

BENELUX REAL ESTATE INVESTMENT CRITERIA 2023

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 >30% WALT ≥ 2 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 and 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	Office ratio <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	Occupancy 0 - 100% WALT 0 - >5 years
	Clear height >10m Floor load >3kN/sqm	Office ratio <15% Dock ratio ≥ 1:1,000

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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.

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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.

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OFFICES

REFERENCE ACQUISITIONS

CORE



LUXEMBOURG - LUXEMBOURG CITY

2022

€ 49m

4,200 sqm lfa

Sustainable multi-tenant office building in the Kirchberg district

Rue Jean Monnet 4, Luxembourg, Luxembourg

CORE-PLUS



BELGIUM - BRUSSELS

2021

€ 40m

8,900 sqm lfa

Prominent multi-tenant office building in the Pentagon district

Rue de L'Empereur 3-5, Brussels, Belgium

CORE



THE NETHERLANDS - UTRECHT

2020

€ 19m

4,000 sqm lfa

Refurbished single-tenant office building in the CBD district

St. Jacobsstraat 6-8, Utrecht, the Netherlands

(LIGHT) INDUSTRIAL & MULTI-LET

REFERENCE ACQUISITIONS

CORE-PLUS



THE NETHERLANDS - ETTEN-LEUR

2021

€ 14m

13,600 sqm lfa

Sale-and-lease-back of production and warehouse asset in North-Brabant

Munnikenheiweg 63, Etten-Leur, the Netherlands

CORE-PLUS



THE NETHERLANDS - NIJKERK

2022

€ 9.5m

11,200 sqm lfa

Modern single-tenant light industrial asset in Nijkerk, PV installation present

Sluiswachter 10, Nijkerk, the Netherlands

VALUE-ADD



THE NETHERLANDS - PORTFOLIO

2020

€ 35m

53,000 sqm lfa

Undermanaged portfolio of 6 light industrial assets at strong locations throughout the Netherlands

Vinvest portfolio: The Hague, Diemen, Haarlem, Mijdrecht, Barendrecht & Oosterhout, the Netherlands

(SMALL) LOGISTICS

REFERENCE ACQUISITIONS

CORE



THE NETHERLANDS - AMSTERDAM

2019

€ 6.5m

5,200 sqm lfa

Prime (small) logistics asset next to the waterway within the port of Amsterdam

Nieuwe Hemweg 55, Amsterdam, the Netherlands

CORE-PLUS



THE NETHERLANDS - APELDOORN

2022

€ 17m

11,000 sqm lfa

Prime (small) logistics asset – forward funding in Apeldoorn (Noord)

Laan van de Ram 69, Apeldoorn, the Netherlands

VALUE-ADD



THE NETHERLANDS - WADDINXVEEN

2022

undisclosed

27,800 sqm lfa

Vacant logistics asset acquired in Triton portfolio with a total of 4 assets.

Transportweg 15, Waddinxveen, the Netherlands