

# Leading the transformation of cities.

Making them more liveable and sustainable.





Photography: Alex Potemkin

## Leading change for the better.

Cities must make a positive contribution to the health and wellbeing of people and the planet. As a pan-European real estate manager, with nearly € 10 billion assets under management and expert teams working from seven offices across the continent and the United Kingdom, we are uniquely positioned to make an impact and play a leading role. Also in The Netherlands, we have built a track record in successfully transforming existing inner-city retail properties into futureproof, sustainable, and multi-purpose locations.

Redevco is growing and diversifying, building on a strong heritage in retail real estate, deep-rooted knowledge of cities and extensive experience in urban regeneration projects. We offer a wide range of investment strategies in The Netherlands, which include repurposing retail property into mixed-use and developing residential real estate. And our teams are fully equipped to provide the full spectrum of capabilities in house, such as transactions, fund management, risk & compliance, and asset & development management.

The examples in this brochure showcase some of the iconic and impressive buildings we manage on behalf of our investor clients. Have a look and we invite you to connect with us to see how we can jointly lead the transformation of cities to ensure they are liveable and sustainable.

Vincent Bacas  
Portfolio Director Redevco Netherlands



## Re-leasing of a landmark location in the heart of Rotterdam.

In November 2023 international fashion retailer Inditex opened its new flagship store of 8,000 m<sup>2</sup> (the largest in the world) in the existing retail property at the junction of main street Coolingsel and the famous square Beursplein in the very heart of the city of Rotterdam which was formerly leased to C&A. The new store is situated over four retail floors, whilst the upper floor is being used for staff and training. Part of the new Zara flagship consists of Zara Home, including a coffee corner operated by De Koffiesalon.

The façade towards Beursplein was adjusted in close consultation with the tenant and the architect of the original building (Architecten Cie.). Both Redevco and Inditex have taken the maximum measures with regard to sustainability to upgrade the building's BREEAM-label to Excellent.

- Netherlands, Rotterdam
- Risk profile: Core
- 8,046 m<sup>2</sup> retail (GLA)

Improving the sustainability performance:

- New, fully isolated and green roof
- A total of 257 PV panels

With this new tenant and a number of sustainability measures in place for a more futureproof asset we have successfully met the requirements of our investor client.



Photography: Kees Hummel

## Redevelopment of an iconic property.

In 2019, Redevco Netherlands redeveloped the former C&A store located at main street Vredenburg to reinstate the property to its old glory according to the design of Rijnboutt Architects. The façade facing Vredenburg was fully reconstructed with a transparent, double height storefront and a remarkable canopy which resembles the original façade from 1939.

The basement, ground and first floor, totaling almost 4,000 m<sup>2</sup>, are leased to Decathlon. On the upper floors the 2,650 m<sup>2</sup> convention centre remained. In line with Redevco policy to future-proof existing buildings and to improve their sustainability performance, Redevco Netherlands made use of the opportunity to implement various measures which resulted in a better BREEAM label.

- Netherlands, Utrecht
- Risk profile: Core
- 7,478 m<sup>2</sup> total GLA
- 4,835 m<sup>2</sup> retail
- 2,643 m<sup>2</sup> offices

Improving the sustainability performance:

- Solar installation
- Green roof



Photography: Evabloem

## Redevelopment into a multi-tenant retail property.

Redevco Netherlands delivered the redevelopment of the historical C&A property on Demer – 18 Septemberplein – Hermanus Boexstraat in the heart of the city of Eindhoven.

The single tenant building was totally refurbished and extended to accommodate two flagship stores (C&A and HEMA) as well as two smaller units that are occupied by Rituals and Starbucks. The 3rd floor, with a dedicated entrance from Hermanus Boexstraat, is space for F&B, including a rooftop garden on the 4th floor. The new design by architect UNStudio, consisting of dramatic glass boxes with special light effects, are a true work of art. The existing storefronts were completely redesigned and brought forward, providing transparency and extra height onto the square. Although challenging, Redevco insisted on taking the building completely of gas. This and other sustainability measures taken led to an upgrade of the BREEAM label into Excellent.

