

# CBRE Investment Management Netherlands



# CBRE IM Netherlands

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**HENNY VAN WOERKOM**

Director Projects



## **AGENDA**

1. Introduction CBRE IM als opdrachtgever/verhuurder
2. Bijenkorf Amsterdam Parkeergarage herstel betonschade
3. Amsterdamse Poort Parkeergarage P22 Groot onderhoud en brandveiligheid

# 1

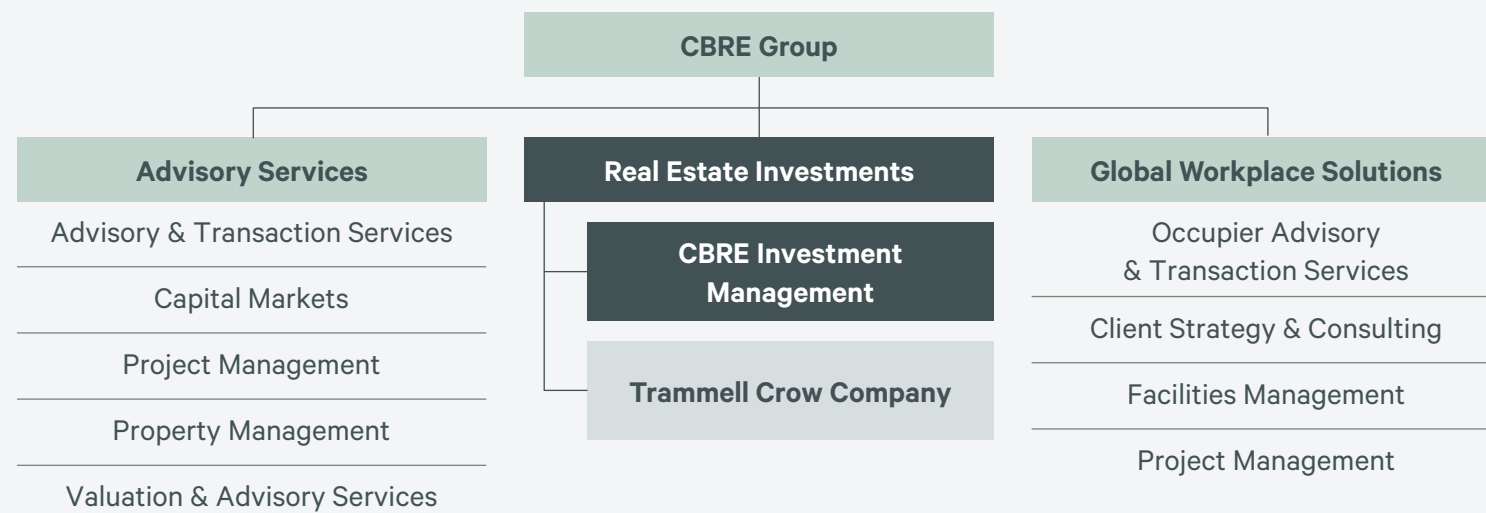
## Introduction CBRE IM



# CBRE Group

- Lipsey’s #1 Commercial Real Estate brand for 20 consecutive years
- One of the “World’s Most Ethical Companies” awarded by Ethisphere Institute for eight consecutive years
- Fortune 500 company since 2008; ranked #122 in 2021
- 2020 Energy Star Sustained Excellence Award; “Partner of the Year” for 13 consecutive years

CBRE Group	2020 Totals <sup>1</sup>
Employees	100,000+
Serving clients in countries	100+
Sales	\$182 billion
Leases	\$109 billion
Development	\$15 billion in process
Property and Facilities management	7 billion square feet
Loan Servicing	\$267 billion
Valuation and Advisory	520K assignments
Investment Management	\$133 billion in AUM <sup>2</sup>



1. CBRE figures as of December 31, 2020. Awards shown are for CBRE Group, Inc. (NYSE: CBRE) and not solely for CBRE’s investment advisor services. Excludes square feet managed by affiliate offices.

2. As of September 30, 2021. Assets under management (AUM) refers to the fair market value of real assets-related investments with respect to which CBRE Investment Management provides, on a global basis, oversight, investment management services and other advice and which generally consist of investments in real assets; equity in funds and joint ventures; securities portfolios; operating companies and real assets-related loans. This AUM is intended principally to reflect the extent of CBRE Investment Management’s presence in the global real assets market, and its calculation of AUM may differ from the calculations of other asset managers. Please note, AUM data is based on preliminary valuations and therefore may differ slightly from actuals. In addition, differences may occur due to rounding adjustments.

