

BENELUX REAL ESTATE INVESTMENT CRITERIA 2026

(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

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

EDMOND DE ROTHSCHILD, BOLD BUILDERS OF THE FUTURE.



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.

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INVESTMENT CRITERIA **EDR EUROPA SCPI**

2026

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 / SMALL LOGISTICS / RETAIL / HOTELS

Lot size	€ 5m - € 20m
Location	Established, central locations as well as secondary locations in the Netherlands, Belgium and Luxembourg (Benelux)
Occupancy/WALT	>80% / > 5 years
Contract type	Triple-net preferred
Tenant	Strong covenant / VAT-liaible
Tenancy	Single-let preferred (multi-tenant: up to 3-5 tenants)
Risk profile	Core+
Target yield	>7% NIY
Deal type	Asset



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Edmond de Rothschild European Light Industrial Partners (ELIP)

In H2 2026 Edmond de Rothschild launched 'Edmond de Rothschild European Light Industrial Partners' ("ELIP"). This pan-European strategy allows investors to benefit from the experience and local roots of Edmond de Rothschild's real estate platform by investing in mid-box light industrial and logistics properties with a value-add risk profile. The strategy targets assets offering significant upside potential through (re-)letting, refurbishment and/or (re-)development. Target countries are Germany, France, the UK, Spain and the Benelux, each with local investment and asset management teams on the ground. Target assets have 5,000 – 30,000 sqm of GLA and are located in urban and suburban areas, logistics hotspots and edge-of-city logistics zones. Property characteristics like number of doors and free height should offer strong re-letting potential.

(LIGHT) INDUSTRIAL / LOGISTICS

Lot size	€ 10 - 30m (portfolios up to € 100m+)
Location	Benelux: urban and suburban areas, logistics hotspots and edge-of-city logistics zones
Occupancy/WALT	0 - 100% / 0 - 3 years
Contract type	Agnostic
Tenancy	Single-let preferred (multi-tenant: up to 3-5 tenants)
Risk profile	Value-Add
Target yield	> 6.5% reversionary NIY
Deal type	Asset / Portfolio


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RECENT ACTIVITY

REFERENCE ACQUISITIONS **EDR EUROPA SCPI**

THE NETHERLANDS - DELFT



2025 Q1

OFFICE

€ 3.2m / 7.8% NIY

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

THE NETHERLANDS - WOLVEGA



2025 Q4

LIGHT INDUSTRIAL

€ 3.6m / 7.3% NIY

4,200 sqm LFA

Sale-and-lease-back (with long-term lease) high quality & long-term NNN commitment

Zeeweegbree 6, Wolvega,
The Netherlands

Strategy

EDR Europa SCPI

THE NETHERLANDS - HENGELO



2026 Q2

LIGHT INDUSTRIAL

€ 16.2m / 7.0% NIY

15,880 sqm LFA

Long-term NNN leased asset with anti-vibration floor insulation & solid tenant

Opaalstraat 31, Hengelo,
The Netherlands

Strategy

EDR Europa SCPI

THE NETHERLANDS - NIJMEGEN



2026 Q2

OFFICE

€ 5.2m / 7.4% NIY

2,110 sqm LFA

2020-built asset (long-term leased) with strong grade A covenant

Transistorweg 1, Nijmegen,
The Netherlands

Strategy

EDR Europa SCPI

RECENT ACTIVITY

REFERENCE ACQUISITIONS **INDUSTRIAL & LOGISTICS**

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

CORE-PLUS



THE NETHERLANDS – DUIVEN

2025 Q4

€ 10m

10,235 sqm LFA

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

Geograaf 3-5-7, Duiven, The Netherlands

Strategy

Pan-European open-ended fund

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)