- Netherlands, Eindhoven
- Risk profile: Core
- 8,257 m<sup>2</sup> retail
- 789 m<sup>2</sup> F&B

### Improving the sustainability performance:

- All electric
- Solar installation
- Energy saving escalators & elevators



Visual: Filippo Bolognese Images

## Repurposing from mono to a distinctive mixed-use asset.

In the northern Dutch city of Groningen Redevco Netherlands will redevelop the current C&A store on the corner of Herestraat and Gedempte Zuiderdiep from a single tenant single use property into a mixed-use, state of the art and future proof building.

The ground and first floor will remain retail, but the upper floors will be demolished, providing space for 4 new floors with 45 residential units, fully erected in wood. The existing basement will remain and will house a new public bicycle park as well as storage for the future retailer. The design by Rijnboutt Architects will reinstate the building into its old glory and transform the current rather massive block into a series of smaller but still connected buildings. Construction is expected to start by the end of 2023 and the delivery is planned by early 2025. The BREEAM label is to be improved to Excellent.

- Netherlands, Groningen
- Risk profile: Core Plus
- 3,092 m<sup>2</sup> retail
- 2,714 m<sup>2</sup> residential (45 units)
- 640 m<sup>2</sup> bicycle park

### Improving the sustainability performance:

- All electric
- Solar installation
- Green roofs
- CLT (wood) construction (residential)
- Heat & Cold storage



## A distinctive design in a fully modernised shopping centre environment.

In 2019, Redevco Netherlands completed the redevelopment of its ownership in what today is The Mall of The Netherlands in Leidschendam.

The façades of the existing store of C&A store and some adjacent units were totally renewed to meet the high quality design as this was presented for the Mall of the Netherlands by Unibail Rodamco Westfield and its architect MVSA. The building was designed to stand out, yet fully fit to its environment and its distinctive features clearly mark this high traffic and important corner in the mall. Tenants of the property are fashion retailers C&A and the Stone Casual, F&B entrepreneur Manneken Pis and jewelry shop Time Store. As a result of a number of sustainability measures the BREEAM-label was improved to Very Good.

- Netherlands, Leidschendam
- Risk profile: Core
- 3,936 m<sup>2</sup> retail
- 193 m<sup>2</sup> offices

Improving the sustainability performance:

- Improved Energy Label (from C to A)



Visual: de Beeldenfabriek

## Creating energy-efficient and affordable housing.

The Porseleinen Toren in Delft, the Netherlands, is a residential building (in construction) comprising 85 free-sector units and a small F&B space of 200 m<sup>2</sup> on the ground floor. This development is a good example of creating suitable housing in one of the most densely populated parts of the country where there is also a massive shortage of high-quality rental accommodation.

The development will be equipped with innovative technologies to minimise energy consumption, in line with our sustainability strategy. This acquisition is entirely aligned with our goal to invest in residential properties in the most attractive cities across Europe, and to help these areas become more sustainable and liveable.

- Netherlands, Delft
- Risk profile: Core plus
- 5,662 m<sup>2</sup>
- 85 residential units
- 200 m<sup>2</sup> F&B
- 8 parking places

### Improving the sustainability performance:

- Adjacent shared mobility hub
- PV panels
- Circular façade
- EQw-system (advanced thermal energy storage system)
- Delivery spring 2024





Photography: Erik van der Burgt / Verbeeld

## Creating sustainable legacy.

The ambition is to make this asset “the most sustainable listed building” in 2024 and to take all measures possible (e.g. replacement of current installations) that will help to make it carbon neutral in operation. Part of the plan is also to future proof this asset by creating a more flexible layout and through the refurbishment of some outdated areas.

We do this in full cooperation with our tenant Fashion For good. Fashion For good is a global initiative to inspire change and drive the collective movement to make fashion a force for good. They work directly with the fashion industry to innovate towards solutions that are better for people and the planet, and empower behaviour change through their sustainable fashion Museum.

