RESEARCH

MARKET IN MINUTES

The State of the Dutch Real Estate Market

The Netherlands – 2026 Q1

savills

KEY STATS

€3.3 BN
INVESTED IN Q1 (+3.3% YOY)

67.8%
RESIDENTIAL & HEALTHCARE SHARE OF Q1 2026

5.6-6.8%
SECTORWIDE VACANCY

1.35 MN
SQ M SPACE LEASED (-23% YOY)

Steady start to 2026, but recovery remains uneven

A Global Turmoil Fueled by Oil

The Dutch real estate market entered 2026 on an optimistic note as a stabilising interest rate environment encouraged a gradual return of investment activity. However, heightened geopolitical tensions and inflationary risks due to rising prices have introduced a fresh layer of volatility. The European Central Bank (ECB) has so far maintained its policy rate at 2.0%. Though, this stance is subject to change depending on how economic developments unfold in the coming months. Within the macro economic backdrop investor sentiment has gained a cautious undertone. The pace and direction of market recovery will largely hinge on the severity and duration of tensions in the Middle East. Nonetheless, markets will continue to operate in a higher-for-longer-rate environment which could lead to pressure on real estate values and slower transaction liquidity.

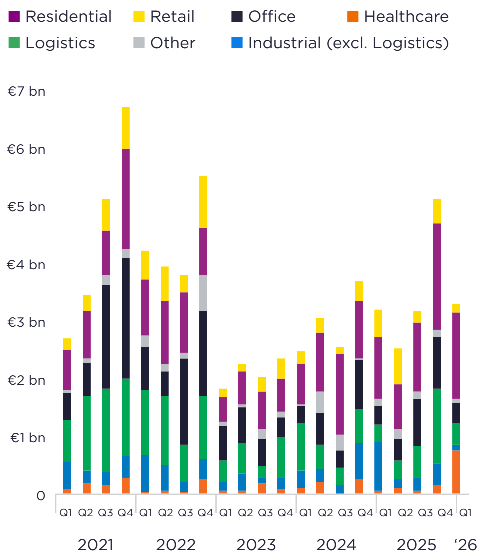
Investment Activity Not Yet Slowing Down

Total investment volume in the first quarter of 2026 reached approximately €3.3 billion. The logistics and office sector saw its volumes increase modestly to €364 mn (+18% YoY) and €362 mn (+15% YoY) respectively. However, activity was mostly driven by the healthcare and residential sector with volumes totalling €746 mn and €1.5 bn (+40.1% YoY) respectively. Remarkable transactions include Eleven Square in Amsterdam (€317 mln) and Tree House in Rotterdam (€200 mln), both mixed-use developments with a large residential component.

The residential as well as logistics sector saw continued investments in the first quarter as multiple deals spilled over from Q4 2025 to the new year. At the same time, new deals entered the pipeline throughout Q1 2026 which led to robust investments within these sectors. This is in part due to strong occupier fundamentals on the long-term. A reduction in the transfer tax for residential real estate as of the 1st of January subsequently supports residential investments. We expect this change to stimulate investor appetite in Dutch residential real estate.

Overall foreign investments accounted for 15.1% of the total investment volume. Foreign investors remain hesitant driven by the complex Dutch regulatory and fiscal environment, which they have to navigate in recent years. The Dutch real estate market offers robust fundamentals, but local expertise is essential for foreign investors to navigate complexity and unlock opportunities.

INVESTMENT GAINS PACE IN Q1 2026



Source: Savills Data, Intelligence & Strategy (2026)

MARKET MOVEMENT IN Q1 2026

	Q1 2026	Q1 2025
Investment Volume	€3.3 billion (+3.3%)	€3.19 billion
Foreign Investments	15.1%	15.1%
Logistics Vacancy	6.8%	5.2%
Office Vacancy	5.8%	5.5%
Retail Vacancy	5.6%	5.8%
Office Take-up	257,249 sq m (+29% YOY)	199,198 sq m
Logistics Take-up	210,994 sq m (-62% YOY)	557,607 sq m
Retail Take-up	101,161 sq m (-18% YOY)	123,426 sq m
Industrial Take-up (excl. Logistics)	554,532 sq m (-4% YOY)	577,722 sq m

Source: Savills Data, Intelligence & Strategy (2026)

Prime yields in most sectors remained largely stable in Q1 2026 despite a more volatile interest rate environment in recent periods. As of the end of Q1 2026, net initial yields (NIYs) held steady at 3.30% in the residential sector, 4.75% in the logistics sector and 3.95% in the office sector. If interest rates rise or fluctuate, this could lead to a slight widening of yields, if not delayed. This means that, rather than value appreciation, income growth is becoming an increasingly important driver of returns.

Furthermore, further rate hikes could affect transactional activity at both entry and exit, as widening bid ask spreads, stricter lending conditions and increased return requirements may delay deal execution and weigh on asset liquidity. Assets with higher loan to value (LTV) ratios are evidently most exposed in case of rising financing costs. Tighter credit availability could translate into increased refinancing risk and may necessitate additional equity or forced repricing.

