



## Edmond de Rothschild REIM's Euro Industrial Real Estate Strategy makes three acquisitions and one disposal

Edmond de Rothschild Real Estate Investment Management, on behalf of its Euro Industrial Real Estate fund, has acquired three new warehouse properties for a combined value of €29.8 million and successfully disposed of an asset for €7.2 million.

Edmond de Rothschild REIM's German team acquired a logistics asset located in Großmehring, Bavaria, from VIB Vermögen AG, part of Branicks Group AG. Constructed in 2021, the fully-let, single-tenant asset boasts modern building specifications and technical standards consistent with contemporary logistics and light industrial requirements. It includes a freehold plot of c. 12,500 sqm, and c.7,200 sqm of lettable floor space.

In Duiven, the Netherlands, the Benelux investment team purchased an off-market asset through a sale-and-lease back transaction. This light industrial property is in a logistics hotspot on the corridor between the Netherlands and the Ruhr area in Germany. The asset consists of two properties of ca. 10,000 sqm LFA on a freehold plot of ca. 20,000 sqm ensuring sufficient space for IOS purposes as well. Following recent renovations and a new development, the asset holds strong ESG credentials and is mission-critical to its tenant, Mix Masters.

Another asset in St Denis – Pierrefitte, France, was acquired at the end of 2025. This multi-let, light-industrial property offers nearly 5,700 sqm of lettable floor space is well positioned to benefit from Paris' position as a key European logistics hub. It currently has six tenants.

In addition, the team has successfully sold an asset in Eindhoven, Netherlands, allowing the proceeds to be re-invested in newer, more energy-efficient assets.

The transactions come as Europe's €500 billion logistics real estate market is facing a critical structural supply gap exceeding €150 billion. Driven by high demand for e-commerce, supply chain restructuring and urban growth, this shortage is being felt most acutely in markets such as the Netherlands, Germany and France.

**Theo Soeters, Head of Industry and Logistics at Edmond de Rothschild REIM**, said: *"Logistics and light-industrial assets continue to benefit from themes such as re-shoring and the growth of E-commerce. These three acquisitions will bolster the portfolio's ability to generate solid income and exposure to capital growth. The Eindhoven sale is testament to the team's ability to drive value and successfully execute business plans. By recycling the capital into properties with a higher*

*expected forward-looking return at an equal or lower anticipated risk level, the strategy continues to optimize the strength of its portfolio whilst ensuring future resilience.”*

Edmond de Rothschild REIM's advisers for the Großmehring acquisition include Cushman & Wakefield, GÖRG and WS Real Estate Services, for the St Denis – Pierrefitte acquisition, Sorovim, Screeb, Franklin and Sevaia and for the sale of the Eindhoven asset, by Lexence. Advisers for the Duiven acquisition from EDR REIM's side include Cushman & Wakefield, Malter, Savills BPC and Q.G.M Law and from the seller's side by CMS and Wave Corporate Finance,

**Edmond de Rothschild REIM** is the real estate investment platform of Edmond de Rothschild, managing <sup>1</sup>€13.7 billion in assets across nine offices in Europe. These assets are invested in diverse strategies with a strong focus on ESG (Environmental, Social, and Governance). The platform brings together more than 150 real estate investment professionals and experts across Europe, covering the entire real estate value chain, from investment to asset management. These multi-sector teams operate in a variety of sectors, including industrial properties, logistics, corporate offices, residential properties, and healthcare and research facilities throughout Europe.

#### **About Edmond de Rothschild**

Edmond de Rothschild is an investment house founded on the conviction that, when put at the service of the real economy, wealth can do useful work and contribute to making progress an ever-new idea.

Driven by a culture of financial foresight spanning nearly three centuries, it specializes in private banking and asset management and possesses recognized expertise in its core businesses (wealth management, estate planning, life insurance, services for independent wealth managers, corporate finance, private Equity, real estate, infrastructure, liquidity strategies, and fund administration). Its 100% family ownership gives it genuine independence, allowing it to align with its clients' interests and fostering the development of financial solutions tailored to the specific needs of families, entrepreneurs, and institutional investors. As of December 31, 2024, Edmond de Rothschild managed over CHF 184 billion in assets and boasted a strong balance sheet with a CET1 ratio of 19.7%. With more than 2,700 employees and 29 locations, it is a leading player in its main financial centers – including Geneva, Luxembourg, Paris, and Monaco.

Edmond de Rothschild is at the heart of a unique ecosystem comprised of agricultural, wine-growing, hotel activities, family philanthropic activities, the Gitana offshore racing stable and the Caron perfume house.

#### **Press contact**

Edmond de Rothschild  
Fany de Villeneuve  
+33 6 46 24 69 38  
[f.devilleneuve@edr.com](mailto:f.devilleneuve@edr.com)

**DISCLAIMER**

This is a marketing communication. Please refer to the PPM of the AIF before making any final investment decision. This document is intended for professional investors only, as defined under MiFID. Edmond de Rothschild REIM declines any liability for the use that may be made of the information contained in this document.

The information contained in this document does not constitute an offer or solicitation to trade in any jurisdiction in which such offer or solicitation is unlawful or in which the person making such offer or solicitation is not qualified to act. This document does not constitute and should not be construed as investment, tax or legal advice, nor as a recommendation to buy, sell or continue to hold any investment. The Edmond de Rothschild Group shall not be held liable for any investment or divestment decision taken on the basis of the information contained in this document.

The Edmond de Rothschild Euro Industrial Real Estate Fund (EIREF) is exclusively reserved for professional investors and may be subject to restrictions for certain persons and in certain countries. The Fund does not guarantee or protect the capital invested, so that investors may not get back the full amount of their capital, originally invested even if their units are held for the recommended investment period. Any investment in the Fund is associated with certain risks, not limited to liquidity risk, concentration risk (investments in real estate) and currency risk. Any investment in the Fund may only be made on the basis of documents and information that comply with the applicable regulations. The Management Company may decide to cease marketing this Fund in accordance with Article 32a of Directive 2011/61/EU.