# Platform drives performance

One of the world's leading real assets managers, our team is responsible for \$141.9 billion of assets under management for our 720+ institutional clients

## AMERICAS

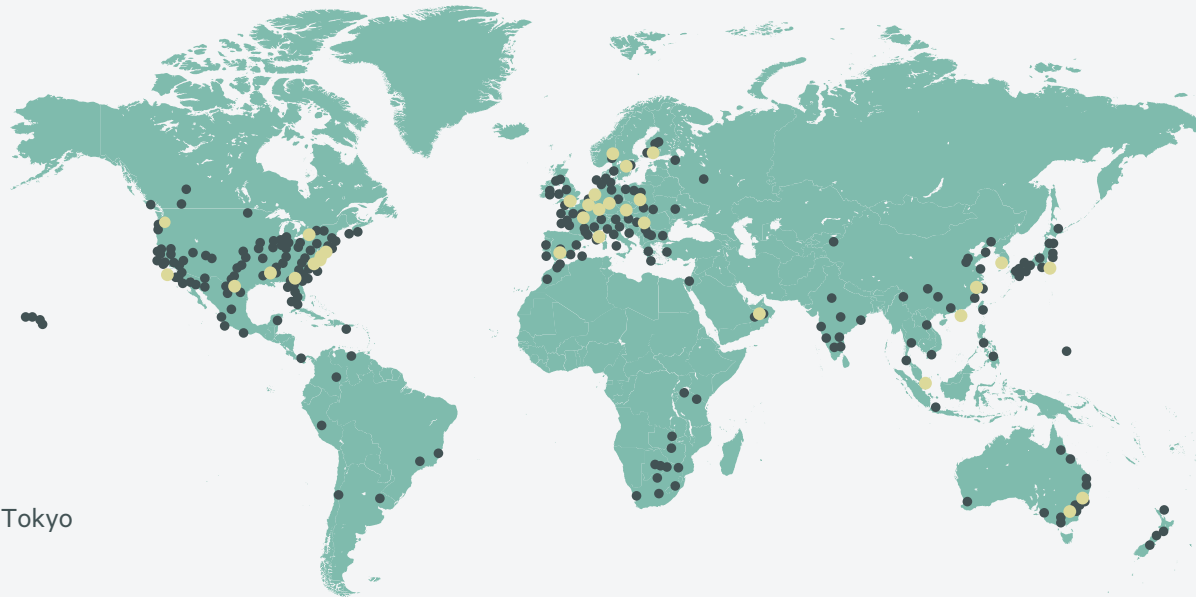
New York (Global HQ), Atlanta, Boston, Dallas, Los Angeles, Nashville, Philadelphia, Seattle, Toronto and Washington, D.C.

## EMEA

Amsterdam, Brussels, Budapest, Dubai, Frankfurt, London, Luxembourg, Madrid, Milan, Paris, Prague, Stockholm, Vienna and Warsaw

## ASIA PACIFIC

Singapore, Hong Kong SAR China, Melbourne, Seoul, Shanghai, Sydney and Tokyo



### CBRE

**100+**  
COUNTRIES SERVED<sup>1</sup>

**105,000+**  
EMPLOYEES<sup>1,2</sup>

**700+**  
LOCAL MARKET RESEARCHERS<sup>1</sup>

### CBRE INVESTMENT MANAGEMENT

**30+**  
LOCATIONS<sup>2</sup>

**950+**  
EMPLOYEES<sup>3,4</sup>

**50+**  
RESEARCHERS<sup>4,5</sup>

1. CBRE figures as of December 31, 2021.  
2. Excluding Turner & Townsend employees.  
3. CBRE Investment Management figures as of December 31, 2021.  
4. Employee numbers exclude interns.  
5. Includes Analytics & Risk Measurement Professionals.

