

Factsheet Q2 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

€ 264m

Portfolio

€ 17m

Committed pipeline

7.5 year

WALT

5 star

GRESB-rating

>7%

Target IRR

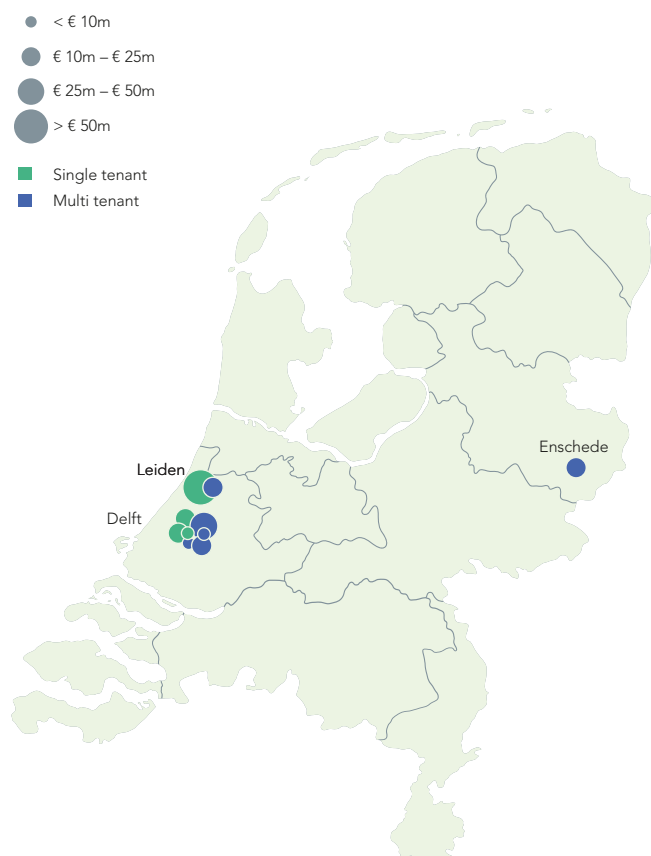
Fund strategy

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

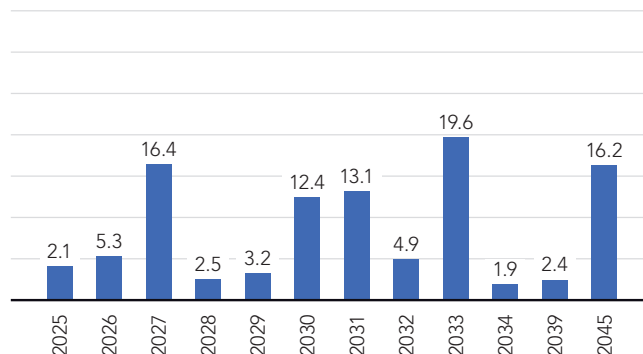
Domicile	Netherlands
Legal structure	Fund for Joint Account
Inception	2019
Distributions	Quarterly
Trading frequency	Quarterly
Fund size	€ 264m
Number of assets	11
Committed pipeline	€ 17m
Current LTV	0%
Target LTV	0%
Target size	€ 500m+
Management fee	0.55%
Alignment fee	3.5% of net rental revenue

Geographical exposure



Lease expiry profile

Percentage



Sustainability performance

kWh per sq.m.
per year

104.0

Energy intensity

kg of CO₂ per sq.m.
per year

-0.07

GHG intensity

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