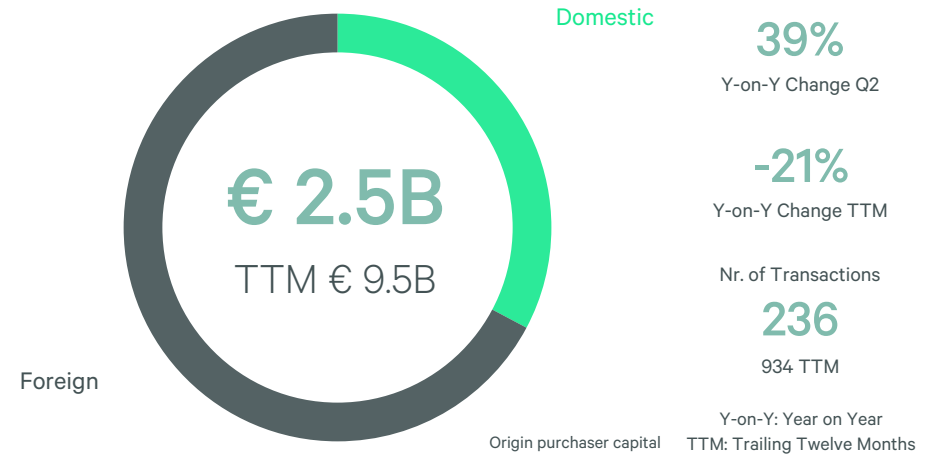
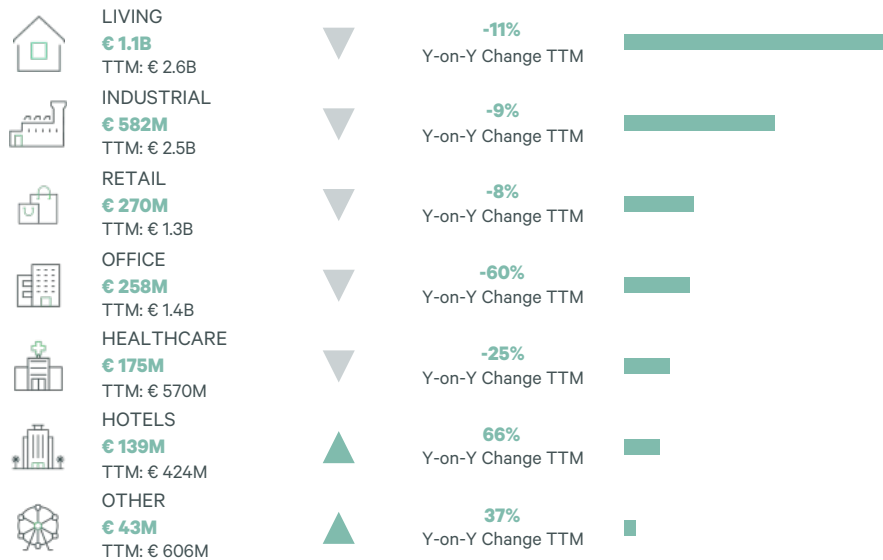


Netherlands Real Estate Investment Volumes Q2 2024

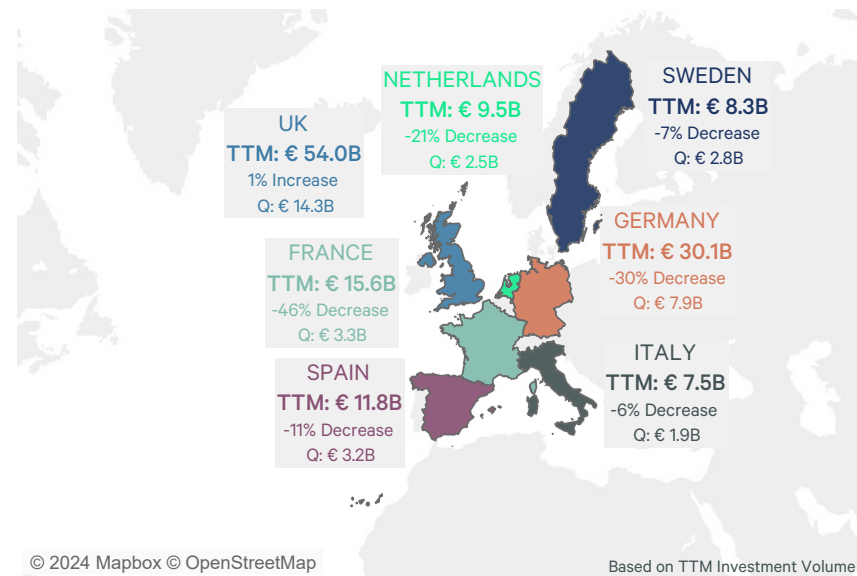
Real estate investment activity in the Netherlands has increased in H1 2024, driven by attractive property prices and a consensus on pricing among buyers and sellers. Stable financing rates and capital values have further fueled the momentum, with the recent interest rate cut by the ECB expected to stimulate even more activity in H2 2024. However, as more investors enter the market, the window for opportunistic investments is shrinking. Investors anticipate lower initial yields in the near future, though prime yields are not expected to be affected yet. H1 2024 saw a 44% growth in investments compared to the low point in H1 2023, reaching €4.6 billion. However, the volume still falls 28% below the five-year average.



