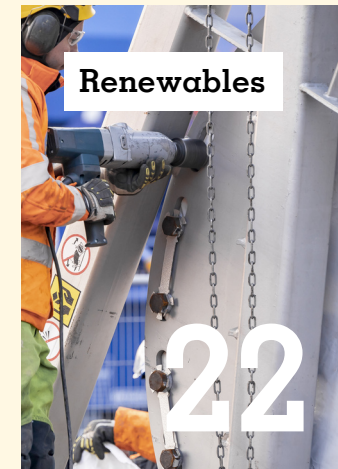
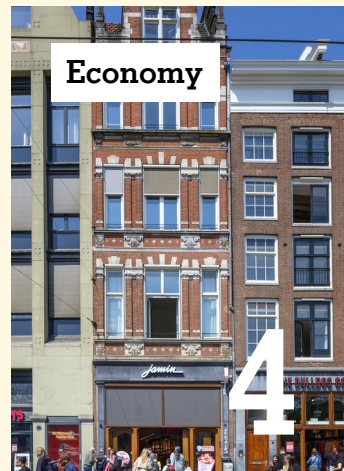


Real assets market update

First quarter 2026



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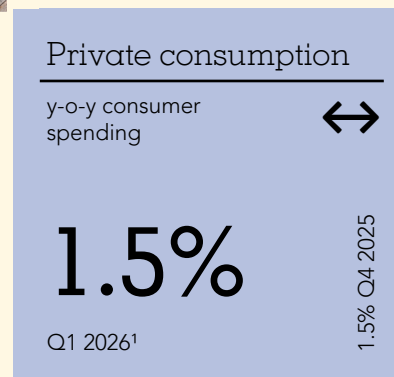
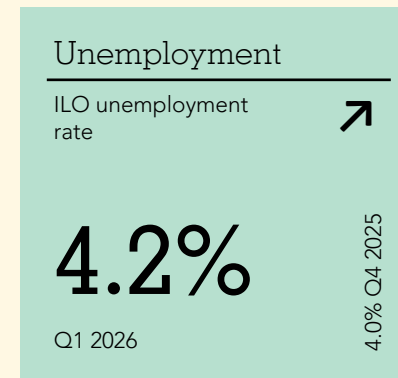
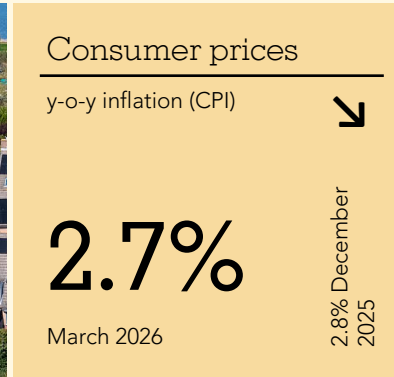


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Dutch economy - update

The Dutch economy is expected to grow by 0.9% year-on-year in 2026, marking a slowdown compared to the previous quarter, primarily due to the macroeconomic fallout from ongoing geopolitical developments. However, the heightened uncertainty and volatility characterising both the global and Dutch economies since April are not yet fully reflected in the latest available economic data. Inflation remains elevated, driven by higher energy prices following supply constraints in the Middle East.

Unemployment increased by 20 basis points compared to the previous quarter, while consumer spending growth remained positive. Consumer confidence has weakened further since December, whereas producer confidence showed a modest improvement. The ECB has yet to respond to the renewed inflationary pressures, while financial markets have already priced in higher risk premiums. As a result, the 10-year government bond yield has risen to 3.2%, reversing the decline observed at the start of the year.



¹ Full-year forecast

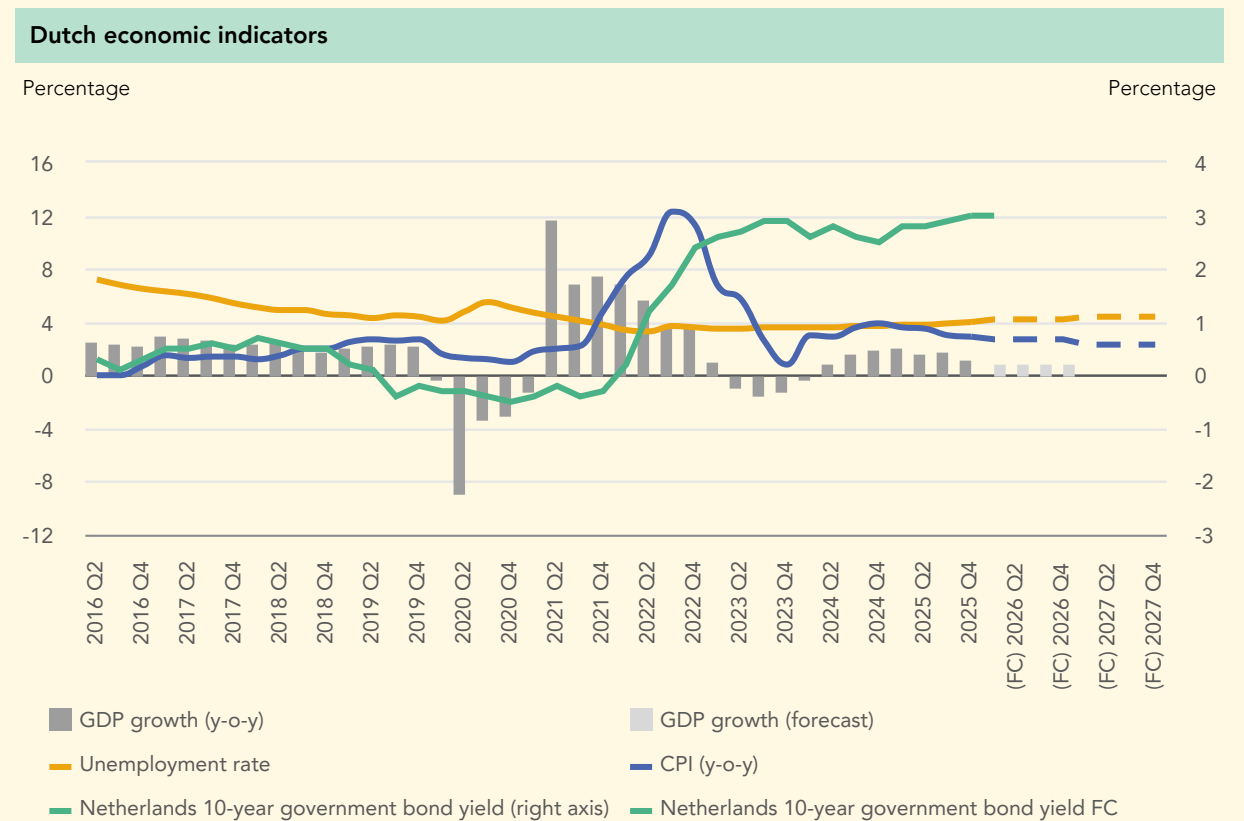
Source: Statistics Netherlands (CBS), ECB, Oxford Economics, DNB, a.s.r. real assets, 2026. The arrows refer to the experienced change over the comparison period.

Dutch economy - outlook

The eurozone and Netherlands are well positioned for stable economic growth due to increased defence and infrastructure spending and, possibly, more alignment within the EU due to the Hungarian election victory of pro-EU candidate Magyar. While the direct economic impact remains to be seen, these developments are expected to underpin a more resilient and self-reliant European economic environment over the medium to long term. Moreover, the Dutch labour market remains resilient and has a proven record of resilience during crises.

In our **baseline scenario**, the short-term outlook is marked by heightened uncertainty and market volatility, driven by geopolitical risks, upward pressure on energy prices amid ongoing disruptions and risks to shipping flows through Strait of Hormuz, as well as uncertainty surrounding future central bank policy decisions. Permanent damage to energy infrastructure is expected to be limited.

Under this scenario, energy prices are projected to remain elevated through Q2, followed by a gradual decline from Q3 onwards. These dynamics are likely to keep inflation elevated, while having only a limited impact on GDP growth, which is expected to remain broadly in line with Q1 levels. The labour market is expected to remain resilient to this temporary shock in this scenario, although a moderate slowdown in consumer spending is anticipated, driven by lower disposable incomes and continued uncertainty. Real asset returns are expected to remain resilient in this 'temporary shock' scenario, with their inflation-hedging characteristics underscoring their attractiveness.



Source: Statistics Netherlands, Eurostat, DNB, Consensus Forecast, ECB, a.s.r. real assets, 2026

Dutch real asset outlook

Real asset outlook



Retail

Solid consumer spending and expansionary retailers push financial vacancy rates to its lowest point since 2014 and drive market rental growth.



Residential

Despite slowing GDP growth and weakening consumer confidence, tight supply and demographic demand continue to drive rental growth well above historical averages.



Offices

Unemployment expands slightly but remains low compared to historic levels, reinforcing the role of offices as strategic instruments in the war for talent.



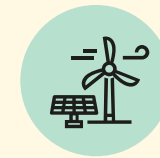
Science parks

Growing domestic venture capital commitments to deep tech and life sciences underpin long-term occupier demand for science park space.



Farmland

Dutch farmland value appreciation continues to outperform inflation, underscoring its role as a scarce, real-asset inflation hedge.



Renewables

Increased awareness of the importance of autonomous energy supply and periods of elevated electricity prices highlight the upside potential in renewable earnings.

Alternative economic scenario

The **alternative scenario** assumes a prolonged conflict that does not resolve in the near term, resulting in significant and permanent damage to energy facilities in the affected countries. In this case, oil and gas prices are expected to remain at elevated levels for an extended period. Inflation is projected to rise by approximately one percentage point above current levels throughout the year, reducing GDP growth by around half a percentage point compared to current projections. A prolonged conflict could prompt the ECB to raise interest rates in 2026.

This would weigh on consumer spending and corporate investment, potentially leading to higher unemployment and increasing the risk of a stagflationary environment. Real asset yields would face upward pressure if both ECB policy rates and market rates remain elevated. While inflation-hedging characteristics may partially mitigate this negative impact, weaker occupier demand is also expected to weigh on market rental growth.

