

Factsheet Q1 2026

ASR Dutch Science Park Fund



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

Portfolio value

€277m

Lettable floor area (sq.m.)

97,500

Distribution (2025)

4.1%

WALT

6.8
years

GRESB (Science / Tech)

Leader '21-'25
28 vehicles in 2025

95 / 100
★★★★★



a.s.r. real assets



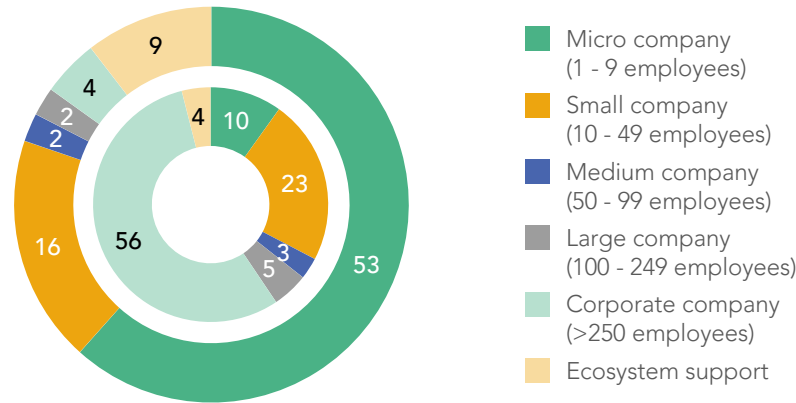
The Fund invests in commercial real estate, such as laboratory and office spaces, on the most attractive science parks in the Netherlands by acquiring existing and newly built assets with an attractive risk-return profile. The Fund makes individual investments, as well as through dedicated partnerships 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 | €277m |
| 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 |

Tenant size typology

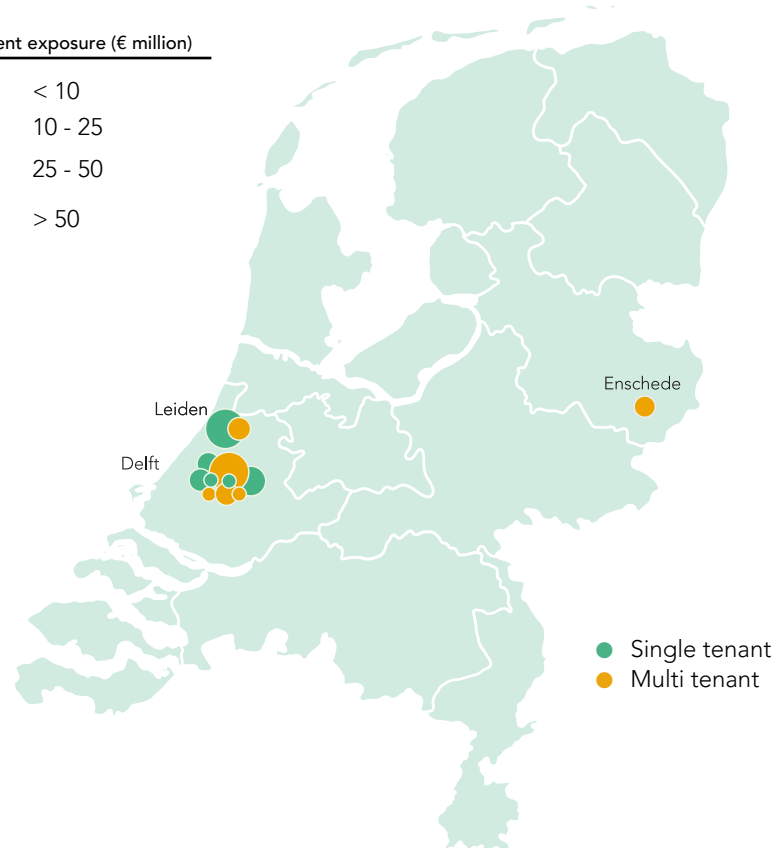
of tenants (outer) & % of passing rent (inner)



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

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