PLATFORM

# CBRE Investment Management EMEA

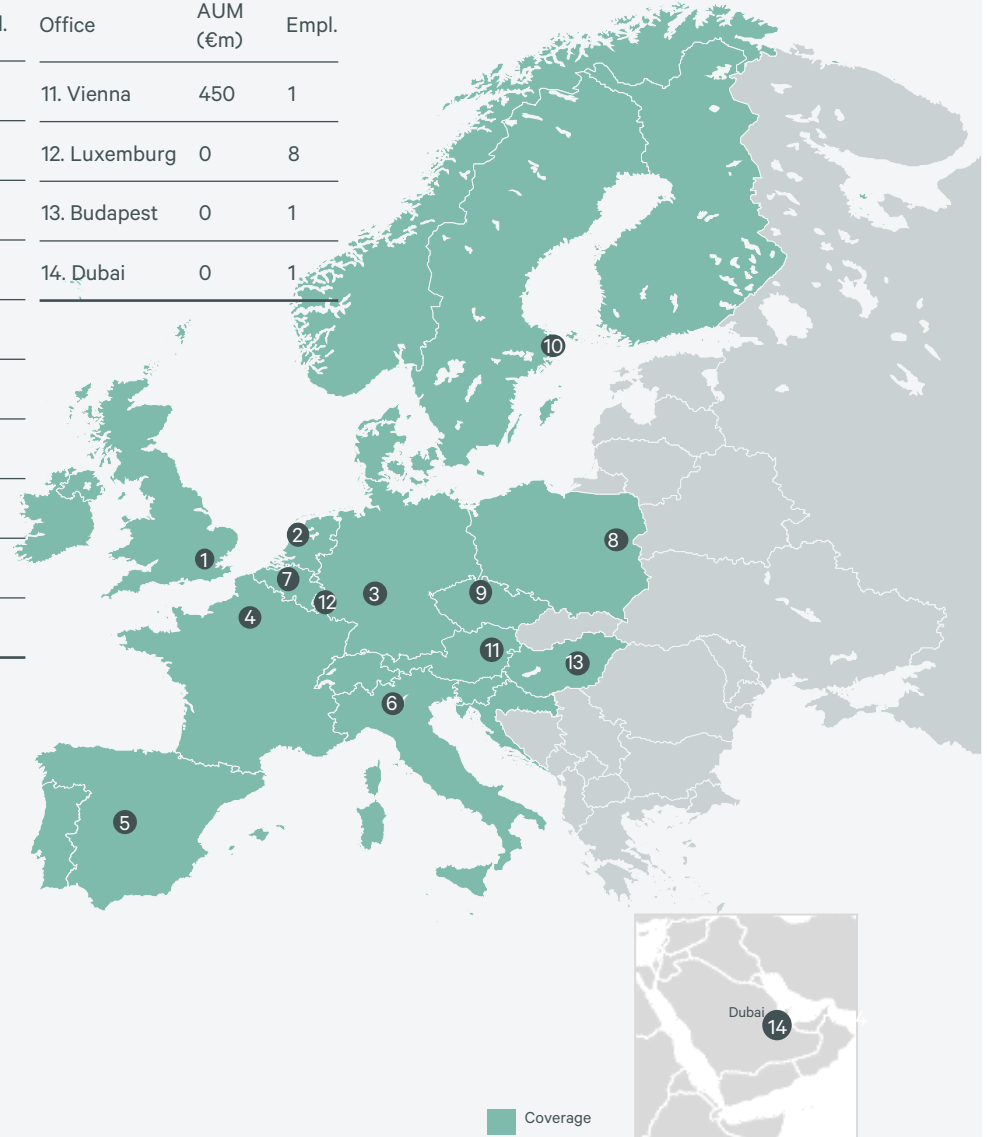
**13**  
OFFICES

**550+**  
EMPLOYEES

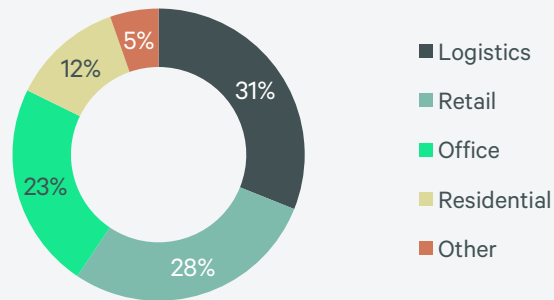
**€67B**  
TOTAL ASSETS UNDER MANAGEMENT<sup>1</sup>

**€62B**  
PRIVATE REAL ESTATE EQUITY AUM<sup>2</sup>

Office	AUM (€m) <sup>4</sup>	Empl.	Office	AUM (€m)	Empl.
1. London	18,193	248	11. Vienna	450	1
2. Amsterdam	9,342	166	12. Luxemburg	0	8
3. Frankfurt	3,621	32	13. Budapest	0	1
4. Paris	3,420	25	14. Dubai	0	1
5. Madrid	2,085	20			
6. Milan	1,530	15			
7. Brussels	1,474	9			
8. Warsaw	1,350	11			
9. Prague	630	10			
10. Stockholm	630	11			



EMEA Direct Real Estate AUM by Sector<sup>3</sup>



CBRE Investment Management as of 31 December 2021.

<sup>1</sup> AUM includes Direct and Indirect Investments (including Caledon).