Dutch retail market

The Dutch retail market continues to demonstrate resilience, although rising geopolitical tensions and economic uncertainty are increasingly weighing on its outlook. While consumer confidence weakened, retail turnover growth remained positive and demand for prime high street locations strengthened further. This demand pushed the total financial vacancy rate to its lowest level since 2020. Investment market dynamics gradually improved, although geopolitical backlash will challenge this recovery.

Solid retail turnover growth amid geopolitical pressures

Retail turnover growth remained positive in Q4 2025, both online (+5.3% in euro terms) and offline (+2.8%). Inflation gradually eased to 2.4% in February, while unemployment edged up slightly to 3.9%. Meanwhile, consumer confidence declined sharply in March, reflecting growing uncertainty among households about the economic outlook over the next 12 months. At the same time, an increasing number of companies have announced layoffs, as overall costs—including negotiated wages—rose sharply in response to the period of elevated inflation. In parallel, companies are increasingly adopting AI solutions to improve efficiency. Energy prices also increased significantly following the war involving Iran. The heightened uncertainty and volatility in the global (and Dutch) economy since early April are not yet fully reflected in the latest economic data.

Increasing competition for A-segment stores

Retail bankruptcies declined by 20% in 2025, while the Netherlands continues to rank among the most attractive growth markets for international retail brands. Expanding retailers are thus encountering increased competition for A-segment locations in high-quality, often historic city centres that offer strong opportunities to build brand value and engage consumers. At the same time, secondary and tertiary shopping streets remain vulnerable—particularly in cities that lack sufficient scale, a distinctive

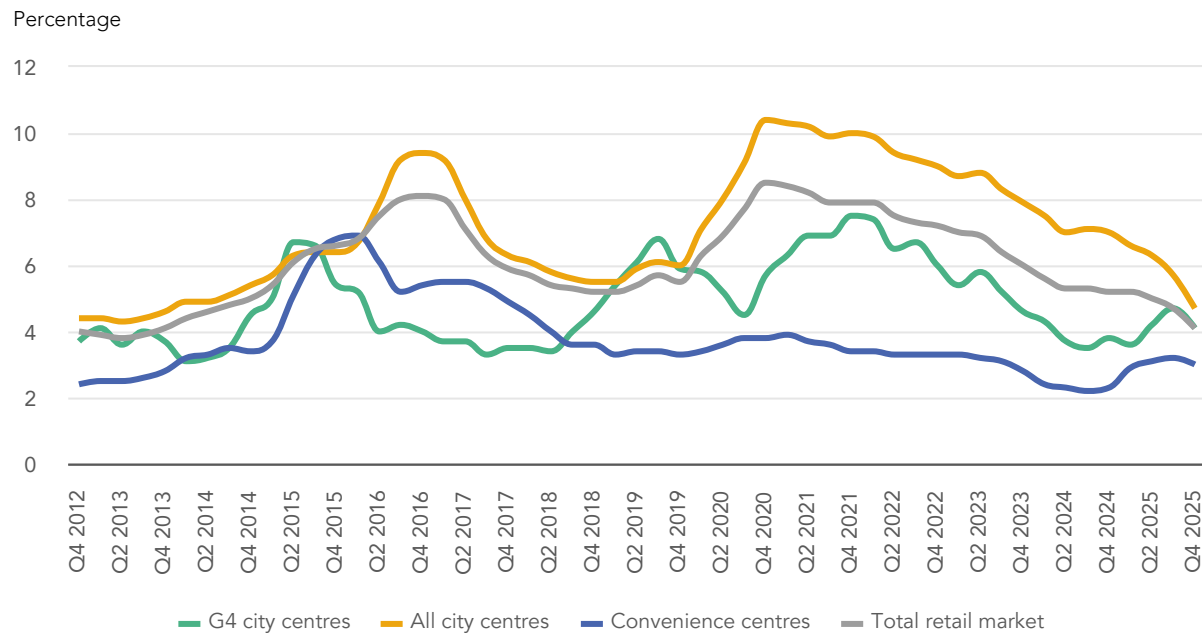
appeal, or are located in close proximity to more dominant retail centres. Less successful retailers continue to struggle with elevated operating costs, rising wage levels, unprofitable store formats and limited capacity to implement new technologies. Store optimisation strategies may further intensify pressures on off-pitch locations, while increasing competition on the most sought-after high streets.

Financial vacancy rate declines to lowest level since 2020

The occupier market gained further momentum. Demand for high street retail broadened, resulting in market rent growth of 2.0%, while financial vacancy declined to its lowest level since 2020. This improvement was largely driven by a sharp reduction in comparison and high street vacancy rates. Overall city centre vacancy fell to 4.7%, moving below the 5% threshold^[1], while vacancy in the G4 city centres declined to 4.1%, approaching 4%. Competition among retailers for A-segment high street units is intensifying. As a result, market rental value growth of convenience and high street retail are converging. Despite ongoing pressure from intense competition among supermarkets and structurally low margins, market rent growth in the convenience segment remains relatively resilient at 2.7%.

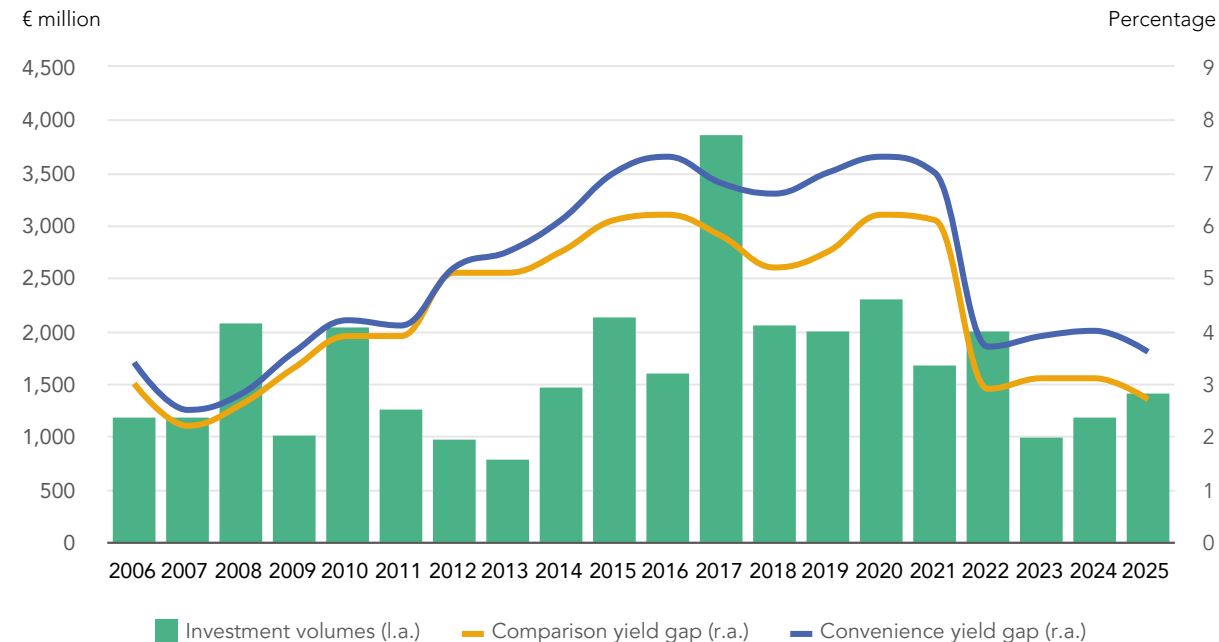
[1] Note: The 5% threshold is reflecting the required flexibility for tenants to be able to move and indicates a healthy balance between supply and demand.

Financial vacancy rates¹



Source: MSCI, a.s.r. real assets, 2026

Retail segment yield gaps and retail investment volume²



Source: MSCI, CBRE, ECB, 2026

Gradual rise in liquidity, yet yield impact remained

In 2025, international and private investors—particularly French parties—remained the most active participants in the Dutch retail real estate investment market, while institutional investors are still net sellers. Liquidity in the convenience segment remained intact, although acquisition criteria are becoming more stringent. At the same time, yield compression continues to lag, partly reflecting relatively limited yield gaps. Following the war involving Iran, a new energy shock is emerging for both retailers and consumers, putting upward pressure on inflation and market interest rates. By far the largest transaction in Q1 2026 was the acquisition of Roermond Outlet Centre by a consortium comprising APG, BNP and Aware Super.

¹ Four-quarterly moving average.

² Yield gap calculated on reversionary yields and 10-yr Dutch government bond rate.

Market outlook

Retail's resilience could prove vital due to geopolitical headwinds

The duration of the war involving Iran will be a key determinant for the broader economy and the performance of the retail occupier market. In our base case, solid consumer spending and continued expansion by retailers are expected to support market rent growth, particularly in the most sought-after high streets in the G5 cities.

However, in the event of prolonged and elevated inflation—potentially accompanied by interest rate hikes—both consumers and retailers are likely to become more cost-conscious and cautious. On a positive note, diversified Dutch retail portfolios have stayed remarkably resilient during crises (see article). Nonetheless, in this scenario high street rental growth is expected to temper, as consumers reconsider non-essential purchases and retailer expansion plans face greater challenges. Convenience retail rents are expected to remain relatively resilient, supported by continued demand for daily and essential goods from Dutch consumers.¹

Geopolitical developments challenge investment market recovery

Geopolitical tensions and economic uncertainty have pushed the yield on 10-year Dutch government bonds up to 3.1%. In our base scenario, we expect any additional increase in this yield and any interest rate hikes from the ECB to be limited. Retail yields will remain relatively flat as the market moves into calmer water and the occupier market continues to improve, whilst yield gaps remain modest. However, should the war involving Iran persist for longer than assumed in our base scenario, the ECB may be forced to raise interest rates further to curb inflation. This would interrupt the gradual improvement in investment market sentiment, increase upward pressure on yields and reduce investor liquidity.

