

# BENELUX REAL ESTATE INVESTMENT CRITERIA 2025

## OFFICES

Lot size	€ 10m - € 100m+ (portfolios up to € 200m+)	
Location	Established, central locations in G10 cities in the Benelux.	
Risk profile	Core, Core+ and Value-add	
Specifics	Single-/ Multi-let	Occupancy 0% - >50% WALT 0 - >5 years

## (LIGHT) INDUSTRIAL & MULTI-LET

Lot size	€ 5m - € 50m+ (portfolios up to € 150m+)	
Location	Well-connected economic hubs in and around regional cities in the Netherlands & Belgium.	
Risk profile	Core, Core+ and Value-add	
Specifics	Single-/ Multi-let Third-party usability is key	Occupancy 0 - 100% WALT 0 - >5 years
	Clear height >6m Floor load >1.5kN/sqm	Share of offices <20% ≥ 1 door per unit

## (SMALL) LOGISTICS

Lot size	€ 10m - € 50m+ (portfolios up to € 150m+)	
Location	Prime-logistics locations across the Netherlands & Belgium	
Risk profile	Core, Core+ and Value-add	
Specifics	Single-/ Multi-let Third-party usability is key Share of offices <15% Clear height >10m Floor load >3kN/sqm	Occupancy 0 - 100% WALT 0 - >5 years  Dock ratio ≥ 1:1.000



EDMOND  
DE ROTHSCHILD

Edmond de Rothschild REIM (EDR REIM) is a vertically integrated European real estate business, which provides in-house services covering portfolio management, financial management, asset management, property management and development management.

EDR REIM manages € 13bn of commercial and residential real estate on behalf of institutional clients, private clients and property companies and is a pan-European platform with local presence and local knowledge.

EDR REIM is a conviction driven investment house with a focus on sectorial and thematic convictions. Thereby ESG and sustainability is embedded within all our strategies.

## KEY CONTACTS

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# RECENT ACTIVITY

## REFERENCE ACQUISITIONS

### VALUE-ADD



#### THE NETHERLANDS - ZWOLLE

2024

€ 22m

20,500 sqm lfa

New-built and fully ESG compliant logistics asset with 100% vacancy upon acquisition

Paderbornstraat 1, Zwolle, The Netherlands

Strategy      JV with institutional investor (US)

### CORE-PLUS



#### THE NETHERLANDS - DUIVEN

2024

€ 10m

11,860 sqm lfa

Sale-and-lease-back (long-term lease) asset with high-bay & strong tenant

Ratio 24-26, Duiven, The Netherlands

Strategy      Pan-European open-ended fund

### CORE



#### THE NETHERLANDS - AMSTELVEEN

2025 Q2

€ 8m

4,900 sqm lfa

New development of high-end multi-let industrial units nearby Schiphol Airport

Legmeerdijk 280, Amstelveen, The Netherlands

Strategy      Pan-European open-ended fund

Edmond de Rothschild Europa (SCPI)

In May 2024 Edmond de Rothschild launched 'Edmond de Rothschild Europa (SCPI)'. This strategy allows investors to benefit from the experience and local roots of Edmond de Rothschild's real estate platform by investing in a pan-European and diversified strategy Edmond de Rothschild Europa is the result of a long tradition of investment and deep roots on the European continent. Edmond de Rothschild has always distinguished itself by its presence in major financial and economic centres, in order to know, understand and apprehend these places.

OFFICES / (LIGHT) INDUSTRIAL / RETAIL		
Lot size	€ 3m - € 15m	
Location	Established, central locations as well as secondary locations in the Benelux.	
Risk profile	Core+	
Specifics	Preferably Single-let	Occupancy >80% WALT >6 years



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# RECENT ACTIVITY

## REFERENCE ACQUISITIONS EDR EUROPA SCPI

### CORE-PLUS



THE NETHERLANDS - WAALWIJK

2024

€ 5m

5,973 sqm lfa

Sale-and-lease-back (long-term lease)  
solid location & strong tenant

Industrieweg 64-66, Waalwijk, The Netherlands

Strategy EDR Europa SCPI

### CORE-PLUS



THE NETHERLANDS - DELFT

2025 Q1

€ 3m

1,833 sqm lfa

Sale-and-lease-back (with long-term lease)  
circular & energy-efficient

Delftechpark 10-12, Delft, The Netherlands

Strategy EDR Europa SCPI

### CORE-PLUS



THE NETHERLANDS - ROOSENDAAL

2025 Q2

€ 3m

3,747 sqm lfa

Asset deal (with long-term lease)  
strategic location & low-maintenance

Vaartveld 10, Roosendaal, The Netherlands

Strategy EDR Europa SCPI