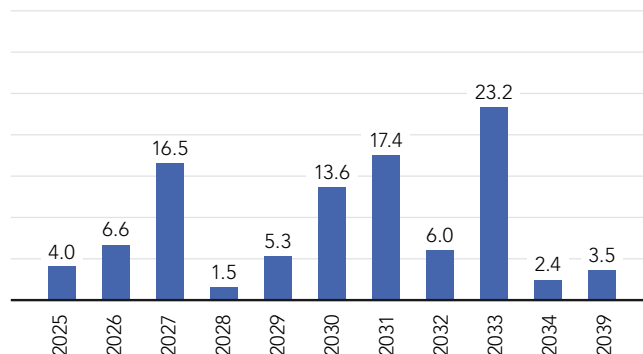
- < € 10m
- € 10m - € 25m
- € 25m - € 50m

- 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

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