¹ See <https://en.asrealassets.nl/news-and-publications/research-artikelen/growing-momentum-for-resilient-investing-in-dutch-retail-real-estate>



Haagse Passage, Den Haag

Dutch residential market

In the first quarter of 2026, the Dutch residential market delivered solid but moderating performance. Total returns eased compared to the exceptional levels seen last year, as capital growth continued its gradual deceleration while income returns held firm. Rental market fundamentals remained strong, with market rental value growth well above its long-run average, underpinned by persistent supply constraints and sustained demographic demand. In the owner-occupied market, price growth continued at a healthy annual pace despite some softening in transaction volume toward year-end. With the transfer tax reduction taking effect from January 2026, market activity has gained momentum in the opening months of the year.

Residential investment market

Solid total return, continued easing in capital growth

Total return for Q4 2025 came in at 2.0% q-o-q, down from 2.4% in Q3, bringing the annual total return to 10.2%, slightly below the 10-year average of 10.9% (MSCI, 2026). Income return remained stable at 0.8% q-o-q, consistent with the long-run quarterly average and reflecting the steady cash flow profile of the asset class. Capital growth eased to 1.3% q-o-q and 6.9% y-o-y, compared to 1.6% and 8.3% in Q3, continuing a trend of gradual moderation from the stronger gains recorded earlier in the year. Annual capital growth remains in line with the long-run average of 7.4%.

Performance was broadly consistent across sub-segments, though single-family homes marginally outperformed apartments across all metrics. Single-family delivered an annual total return of 10.4%

against 10.1% for apartments, with capital growth of 7.0% versus 6.8% respectively. Income returns were stable at 3.2% for single-family and 3.1% for apartments.

Rental value growth remains structurally elevated

Market rental value growth stood at 1.6% q-o-q on a standing investments basis, with annual growth of 7.8%, well above the 10-year average of 4.5% (MSCI, 2026). This sustained elevation reflects limited new supply, ongoing sell-off activity reducing the available rental stock, and regulatory constraints that continue to weigh on affordability. Single-family rental values continued to outpace apartments on an annual basis (9.0% versus 7.4%), consistent with growing scarcity as new construction remains concentrated in smaller apartment formats.

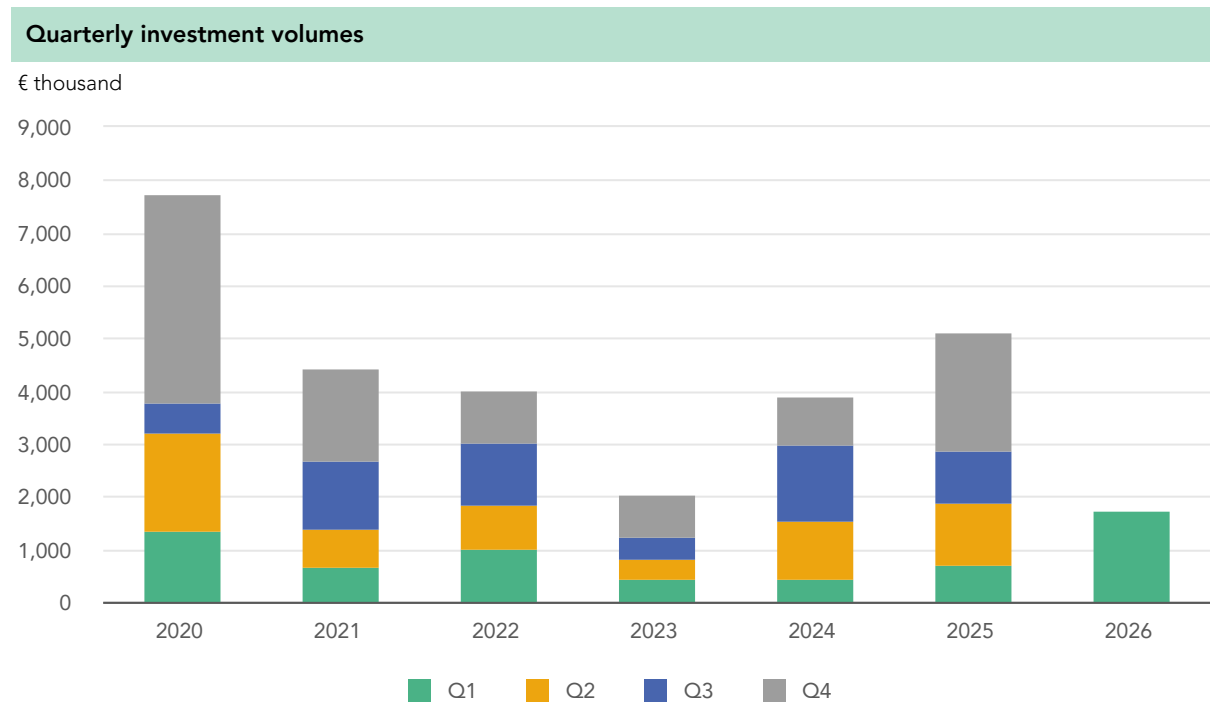
Yields stable for a fifth consecutive quarter

Reversionary yields held at 4.8% for the fifth consecutive quarter, with the initial yield equally unchanged at 3.2% (MSCI, 2026). This prolonged stability signals that the market has broadly found equilibrium following the upward repricing seen in 2023 and mid-2024. Strong rental growth continues to support values even as investor sentiment remains measured.

Strong opening quarter maintains 2025 momentum

Residential investment volume in Q4 2025 came in significantly above expectations at €2.2 billion, driven primarily by large-scale new-build transactions as institutional investors accelerated commitments in the final quarter of the year (CBRE, 2026). This strong momentum continued in Q1 2026. Investment transactions reached €1.76 billion, the highest first-quarter volume since 2020 (Capital Value, 2026). Of this, €825 million was directed toward new-build, driven in part by two large transactions totalling approximately €500 million, continuing the trend of institutional investors executing significant new-build commitments established in 2025. In the existing stock segment, the reduction in transfer tax from 10.4% to 8% effective 1 January 2026 provided an additional stimulus, with transactions deferred from late 2025 materialising in the opening quarter. Despite the uptick in

volumes, international investor participation remains exceptionally subdued, with foreign capital accounting for just 1.5% of total residential investment (Capital Value, 2026).



Source: CBRE ERIX - 2020 up to 2025 - Capital Value - from 2026, 2026

Owner-occupied market

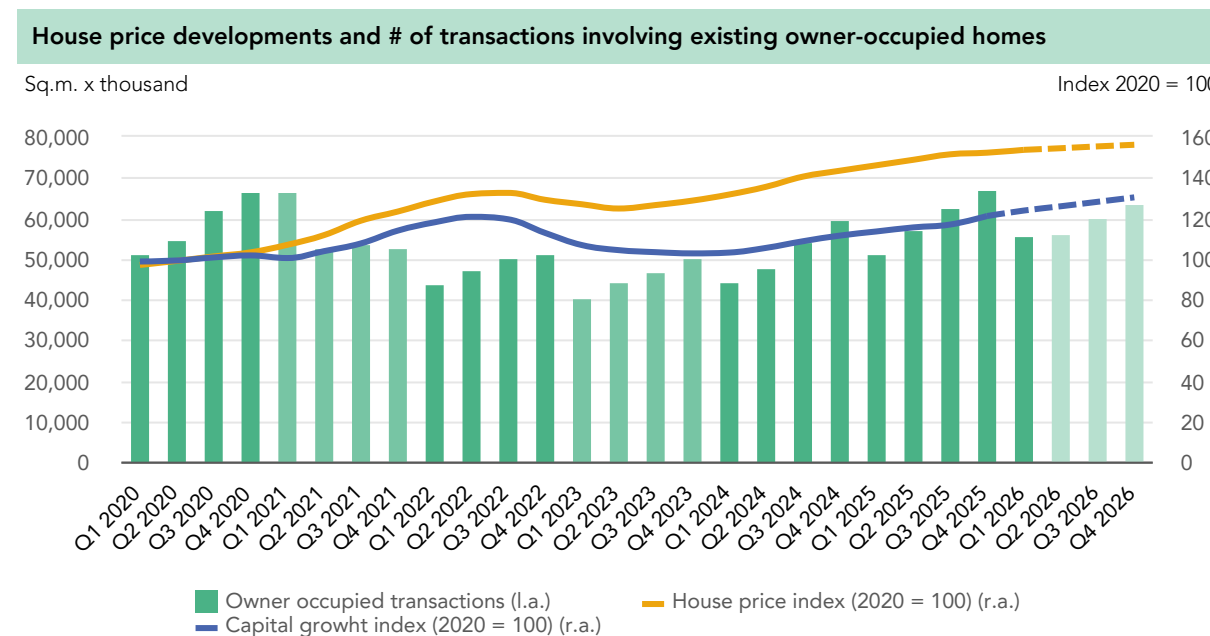
Price growth moderates but remains positive

House prices continued to rise throughout Q1 2026. Monthly price growth came in at 1.2% in January before easing to 0.1% in February, recovering to 0.3% in March, bringing the quarterly increase to 1.0%. Annual growth held steady at 5.4% in both January and February before moderating slightly to 5.0% in March, resulting in a Q1 year-on-year increase of 5.2%, a modest deceleration from the 6.2% recorded in Q4 2025 but indicative of continued underlying momentum (CBS, 2026). Average

transaction prices remained broadly stable, ranging from €488,000 in February to €495,000 in March, with a Q1 average of €492,000.

Early-year volume in line with seasonal norms

Sales volume moderated sharply following the strong December close, with January and February recording 18,893 and 17,675 transactions respectively, declines of 30.4% and 6.4% month-on-month reflecting normal seasonal patterns. March recovered strongly with 19,381 transactions, up 9.7% m-o-m, bringing total Q1 volume to 55,949, down 16.8% from Q4 2025 but 8.7% above Q1 2025 (CBS, 2026).



