

Vesteda Project BV provides Vesteda
new projects of luxurious, comforta

Group with a long-term inflow of
ble housing.

Vesteda Project BV 2005 Report

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Profile

Developing and acquiring higher-rent residential properties that meet quality and yield requirements to provide new projects for the Vesteda Group investment portfolio. This is the mission of Vesteda Project bv.

Vesteda Project bv is part of Vesteda Group. Vesteda Group is a property fund focusing exclusively on residential property. With some 30,000 residential properties with a total value of over €4 billion, Vesteda is the largest residential property fund in the Netherlands. Vesteda concentrates on the higher-rent sector, with rents from €550 per month. Vesteda Group has a strategy that requires a regular flow of residential properties through the portfolio. This flow is achieved by selling a limited number of properties from the portfolio each year and adding a similar number. Vesteda Project bv is responsible for the addition of higher-rent homes to the portfolio within Vesteda Group, which lets the residential properties. Vesteda Project bv has the role of commissioning authority in acquiring and developing residential projects which are built by third parties.

Vesteda Project bv has rapidly built up a leading position as a developer. It specialises in sustainable, well-designed rental housing. Only projects where the location offers added value and where that location fits in with the urban infrastructure are selected and built.

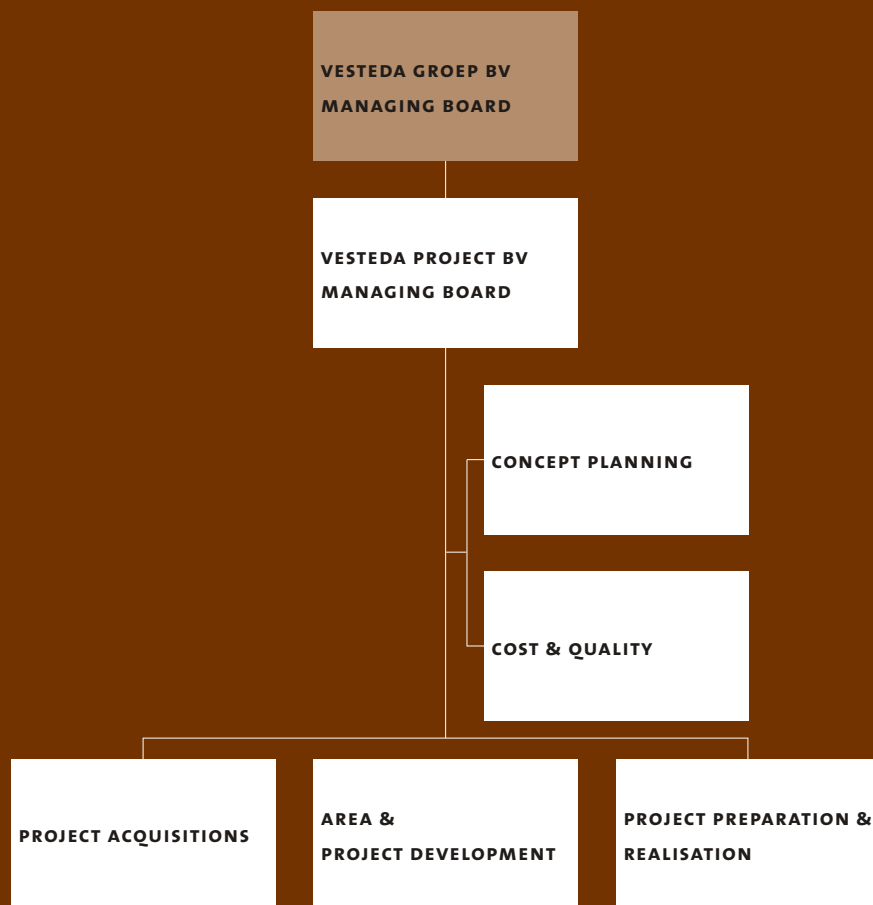
Ensuring quality is paramount because of Vesteda Group's long-term involvement as owner and its direct involvement through its local offices in letting and management. In this way, Vesteda Group offers its tenants' quality of life, and generates above-average capital gains over time.

Vesteda Project bv's developments are aimed mainly at people over 50 and younger, single-person and dual-income households. These people choose urban locations, with apartments of above average size and quality, as the basis for a comfortable lifestyle. The core areas that Vesteda Group and, therefore, Vesteda Project bv focus on are the Randstad conurbation, central and southern regions of the Netherlands and the larger towns and cities in the north of the country, especially town-centre locations in large and medium-sized municipalities.

Vesteda Project bv joins in, as a partner, at various stages of development projects, including as a participant at the start of an area development. The company also has its own projects and acquires existing projects which, possibly after modification, are made into an end-product: luxury rental properties with high standards for location, public spaces, architecture and town planning, layout, finish, facilities and return.

Vesteda Project bv employs more than 20 specialists, based in Maastricht and Amsterdam.





Structure

Vesteda Project bv is part of Vesteda Group. Vesteda Project bv's responsibilities within Vesteda Group are area and project developments which it manages as commissioning authority. The legal structure of Vesteda Group is set out on page [p] of the Vesteda Group 2005 Annual Report. The organisation structure of Vesteda Project bv is set out in the diagram.

Operational Management

Vesteda Project bv is managed by Mr N. (Nico) Mol, Director of Vesteda Project bv and deputy Mr. A.P.J. (Teun) van Sambeek.

Objectives

A model property portfolio has been drawn from internal and external studies, which sets a framework for the investment policy until 2015. In Vesteda's view, the rapid rise in the proportion of one and two-person households, especially in the over-50 age group, means a fundamental change in the housing market, and especially in demand in the higher-rent sectors. In due course, a large proportion of Vesteda Group's capital will be invested in the residential property category with rents from about €600 to €1,200. Vesteda is also looking to expand in the higher price categories over €1,200 where there is a structural shortage of supply and where there will also be a sharp increase in demand. A key element of Vesteda's investment strategy is the annual sale of 3% to 4% of the portfolio in order to emulate the model portfolio as closely as possible. Sales are linked to a similar number of residential properties being added to the portfolio each year. This ongoing rejuvenation contributes to achieving and maintaining the desired geographical and qualitative composition of the portfolio, and on consolidating capital gains. Vesteda Project BV's objective, therefore, is to achieve this ongoing rejuvenation, developing about 1,000 residential properties per year.

To provide new projects for the Vesteda Group investment portfolio

Vesteda Project BV is increasingly seeing inner-city developments that involve homes for both rent and sale. In these situations, Vesteda Project BV is prepared to take on the risk in both categories of residential property. The expectation is that this will grow in due course to construction of some 500 residential properties per year for the owner-occupied market, on which a risk will be borne. Consequently, 1,500 residential properties will be built for Vesteda Project BV each year.

Development for both rent and sale

Inner-city development projects are often complicated. It can be some years after development starts before the first homes are handed over. It is, therefore, important that Vesteda Project BV builds up a stock of 'projects in progress'. Given the completion times, the pipeline has to contain about 10,000 residential properties to ensure 1,000 residential properties are built each year in the rental sector. This pipeline is now full and about 1,000 properties will be handed over in the higher-rent sector from 2007. The same applies to the owner-occupied sector: construction of 500 residential properties per year requires a pipeline of some 5,000 residential properties in the owner-occupied sector. Overall, therefore, the pipeline will grow to about 15,000 residential properties.

pipeline is now full

A further benefit from developing rental and owner-occupied properties within a project is that it will be possible to switch between the owner-occupied and rental sectors at a late stage, depending on the state of the economy.

Strategy

Vesteda Project bv achieves its housing production in different ways. Residential properties are developed in new areas by jointly initiating urban and town centre development projects. This type of area development is preferred, as the new design of the area can contribute to the quality of the immediate surroundings. Projects are also developed independently. The quality of the location and surroundings is, therefore, a basic requirement. Finally, projects are purchased in the development or construction stages. Vesteda Project bv manages their further development and acts as commissioning agent for the completion.