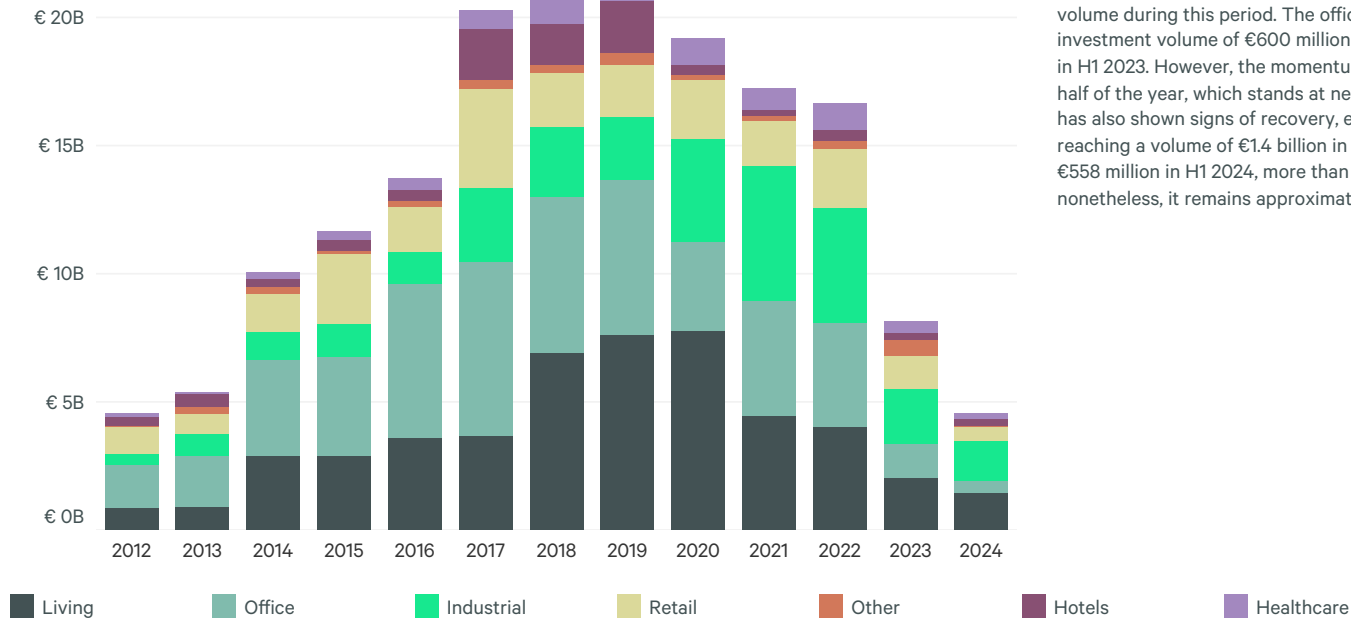
Investment by Sector (Netherlands)



Investment in Top 7 European Countries



Investment Volumes Annual by Sector (Netherlands)



Note: 2024 annual numbers till 6/30/2024

The logistics sector maintains its position as the largest investment sector in the Netherlands, witnessing an investment volume of over €1.6 billion in H1 2024, marking a 15% increase compared to H1 2023, accounted for around 34% of the total investment volume during this period. The office real estate market is gradually recovering, with an investment volume of €600 million in H1 2024, surpassing the low point of €420 million in H1 2023. However, the momentum still falls below the five-year average for the first half of the year, which stands at nearly €1.2 billion. The residential investment market has also shown signs of recovery, experiencing a 70% growth compared to H1 2023, reaching a volume of €1.4 billion in H1 2024. Investment in retail properties reached €558 million in H1 2024, more than doubling the volume from the previous year's H1, nonetheless, it remains approximately 8% below the five-year average.

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