- Netherlands, Amsterdam
- Risk profile: Core Plus
- 1,777 m<sup>2</sup> office, retail, leisure

Improving the sustainability performance:

- Excellent (ambition)



## Outperforming the expectations of an institutional client.

In 2019, Redevco Netherlands acquired the mandate from a pension fund for the asset & property management of a retail portfolio comprising 18 assets located in high streets spread across the Netherlands (top 5 - 20 cities). Redevco carried out the asset and property management activities in line with the client's expectations. This resulted in fully leased properties, that are sustainably managed (green leases) and have been successfully navigated through the pandemic and its lockdowns.

As part of their long term strategy, the client took the decision at the end of 2021 to sell the portfolio and to grant the divestment mandate to Redevco. The marketing campaign started in Q3 of 2022 following the strategy of selling the properties individually. In Q1 2023, almost 80% of the assets have been sold and transferred to a new owner. The divestment results exceeded both client's expectations and market standards. Redevco achieved an additional premium of 6.5% over appraisal after all costs, including their own. Despite economic headwinds and rising interest rates Redevco managed to outperform.



## Transformational residential tower in the making.

The iconic 159 metres high BaanTower building, with 427 rental homes for the mid-market segment, will set a new standard in city living in the heart of Rotterdam. This project will boost the supply of affordable homes in Rotterdam, as Redevco rolls out its urban transformation strategy to make cities more sustainable and liveable.

Solar panels will provide sustainable energy and the tower is connected to district heating for hot tap water. In addition, it will have its own thermal energy storage system and a communal outdoor garden contributing to biodiversity. Principles of the circular economy are implemented, and materials reused and recycled where possible.

This innovative sustainability concept already achieved one of the best sustainability scores in the Netherlands, which is exceptional for high-rise buildings. ABN AMRO Groenbank recognised these efforts by granting a green loan for sustainable buildings of EUR 64 million.

- Netherlands, Rotterdam
- Risk profile: Core Plus / Value add
- 427 homes

Improving the sustainability performance:

- Flexible design accommodating future adaptation
- Solar panels, district heating and thermal energy storage system
- 40% overscoring on the Dutch Environmental Building regulations



Vincent Bacas, Portfolio Director  
 E: [vincent.bacas@redevco.com](mailto:vincent.bacas@redevco.com)  
 T: +31 (0) 6 26 376 523



Maartje Gitsels, Portfolio Management Assistant  
 E: [maartje.gitsels@redevco.com](mailto:maartje.gitsels@redevco.com)  
 T: +31 (0) 6 10 270 850



Robert Bakker, Development Manager  
 E: [robert.bakker@redevco.com](mailto:robert.bakker@redevco.com)  
 T: +31 (0) 6 53 517 951



Dominique Lambrechts, Project Manager  
 E: [dominique.lambrechts@redevco.com](mailto:dominique.lambrechts@redevco.com)  
 T: +31 (0) 6 57 566 777



Jack de Vreede, Asset Manager  
 E: [jack.de.vreede@redevco.com](mailto:jack.de.vreede@redevco.com)  
 T: +31 (0) 6 53 805 824



Nick van de Sanden, Asset Manager  
 E: [nick.van.de.sanden@redevco.com](mailto:nick.van.de.sanden@redevco.com)  
 T: +31 (0) 6 12 316 186



Fleur Abas, Transaction Manager  
 E: [fleur.abas@redevco.com](mailto:fleur.abas@redevco.com)  
 T: +31 (0) 6 22 381 510



Glenn Kasser, Transaction Analyst  
 E: [glenn.kasser@redevco.com](mailto:glenn.kasser@redevco.com)  
 T: +31 (0) 6 83 589 311



**Redevco Netherlands B.V.**

Wibautstraat 224  
1097 DN Amsterdam  
The Netherlands  
T +31 20 521 8730  
E [Info.nl@redevco.com](mailto:Info.nl@redevco.com)