Source: MSCI, 2026, Statistics Netherlands, 2026

Owner-occupied and residential investment market indicators

Owner-occupied	Q1 2026 q-o-q	Q1 2026 y-o-y		
House price growth	1.0%	5.2%		
Transaction volume growth	(16.8%)	8.7%		

Rental	Q4 2025 q-o-q	Q4 2025 y-o-y		
	Total	Single-family homes	Apartments	Total
Total return	2.0%	10.4%	10.1%	10.2%
Capital growth	1.3%	7.0%	6.8%	6.9%
Income return	0.8%	3.2%	3.1%	3.2%
Market rental value growth	1.6%	9.0%	7.4%	7.9%

Source: MSCI, 2026, Statistics Netherlands, 2026

Rental market

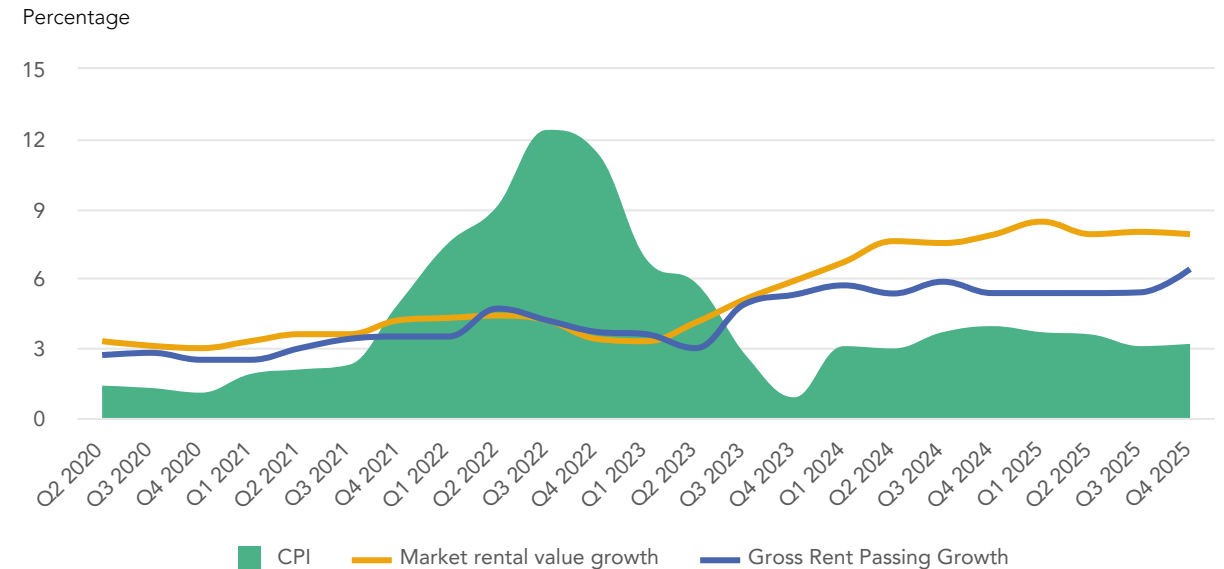
Sharp decline in rental transactions

The private rental market continued to contract sharply through 2025. Free sector rental transactions fell 38% year-on-year by end-2025, while mid-rental supply in the four major cities declined by 50% to 70% (CBS, 2026). This accelerating contraction reflects the sustained sell-off, with investors disposing of roughly 26,000 more homes than they acquired in the first three quarters of 2025 (Kadaster, 2025). For starters reliant on the rental market, available supply is simultaneously shrinking and becoming less affordable.

Supply set to contract further as temporary contracts expire

The expiry of all remaining temporary rental contracts by July 2026 is expected to add further pressure on supply, as landlords facing the choice between offering a permanent contract or selling are likely to opt for the latter in the current regulatory and fiscal environment (NVM, 2025).

Rental growth and Dutch CPI (y-o-y % change)



Source: MSCI, 2026, Statistics Netherlands, 2026

Market outlook

Residential investment market: institutional capital repositioning

Investment activity is expected to remain solid through the remainder of 2026, supported by the strong momentum established in Q4 2025 and Q1 2026. The transfer tax reduction to 8% continues to lower the entry threshold for existing stock acquisitions, while demand for high-quality new-build remains demonstrably intact as evidenced by the large-scale institutional commitments already executed this year.

The Vesteda redemption situation reflects a rebalancing within the institutional investor base rather than a withdrawal from Dutch residential as an asset class. Rising asset values have led several pension funds to reduce overweight positions, consistent with standard portfolio management practice, while the Q1 2026 new-build data confirm that institutional appetite remains in place. International investors accounted for 1.5% of Q1 2026 transaction volume against a long-term average of 26% (Capital Value, 2026), reflecting the changed fiscal landscape following the abolition of the FBI regime. The cabinet has confirmed it will not reintroduce the regime, though the minister has indicated a broader assessment of the investment climate for mid-rental housing will follow in Q2 2026, which may support incremental improvements to the operating environment for investors.

Core yields are expected to remain stable. With the yield gap to government bonds remaining tight, value growth will be driven primarily by rental growth and indexation rather than capital re-rating. Prime assets with strong ESG credentials are best positioned in this environment, while non-compliant stock will require value-add pricing to transact.

Rental market: supply contraction to intensify through mid-year

The rental market is expected to remain under acute supply pressure through 2026. The expiry of all remaining temporary rental contracts by July 2026 will prompt a further wave of sell-off decisions, adding to the structural contraction already evident in transaction data. Free sector rents are expected to continue rising, constrained only by the 4.4% annual cap, while mid-rental rents are capped at 6.1%. The gap between contractual and market rents will continue to widen, particularly in the major cities.

The Service Costs (Modernisation) Act (wet moderniserende servicekosten) that will take effect on 1 July 2026 and the expected public consultation on a national rent register will add administrative requirements for landlords but are unlikely to materially affect investment decisions in the near term.

The European Court of Justice proceedings on inflation-plus rent indexation clauses remain the most significant source of legal uncertainty for existing portfolios, with no resolution timeline yet announced.

Owner-occupier market: moderation continuing at a measured pace

House price growth is forecast to moderate further toward 3,5% in 2026, down from nearly 8% in 2025 (Rabobank, ABN AMRO, ING Bank, DNB, 2026). Transaction volume is forecast to soften modestly year-on-year, with estimates ranging from 229,000 to 245,000 depending on assumptions regarding the development of mortgage rates and affordability. Structural undersupply and continued income growth will prevent any material price correction, while the higher NHG threshold of €470,000 and the extended starter exemption to €555,000 provide targeted support for first-time buyers.

Policy and political landscape: uncertainty shapes decision-making

The geopolitical environment introduces a layer of uncertainty that is difficult to quantify but relevant to various aspects of the residential market. Even if direct conflict escalation remains contained, the indirect effects are already visible. Elevated defence spending commitments across NATO members, including the Netherlands, are redirecting public capital and increasing pressure on government budgets, with potential implications for housing subsidies, infrastructure investment, and the financial capacity of municipalities to facilitate development. Trade disruptions and supply chain pressures continue to weigh on construction costs, extending delivery timelines and reducing the viability of marginal development projects. Energy price volatility, partly driven by geopolitical dynamics, affects both household affordability and the operating costs of residential portfolios.

On the financing side, geopolitical uncertainty contributes to the persistence of elevated bond yields, which in turn limits the prospect of yield compression and constrains the return profile for leveraged strategies. Should tensions escalate materially, a flight-to-safety response in capital markets could tighten credit conditions further and reduce the availability of construction finance, putting additional pressure on an already constrained new-build pipeline. For the rental market, prolonged uncertainty tends to defer homeownership decisions, sustaining demand for rental accommodation even as supply contracts. This dynamic supports rental growth but does not resolve the fundamental affordability challenge facing households in major urban markets.

Dutch office market

The Dutch office market has settled further into a post-pandemic equilibrium. The fourth quarter of 2025 confirmed and reinforced the dominant trends that shaped the year as a whole. Compared to the third quarter, market dynamics in Q4 showed stabilisation and selective improvement, while the underlying theme of market polarisation became more pronounced across leasing, vacancy, rental pricing and investment activity.

Take-up rose strongly in the last quarter

Office take-up recovered in the fourth quarter of 2025 compared to Q3, growing with 34% to over 200,000 sq.m., contributing to a better year-end finish than early-year activity initially suggested (CBRE ERIX, 2026). This quarterly improvement, however, did not reverse the broader annual pattern: total take-up for 2025 ended below 2024 levels, decreasing by -10.5%, reflecting the pattern of ongoing lower take-up levels since 2020. This is driven partly by the concentration of demand and the limited availability of suitable, high-quality space as a limitation on prime markets.

