

CGL IM Financial Management Limited

Integrity, Collaboration and Commitment



## Economy and Logistics Gain Steady Ground

Netherlands

Q2 2026

### Market Outlook

The Dutch economy gained traction through 2025 and ended the year on a stronger footing, with GDP rising 0.5% q-o-q and 1.8% y-o-y in Q4, lifting full-year growth to 1.8% from 1.1% in 2024. The recovery broadened across key demand components, as final consumption, investment and net exports all added to the upturn, offsetting a mild drag from inventories. Household demand provided the main anchor, underpinned by a tight labour market, record-high employment, solid wage gains and improving real incomes. Price pressures also eased, with CPI falling to 2.4% in February 2026. Investment recovered gradually, as stronger public outlays, particularly in defense and infrastructure, helped counter subdued private-sector activity amid persistent grid-access constraints and nitrogen regulatory. Looking ahead, GDP is forecast to rise by 1.2% to 1.5% in 2026 and 1.3% to 1.7% in 2027, with household consumption and public investment set to act as the main stabilizers.

The Dutch logistics market closed 2025 on a stronger note, with steady occupier demand and a sharp Q4 rebound in investment activity, despite structural constraints from electricity grid congestion, nitrogen policy and limited developable land. Leasing activity reached around 930,000 sqm in Q4, taking full-year volume to 3.8 million sqm. Vacancy edged up to 6.4%, while core hubs stayed relatively tight at around 4%. Prime rents held steady in 2025, led by Amsterdam Schiphol at €110/sqm/year, and are projected to record gradual growth in the coming years. Logistics investment accelerated to €1.16 billion in Q4 and €2.9 billion for 2025, ranking as a key segment with a 21% share of national CRE volume. Looking ahead, the sector is positioned for a more active 2026, with investment projected to reach €3 billion and demand set to recover, driven by 3PLs, e-commerce, defense-related storage needs and supply-chain reconfiguration...

**Subscribe to get the full report by emailing us**

**your name, company and job title at:**

[cglimresearch@cglim.com](mailto:cglimresearch@cglim.com)