



***Portfolio acquisition***

***17 March 2021***

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*NSI has acquired a portfolio of three office properties, located in the centre of Amsterdam, in Amsterdam Zuidoost and in Rotterdam.*

*The three properties are centrally located and strengthen NSI's exposure to its target cities. Two of the assets are located within NSI clusters while the Stadhouderskade asset is NSI's first building in Amsterdam's city centre.*

*The transaction offers steady cashflow in the near term and the potential for value-add in the medium to long term.*

1. Stadhouderskade 5-6 – Amsterdam
2. Hogehilweg 6 – Amsterdam
3. Westblaak 155 – Rotterdam

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|                     |                       |
|---------------------|-----------------------|
| Purchase price      | € 79.8 mln            |
| Gross initial yield | 5.8%                  |
| EPRA vacancy rate   | 2.8%                  |
| WAULT               | 10.5 years            |
| LFA                 | 15,841 m <sup>2</sup> |
| Parking spaces      | 135                   |

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# NSI's Amsterdam exposure increases to 55% of total assets

| Pre-deal            |   | Post-deal           |
|---------------------|---|---------------------|
| Of portfolio in (€) | → | Of portfolio in (€) |
| <b>53%</b>          |   | <b>55%</b>          |
| ● 16 offices        | → | 18 offices          |
| ● 3 HNK             |   | 3 HNK               |
| ● 2 Other           |   | 2 other             |

1 Stadhouderskade 5-6

2 Hogehilweg 6



# Stadhouderskade 5-6, Amsterdam - Property Description

## Description

### Building characteristics

- Year of construction  
1928
- Energy label  
A
- Total LFA  
6,542 sqm
- # floors  
11
- Parking places  
26
- # tenants  
1 (WeWork)
- Occupancy  
100%
- WAULT  
14.3
- Ownership  
Freehold (*listed monument*)

Stadhouderskade 5-6, also known as the 'Atlanta Building', is an iconic brick building constructed in 1928. The building is classified as a listed monument by the Municipality of Amsterdam. The ground floor was initially used as a car showroom, but years ago it has been transformed to function as lobby & event space. Following a major EUR 12m renovation the building, previously let to Tommy Hilfiger, has now been fully leased to WeWork on a 15-year lease. Atlanta Building presents a unique opportunity to acquire a freehold asset in the city centre of Amsterdam at an attractive yield.

## Situation



## Impression



## Interior



# Hogehilweg 6, Amsterdam - Property Description

## Description

### Building characteristics

- Year of construction  
1987
- Total LFA  
3,097 sqm
- Energy label  
B
- # floors  
5
- Parking  
76
- # tenants  
5
- Occupancy  
100%
- WAULT  
2.7 years
- Ownership  
Leasehold (*bought off until February 2036*)

Hogehilweg 6 is a five storey multi-tenant office building located in the Amsterdam South East sub-market. The office building was built in 1987, has a total lettable floor area of 3,097 m<sup>2</sup> and 76 parking places. The building is characterised by efficient floorplates, an open staircase and two lifts. Thanks to its location and quality the building is fully let.

## Interior



## Impression



## Interior



# Hogehilweg 6, Amsterdam - Developments in the area (Amstel III)

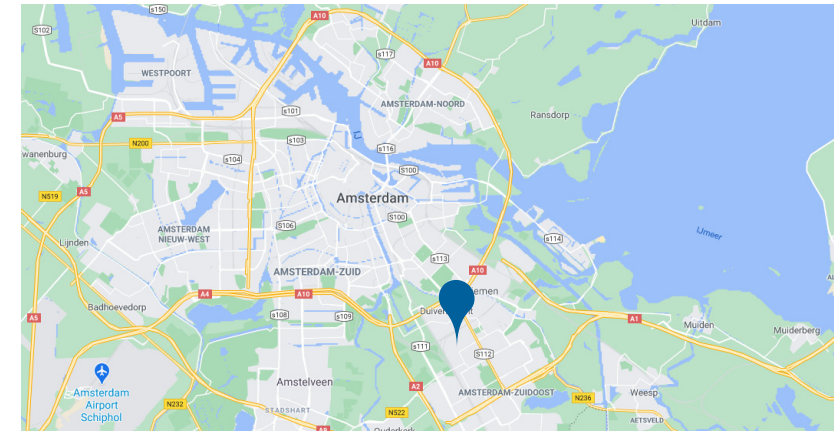
## Description

### Announced Projects

- Certitudo: 4,000 sqm office (Amstel Next)
- Synchroon: 268 apartments and 4,000 sqm office
- Wonam: 275 apartments. (De Karsp)
- Wonam & G&S: 500 apartments
- Vastint: 125 apartments
- COD/Duqer: 816 apartments
- Former DAS-office: 320 apartments

The immediate area surrounding Hogehilweg 6 will be transformed from a mono-functional office location into a lively mixed-use area over the coming years. Developers are planning to build around 5,000 homes in the wider Amstel III area by 2027. Beyond 2027 a further 10,000 homes are foreseen. Hogehilweg 6 will benefit from the overall improvement of the area and in time may well offer redevelopment potential itself. Hogehilweg 6 is NSI's 4th building in the area.

## Map



## Current situation<sup>1</sup>

### NSI assets in the area

- Hogehilweg 6: 3,097 sqm office (orange)
- Hogehilweg 12: 3,129 sqm office (blue)
- Hettenheuvelweg 41-43: 2,428 sqm office (red)
- Hettenheuvelweg 37-39: 2,463 sqm office (green)
- Centerpoint I & II: 15,471 sqm office (purple)



## Future situation<sup>2, 3</sup>



# Westblaak 155 - Property Description

## Description

### Building characteristics

- Year of construction  
1978
- Total LFA  
6,202
- Energy label  
A
- # floors  
7
- Parking  
33
- # tenants  
8
- Occupancy  
88%
- WAULT  
3.7 years
- Ownership  
Freehold

Westblaak 155 is a 7 storey multi-tenant office building constructed in 1987. The building is situated in the city centre of Rotterdam in very close proximity to the main business district (Weena) and the shopping areas Lijnbaan / Koopgoot / Witte de With. Less than 100 meters away, tenants find the Eendrachtsplein metro station, one stop from Rotterdam Central Station.

In Rotterdam NSI is actively selling its less centrally located buildings. The acquisition of Westblaak 155 is improving the overall quality of the Rotterdam portfolio.

## Situation



## Impression



## Interior





“We enable our customers to achieve maximum productivity and growth, providing best-in-class flexible space solutions and services in modern, healthy, sustainable buildings in prime locations.”



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ING HQ

New ABN HQ

Laanderpoort

New ABN HQ