Urban area developments

A distinctive feature of Vesteda Group is its long-term involvement in projects. This makes it attractive for municipalities to work with Vesteda Project bv. Town-planning aimed at sustainability, urban quality and high-quality architecture offers long-term solutions for housing problems within the relevant yield criteria. In this, Vesteda looks beyond just the homes: the quality and prompt layout of the public spaces, infrastructure and location with respect to the town centre and facilities also determine the quality of life of future tenants.

Prompt layout of the public spaces

C ramique, Maastricht



Objectives can be set jointly, as Vesteda Project bv is in a position to become involved in projects and redevelopments at an early stage. Different municipalities' experience shows that Vesteda's specific knowledge of tenants and their wishes can contribute to the municipal policy frameworks. For this, Vesteda has databases to quantify future demand for mid-sector and higher-rental residential properties and the effects of local municipal objectives. Construction plans are input for housing market simulations. Early participation is important for Vesteda as it can then jointly determine the criteria for the new development. Early participation of a private party is also helpful to the municipality as it can work with the same party during the area and development planning, construction and letting. By offering an exclusive residential environment, Vesteda Project is fulfilling a part of municipal policy. Higher-income residents, therefore, remain in the town, which is important for urban development and trading up in the housing market.

Area development

Co-operation with the Municipality of Amsterdam

In 2002, Vesteda reached a unique long-term agreement with the Municipality of Amsterdam to build rental market homes. Vesteda will build an average of 250 mid-sector residential properties per year over a period of 10 years. They will be in the rent range of about €550 to €1,150. The total investment under this alliance will be about €530 million.

Partly as a result of its know-how and strengths, and with the considerable resources of Vesteda Group, Vesteda Project bv is able to take an early and risk-bearing participating interest in area redevelopments.

By participating in project development or by acquiring and redeveloping and/or modifying projects, residential properties are created that meet Vesteda's criteria for the inflow.

Project development

Vesteda Project bv develops its own properties but also works with other developers. In these cases too, Vesteda Project bv clearly has a commissioning authority's role during the preparation and development phase and bears the associated risks.

Cooperation

Vesteda Project bv also takes on the development of owner-occupied residential properties in projects involving properties for rent and sale. This is a favourable point for municipalities, as they can develop a complete residential programme with a single long-term partner. For Vesteda, there is more product flexibility to respond to the state of the economy.

Properties for rent and sale

Increasingly, projects involve more than just residential properties, having mixed use with shops and offices. The details of such environmental factors are important since location strongly influences tenants' quality of life. In town centres, in particular, it's important that a building should have a base of commercial and cultural facilities to create a lively area. Vesteda Project bv often takes the initiative, along with municipalities and other parties, to invest in such facilities.

Increasingly mixed use

Buying a project under development is a way of making an acquisition. The same criteria are used as for the company's own developments. Projects are often modified after purchase to the specific wishes of the future tenants. Management considerations also often determine that they are finished in more durable materials. A large number of projects are still being offered on the market for full or partial acquisition. All are assessed against Vesteda's strict criteria for location, layout, building quality and facilities and yield. Vesteda Project bv's own project managers and cost-quality experts supervise the preparation and construction phases.

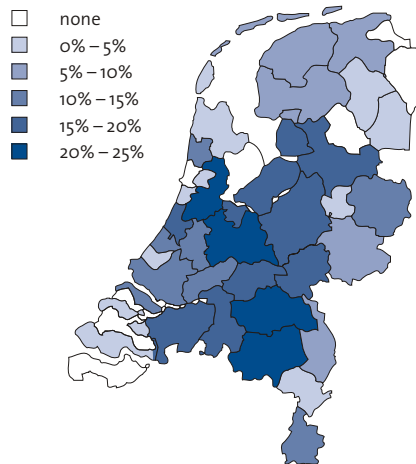
Buying projects under development

Core areas Vesteda has identified about two-thirds of the Netherlands as core areas and is aiming for the best possible spread within these areas. Acquisitions of new projects take account of local market features and the market share that Vesteda already has in the area. A careful balance is always drawn between the risk of adding projects to the market stock and the benefits from concentration in terms of efficient and effective management. Based on long-term market forecasts and the considerations referred to above, Vesteda has designated a number of housing market areas as core areas. These are the Randstad conurbation, the whole of the central and southern regions of the Netherlands, with the exception of Zeeland, and a number of towns and cities in the north (Groningen, Assen, Leeuwarden, Emmen and Heerenveen). Most of the development in the core areas will be in and around the centres of medium-sized and larger towns and cities.

Regional approach The map below shows the share that Vesteda is aiming for in future years in the higher-rent sector for each COROP region. The market share has been set by analysis of the economic growth indicators in the period 1987 to 2002, the volatility in growth, the distribution of the Vesteda target groups across the regions, the expected availability of acquisition opportunities and trends in the housing stock. The results of this analysis show that it is not possible to refer to a single national housing market, but that regional differences clearly affect the functioning of the market. The investment potential of some regions is more attractive than others. There are also considerable differences within regions. Overall, the area stretching from the western edge of the Randstad conurbation to the southeast of the country offers the best prospects; on the other hand, the potential is flattening off to a greater or lesser extent.

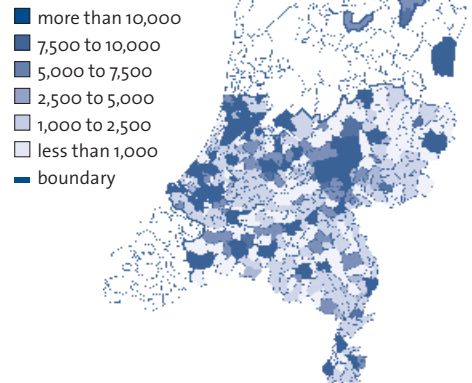
Model portfolio

Target market share by COROP area



Number of one and two-person households

with disposable income > €16,800 per year, by municipality in Vesteda's core areas



In the role of commissioning agent, Vesteda not only follows the development of the projects themselves, but the quality and prompt layout of public spaces also receive full attention so that Vesteda can ensure that both the project and the surroundings are ready for use on hand-over.

Management and letting by Vesteda Group

Vesteda's involvement does not stop when a project is handed over by Vesteda Project bv. Vesteda is the only property fund of its size in Europe that handles its own property management for the administrative, technical and commercial management of residential properties.

The Woongalleries and front offices in various locations handle letting and personal contacts with customers during the tenancy. The centralised call centre and back-office support the local offices. Tenants contact the call centre with maintenance requests. The call centre sends the maintenance contractor and the tenant is notified of the time it will take to deal with the problem. The call centre is, therefore, actively involved in monitoring this period.

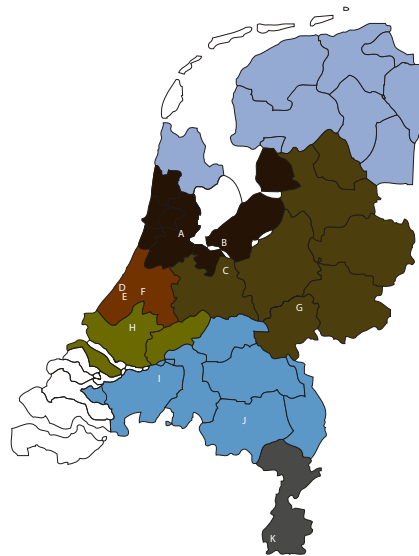
The chosen market sector and associated growing demand for service mean that only an in-house property management organisation can adequately ensure customer orientation and high levels of service. The main arguments for this are improved control of the result and customer satisfaction. In addition, in-house offices offer greater manageability and improved control. Finally, direct customer contact provides market and project knowledge that is incorporated directly into the list of requirements that Vesteda Project bv applies to area and project developments.

Vesteda Woongalleries

and their operating areas

- Woongalerie Amsterdam
- Woongalerie The Hague
- Woongalerie Rotterdam
- Woongalerie Arnhem
- Woongalerie Eindhoven
- Woongalerie Maastricht
- External property management

- A Woongalerie/regional office Amsterdam
- B Front office Almere
- C Front office Amersfoort
- D Woongalerie The Hague
- E Front office Rijswijk
- F Front office Zoetermeer
- G Woongalerie Arnhem
- H Woongalerie Rotterdam
- I Front office Breda
- J Woongalerie Eindhoven
- K Woongalerie Maastricht/headquarters



Report of market developments

Completed projects

During 2005, 510 residential properties in seven projects throughout the Netherlands, mainly in the Randstad conurbation, were handed over to Vesteda Project BV.