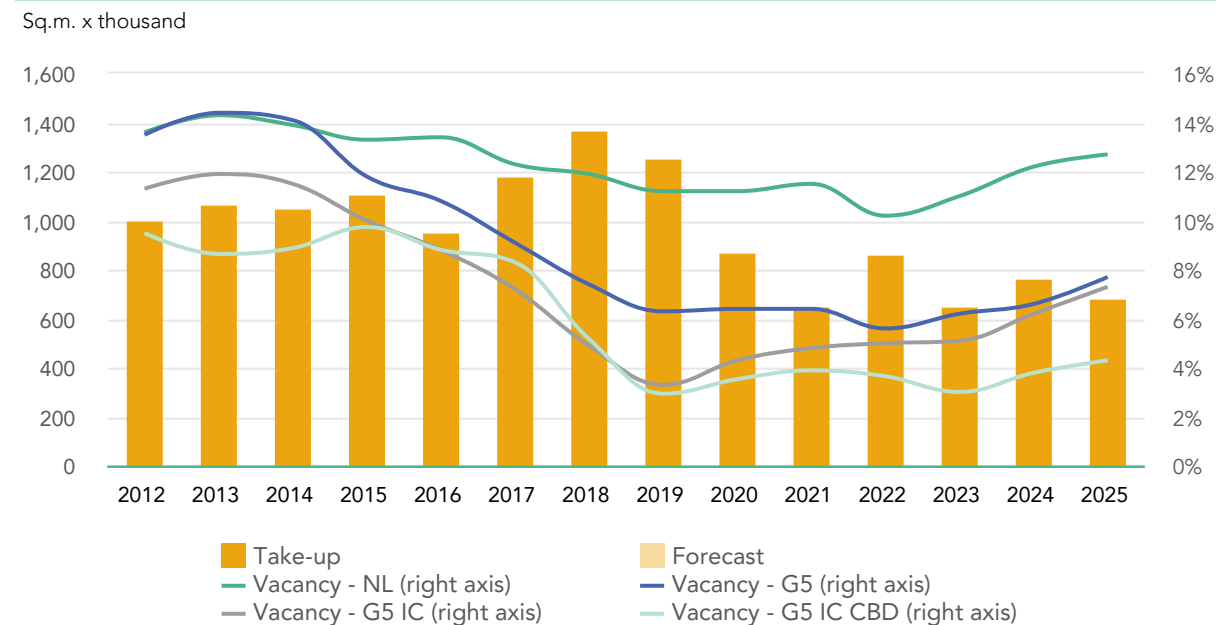
The fourth quarter showed a break in the usual take-up pattern as the activity shifted towards the national level. Although the G5 was still responsible for more than half the take-up activity at 57%, this is below the full year average of 65% (CBRE ERIX, 2026). Notably, the G5 take-up still grew by 3%, but instead it was decreased in relative terms due to the strong growth in national take-up levels.

The vacancy rates continue to highlight polarisation as national levels rise.

Vacancy developments in Q4 2025 largely confirmed the divergence already visible earlier in the year. National vacancy edged up further compared to Q3, ending the year at approximately 12.7%, highlighting the persistence of structural oversupply at the aggregate level (CBRE ERIX, 2026).

At the same time, vacancy in the G5 and particularly in G5-IC locations remained substantially lower. While vacancy in both of these markets also increased to 7.7% and 7.3% respectively, this movement was not uniform across all IC submarkets (CBRE ERIX, 2026). The data indicates that the increase was driven mainly by less vibrant or mono-functional areas within the IC locations. The most central and amenity-rich IC locations, namely the IC-CBD locations, show most resilience, ending the year at 4.3% vacancy. Overall, vacancy rates have risen moderately over 2025, in line with the lower take-up.

Take-up of Dutch office space (x 1,000 sq.m.) and annual vacancy rate



Source: CBRE ERIX, 2025

Rent levels remain stable, with prime rents continuing to show growth

Rental dynamics in Q4 2025 were consistent with the broader 2025 pattern. Average rents remained broadly stable, both nationally and across the G5, showing little quarter-on-quarter movement compared to Q3 (CBRE ERIX, 2026). This headline stability, however, continues to mask a widening gap between prime and non-prime segments.

Prime rents in Utrecht and Southeast ArenA were adjusted upwards by 3.5% and 3.0% respectively. Reinforcing the theme that pricing power is increasingly concentrated where scarcity and quality come together.

Investment activity improved over 2025

Investment activity strengthened substantially toward year-end, with Q4 2025 marking a clear improvement compared to Q3 and growing by 111% q-o-q. This late-year momentum resulted in a higher annual total for 2025, which grew by 10.5% compared to 2024, and reflected a gradual return of liquidity to the market, particularly for core and 'core-with-a-plan' strategies.

The fourth quarter saw continued interest in assets located in prime urban locations with credible long-term letting prospects and clear ESG upgrade pathways. This also continued into the early months of 2026 with ABN-Amro acquiring a new office for €376 million, but this is an owner-occupier transaction. More notably is Treehouse in Rotterdam being sold, with €76 million allocated for the office space (MSCI RCA, 2026).

Evidence for yield improvements remains too elusive

Prime office yields showed diverging valuation interpretations over the course of 2025, rather than a uniform market movement. CBRE adjusted prime yields downward in several cases, reflecting pricing outcomes observed in bidding processes. On the other hand, JLL maintained broadly stable prime yield assumptions throughout the year, indicating a more cautious reading of market signals and underlining that evidence for a broad-based repricing remained limited. This divergence highlights that yield movements in 2025 were selective and valuation-led, rather than the result of a market-wide shift, and underlines the absence of strong core transactions to confirm the price balance. Pricing levels therefore remained well above pre-2022 benchmarks.

The adoption of AI is still in the early stages, but gaining traction

AI is increasingly reshaping the user market in the Dutch office sector by enhancing productivity, automating workflows and enabling data-driven decision-making, which in turn allows occupiers to optimize space usage and improve employee experience (CBRE, 2026). As AI supports more efficient and hybrid ways of working, it is likely to impact overall space requirements while simultaneously increasing demand for higher-quality, flexible and tech-enabled office environments that better facilitate collaboration and innovation. This shift in occupier preferences feeds directly into the investment market: capital is increasingly directed toward prime, future-proof assets that can accommodate AI-driven workplace strategies, while secondary stock risks accelerated obsolescence due to its inability to meet evolving user requirements.

Office market indicators

Market indicator			Q4 2025	q-o-q growth	1-year growth	3-year growth
Rent	Average rent/sq.m.	NL	€ 160	0.0%	3.2%	10.3%
	Average prime rent/sq.m.	G5 IC	€ 367	0.6%	12.2%	19.2%
	Prime rent/sq.m.	Prime CBD (Zuidas)	€ 600	0.0%	17.7%	20.0%
Stock	Stock (sq.m.)	NL	52,460,673	(0.1%)	0.0%	0.0%
Take-up	Take-up (sq.m.)	NL	208,916	34.1%	(16.0%)	1.5%
Vacancy	Vacancy (sq.m.)	NL	6,662,048	4.9%	4.4%	24.4%
	Vacancy rate (%)	NL	12.7%	0.6%	0.5%	2.5%
		G5 IC	7.3%	0.6%	1.2%	2.3%
Yield	Prime yield (%)	Prime CBD (Zuidas)	4.7%	-20 bps	-40 bps	+70 bps
		Other CBDs (G5)	6.0%	-10 bps	-30 bps	+80 bps
		Major provincial cities	7.5%	-5 bps	-15 bps	+95 bps

Source: CBRE ERIX, 2025

Market outlook

The stabilisation and selective improvement observed in 2025 generate an outlook of cautious positivity for 2026. However, the current geopolitical uncertainties, with potential large economic consequences, enduce caution

The full-year results point to a 2026 outlook defined by stabilisation and selectivity rather than broad-based growth. Demand is expected to remain concentrated in the G5, particularly in intercity and CBD locations where accessibility, amenities and sustainability come together.

Limited development pipelines and high construction costs are likely to sustain scarcity at the top end of the market, supporting prime rents growth potential. At the same time, ageing and non-competitive assets face continued pressure, with repositioning or alternative use becoming increasingly central to value preservation strategies.

For investors, capital is expected to remain highly selective, favouring assets with durable tenant demand, credible ESG pathways and micro-location scarcity. In this environment, the polarisation observed throughout 2025 is expected to deepen further as the market moves into 2026.

The Dutch 10-year government bond remains at higher levels. And forecasts project the government bond yields to stay there. With this in mind, the yield gap remains tight for prime assets and value growth will likely be driven by rental growth for the near future, with especially prime assets being supported by rental growth and indexation. If geopolitical risks remain subdued, transaction volumes are expected to edge upward in 2026, with 2025 showing increased appetite for larger deals, yet overall activity will likely stay below historical norms as investors remain selective and cautious. However, this is dependent on the geopolitical environment which remains uncertain.



Hoogoorddreef, Amsterdam

Dutch science park real estate market

In the fourth quarter of 2025, the Dutch science park market continued to operate within an environment shaped by stabilising macroeconomic conditions, following a period of repricing in previous years, after substantial ECB rate hikes in 2022. Capital markets presented a calmer picture, with stabilising interest rates and a more predictable financing climate, although investment decisions remained marked by selectivity and longer decision-making processes. Within this context, science parks proved relatively resilient, underpinned by structural demand from R&D-intensive sectors, robust ecosystems, and an increasing strategic focus on technology, innovation, and European autonomy.

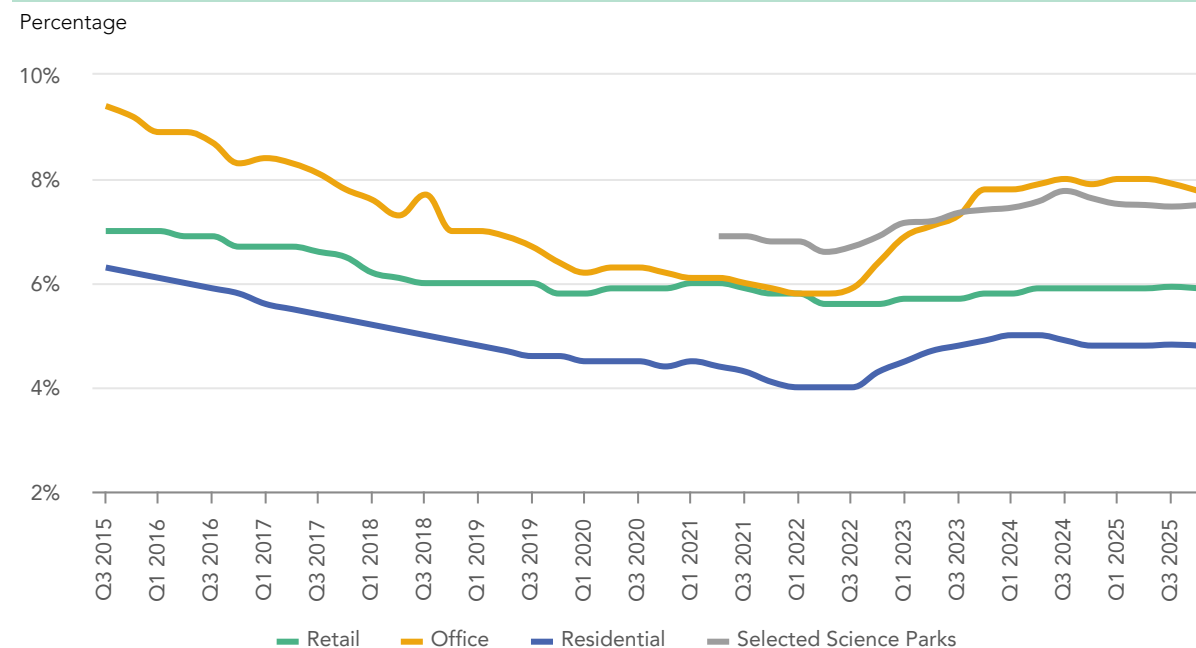
Science park yields stable for fourth consecutive quarter

