

Factsheet Q4 2025

ASR Dutch Science Park Fund



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

Portfolio value

€275m

Lettable floor area (sq.m.)

97,500

Target IRR

>7%

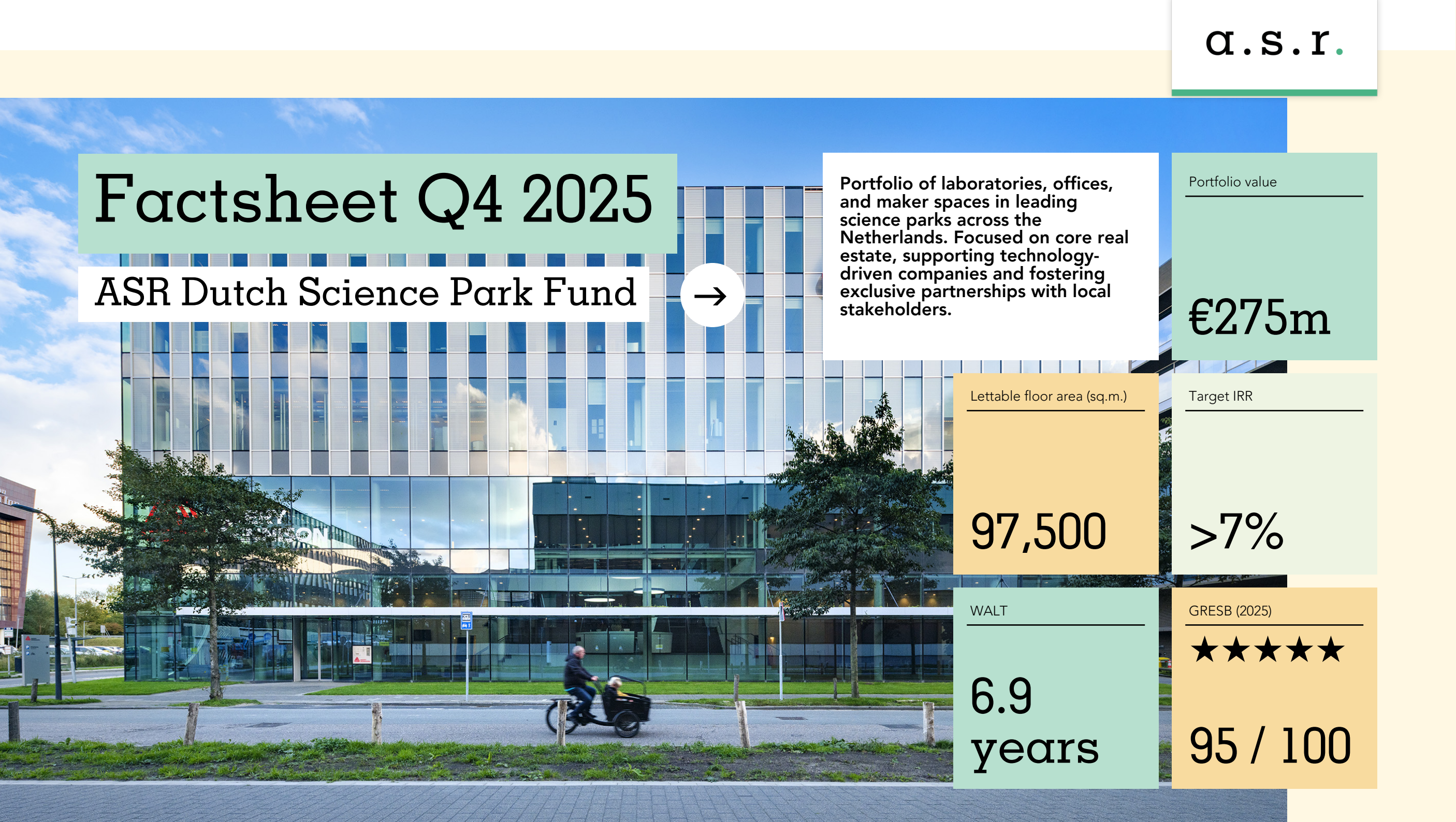
WALT

6.9
years

GRESB (2025)

