

Acquisition profile

ASR Dutch Science Park Fund

The ASR Dutch Science Park Fund managed by a.s.r. real assets, invests in commercial real estate located at the most prominent science parks in the Netherlands. The fund, with insurance company a.s.r. as its anchor investor, is focused on long-term core real estate investments. It currently holds assets at the TU Delft Campus, Biotech Campus Delft, Kennispark Twente and Leiden Bio Science Park. At the first three locations, the fund also has established cooperation agreements to support further development the science parks.

The fund is interested in both existing properties and new developments at 13 designated science parks. These include high-quality flexible offices spaces, (maker) labs, laboratories and research facilities. Buildings that support the local science park ecosystem, such as retail, healthcare facilities, and student or other types of housing- also fall within scope of interest.

Contact us



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Selected science parks

Established (5)

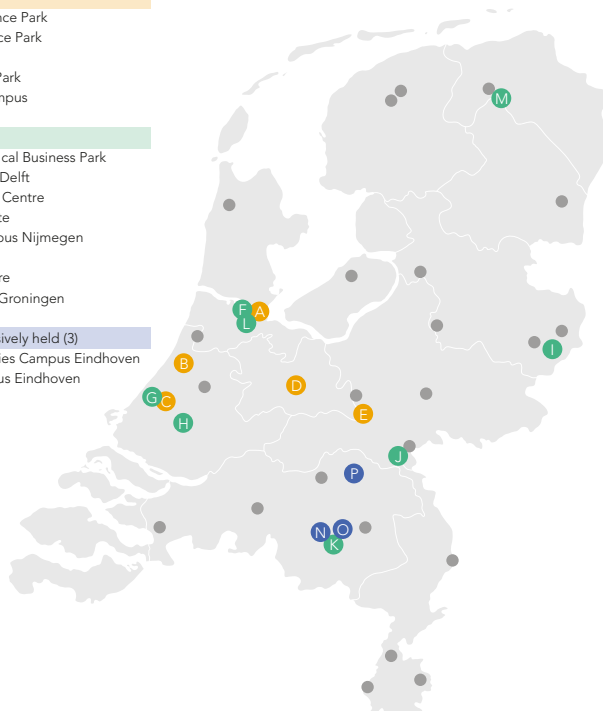
- A Amsterdam Science Park
- B Leiden Bio Science Park
- C TU Delft Campus
- D Utrecht Science Park
- E Wageningen Campus

Emerging (8)

- F Amsterdam Medical Business Park
- G Biotech Campus Delft
- H Erasmus Medical Centre
- I Kennispark Twente
- J Novio Tech Campus Nijmegen
- K TU/e Campus
- L VU Medical Centre
- M Zernike Campus Groningen

Established – exclusively held (3)

- N Brainport Industries Campus Eindhoven
- O High Tech Campus Eindhoven
- P Pivot Park Oss



Key investment criteria:



Investment volume starting from 10 million.



New developments: Minimum energy label A+++ and BREEAM-NL Excellent. Existing properties: (Potentially) minimum energy label A and BREEAM-NL in use Very Good.



Sale & leaseback structures are also considered.



Flexible design and layout, enabling long-term, sustainable use by multiple tenants.



Suitable for both single and multi-tenant occupancy, with flexible functions such as office space, (maker) labs, laboratories and research facilities.