The general picture of a stabilising market returns in science park yields as valuation trends highlight this positioning. Science park yields remained stable at around 7.5% in Q4 2025, for the fourth consecutive quarter in a row, making this the ninth consecutive quarter below the MSCI office benchmark. The spread versus offices narrowed slightly to 30bps, mainly due to limited downward movement in office yields, though this appears to be more related to compositional effects within the office benchmark rather than a fundamental revaluation of the office segment. For science parks, the limited movement points primarily to a new price equilibrium zone, where the higher interest rate environment has largely been factored in and the certainty of cash flows supports a relatively stable risk profile.

Investment activity remains limited

The investment market remained selective throughout 2025, with activity concentrated in core clusters such as Leiden Bio Science Park and a few other specialised campuses such as the Biotech Campus Delft. Continuing into Q1 2026, transaction volumes stayed limited, indicating ongoing discipline in underwriting and remaining bid-ask spreads, rather than waning interest. For the deals over the past year, capital is primarily directed towards ESG-compliant, future-proof assets with clear repositioning or expansion opportunities within strong ecosystems. Secondary locations and less specialised buildings have a smaller investor base and longer sales processes.

Gross reversionary yields Retail, Office, Residential and Science parks



Source: a.s.r. real assets, MSCI, 2026

In the European life sciences real estate investment market, recent years point to a gradual and increasingly selective recovery. Investment volumes increased again in 2025 compared to 2024, to €2 billion, marking the second consecutive year of growth following 2023 (JLL, 2026). This improvement, however, was not accompanied by a rebound in the number of transactions, which continued to decline. The divergence between rising volumes and fewer deals suggests a shift toward larger, higher-quality transactions, reflecting investor preference for scale, conviction and assets with strong fundamentals. Rather than signalling broad-based market momentum, the current European pattern highlights a quality-driven allocation of capital. For specialised segments such as science parks, this environment favours well-established ecosystems and prime assets that can absorb larger ticket sizes and align with long-term strategic investment themes.

Venture capital ended strongly in the last quarter of 2025

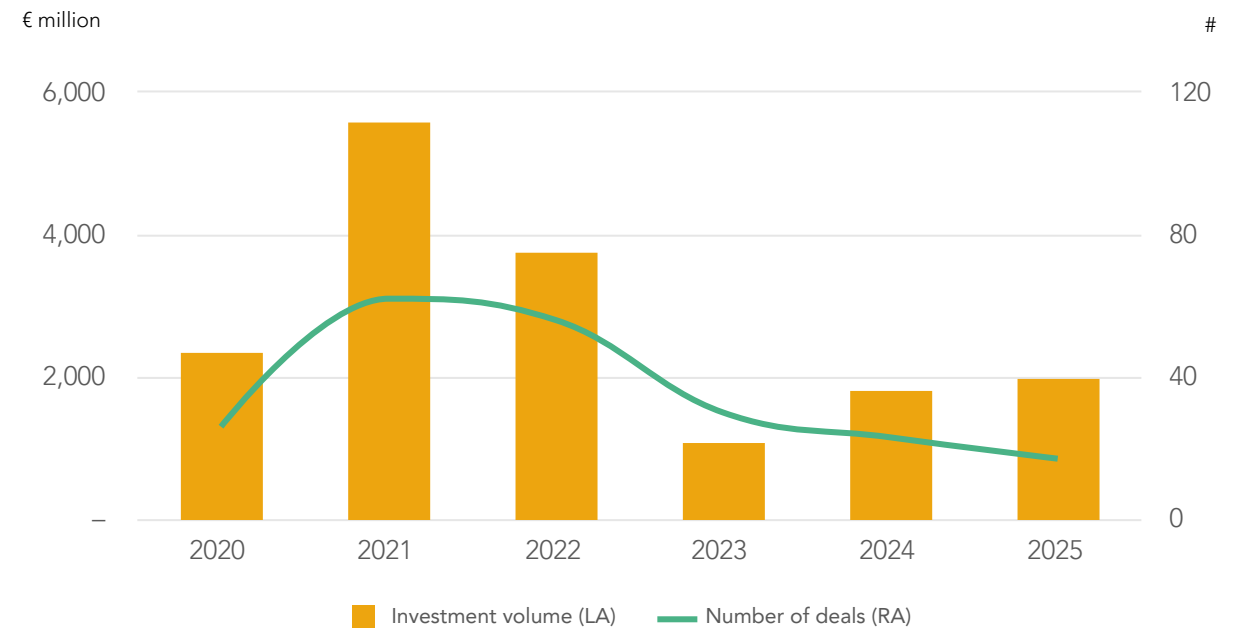
The underlying dynamics of the innovation ecosystem in the Netherlands remained robust in Q4 2025. The Dutch venture capital market saw an exceptionally strong final quarter, with investments reaching record levels, driven by a few very large late-stage deals. Though it should be noted that nearly half of the €876 resulted from a single deal, without this levels would have been similar to the stabilising levels seen in recent times. Over the whole of 2025, this resulted in moderate growth of the total investment volume, with a clear concentration of capital in larger rounds and mature scale-ups. A substantial portion of this capital found its way to companies based in science parks, with a strong emphasis on life sciences and deep tech. For the real estate market, this financing structure mainly translates into demand for high-quality, scalable space from growing companies, while the importance of a healthy influx of early-stage companies remains essential for long-term ecosystem vitality.

The new coalition agreement shows increased interest in bolstering the Dutch knowledge ecosystem

The new coalition agreement reinforces the strategic positioning of science parks within the Dutch economy. Strong emphasis is placed on innovation-led growth, technological sovereignty and targeted support for key domains such as life sciences, biotechnology, semiconductors, AI and defence-related technologies. The government explicitly commits to moving towards the 3% R&D investment target and to strengthening regional innovation clusters through public-private cooperation, improved valorisation and targeted capital instruments. At the same time, spatial policy increasingly prioritises the availability of physical space around innovation ecosystems, alongside investments in energy infrastructure, grid capacity and permitting acceleration. For science parks, this policy direction supports long-term occupier demand from R&D-intensive sectors and underpins the

relevance of campuses as critical infrastructure for economic resilience and strategic autonomy. For investors, this translates into improved long-term visibility of demand in established ecosystems, while reinforcing the importance of scale, specialisation and ecosystem integration in assessing risk, liquidity and value sustainability.

The European life sciences real estate investment market



Source: JLL, 2026

Market outlook

The outlook for the Dutch science park market remains cautiously positive. Market conditions have stabilised compared to the volatility of recent years, supported by a more predictable interest rate environment and gradually improving investment sentiment. Underlying demand for specialised R&D space remains intact, particularly in established science parks with strong ecosystem connectivity, where high-quality laboratories, cleanrooms and flexible buildings support the needs of scale-ups and international corporates. The recent increase in vacancy is expected to gradually decline as newly delivered supply is absorbed, although absorption dynamics are likely to differ by location and asset quality.

Short-term momentum remains exposed to a range of uncertainties. Geopolitical tensions represent a key risk factor, with potential implications for energy prices, financing conditions and broader investment sentiment. Further escalation could lead to higher risk premiums and more cautious capital allocation, even though this scenario currently falls outside the base case. Venture capital markets, while showing renewed strength in headline volumes, remain selective in nature. Funding processes have lengthened and capital efficiency has become more prominent, which may temper near-term demand growth from early-stage companies while favouring more mature scale-ups.

The geopolitical environment also carries meaningful strategic tailwinds for the segment. Elevated NATO defence commitments and the European push for technological sovereignty are accelerating investment in semiconductors, advanced manufacturing, life sciences and dual-use technologies, precisely the sectors that drive occupier demand in science parks. The Netherlands, as a critical node in the global semiconductor supply chain, is well positioned to capture a share of this activity. This dynamic is reinforced by the growing commitment of domestic institutional capital to the Dutch innovation economy. Pension fund PME has announced plans to invest approximately €400 million in promising Dutch high-tech companies over the coming years, explicitly to prevent these companies from being acquired by American or Asian buyers (FD, 2026), signalling growing recognition of the strategic importance of anchoring innovation activity domestically.

On the policy side, public funding for innovation infrastructure, through instruments such as the National Growth Fund and European structural programmes, remains an important enabler of campus development. Budget pressures arising from rising defence expenditure could reduce the availability of such funding over time, increasing reliance on private capital.

For science park operators and investors, alignment with national and European strategic priorities will remain a key differentiator in accessing development opportunities and maintaining the institutional support that underpins long-term asset value.

Against this backdrop, the longer-term fundamentals of the science park segment remain supportive. National and European policy agendas continue to emphasise technological sovereignty and the role of campuses as critical innovation infrastructure. Visible public and private support, combined with ongoing large-scale corporate commitments to R&D-intensive activities, underpin confidence in long-term occupier demand. For investors, this environment reinforces a focus on established ecosystems, asset quality and specialisation, with science parks remaining well positioned to deliver income resilience and sustainable long-term growth despite persistent macro and geopolitical uncertainty.