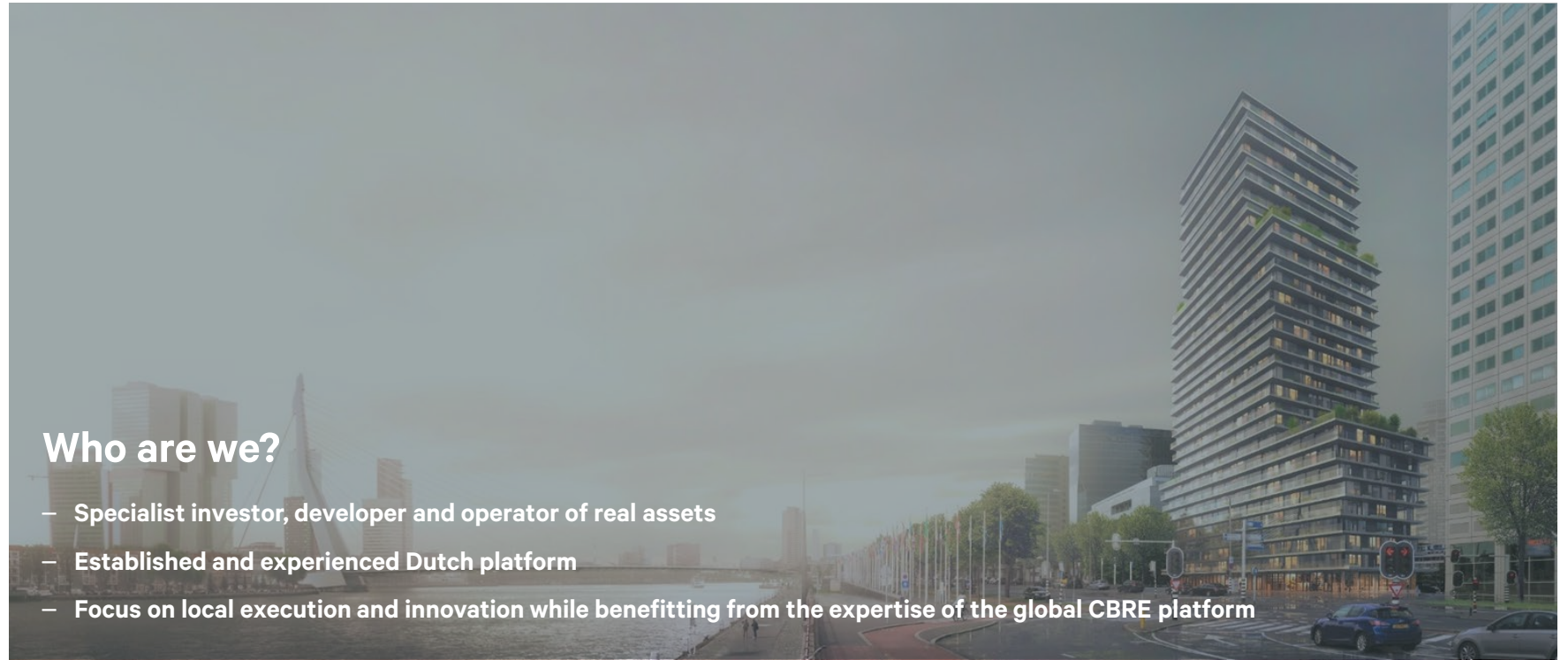
<sup>2</sup> Private Real Estate AUM includes private real estate only (including CBRE Investment Management Indirect Limited) and excludes Listed Securities, Private Infrastructure and Credit Strategies.

<sup>3</sup> Other includes hotel, land and mixed use.

<sup>4</sup> Direct real estate only

## Creating places that people love

# CBRE Investment Management The Netherlands



**EUR 9.3BN**

Assets under management

**EUR >1.0BN**

Development pipeline

**EUR 2.9BN**

Dutch Residential Fund

**EUR 2.5BN**

Dutch Office Fund

**EUR 1.2BN**

Dutch Retail Fund (incl. 33% DHC share)

**EUR 1.2BN**

Dutch High Street Club

**EUR 1.2BN**

Pan-European Funds

**EUR 0.8BN**

Separate Accounts

Figures as of 31 December 2021

# 2

## Bijenkorf Amsterdam Parkeergarage





In het kort:

In 2020 is schade aan de beton-constructie geconstateerd.

ABT Velp heeft in 2021 een onderzoek uitgevoerd, bestek voor herstel opgesteld en de werkzaamheden aanbesteed.