Amsterdam On the south bank of the IJ, which is being redeveloped, is the Oostelijke Handelskade where the *Nieuw Amerika* project is being built. There has been a real transformation from dockland activities to a very desirable residential area. Its popularity comes in part from the site on the IJ, the short distance from the city centre and the good connections to the Amsterdam ring road.

The *Detroit* project, designed by awg architecten of Antwerp, has 81 apartments with commercial space on the ground floor and part of the first floor, where there are also leisure facilities such as a swimming pool and fitness-centre for tenants in this building and the Boston building, next door. These residential properties can be laid out flexibly, and tenants can choose between a number of layouts which are supported by a carefully designed electrical system that allows tenants to arrange the fittings as they wish. Many interested parties from the business world have visited this trendsetting building and picked up new ideas. Vesteda organised a customer day in Detroit during the Sail event, which was well attended. The apartments will be handed over in the course of 2005 and are enjoying considerable interest.

A well-designed district is being built in IJburg, a reclaimed area of the IJsselmeer, combining careful urban planning and high-quality architecture. Vesteda is building 41 apartments and commercial space called *Blok 2*, close to links with the city and on the water, to a plan by architects Diederix, Dirrix van Wylick. The people of Amsterdam are increasingly appreciating the advantages of the new district and many are attracted by the quality of these homes.

Six 9-storey apartment blocks are being built on the Wolbrantskerkweg in the south-west quadrant of the western garden suburbs where Vesteda is building 108 apartments with a mid-range rent. The last 38 were handed over in 2005.

Rotterdam The *Montevideo* block is being built on the far end of the Wilhelminapier, the Kop van Zuid. The apartments have a wonderful view of the Maas and the Rijnhaven. The 150-metre block, the highest in the Netherlands, has 192 apartments, along with 6,000 m² of offices and 2,000 m² of commercial space in the lower levels. The design is by Francine Houben of Mecanoo Architecten. Vesteda's 68 apartments for letting were handed over at the end of 2005.



Amsterdam-Oostelijk Havengebied, Detroit from the waterside (awg architecten)



Detroit atrium



Amsterdam-IJburg, De Waterlinie/Blok 2 (Dieren, Dirrix van Wylick)



Amsterdam, Wolbrantskerkweg (De Nijl Architecten)

Montevideo, next to the Hotel New York (Mecanoo)



Rotterdam-Wilhelminapier, Montevideo





Den Haag, La Fenêtre (Architectenbureau Rudy Uytenga)



Main façade, La Fenêtre



Hilversum, Vesteda Resort Zonnestraal (Hubert Jan Henket en Partners)

Leeuwarden, Zuiderburen (Perik Architectuur)



The Hague The Hague Central Station is being transformed into a high quality transport hub, with a fast shuttle to the High Speed Rail Line. The futuristic *La Fenêtre* project, with 115 apartments and 280 m² of commercial space, is being built in this area. The design by Rudy Uytenhaak offers great flexibility of layout in the apartments. Fitness facilities for the tenants are being incorporated in the commercial space.

Hilversum Jan Duiker was the architect of the *Zonnestraal* sanatorium built in 1930. The buildings have been restored and proposed for inclusion on the UNESCO World Heritage List. Vesteda has built 42 apartments with parking spaces in this unique area to a design by Hubert Jan Henket. These residential properties are particularly attractive to older tenants who want to combine comfort and care owing to their spacious layout and facilities for care services.

Leeuwarden The spacious new *Zuiderburen* neighbourhood is laid out along many water courses, with moorings for residents' boats. This gives the area a lively feel. Four small-scale blocks, each with nine apartments, have been built on the van Harinxmakanaal.

Projects under construction

Some 1,100 residential properties are under construction to be handed over in the period to 2007.

Bergen op Zoom The new *Parade* shopping centre, designed by awg architecten, is being built as part of the attractive retail heart of the historic town centre. The 65 apartments over the shops are being built by Vesteda. Eighteen of these apartments were handed over and let in 2005 and the rest will be available for letting in 2006.

Amsterdam Demand for higher-rent homes in Amsterdam is considerable. Short-stay apartments, a format that Vesteda specifically wants to be involved with, are also very popular.

Next to the *Detroit* project, completed in 2005, is the *Boston* project, designed by architects DKV. This building is noteworthy as it too allows tenants to choose a layout, supported by a raised floor system which assists flexibility. This building's tenants can also use the leisure facilities in Detroit. The 90 apartments will be available for letting from early 2006 and handed over in mid-2006.

The *De Uitkijk* project of 42 luxury apartments was started in IJburg at the end of 2004. The architect of this development is Van Sambeek en Van Veen Architecten. The residential properties will be handed over in late 2006 and early 2007.

The *De Drie Bouwmeesters* project of 39 apartments and 44 houses is being built in Geuzenveld, a district to the west of the city. This project, designed by Ton Verhoeven, is the first one to arise specifically from the agreement between Vesteda and the Municipality of Amsterdam to build at least 2,500 residential properties in the mid-sector over 10 years.

The Zuidas is the new commercial centre of the Netherlands, where homes will have a major role alongside the accommodation for international businesses. One of the first residential buildings on the Zuidas is the Mahler apartment building acquired by Vesteda, part of the *Mahler 4* project designed by Architecten Cie with architects Branimir Medić & Pero Puljiz. The block has 24 storeys above a multi-storey car park. Vesteda is building 174 apartments in Mahler, while the other residential properties, spacious penthouses on the top floors, are being sold individually. As well as normal apartments, there are short-stay ones and some with office space. A service manager will be available for the residents, who can also use leisure-facilities such as a swimming pool, sauna and fitness centre. 2,800 m² of commercial space is being built on the lower floors. Completion is expected in 2007.



Bergen op Zoom, De Parade (awg architecten)



Amsterdam-Oostelijk Havengebied, Boston from the street side (DKV Architecten)



Amsterdam-IJburg, De Uitkijk/Blok 34
(Van Sambeek en Van Veen Architecten)



Windows of the Boston apartments



Amsterdam-Geuzenveld, De Drie Bouwmeesters (Ton Venhoeven)

Amsterdam-Zuidas, Mahler 4 (de Architecten Cie/
Medić en Puljiz)



Aerial view Zuidas





Voorburg-Sijtwende, Nieuw Park Leeuwensteijn (Hagenbeek Architecten)



Front façade Nieuw Park Leeuwensteijn



Almere, Side by Side (de Architecten Cie/Frits van Dongen)



Leiderdorp, Parkpromenade Berendrecht (svp architectuur en stedenbouw)



Parkpromenade Berendrecht

Breda-Chassépark, Het Paleis (Hans Kollhoff und Timmermann)



Tilburg, Hollandterrein (Bo.2 Architectuur en Stedenbouw)



Leidschendam-Voorburg The *Nieuw Park Leeuwensteijn* project is being built in Voorburg on the new northern access road to The Hague. It consists of four urban villas each with 28 apartments, four per storey, attractively situated on the water. Hand over of half the homes started in 2005, the rest will be completed during 2006.

Leiderdorp The *Parkpromenade Berendrecht* project of four blocks above existing apartment buildings is on the north side of De Houtkampark on the promenade and between the Winkelhof and Sant-horst shopping centres. Three of the blocks have been developed for letting. Each 13-storey block has 24 spacious apartments. There is 150 m² of commercial space on the ground floor of each block. One third of the 72 rental properties were handed over in 2005 and the remainder will be let in 2006. There is considerable interest in these properties.

Almere The *Side by Side* project is on the Weerwater near the new town centre with the town hall and the existing shopping centre. Rem Koolhaas developed the urban plan for this development. As well as a considerable expansion of the retail area, the town centre will also have a multiplex cinema, entertainment centre, library and a theatre. The project was designed by Frits van Dongen of Architecten Cie. It consists of two blocks with 154 apartments. The basement contains leisure facilities for residents such as a lounge and a swimming pool, sauna and fitness centre. There is also a satellite office of the Vesteda Woongalerie Amsterdam. Hand-over is expected to start in 2006.