Dutch farmland market

Dutch agriculture enters the quarter with an increasing focus on outcome-based regulation as a potential turning point in nitrogen and climate policy. Support for farm-level emission ceilings combined with entrepreneurial freedom gained traction, particularly among mainstream farmer organisations and younger operators seeking clearer direction after years of prescriptive regulation. While the intention to legally anchor sectoral nitrogen-reduction targets for 2035 provides an important reference point, uncertainty around interim milestones continues to constrain investment confidence.

Farmer sentiment weakened further, with the Agro Confidence Index declining from 6.4 to 5.2 points. Dairy farmers' confidence fell sharply to -0.9 on lower price expectations, arable confidence remained firmly negative at -4.9 amid oversupply, while the organic sector stood out with a stronger 20.1 points. Despite low confidence, farmland markets remained resilient, supported by scarcity and policy constraints, with the 12-month average agricultural land price rising to €95,400 per hectare (WUR) and a moderate increase in trading volume.

Farmland market indicators				
Market indicator	Current	q-o-q growth	1-year growth	3-years growth
Export of agricultural goods (in mln)	€30,999	0.3%	0.2%	5.3%
Farmland prices (12m average)	€95,442	4.9%	11.9%	30.1%
Traded volume (12-month, in hectares)	33,858	1.0%	7.4%	9.9%
Available farmland (in ha)	1,798,501		0.0%	-0.3%
Number of agriculture farms	49,460		-0.9%	-3.0%
Agro confidence indicator (0=neutral)	5.2	-1.2	-5.3	-1.3
Agro confidence BIO-indicator (0=neutral)	20.1	5.3	-2.6	20.1

Source: Statistics Netherlands, Kadaster, Wageningen Economic Research (WER), 2026

*the bio indicator data has been collected since Q1 2023

Outcome-based regulation gains support, but clarity on targets remains key.

In Q1, the introduction of outcome-based regulation as a future organising principle for Dutch nitrogen and climate policy gained momentum. The approach, which sets emission ceilings at farm level while leaving compliance choices to entrepreneurs, is increasingly supported by mainstream farmer organisations and younger operators as a way to restore direction and operational agency after years of fragmented, prescriptive regulation.

Supporters of the plan argue that clearly defined targets enable farmers to align investments, management choices and innovation strategies with long-term policy objectives. Within this framework, the coalition's agreement to legally anchor sectoral nitrogen-reduction targets for 2035, implying a 42-46% reduction for agriculture relative to 2019, provides an important reference point.

Outcome-based regulation is seen as a practical mechanism to translate these aggregate goals into actionable farm-level pathways, provided sufficient time horizons, monitoring clarity and incentives are in place.

At the same time, the debate has highlighted the need for safeguards against blurred incentives, excessive administrative burdens and unintended constraints on entrepreneurial freedom. More broadly, the discussion underscores that predictability hinges less on policy architecture than on the legal robustness of interim milestones, with clearer statutory targets toward 2030 seen as essential for supporting investment decisions and restoring permitting capacity. For land markets, this reinforces that outcome-based regulation functions best when embedded in a transparent, time-bound policy trajectory.

Farmland scarcity and policy constraints keep upward pressure on values.

Debate over land purchases within buy-out schemes highlights growing concern about scarce and expensive agricultural land, with policymakers wary of unintentionally driving further price increases through regulation (FD). Limits imposed by state-aid rules and competing spatial claims restrict active land policy, reinforcing supply tightness. Against this backdrop, farmland values have continued to outpace inflation, underscoring their role as a scarce real asset and an effective hedge amid regulatory uncertainty and persistent competition for land.

Farmer confidence weakens further as future expectations remain under pressure.

Overall sentiment in agriculture declined slightly in the fourth quarter of 2025. The Agro Confidence Index fell from 6.4 to 5.2 points. While current sentiment remains positive at 21.1 points, long-term expectations stayed negative at -8.7, underlining continued uncertainty around prices, costs and regulation.

Confidence among dairy farmers deteriorated sharply. The sector index dropped from 9.6 in Q3 to -0.9 in Q4, driven by a sharp fall in long-term expectations from -14.9 to -20.6 points. Current sentiment remains positive at 23.7, but declined substantially. Lower milk prices, increasing global supply and ongoing cost and regulatory pressure are weighing heavily on the outlook.

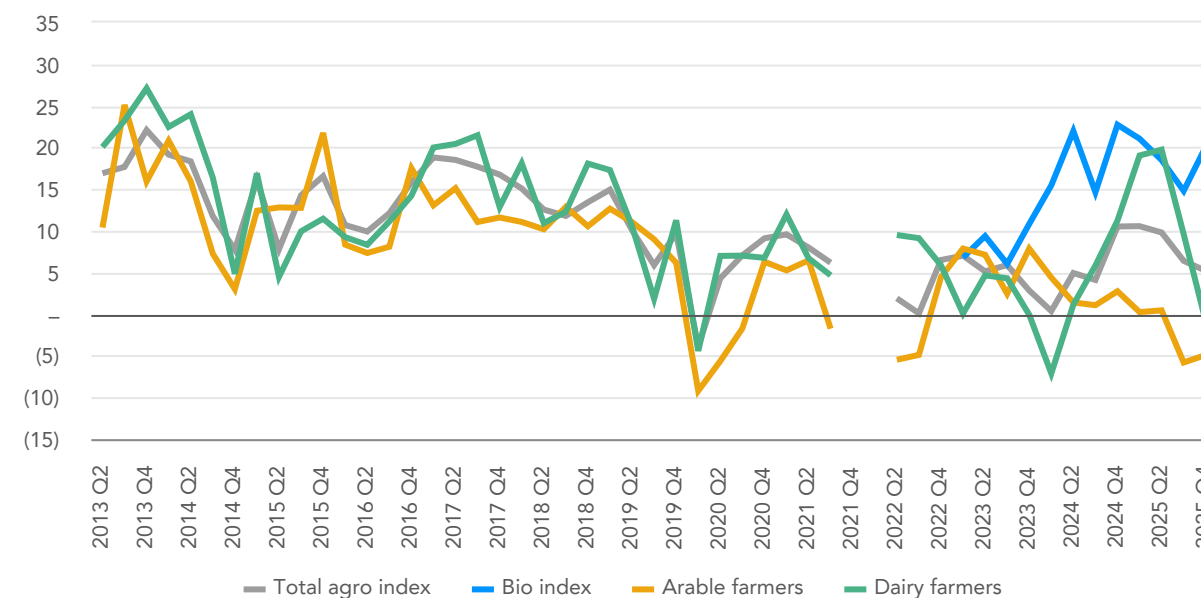
Arable farmers remain pessimistic. The confidence index improved slightly from -5.8 to -4.9 but stayed firmly negative. Current sentiment eased to 9.2 points, while long-term expectations remain very weak

at -17.1. Persistently low crop prices and oversupply continue to pressure profitability despite reasonable production conditions.

The organic sector continues to stand out positively. Confidence increased from 14.8 to 20.1 points, supported by higher current sentiment (26.6) and improved long-term expectations (14.1). Compared to conventional sectors, organic farmers are showing greater resilience and have a more optimistic outlook.

The expectancy and sentiment indices together make up the Agro Confidence Index, which is still reflecting significant uncertainty and challenges in the agricultural sector.

Agro confidence index

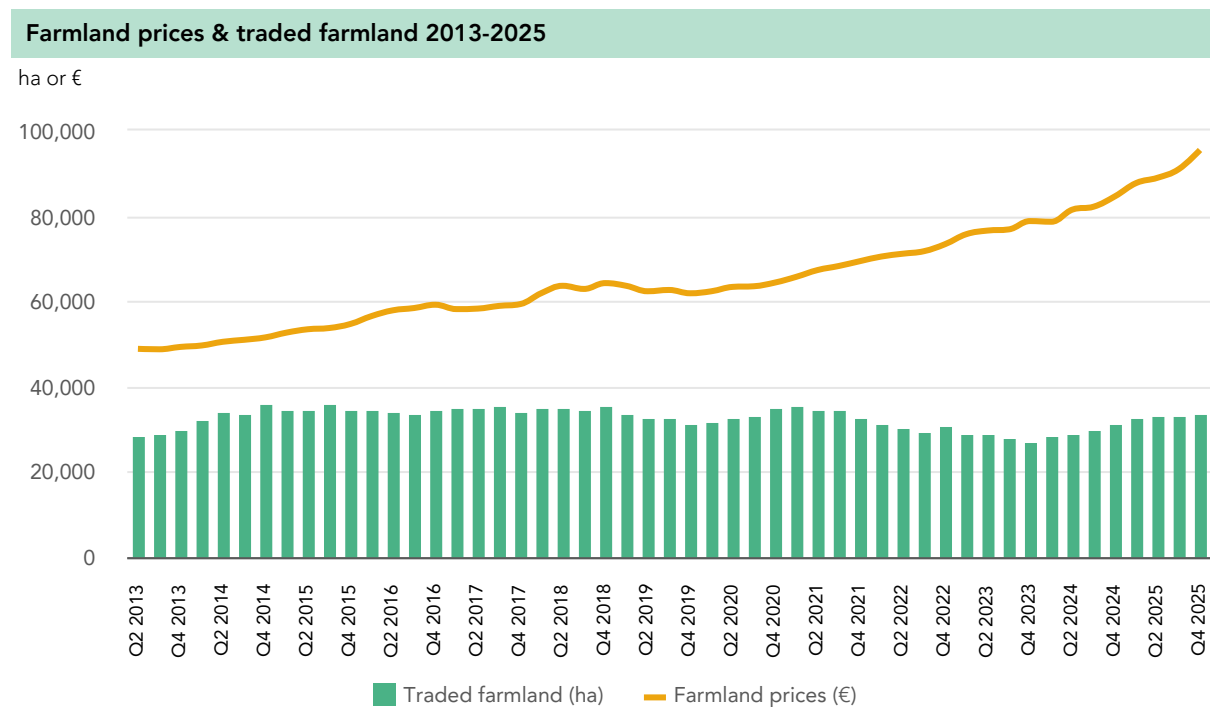


In collaboration with Wageningen Economic Research, a.s.r. real assets introduced an confidence indicator which gives insights in the confidence, mood and outlook of organic and traditional farmers. Full results (in Dutch) are available [here](#).