In 2022 is het werk opgedragen aan Rendon en nu in uitvoering oplevering Q4 2022

## Bijenkorf Amsterdam Parkeergarage



Aanzicht garage beurszijde



Dakaanzicht warmoesstraat

# proces schema en planning

**Project: Herstel betonschade parkeergarage Bijenkorf Amsterdam Q-park is exploitant als onderhuurder van Bijenkorf**



Parkeergarage is  
verhuurd aan  
De Bijenkorf die  
de garage in  
onderhuur heeft  
uitgegeven aan  
Q-park

## Bijenkorf parkeergarage Amsterdam



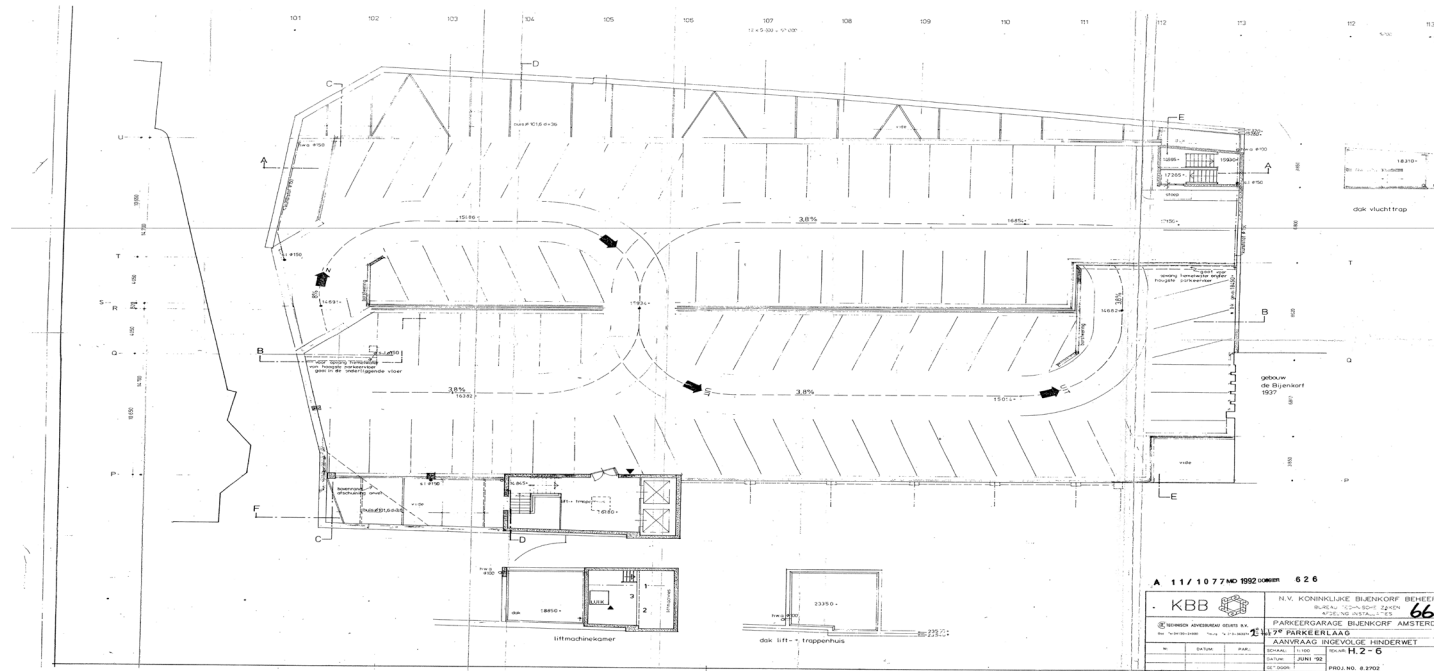
Entrée garage geschikt voor auto,s tot 1800mm



Huidige situatie parkeervloer

## Bijenkorf Amsterdam Parkeergarage

Plattegrond  
Bouwjaar 1980  
Prefab beton  
conconstructie met  
vloeren uitgevoerd  
als T liggers onder  
afschot



## Beton schade wapening

foto,s



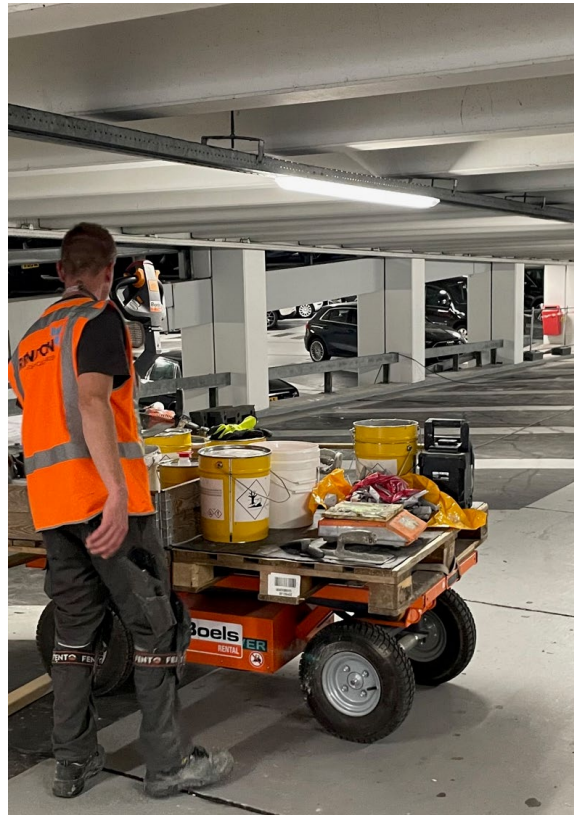
Op meerdere locaties ernstig gecorrodeerde wapening