★★★★★

95 / 100



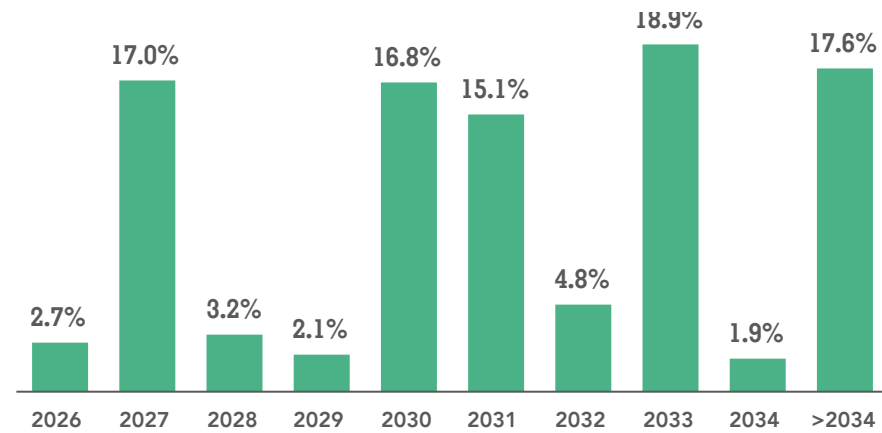


The Fund invests in commercial real estate, such as laboratory and office spaces, on the most attractive science parks in the Netherlands by acquiring existing and newly built assets with an attractive risk-return profile. The Fund makes individual investments, as well as through dedicated partnerships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

Fund facts

Domicile	Netherlands
Legal structure	Fund for Joint Account
Inception	2019
Distributions	Quarterly
Trading frequency	Quarterly
Fund size	€275m
Number of assets	12
Committed pipeline	–
Current LTV	0%
Target LTV	0%
Target size	€500m+
Management fee	0.55%
Alignment fee	3.5% of net rental revenue

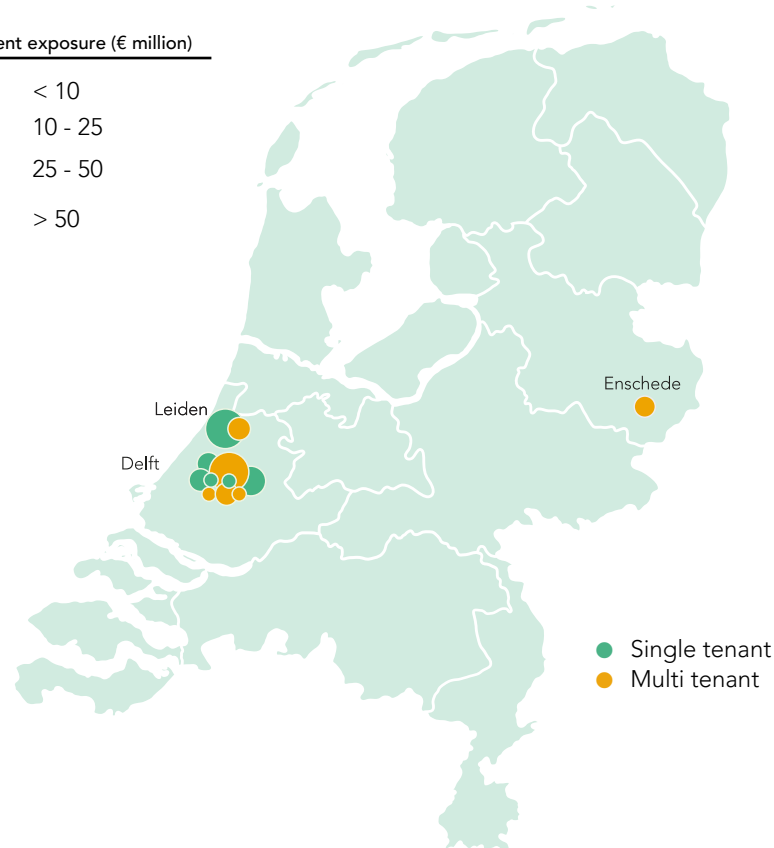
Lease expiry profile



Geographic exposure of the portfolio

Investment exposure (€ million)

- < 10
- 10 - 25
- 25 - 50
- > 50



Sustainability performance

kWh per sq.m.
per year

104.0

Energy intensity

kg of CO₂ per sq.m.
per year

(0.07)

GHG intensity

Contact details



Martin Kraaij
fund director
T: +31 (0)6 51 801 988
martin.kraaij@asr.nl



Benny Ng
fund manager
T: +31 (0)6 48 19 15 73
benny.ng@asr.nl

Disclaimer This document is intended to present general information in respect of ASR Dutch Science Park Fund (the 'Fund') and does not constitute, and may not be used for the purposes of, an offer or an invitation to subscribe for any interests by any person in any jurisdiction (i) in which such offer or invitation is not authorised or (ii) in which the person making such offer or invitation is not qualified to do so or (iii) to any person to whom it is unlawful to make such offer. The information contained herein is necessarily incomplete and is qualified by reference to the placing documents to be drafted in connection with the prospective offering of interests in the Fund. In the event that the information in this document is inconsistent with or contrary to information in the placing documents, the placing documents shall prevail. a.s.r. reserves the right to modify any of the terms of the prospective offering and the interests described herein. Interests in the Fund may only be subscribed for by institutional investors. The Fund and the Fund Manager are subject to the supervision of AFM (Netherlands).