Breda In the central Chassé Park, Prof. Hans Kollhoff has designed the *Het Paleis* project: a distinctive residential building with particular attention being paid to the architecture and finish. The 86 apartments are spacious and offer an excellent residential experience thanks to their central but quiet location in the heart of Breda. These residential properties will be handed over in early 2006.

Tilburg Close to the centre and along the Hart van Brabantlaan artery, a former factory site known as the *Hollandterrein* is being redeveloped into an alluring residential site. The architecture is by Bo.2 Architectuur en Stedenbouw of Tilburg. The base of the building that Vesteda is developing will have 700 m² of commercial space. The residential block above this and the corner tower will have 100 spacious apartments, including six with additional work or studio space.

Eindhoven The *Vesteda Toren* is a real landmark in the Smalle Haven district, in the heart of the centre. This gem, like the urban plan, was designed by Jo Coenen. Above four storeys of offices, there is a slim tower with 46 apartments, two per floor, whose glass façades offer a panorama over the town. The keywords for this building are luxury, comfort and status. The apartments have a flexible layout that residents can specify. Domotics (household electronics) are another innovative feature in this building. These exclusive residential properties will be handed over in early 2006.

Maastricht One of the final pieces in the Céramique district, a Vesteda initiative, is *Piazza Céramique* a project of some 85 apartments with the working title 'blok 22'. The design is by Jo Janssen Architecten and Verheij Architecten. As well as the standard apartments, a number of apartments with office space are being built according to a formula developed by Vesteda in co-operation with Michele de Lucchi of Milan. The project will be handed over in 2006. Vesteda has bought the *Wiebengahal*, on the southern edge of Céramique, from the Province. This industrial monument will retain its distinctive exterior and be adapted according to a plan by architect H.J. Henket for a branch of the Netherlands Architecture Institute and Stichting Restauratie Atelier Limburg. Vesteda's Maastricht Woongalerie, the call centre and the back-office will be located on the ground floor and first floor.

Valkenburg The former Paters der Heilige Harten monastery at the foot of the Cauberg is being redeveloped into the *Domaine Cauberg* project offering homes with private care and nursing services. The 44 apartments are to the high Vesteda standard and intended for tenants who want good quality living and care, together with an exclusive ambience. The extensive facilities include a restaurant and lounge. The 4-hectare site, on the edge of Valkenberg's historic town centre, is being transformed into a fine park according to a design by landscape designer van Heukelom Verbeek.

Leeuwarden Vesteda has acquired a block of 31 apartments in the *Zuiderplantage* project, close to the centre and the hospital. There has been wide interest for the owner-occupied properties in the project. The construction of the rental properties started at the end of 2005.



Eindhoven-Smalle Haven, Vesteda-Toren (Jo Coenen & Co)



Maastricht-Céramique, Piazza Céramique/Blok 22 (Jo Janssen Architecten with Prof. ir. Wim van den Bergh / Verheij Architecten)



Maastricht-Céramique, Wiebengahal



Sketch of the Wiebengahal façade (renovation: Hubert Jan Henket en Partners)

Valkenburg, Domaine Cauberg (Satijn Plus)



Leeuwarden, Zuiderplantage (De Zwarte Hond)





Amsterdam-IJburg, Blok 7 (Geurst en Schulze)



Amsterdam-IJburg, De Ontdekking/Blok 28a (Soeters van Eldonk Poněc Architecten)



Amsterdam-IJburg, Blok 8 (awg architecten)



Rotterdam-Prinseneiland, Parktoren (Marge Architecten)

Rotterdam-Wilhelminapier, New Orleans (Álvaro Siza)



Maarsse, Op Buuren (Bruno Albert architecte & associés, Mulleners + Mulleners Architecten, Zeinstra van der Pol, Arcas Groep)

Projects in preparation

About 1,400 residential properties are in preparation throughout the Netherlands and are expected to be handed over between 2006 and 2010.

Amsterdam Vesteda is intensively involved in IJburg, developing several buildings in this new residential area on the IJ. A number of them have already been handed over. The development of 12 single unit residential properties as part of *Blok 7* will start in early 2006. The architects are Geurst en Schulze.

Also in IJburg, 43 apartments will be developed in a block called *De Ontdekking*. The residential properties are along the IJburglaan and have a view over a waterway to the rear. The project is a design by Dana Poneć of Soeters, van Eldonk, Poneć. The official start took place at the end of 2005 and building work will begin in 2006.

Some 120 apartments in the medium-rent segment are being built in the *Blok 8* project on IJburg Haveneiland West. This block is being designed by Bob van Reeth, awg architecten of Antwerp with Christine de Ruijter as project architect. The skilful design makes best possible use of the views over the water and sunlight.

Rotterdam On the Prinsenland site, work started in early 2006 on the *Parktoeren* project, a residential block of some 80 apartments with commercial space in the base, designed by Marge architects. Vesteda will develop 47 for letting.

The *New Orleans* project is being built on the Wilhelminapier. A 158-metre high block designed by architect Álvaro Siza will hold 150 rental and 75 owner-occupied homes. The ArtHouse, a cultural centre, will be in the base of the building. Preparations are being made for construction starting at the end of 2006 and the residential properties being on the market around 2009.

Leiden Construction of a project of 26 residential properties in two urban villas in the *Roomburg* site starts in the first quarter of 2006.

Maarsse A project of some 665 residential properties is being built on the banks of the Vecht, close to Oud Zuilen on the former DSM site, including 196 apartments for Vesteda. A beautiful plan has been drawn up, establishing an atmosphere for the development of an authentic Vecht village. This expresses a high level of ambition, in which a high-quality residential environment is being achieved. The Vesteda apartments will be in the *Op Buuren-dorp* in Op Buuren. The first will be handed over in around 2008.

Hilversum The old kro studio is being transformed into *Estate of the Art*, a complex of high-quality apartments in small-scale units, to a range of designs with art as the common theme. The listed entrance building will be retained and act as the heart of the complex. 20 apartments will be developed next to the entrance building as part of a plan for about 50 apartments.

Apeldoorn Vesteda is developing a project of about 90 apartments in three buildings in the *Stadholderlaan* project on the Koning Stadhouderlaan, the Zuidwestpoort of Apeldoorn, close to the town centre.

Zutphen Two apartment blocks will be started in 2005 in the *Ravel* project, close to the historic town centre and along its moat. The 34 residential properties, which will be handed over in 2007, will supplement the top end of the local and regional rental market.

Arnhem Vesteda has purchased the distinctive *Rosorum* building on the Amsterdamseweg for redevelopment into 21 luxury apartments with private care and nursing facilities. Some of the apartments are for short-term letting to tenants with temporary care needs. Construction is due to start in 2006.

Bergen op Zoom Six urban villas are being built in the *Laguna* project along the water on the Bergse Plaat; Vesteda is developing three of them working with three different architects: Marx en Steketee, Kieckens and Jo Janssen to achieve a high level of attractiveness. The 48 apartments are sited in park-like surroundings laid out like a private garden. Work will start on this project in early 2006.

Breda In 2001, Vesteda acquired the existing 50-year old *Vredenberg* care home complex, with the aim of redeveloping it. A plan was drawn up by the Architectenwerkgroep Tilburg for 162 serviced apartments, 48 care units and about 3,700 m² of additional care facilities including a restaurant. 124 apartments will be let to people who want to live in luxurious apartments in an attractive building with tailored service facilities and care services. The other homes, elsewhere on the site, are for tenants with permanent care needs. The construction work is being phased so that the current resident's lives and care are not disrupted. The first residential properties in the first phase will be handed over from 2007.