## Bijenkorf Amsterdam Parkeergarage

### Rendon onderhoudsgroep werk in uitvoering



Werk is in uitvoering Rendon medewerker in afgezet werkgebied



Herstel diletatie profiel

Herstel kim en schade  
aan wapening om vocht  
indringen te voorkomen



# Wapening vrij gehakt om te kunnen conserveren





# 3

## Amsterdamse Poort P22 parkeergarage

**Alle garages worden vernieuwd Als onderdeel van de herontwikkeling winkelcentrum Amsterdamse poort**



## AMSTERDAM ARENA POORT, LARGEST SHOPPING CENTRE IN AMSTERDAM

### Key indicators Amsterdams Arena Poort

- Built in 1986
- 45,000 m<sup>2</sup>
- Largest shopping centre in Amsterdam city
- 6 million visitors per year
- Serves both food and fashion oriented consumers
- Strong food anchors with 4 supermarkets
- Large fashion brands as H&M, TK Maxx and C&A
- Catchment area of both residents and office workers
- Area with many residential developments
- Will be upgraded the coming years
- Intercity train station next to the shopping centre
- Excellent accessibility by car with 4 highways
- Next urban hub of Amsterdam



Broad variety of retailers, both food and fashion



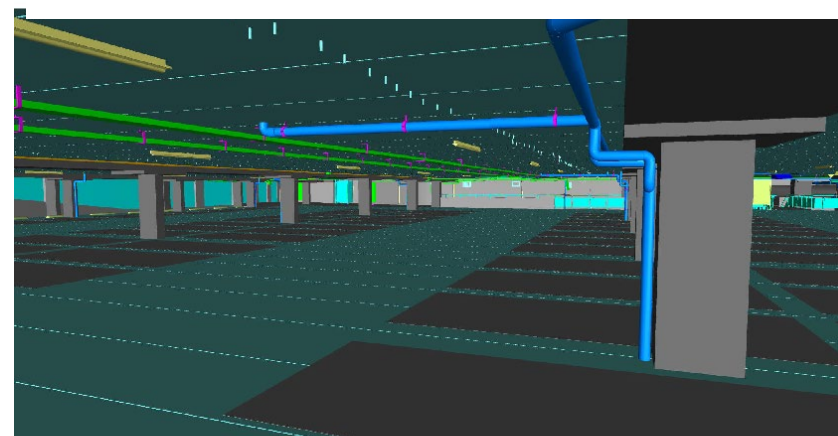
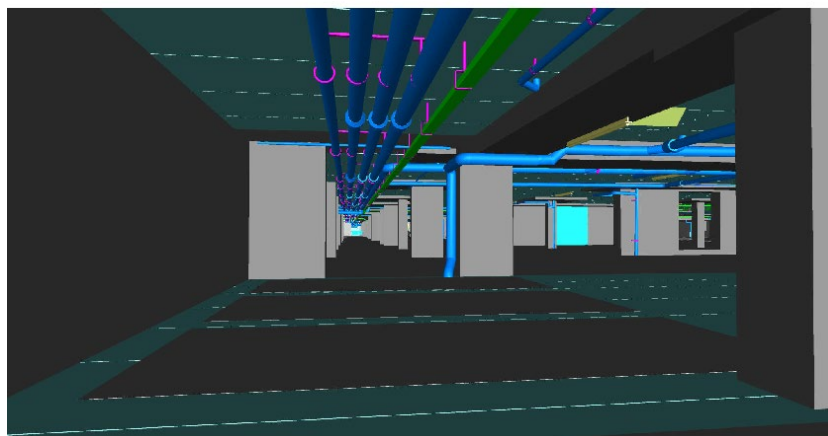
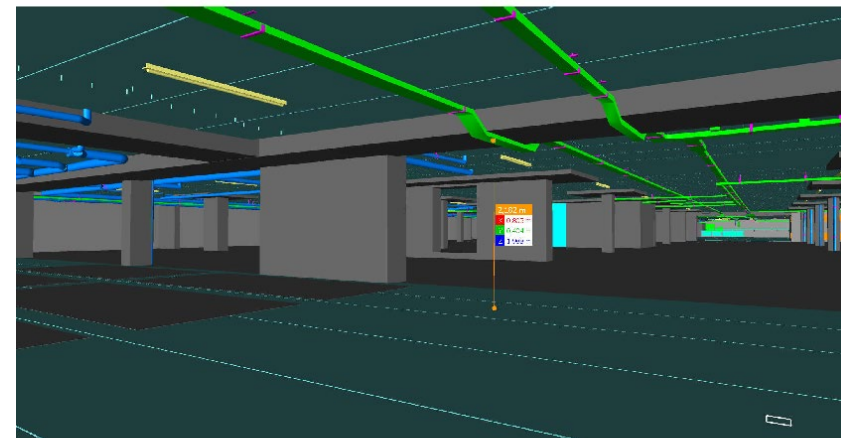
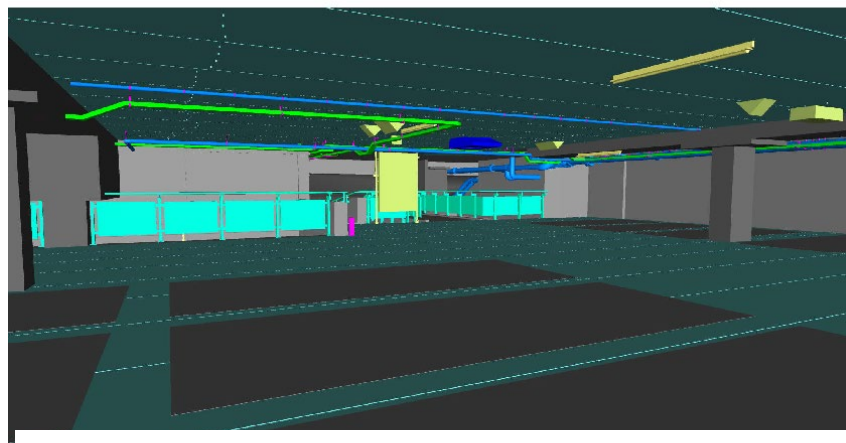
Center of the Amsterdam South-East district