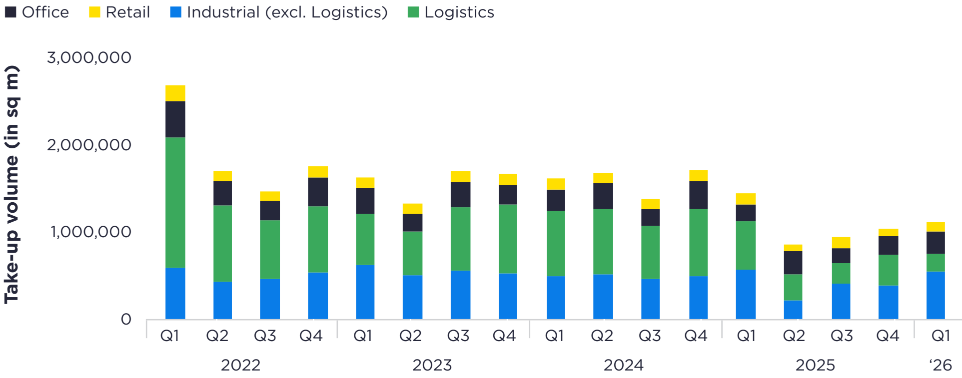
Occupier Demand Holds Steady

Occupier activity has been predominantly selective last year, a trend which we expect to continue to see in 2026. In Q1 2026, total take-up in the Dutch real estate market reached 1.35 million sq m, reflecting a decline of 23% year-on-year but remaining broadly in line with previous quarters. Occupier activity (excl. owner-occupied) had the strongest growth in the office sector with take-up amounting to 257,000 sq m (+29% YoY). Other sectors saw stabilization or a decline in take-up.

Overall vacancy levels remained largely stable, as new development activity also stayed relatively limited across most markets. The office sector saw its vacancy decline slightly to 5.8% in Q1 2026, and retail vacancy stood at 5.6% at the start of 2026. Vacancy rates in the logistics sector moved out to 6.8%. Performance in submarkets continues to vary, with prime properties continuously outperforming secondary assets. This is driven by the sustained demand for strategically located, high-quality, and sustainable assets. In an environment where talent attraction and retention, supply chain optimisation, and consumer reach are increasingly critical, prime locations have become a key differentiator for occupational demand across sectors. Within the office market, hybrid working has been widely adopted by most organisations. As a result, occupiers increasingly prioritise collaborative office layouts, healthy and energy efficient buildings, and inspiring workplaces located within well connected, multimodal transport hubs. This is clearly reflected in current market dynamics. Vacancy rates around train station hubs stood at 5.4% as of Q1 2026, while vacancy levels edge higher at 5.8%. This highlights increased competition for well-located, transit-oriented office space. Savills expects this divergence to further increase.

Furthermore, Dutch office upgrades in 2025 have been ongoing as the number of buildings with a higher energy performance certificate (higher than A) has increased by 18% compared to a year earlier, thereby enhancing resilience in the face of rising energy costs.

OCCUPIER ACTIVITY REMAINED PRESENT DESPITE MACROECONOMIC & GEOPOLITICAL VOLATILITY



Source: Savills Data, Intelligence & Strategy (2026)

The logistics sector has seen a clear softening in occupier activity, but shows variance in individual submarket performance. Overall, vacancy in well-known, established logistics hubs stood at 6.6% as of Q1 2026. In contrast, vacancy rates outside of these logistics hubs hover around 6.8%. In the retail sector, a similar pattern is evident: prime rents in top tier locations with high footfall continue to trend upward, while secondary locations remain exposed to vacancy risks and ongoing rental pressure which highlights weaker demand. Whilst a further increase in costs has not yet hindered overall occupier activity, it could lead to moderating occupier activity or a preference for turn-key space and lease renewals (rather than relocations) to reduce fit-out costs.

Resilient Assets Will Lead the Way

The macro-environment continues to be challenging, but Dutch real estate has demonstrated resilience despite continuous market noise. Sectors like the residential and logistics sector continued to perform well, while sectors like the office sector have reinvented themselves through continuous sustainability upgrades in the last several years.

Europe continues to exhibit greater stability than other regions in the world. This relative stability provides a supportive backdrop for a gradual, long-term recovery. While recovery is underway, it is likely to be uneven and performance will be driven by asset quality, rental income and the ability to adapt to an increasingly complex environment.

Savills Research

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Clive Pritchard
Head of Country
+31 6 1140 3965
c.pritchard@savills.nl

Charlotte de Mos
Head of Marketing & Business Intelligence
+31 6 1140 3965
c.demos@savills.nl

Tien Nguyen
Market Intelligence Analyst
+31 6 3194 0107
tien.nguyen@savills.nl