Hilversum, Estate of the Art/Maas-gebouw



Apeldoorn, Koning Stadhouderslaan (Rijnbouts Van der Vossen)



Arnhem, Rosorum (renovation: Van Ouwkerk Geesink Weusten)

Bergen op Zoom—Bergse Plaat, Laguna (Marx en Stekete, Kiekens en Jo Janssen Architecten)



Breda—Claudius Prinsenlaan, Vredenberg (Architectenwerkgroep Tilburg)





's-Hertogenbosch-Paleiskwartier, Jeronimus (Baumslager Eberle)



Eindhoven, Kloosterdreef (De Bever Architecten)



Weert, Beekpoort (Maccreanor Lavington)



Roermond, Casimir (Engelman Architecten)

Maastricht—C eramique, Blok 30a (Charles Vandenhove et Associ es)



Den Bosch The Paleiskwartier has been transformed in recent years into a new town centre, 60% of which has now been developed. The dominant *Jeronimus* tower, being built at the head of a row of 10 Armadas, will contain 73 apartments. It was designed by Baum-schlager Eberle. Building is due to begin around 2007.

Eindhoven Two residential blocks containing 13 owner-occupied properties and 36 apartments for Vesteda tenants are being prepared on the *Kloosterdreef*. The rental homes will be in a 13-storey block. Building work is expected to start in 2006.

Weert The *Beekpoort* site, the old Landbouwbelang location on the Zuid-Willemsvaart, is being redeveloped and is expected to create 90 residential properties. Vesteda is participating in two owner-occupied/rental projects. The first, designed by Maccreanor Lavington, will be started in the course of 2006.

Roermond *Huize Ernst Casimir* is a fine, listed building dating from 1908, in a prominent location. The villa will contain three apartments and one town house and there will be new space with 60 spacious and well-appointed apartments.

Maastricht In the southern part of the Céramique district is the final undeveloped area in the district which, thanks to careful development, has emerged as a trendsetting and very popular residential area. Architect Charles Vandenhove et Associés have designed a block on the Avenue Céramique in this area, opposite the distinctive Wiebengahal. It will have unusual commercial elements in the base and 33 spacious and well-appointed apartments above.

Projects under development

Just under 3,000 residential properties are being built as stand-alone developments or as part of area developments, for hand-over from 2007.

Amsterdam A project is being prepared on the attractive *Steiger-eiland Noordbuurt* site on the IJ, which will add over 160 residential properties to the portfolio in a phased flow up to 2010, as part of a total of 450 residential properties. The architects VMX, DKV, and Marx en Steketee are designing this district near the entrance to IJburg. *Overhoeks*, the old Shell site on the IJ in Amsterdam Noord does not look very attractive at the moment, but thanks to the location on the water has much potential. There is an area development underway with an urban residential environment being created for housing, working, commercial and cultural facilities. Vesteda is participating in this area development, adding about 350 residential properties to its portfolio. Alvaro Siza is designing some 120 residential properties in the first phase of the 'block town' for Vesteda. Vesteda has purchased the dominant ABN AMRO building on the *Vijzelstraat*, between Keizersgracht and Prinsengracht, as part of a joint venture. The bank will continue some of its activities from this building for the time being while a residential and commercial redevelopment of the site is being prepared.

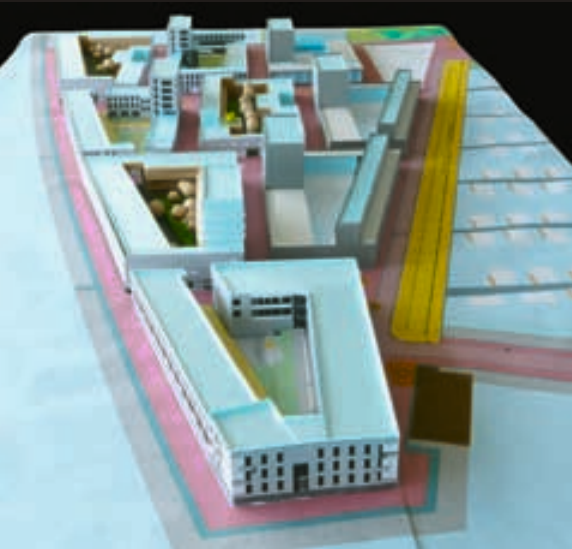
Rotterdam The *Havana* building will be the final element on the Wilhelminapier in the space between Montevideo and the Luxor-theater. This block will be 158 metres high and has been designed by Cruz y Ortiz. There will be a medical centre in the base of the building. Hand-over is planned for 2011.

The Hague In Kijkduin, Vesteda currently owns the *Deltaplein* site where a complete redevelopment is being prepared.

Den Bosch About 110 residential properties are being developed on the HAS site of the former Hogere Agrarische School to a design by Liesbeth van der Pol of Atelier Zeinstra van der Pol. About 50 of them are for letting. The public space around the site is undergoing a complete transformation. The first properties developed by Vesteda are expected to be handed over in 2008.



Amsterdam, Overhoeks, Shell-site (Álvaro Siza)

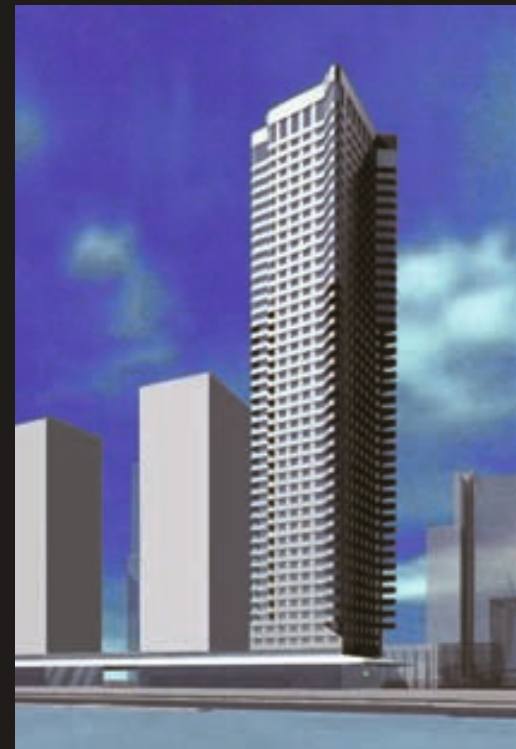


Amsterdam-IJburg, Steigereiland/Noordbuurt
(vMX, dKv, Marx en Steketee)



Aerial view Overhoeks

Rotterdam-Wilhelminapier, Havana (Cruz y Ortiz)



Amsterdam, Vijzelstraat/AbnAmro-kantoor





Eindhoven, Cassandraplein
(Arn Meijs Architecten)



Venlo, Maasboulevard (Jo Coenen & Co)



Venlo, Maasboulevard



Maastricht, WML building (renovation:
Hubert Jan Henket en Partners)



Maastricht, Terminus (Gulikers Architecten)

Sittard, Zitterd Revisited (Souto de Moura/ Cruz y Ortiz)



Tower Souto de Moura



Heerlen,
Grunsvenstaete (Mecanoo)



Eindhoven A redevelopment by Arno Meijs is being prepared for new retail and residential property replacing the out-dated Cassandra-plein shopping centre and 30 residential properties. Vesteda will participate with 30 apartments and a health centre to be built next to a completely renovated service centre.

Venlo A project of 46 residential properties is being developed on the *Maasboulevard* in Venlo, in an attractive location along the Maas. This is another spectacular block by Jo Coenen. Building work is expected to start on this project next year.

Maastricht To the south of the centre of Maastricht is the former office of the *Waterleiding Maatschappij Limburg*. The building has a dominant presence and distinctive 1930s design. Supervised by architects Henket and Partners, this splendid building is being converted into a residential block of some 27 apartments.

Six residential properties and apartments in the *Terminus* project, designed by architect Gullikers, are being developed in an attractive location in the very popular Sint Pieter district. A doctor's practice will be part of the plan.

Sittard Three sub-projects have been announced that Vesteda will build in a first phase of the *Zitterd Revisited* urban development, in which Vesteda is playing a leading role. These involve in total of 100 residential properties to be built from 2007. Two architects are designing these properties: Souto de Moura of Portugal and Cruz y Ortiz of Spain.

Heerlen A tall apartment block is being developed on the Van Grunsvenplein, with architecture by Mecanoo. Some 85 apartments will be built, 40 of which are for letting.