P22 upgrade  
met nieuwe  
entr ee onder  
ING kantoor



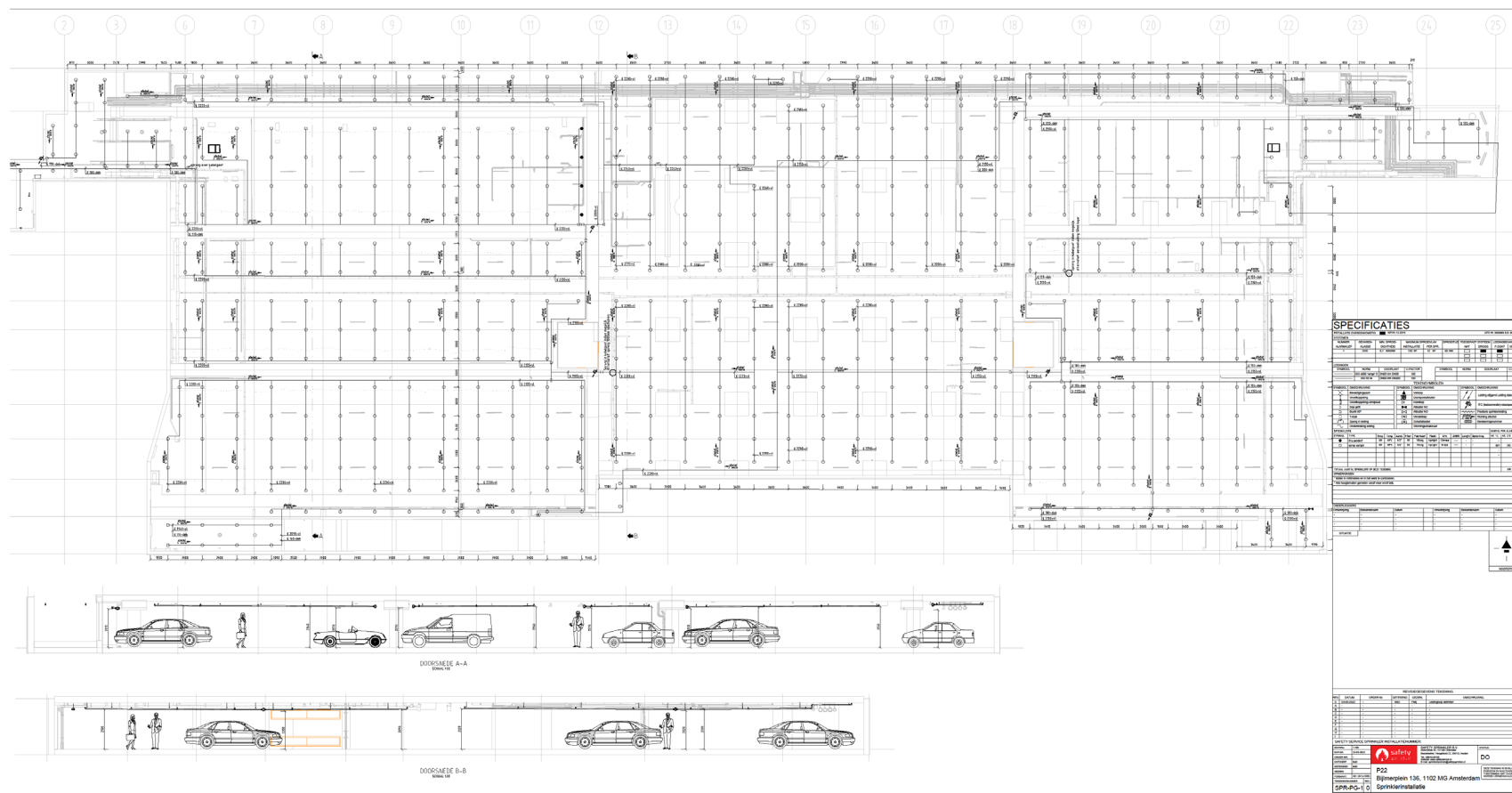
## Ontwerp sprinkler met behulp van een 3D scan en 3Dmodel

