

# BENELUX COMMERCIAL REAL ESTATE INVESTMENT CRITERIA

H2 2019



The Bridge, The Hague

## OFFICES

### Single assets & portfolios

**Deal structure:** Asset & Share deals

**Target deal size:** EUR 15m - 100m

**Target markets:** G10-Cities in NL, Brussels & Luxembourg city

**Occupancy:** Single/multi-let; >60%

**WALT:** > 2 Years

**Risk profile:** Core / Core Plus

## MULTI-LET (LIGHT) INDUSTRIAL

### Single assets & portfolios

**Deal structure:** Asset & Share deals

**Target deal size:** EUR 5m – 100m

**Target markets:** Focus on well-connected economic hubs in and around regional cities across the Netherlands and Belgium

**Occupancy:** Single/multi-let; >50%

**WALT:** > 2 Years

**Risk profile:** Core / Core Plus / Value Add

## (SMALL) LOGISTICS

### Single assets & portfolios

**Deal structure:** Asset & Share deals

**Target deal size:** EUR 5m – 100m

**Target markets:** Prime logistics locations in Benelux

**Occupancy:** Single/multi-let; >50%

**WALT:** > 3 Years

**Risk profile:** Core / Core Plus / Value Add



Cording Real Estate Group is a vertically integrated Northern European real estate business, which provides in-house services covering portfolio management, financial management, asset management, property management and development management.

Cording manages €2.5bn of commercial and residential real estate across Northern Europe on behalf of institutional clients, private clients and property companies.

Edmond de Rothschild (Suisse) S.A., a private banking and asset management specialist, has held a majority stake in Cording since February 2018.

Edmond de Rothschild's European real estate franchise now includes Cleaveland in France, OROX in Switzerland, and Cording in the rest of Europe.

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**MORE TRACK RECORD UPON REQUEST**

**ACQUISITIONS OFFICE**



**CORE PLUS**

**THE BRIDGE, THE HAGUE**

February 2019

Deal size: EUR 17m

Area LFA (sqm): 8,200 sqm

Multi-tenant office building in the Beatrixkwartier CBD



**CORE**

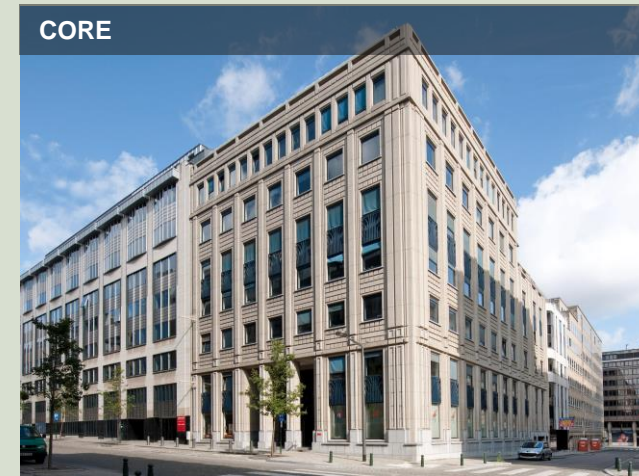
**RUE JEAN MONNET 6, LUXEMBOURG**

October 2018

Deal size: EUR 48m

Area LFA (sqm): 5,100 sqm

Core multi-tenant office building in Kirchberg, Luxembourg



**CORE**

**RUE MONTOYER 40, BRUSSELS**

June 2019

Deal size: EUR 17m

Area LFA (sqm): 4,000

Core multi-tenant office building in the Leopold district, Brussels

**DISPOSALS OFFICE**



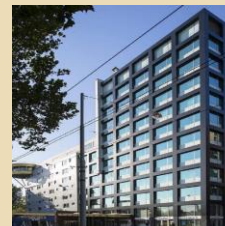
**TOMTOM HQ, AMSTERDAM**

January 2017

Deal size: EUR 49m

Area LFA (sqm): 7,300 sqm

Core office property in the heart of Amsterdam City Centre



**BYZANTIUM, AMSTERDAM**

January 2017

Deal size: EUR 26m

Area LFA (sqm): 4,600 sqm

Core office building in the heart of Amsterdam City Centre



**MORE TRACK RECORD UPON REQUEST**

**ACQUISITIONS LOGISTICS / INDUSTRIAL**



**CORE**

**MAINFREIGHT, ZALTBOMMEL**

June 2019

Deal size: EUR 36m

Area LFA (sqm): 31,000 sqm

Prime logistics asset along A2 motorway, let to Mainfreight



**CORE**

**TUCAN PORTFOLIO**

July 2019

Deal size: EUR 25m

Area LFA (sqm): 25,000 sqm

Core light industrial portfolio of 5 fully let assets



**CORE PLUS**

**FOCUS PORTFOLIO**

December 2018

Deal size: EUR 23,8m

Area LFA (sqm): 21,966 sqm

Core light industrial portfolio consisting of 4 fully let assets

**DISPOSALS LOGISTICS / INDUSTRIAL**



**SHANNONWEG, SCHIPHOL**

October 2017

Deal size: EUR 6,5m

Area LFA (sqm): 26,000 sqm

Core plus warehouse in the Schiphol airport area



**VAN DER MADEWEG, AMSTERDAM**

September 2017

Deal size: EUR 18,5m

Area LFA (sqm): 25,000 sqm

Value add (retail)warehouse in Amsterdam Amstel Business Park