Area developments

Amsterdam The *Centrum Amsterdam Noord* area development, where Vesteda will build about 250 residential properties, is in Amsterdam Noord, along the Nieuw Leeuwarderweg at the end of the Noord-Zuidlijn. The urban plan by Soeters, van Eldonk en Ponec was approved in 2004. The first sub-project is now almost fully developed. A start was made in early 2006 on developing the first plans in this area, including 85 rental properties for Vesteda. A development has been started at the *Amstelstation*, in which several parties are co-operating to boost this area. Vesteda will be developing about 150 residential properties. Plans are being made for a total volume of some 70,000 m² in a residential, commercial and facilities mix around the east of the station. Vesteda is one of four participants. The urban planning requirements were determined in early 2005. Building work will start in 2008.

Rotterdam The details of the public areas on the Wilhelminapier, Kop van Zuid, are being developed with the municipality and the other private parties operating on the pier. Bolles en Wilson have been engaged to draw up a design for this area. The New Orleans and Havana buildings are at the development stage.

Zandvoort The Middenboulevard Functional Zoning Plan is being developed with the municipality of Zandvoort. awg architecten of Antwerp is the urban planner for the development. The municipality has agreed formally to the plans, which are now being developed in detail.

Arnhem The Rijnboog district is on the town side of the river between the two bridges and the historic town centre. A large-scale development is being prepared to a concept by architect and town planner Manuel de Solá Moralès to restore the link between the town centre and river. A new element is a marina at the centre of the new district. Several partners and the municipality are co-operating on getting all the facilities, including high quality urban homes, built.

Sittard Vesteda is one of the private-sector partners in the *Zitterd Revisited* development. Architect Jo Coenen is designer and supervisor of the development. The initial subplans have been developed within the master-plan.

Breda A development with a 'coach and care' theme is starting on the *Jeka* site. This development focuses on the group of older tenants or those requiring care.



Amsterdam, Centrum Amsterdam Noord
(Soeters van Eldonk Ponec Architecten)



Amsterdam, Amstelstation (Andries Geerse)



Rotterdam-Wilhelminapier, public spaces (Bolles en Wilson)



Zandvoort, Middenboulevard (awg architecten)



Arnhem, Rijnboog (Manuel de Solà Moralès)

Sittard, Zitterd Revisited (Jo Coenen & Co)



Breda, Jeka site (Rothuizen Van Doorn en 't Hooft Architecten /
MTD Landschapsarchitecten)





Staff and organisation

Vesteda Project BV is a specialised organisation that puts high demands on its employees. Buyers, developers and project leaders have to be entrepreneurs and speak the language of municipalities, architects/town planners and investors.

Two people joined Vesteda Project BV in 2005 and one person left, bringing the overall workforce at the end of the year to 23. Some recruitment procedures have not yet been completed because of shortages on the labour market.

Vesteda Project BV operates from its Randstad office in Amsterdam, where seven people including a market researcher from Vesteda Group work, in addition to the head office of Vesteda Group in Maastricht. The workforce at the Randstad office will be increased further, in line with the growing production targets to be achieved in the conurbation.

Vesteda Project BV uses the services of Vesteda Group for market research, income analysis, product development, communication, control, administration, personnel and legal and tax affairs.

◀ Complete organisation of Vesteda Project BV at 1 January 2006, left to right:

Patrick Laan, project developer

Sabine Frijns, secretary

Frank Jongenelen, senior project developer

André Darding, project leader

Ed Statucki, building costs adviser

Jos Alfrink, project developer

Charles Wolters, new building project leader

Dorine Bloem, management assistant

Mark Feron, concept developer

Huib van Wijk, project leader

Léon Küpper, new building project leader

Rob Deloni dAure, cost and quality specialist

Monique Tetteroo, junior project developer

Pieter Bogers, buyer

Paul Dahlmans, new building project leader

Arjen Mulder, project developer

Nico Mol, director

Benjamin Kooijman, junior project developer

Ed Loijens, project developer

Peter Soons, project developer

Vivian Eussen, project developer

Teun van Sambeek, deputy-director

René de Vries, new building project leader

Results

Vesteda Project bv did not succeed in meeting its target for the financial year. The main reasons for this were delays in starting projects. Planning procedure problems play a key role in this with longer preparation programmes for starting construction. This meant that nine projects which should have started in 2005 have been moved to 2006. Conversely, two projects which led to construction work in 2005. A second element was the lower tempo of building work, with the delays at the Mahler tower on the Zuidas being a very major factor.

The budgeted investment level was €230 million. The actual investment level in 2005 was €184 million.

Investment level

Acquisition and Project development*

(millions of euros, Investment level, incl. VAT)

	2005	2004	2003	2002	2001	2000
Target	230	200	140	114		
Actual	184	206	153	117	95	70

* These figures relate to the activities of Vesteda Project bv. The figures before Vesteda Project bv's incorporation, 28 December 2001, refer to the Acquisitions and Project Development Department of Vesteda Management bv.

510 residential properties were handed over to Vesteda Project bv in 2005.

Projects handed over

The hard stock of projects under development, in preparation and under construction grew in 2005, partly because of delays in production during the year. The table below shows the size of the pipeline at the end of 2005. Including soft stocks, projects in acquisition, the total pipeline is approaching 10,000 residential properties.

Pipeline

Pipeline

Year-end 2005, hard stocks, in units of residential properties

Projects under construction	1,100
Projects in preparation	1,400
Projects under development	3,000

Outlook

Vesteda Project bv's target is to add some 1,000 rental properties a year to the Vesteda Group portfolio and a further 500 owner-occupied homes from 2007. Given the inflow of new projects, Vesteda Project bv expects to achieve this target for the rental homes and to have made a start on the 500 in the owner-occupied sector. The growth in investment level, as seen in recent years, will continue in the next few years. The target for 2006 is €220 to €250 million (including VAT).

The further expansion of the acquisitions portfolio will continue to be an important task for the coming years, with participation in area developments and the autonomous acquisition of positions for in-house project development activities having priority. The inclusion of owner-occupied properties in the acquisition of projects will further strengthen Vesteda Project bv's position in the market.

Given the completion time, the working stock in progress will have to be raised to over 10,000 residential properties. The current hard stock of 5,500 residential properties will have to grow to 10,000 over the next few years, even to 15,000 including the soft stocks, to achieve an annual addition to the portfolio of 1,000 residential properties and the development of 500 owner-occupied properties.

More projects will be started which incorporate existing residential concepts, in order to meet current and future tenants' requirements in the higher-rent sector. Examples are the flexible layout concept already in place in a number of projects, homes with office space, the application of domotics, and care services available in various projects. Sauna and fitness centres, often with a swimming pool, will be incorporated in projects where the size, quality and location can justify them.

The organisation will be reinforced and expanded into a fully-fledged project development company. During the coming year, this means an increase of seven new staff, mainly in the Amsterdam office.

Vesteda Project bv has rapidly become a significant player in the development and construction of residential properties, specialising in the mid- and higher-rent sector and in town-centre area developments. The coming years will see further expansion of this position.

Maastricht, 9 February 2006,

Managing Board Vesteda Project bv
Vesteda Groep bv

H.C.F. Smeets, *chairman*
F.H. van der Togt
O. Breur

Vigorous towns

National Spatial Strategy

'Vigorous towns are towns which are safe, and which in every respect meet of the ever-rising standards that citizens, businesses, institutions, visitors and tourists place on a town. They offer a wide range of care, welfare, artistic, cultural, educational, recreational and sports facilities. Vigorous towns are also economically lively, offer high-value locations and work for those looking for them and also have tightly-knit social cohesion. In brief, they are towns that offer opportunities to citizens and are safe and pleasant to be in. More variety in the range of housing, facilities and living environments is vital in this. For this reason, the National Spatial Strategy gives a place to restructuring urban renewal, transformation and development of town centres.'

From: National Spatial Strategy, vROM, May 2005

The European City

Vesteda concurs with the principles of the housing policy of the Minister of vrom, Sybilla Dekker: the creation and maintenance of vigorous towns. This approach will give a structural boost to the development of housing in the next few decades.