3D model van de garage om sprinkler net te kunnen ontwerpen rekening houdend met bestaande installaties en constructies

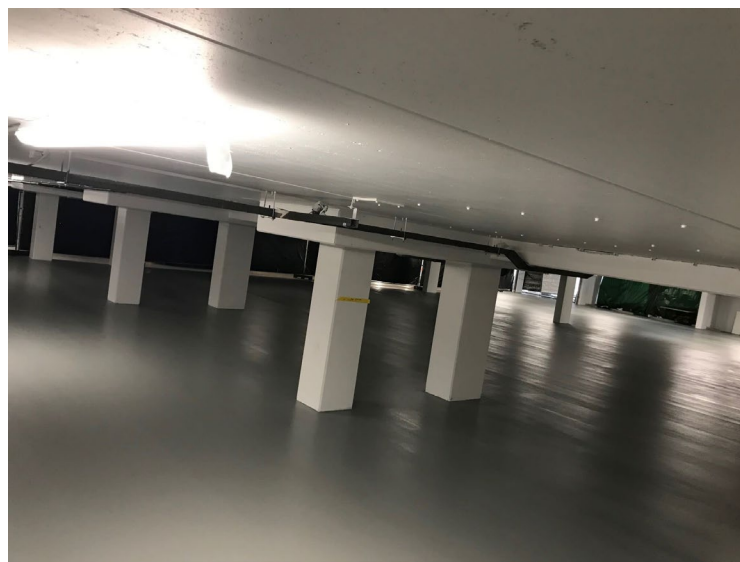
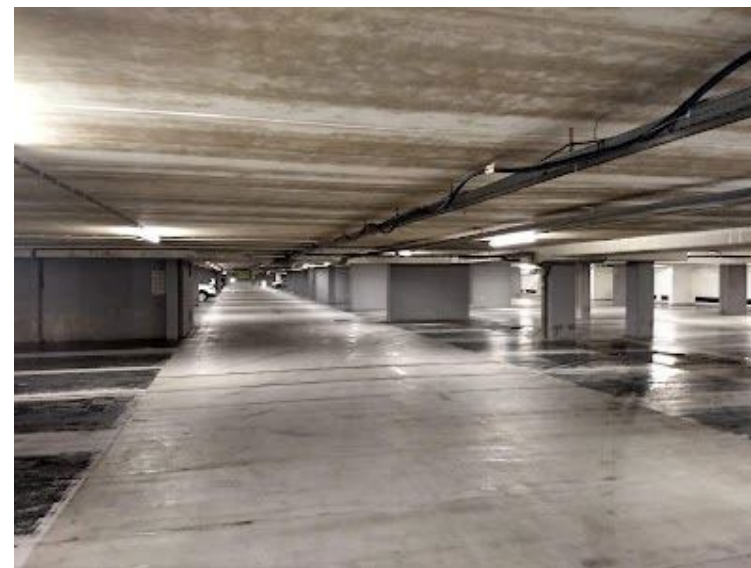


## Sprinkler layout uitgewerkt

Sprinkler als  
beveiliging tegen  
afbreukrisico brand  
en garage geschikt te  
maken voor EV  
auto,s



P22 met achterstallig  
Onderhoud, o.a.  
herstel diverse schades  
schilderwerk vloeren  
geegaliseerd en  
voorzien van nieuwe  
vloer coating en Led  
verlichting (Q-park)



## Eerste deel schilderwerk en vloercoating gereed



# Thank you

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