



Transformative Real Estate

Building value for investors
and enriching communities



Pioneering positive change

At Redevco, we are dedicated to transforming urban real estate through strategic investments that create lasting value for our investors and enrich communities. To do this, we focus on five investment themes: Retail parks & logistics, best-in-class retail & mixed-use, residential, living & leisure, real estate debt and special situations opportunities.

Cities must make a positive contribution to the health and wellbeing of people and the planet. As a pan-European asset manager, with nearly € 10 billion assets under management and expert teams working from seven offices across Europe 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 multipurpose 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 transformative real estate initiatives, building value for investors and enriching communities.

Filip de Bois and Ton Vaags
Portfolio Directors 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 m² (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.

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.

- Netherlands, Rotterdam
- Risk profile: Core
- 8,046 m² 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.



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 m², are leased to Decathlon. On the upper floors the 2,650 m² 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 m² total GLA
- 4,835 m² retail
- 2,643 m² offices

Improving the sustainability performance:

- Solar installation
- Green roof



Redevelopment into *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.

- Netherlands, Eindhoven
- Risk profile: Core
- 8,257 m² retail
- 789 m² F&B

Improving the sustainability performance:

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

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 44 residential units. 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 started in March 2025 and the delivery is planned by the end of 2026. The BREEAM label is to be improved to Excellent.

- Netherlands, Groningen
- Risk profile: Core Plus
- 3,000 m² retail
- 2,900 m² residential (44 units)
- 640 m² bicycle park

Improving the sustainability performance:

- All electric
- Solar installation
- Green roofs



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.

- Netherlands, Leidschendam
- Risk profile: Core
- 3,936 m² retail
- 193 m² offices

Improving the sustainability performance:
Improved Energy Label (from C to A)



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 m² 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 m²
- 85 residential units
- 200 m² F&B
- 8 parking places

Improving the sustainability performance:

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



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 2025 a total of 17 of these assets were 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.

It will have its own thermal energy storage system and a communal outdoor garden contributing to biodiversity. Principles of the circular economy are implemented.

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
- Thermal energy storage system
- 40% overscoring on the Dutch Environmental Building regulations



Urban Living *in a Green Setting*

Entrada: A New Vibrant Neighbourhood at Amsterdam's Edge

Perfectly positioned in a well-connected suburban office area, Entrada is set to transform into a dynamic urban residential community. Located just outside Amsterdam's ringroad, this area - with direct metro and highway access - is increasingly popular among urban dwellers seeking more space while staying just minutes from the historic city centre.

At Entrada, Redevco Living is shaping a new kind of neighbourhood: one that blends modern urban living with green surroundings, excellent connectivity, and a vibrant community feel. This accessible residential district is designed to meet the needs of young professionals, families, empty nesters & seniors who want the best of both worlds - urban energy and suburban calm. As we develop the area's future strategy, we see opportunities for multiple complementary living concepts.

- Netherlands, Ouder-Amstel
- Risk profile: Core+/Value add
- 100,000+ m² GLA
- 1000+ apartments
- Commercial & Community facilities, including an integrated primary school and a general practice
- Bike and Car Parking
- Delivery first phase: mid 2029

Healthy Living

- Greenscaping
- Shared roof gardens
- Thermal Energy Storage System
- PV panels
- MAAS





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