But building a vigorous town means more than just the vital new residential building. The two essential qualities of the European City, set out by the European writer and philosopher George Steiner¹ illustrate what we mean. 'Thanks to its huge variety of strata, the European City is a major source of inspiration [...] The town gives us, as a result of those specific strata, recognition of individuality, memory of the place we know', Steiner said.

At the moment, the transformation of European towns is the greatest project for the construction world. In that transformation, do we follow the ideas of leading opinion formers who advise us simply to go with the flow of the market economy and globalisation, or do we, as heirs of short-termism², want more? Do we want progressive thinking that is more nuanced and tenable, do we want memory to be part of the search for progress? In other words, are Shanghai and Los Angeles the prototype for our future cities or is it our town itself?

We hold the answer in ourselves and the mirror we are looking at is our own town. In other words, neither Shanghai nor Los Angeles but our towns themselves should be the prototypes for our European cities. By careful action, they can be transformed into welcoming and sustainable places in our globalised world. This is the starting point for Vesteda's strategy.

By looking from the **urban planning** perspective and participating actively in area-wide developments, Vesteda looks beyond the building site. The urban fibre demands a certain structure in an area. We use that specific context as a starting point.

By developing **commercial and cultural facilities** in those areas, the new neighbourhood becomes attractive for people from the entire region. Facilities such as museums, libraries and cinemas create public flows, which in turn attract bars and restaurants in a natural and unforced way. This is how an urban area comes alive.

¹ George Steiner attended the conferences of the Nexus Institute Tilburg in 2004. This conference, with a contribution by the prime minister Jan Peter Balkenende, was devoted to European standards and values.

² 'Erflaters van de kortstondigheid', valedictory lecture of Hubert Jan Henket, professor of Architecture at the Technical University of Delft, 11 November 2005.

By engaging good architects, Vesteda builds **attractive homes** of high quality, with services for comfort and convenience. These make the new districts attractive to people with higher incomes, leading to higher spending and thus creating a base for facilities. This prevents erosion, the flight of higher-incomes from the town. The town is stronger and the creation of such new districts has the power to attract from far beyond the region. Area developments such as Céramique (Maastricht) and project developments such as De Hoge Heren (Rotterdam) have shown that more than 50% of residents come from outside the municipality, and have moved to the town specifically because these homes and facilities have become available.

As a logical consequence of the area-based approach, **public space** plays a significant role in creating quality of life. Safety, peace, space, design and quality are keywords. The timely creation layout of public spaces before the new homes are handed over, ensures recognition and identification by the new residents. Parked cars make way for people strolling in calm, surprising courtyard gardens.

These developments are not in new districts outside towns. They are in or on the edge of town centres, and thus concern **transformation**. According to Vesteda, the creation of the functions wanted in a district, proof against the permanent changes we are entering the 21st century with, are associated with the respect for our identity which was formed in the past. In its area approach, Vesteda carefully studies retaining symbolic buildings and objects.

We illustrate our approach to these five areas of attention on the following pages. Thus Vesteda is making a significant contribution to combined public and private building in the Netherlands: the creation of Vigorous Towns.

Urban development

Vesteda gives vision to town-centre urban developments. Vesteda is a partner in area developments.



Vesteda regularly submits, on request or on its own initiative, its vision on urban developments in large and medium-sized towns in Vesteda's core areas

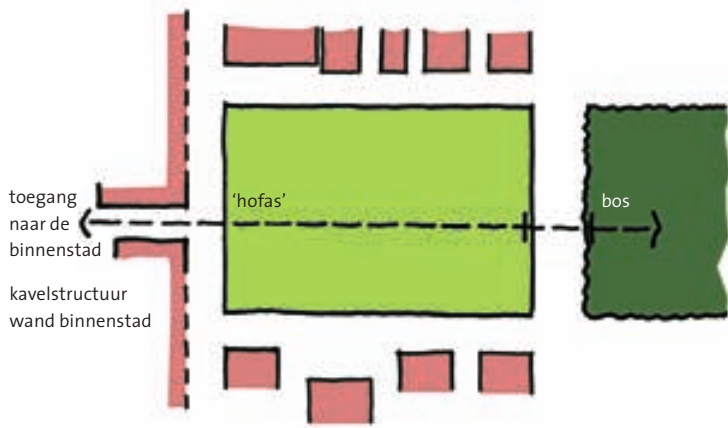
The Hague



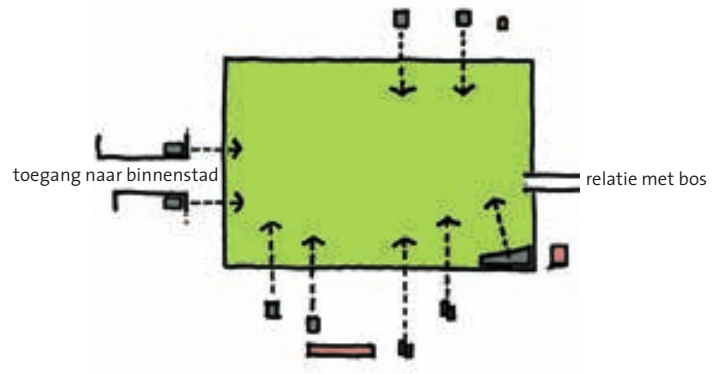
Vesteda offered its informal vision of The Hague to the municipal authorities in the spring of 2005. In the next few years, Vesteda wants to build 2,500 normal homes and 300 to 500 serviced apartments in The Hague



koppen van bouwblokken



koppen van bouwblokken



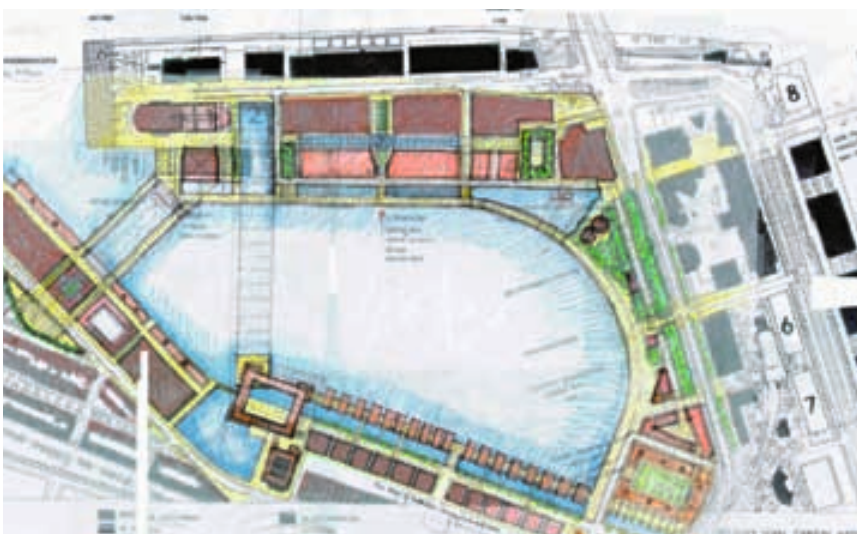
hoogbouw rond centraal park

Impressions of the market vision for The Hague: the haagse hof axis and area around the Malieveld