In Q4 2025, the average price of agricultural land in the Netherlands was €95,400 (12-month average) per hectare (WUR), 11.9% higher than the Q4 2024 average of €90,900 per hectare.

The average price of arable land increased by 7.0% to €105,300 per hectare in the same period. The average price of grassland reached up to €85,400 per hectare, which is 13.1% above the 12-month average of the fourth quarter of 2024. Over the past four quarters, approximately 33,900 hectares of agricultural land were traded, an increase of 7.4% compared with 31,500 hectares a year earlier.

Relative farmland mobility, which measures traded land against total agricultural farmland, was 1.88%, up from 1.76% in the previous year.



Source: Kadaster, Wageningen Economic Research (WER), 2026

Market outlook

Dutch farmland demand remains structurally supported by persistent land scarcity, ongoing efficiency gains and a gradual shift toward more sustainable, ground-related production models. Demographic pressures, limited succession and voluntary buy-out schemes, particularly around Natura 2000 areas, continue to increase land mobility and reshape ownership structures. This is creating opportunities for well-capitalised farmers and professional investors, while reinforcing differentiation by soil quality, location and regulatory context. Overall, farmland price development is expected to remain firm, though at a more measured pace.

Policy uncertainty remains a central theme. Momentum is building around outcome-based regulation as a future organising principle for nitrogen and climate policy, with farm-level emission ceilings potentially restoring direction and entrepreneurial freedom. While the intention to legally anchor sector-wide nitrogen-reduction targets for 2035 provides an important reference, the absence of clearly defined interim milestones toward 2030 continues to constrain investment confidence. Until permitting rules, monitoring frameworks and enforcement become more robust and predictable, many farmers are likely to postpone major expansion or transformation decisions.

European environmental regulation will continue to affect land use and operational choices. The definitive phase-out of derogation from 2026, setting a uniform 170 kg N/ha limit, confirms structurally higher manure disposal costs for livestock farms. This is expected to accelerate extensification, support ground-bounded dairy systems and contribute to selective exits, relocations and land consolidation in environmentally sensitive regions.

Despite weakening farmer confidence, farmland values remain underpinned by scarcity and competing spatial claims. With the 12-month average agricultural land price rising to €95,400 per hectare and relative mobility increasing, land continues to function as a scarce real asset, offering stability in an environment of regulatory transition and subdued sector sentiment.

Dutch renewable energy market

The first quarter of 2026 underscores a Dutch renewable energy market increasingly shaped by system integration rather than capacity expansion alone. Coalition policy decisions, evolving subsidy design and the proposed introduction of CfD frameworks are beginning to translate into concrete implications for project economics, particularly offshore. At the same time, renewed geopolitical tensions surrounding the conflict in the Middle East have pushed energy prices higher and re-introduced uncertainty around long-term price stability, underlining that the energy crisis is not yet behind us. This has sharpened awareness of structural vulnerabilities in Europe's energy supply and reinforced the strategic value of reducing exposure to imported fossil fuels.

Persistent grid congestion is driving a shift toward active system management, accelerating the role of flexibility and storage. Against a backdrop of heightened geopolitical risk, the role of domestically produced renewable energy is once again moving to the centre of the policy and investment agenda, not only as a climate solution, but increasingly as a cornerstone of energy independence and system resilience.

Coalition agreement reinforces subsidy continuity while offshore risks re-emerge

The coalition agreement presented on January 30 (Rijksoverheid) by D66, VVD and CDA provides an important signal of continuity in Dutch renewable-energy policy at a time when investor confidence

increasingly depends on long-term clarity rather than short-term incentives. Central to the agreement is the planned extension of the SDE++ scheme through a further six rounds, reaffirming its role as the backbone of support for renewable generation and decarbonisation projects. At the same time, the coalition explicitly acknowledges the need for a more system-oriented application of subsidies, with stronger attention to grid capacity, spatial constraints and demand alignment.

A key development for the offshore wind sector is the formal adoption of Contracts for Difference (CfD) as the preferred support mechanism for large-scale wind at sea, targeting up to 40 GW of capacity (Rijksoverheid). This shift reflects both rising market volatility and the growing exposure of offshore wind projects to price and volume risk. Notably, current policy discussions suggest that future CfD designs are unlikely to fully shield producers from periods of negative prices, implying that a greater share of market and system risk will remain with project owners. This reinforces incentives for system-friendly behaviour, but also underlines that revenue certainty will increasingly depend on grid access, curtailment exposure and price-formation mechanics alongside subsidy support..

That challenge is already becoming tangible with the decision to establish a separate offshore bidding zone for Nederwiek 3, linked to the hybrid LionLink interconnector between the Netherlands and the United Kingdom. Because this offshore zone is expected to face structurally lower wholesale prices due to the absence of local demand and congestion on the cable, the coalition recognises that additional financial support will likely be required to safeguard project viability. While this support is expected to be funded within existing offshore wind budget reservations, the situation illustrates how system integration choices can materially alter subsidy needs. Nederwiek thus serves as an early test case for how CfD-based support and SDE++-style frameworks will need to adapt to a more complex, internationally connected offshore system.

Alongside offshore wind, the coalition is also signalling a renewed commitment to continued growth of onshore solar and wind capacity. Recent policy discussions emphasise that further deployment on land remains essential to meet demand growth, reduce import dependence and create faster system

value, given shorter lead times compared to offshore projects. This reinforces the view that energy independence will require sustained expansion across all renewable segments, combined with grid-aware siting and flexibility.

Geopolitical tensions reinforce energy security concerns

The escalation of the conflict in the Middle East had a direct and visible impact on energy markets in Q1, pushing up gas and power prices and reinforcing volatility across Europe. Disruptions to regional production and transport flows, combined with heightened risks around critical maritime routes, have translated into concrete physical supply constraints rather than purely speculative concerns. Against a backdrop of already tighter global gas balances, these developments have intensified uncertainty over long-term price formation. For the Netherlands, where gas storage levels are structurally lower and import dependence remains high, the situation has renewed focus on vulnerability to external shocks. As a result, the strategic importance of energy independence is gaining prominence again, with domestic renewable generation, storage and system flexibility increasingly viewed not only as decarbonisation tools, but as essential buffers against sustained price pressure and geopolitical risk.

Grid congestion: from structural bottleneck to system innovation

Grid congestion remains one of the most persistent constraints in the Dutch energy transition, but developments in Q1 2026 highlight both its uneven geography and a gradual shift in how it is being addressed. While congestion continues to intensify in regions such as the FGU-region (Flevoland, Gelderland, Utrecht), other areas show more headroom, underlining that it is not a uniform national problem but a location- and voltage-specific one (Energeia). Despite record grid investments and expanded use of flexible contracts, demand for transport capacity continues to outpace supply, particularly at peak moments. This pressure is increasingly visible at the distribution level, where Liander announced plans to procure up to 750 MW of controllable capacity (Liander), signalling that active congestion management is becoming structural rather than exceptional.

In this context, TenneT's decision to contract its first battery (TenneT) as a formal congestion reliever marks a significant step. Through a capacity control contract combined with time-duration-based transport rights (TDTR), a 200 MW battery in Noord-Brabant will create grid capacity by withholding or delivering power during system stress. This shifts storage from a purely market-driven flexibility asset toward a regulated congestion-management tool.

At the same time, debate is intensifying over whether the current congestion approach is economically optimal. Critics argue that paying parties not to use the grid distorts price signals and risks inefficiency, while alternatives focus on allocating scarce capacity more explicitly through market mechanisms at congested moments (Energeia). Together, these developments point to a transition from ad-hoc measures toward a more explicit, system-value-driven approach to grid usage.

Batteries and corporate offtake anchor market momentum

Market activity in Q1 2026 shows continued momentum around projects and contracts that align closely with system needs. A key milestone was reached as all permits for the 200 MW / 800 MWh Sequoia battery project in Geertruidenberg became definitive (Energeia). The project is explicitly designed to contribute to congestion relief through time-limited grid access and system services, clearing the permitting phase significantly reduces development risk while enabling progress toward financing and construction.

In parallel, commercial contracting for offshore wind continues to evolve. RWE and ASML concluded a long-term power purchase agreement (PPA) for electricity from the Oranjewind offshore wind project (RWE), securing corporate offtake for a substantial share of production. The agreement highlights the growing role of large industrial consumers in absorbing long-term price exposure, helping to stabilise revenue expectations amid rising costs and increasing system complexity. Together, these developments point to a market increasingly shaped by executable projects and tailored bilateral contracts rather than capacity growth alone.

Market outlook

Looking ahead, the Dutch renewable energy market is entering a phase in which policy execution will be as important as policy intent. The new coalition's agenda provides a promising foundation, with continuity in climate ambition, an extension of the SDE++ and a clear commitment to developing CfD frameworks for offshore wind. As these CfDs move from proposal to implementation, market attention will shift to their detailed design, particularly the treatment of negative prices, curtailment risk and interactions with grid constraints. Early test cases such as Nederwiek3 underline that system integration choices can materially affect subsidy needs and risk allocation. At the same time, continued emphasis on flexibility, congestion management and corporate offtake suggests that future investment will increasingly depend on the ability to combine policy support with market-based risk mitigation. The renewed geopolitical energy shock has reinforced the sense of urgency around energy independence, strengthening the case for renewables not only as a decarbonisation tool but as a strategic buffer against long-term price volatility and external shocks. Overall, the outlook points to a more mature, system-oriented market, where investment momentum will be driven by execution certainty and the practical implementation of stable support frameworks.



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