

# BENELUX REAL ESTATE INVESTMENT CRITERIA 2026

## 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

### Robbert Bakhuijsen

Head of Investment Management Benelux  
r.bakhuijsen@reim-edr.com  
+31 (0)6 54 66 32 59

### Niels Bruijninx

Director Investment Management Benelux  
n.bruijninx@reim-edr.com  
+31 (0)6 54 32 48 59

### Tijs Biemans

Analyst Investment Management Benelux  
t.biemans@reim-edr.com  
+31 (0)6 53 51 01 24

# RECENT ACTIVITY

## REFERENCE ACQUISITIONS

### 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)

# INVESTMENT CRITERIA EDR EUROPA SCPI

2026



EDMOND  
DE ROTHSCHILD

## 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 - € 15m
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
Lot size	€ 5m - € 15m
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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# RECENT ACTIVITY

## REFERENCE ACQUISITIONS EDR EUROPA SCPI

### THE NETHERLANDS - ROOSENDAAL



2025 Q2

LIGHT INDUSTRIAL

€ 3.0m

3,747 sqm LFA

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

Vaartveld 10, Roosendaal, The Netherlands

Strategy

EDR Europa SCPI

### THE NETHERLANDS - WOLVEGA



2025 Q4

LIGHT INDUSTRIAL

€ 3.6m

4,200 sqm LFA

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

Zeeveegbree 6, Wolvega, The Netherlands

Strategy

EDR Europa SCPI

### THE NETHERLANDS - WEESP



2025 Q4

LIGHT INDUSTRIAL

€ 4.6m

5,940 sqm LFA

Sale-and-lease-back (with long-term lease)  
strong location & flexibility in use

Hogeweyselaan 235, Weesp, The Netherlands

Strategy

EDR Europa SCPI

# RECENT ACTIVITY

## REFERENCE ACQUISITIONS EDR EUROPA SCPI

### THE NETHERLANDS - SURHUISTERVEEN



2024 Q2

SMALL LOGISTICS / COLD STORAGE

€ 3.9m

8,442 sqm LFA

Sale-and-lease-back (with long-term lease)  
solid business & competitive terms

Vaartveld 10, Roosendaal, The Netherlands

Strategy

EDR Europa SCPI

### THE NETHERLANDS - WAALWIJK



2024 Q4

LIGHT INDUSTRIAL

€ 5.1m

5,973 sqm LFA

Asset deal (with long-term lease)  
strategic location & NNN commitment

Industrieweg 64-66, Waalwijk, The Netherlands

Strategy

EDR Europa SCPI

### THE NETHERLANDS - DELFT



2025 Q1

OFFICE

€ 3.2m

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