Real Estate Strategic Outlook: Netherlands

Innovation Remains a Bright Spot

New coalition

Current polling suggests a broad centrist coalition may form after the 29 October election, potentially paving the way for a likely return to more disciplined fiscal policy. While short-term trade uncertainty and tariffs may dampen investment and exports, the medium-term outlook appears stronger under new leadership. Increased geopolitical volatility could also drive greater research and development activity in Europe, potentially benefiting innovation hubs like the Netherlands.

Real estate sector strategy: what and where?

Logistics: Potentially Opportunity for multi-let industrial

Demand has held steady, even as occupiers adopted a wait-and-see stance amid global uncertainty. While overall vacancy has edged up, prime logistics hubs continue to see below-average vacancy rates. With new supply limited and structural demand expected to set to rise, driven by population growth, supply chain shifts, and Europe's industrial ambitions, vacancy in core regions is expected to decline. Renewed demand will likely be concentrated in strategic logistics locations, with a likely preference for sustainable, prime assets.

The multi let industrial sector in the Netherlands offers potential opportunities, driven by limited supply and strong rental growth prospects. These properties are typically found on the fringes of major population centres, where competing land uses restrict new development and their proximity to end users supports a range of functions, including last mile delivery, trade counters, and food distribution. The sector remains relatively early stage across much of continental Europe, presenting early mover advantages. Multi let schemes also generally may offer higher yields, reflecting shorter lease terms and multiple occupancies.

Student Housing: Capture re-directed demand

The student housing sector appears to consistently demonstrates resilience and counter-cyclical performance, often benefiting when economic conditions soften. Recent changes to U.S. immigration policy and rising geopolitical uncertainty could redirect international student demand from the U.S. to Europe, positioning the Dutch market potentially to benefit.

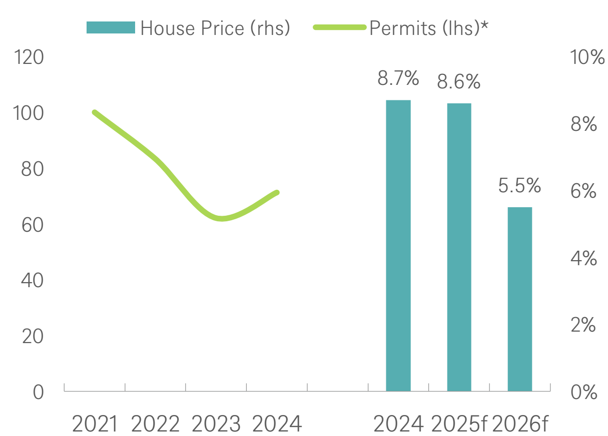
The Netherlands faces a significant structural shortage of purpose-built student accommodation, with a provision rate of just 20%–only half of which is private. High demand in cities like Amsterdam, Utrecht, and Rotterdam has led to waiting lists of up to three years.
However, uncertainty remains due to previous government proposals to limit international student numbers and reduce English-taught programmes.

Residential

Fundamentals remain strong, with low structural vacancy rates and limited new supply. However, relatively high transfer taxes, rent regulation and current yield spreads make core buy-and-hold strategies less appealing. Instead, investors seem to focus on privatisation strategies.

Selling individual units to owner-occupiers could be executed from existing assets or acquiring assets with the aim to privatise. Vacant possession values are high relative to for-rent market values, making privatisation an appealing strategy. Dutch lender Rabobank expects house prices (i.e. vacant possession values) to increase by 8.% in 2026 and 5.5% in 2026 driven by a persistent undersupply of housing.

Residential Permits & Expected House Price Growth



*Building permits: residential buildings, useful floor area, 2021=100
Source: Eurostat, Rabobank, September 2025

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