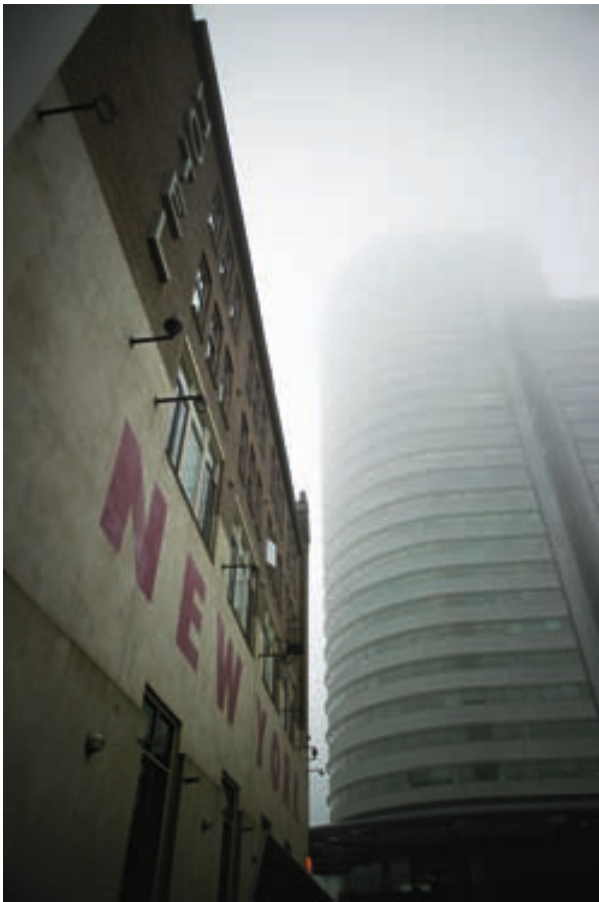
Wilhelminapier, Rotterdam



Vesteda and TRS won the market consultation for the south side of the Wilhelminapier in 2000. Since then Vesteda has led its further development resulting in the current urban development plan. The five new blocks give the Wilhelminapier, a major high-rise urban area with a range of functions set in high-quality public spaces, an entirely new image. The two outer blocks (Vesteda) are some 150 metres tall, the inner three about 70 metres. In line with Rotterdam's tradition, the arrival of this high-rise building multiplies the number of homes by 700, so that the Pier is increasingly a specifically residential area.



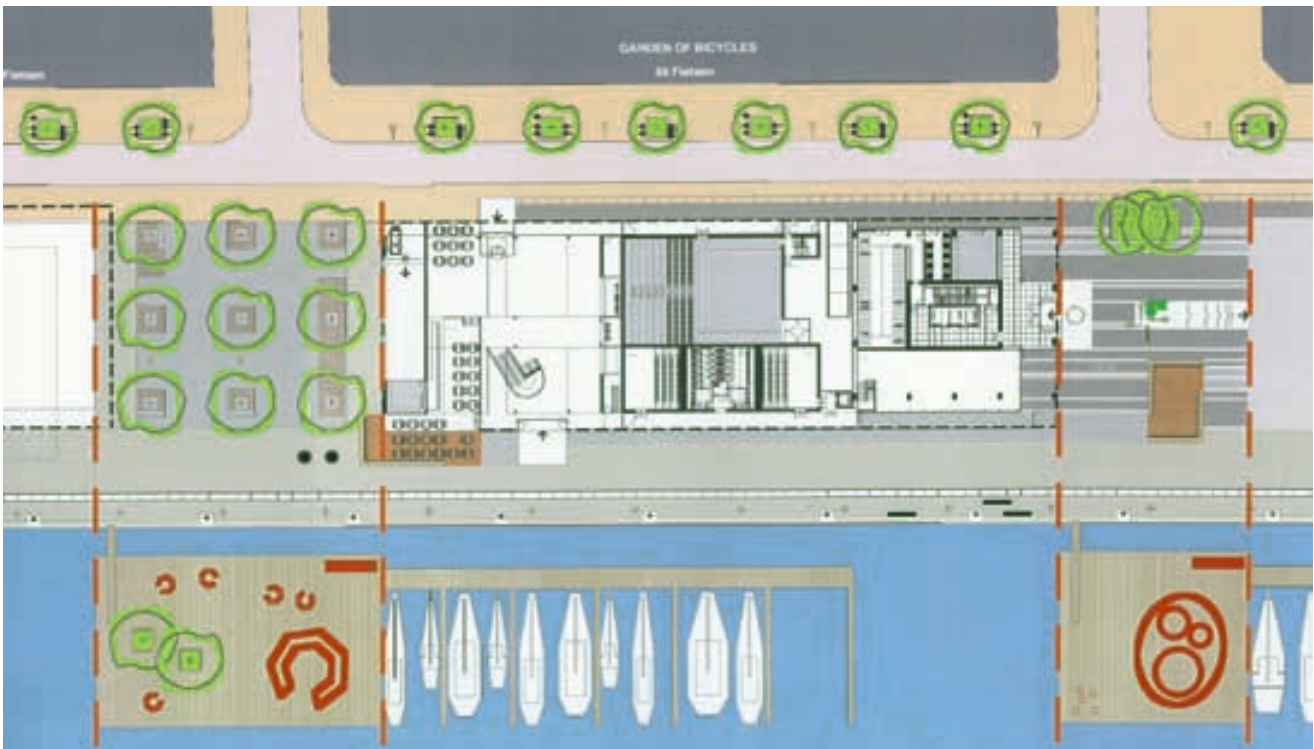
The plans presented in 2000. Architect Jo Coenen.



Immediately next to Vesteda's plan area: Hotel New York, with New Port Center, Las Palmas and the Cruise Terminal in the background



Impressions Wilhelminapier



Proposed layout of public space by Bolles en Wilson

Commercial and cultural facilities

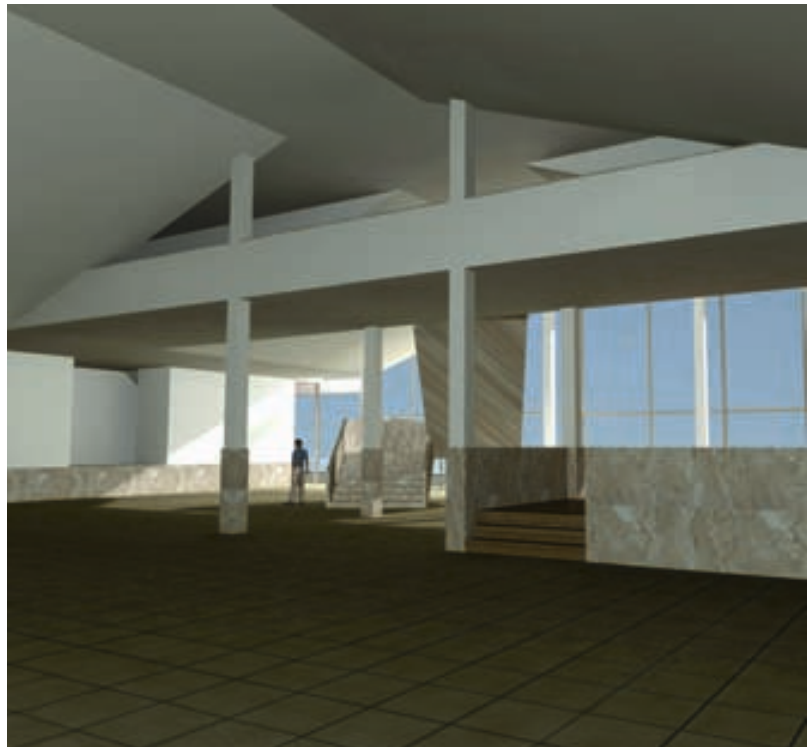
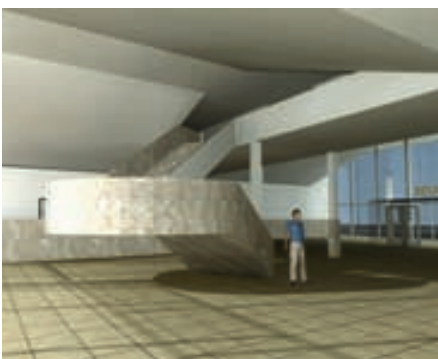
As a matter of course, Vesteda includes public facilities in the lower storeys of its urban development projects. Vesteda facilitates cultural developments in its plans by developing them jointly and managing the properties where they are based (where linked with its own residential properties).

C ramique, Maastricht

Bonnefantenmuseum in the C ramique district, Maastricht



New Orleans project , Wilhelminapier Rotterdam



Impression of the Lantaarn Het Venster theatre/cinema that will be located in the base of the New Orleans apartment block. The theatre will be on the Wilhelminapier on the initiative of Vesteda and is being fully developed by Vesteda Project bv

Granida project, Eindhoven



Pharmacy in Granida project, Eindhoven

Wiebengahal, Céramique Maastricht



Maastricht, Céramique. Area development by abp/Vesteda. The Wiebengahal was bought by Vesteda and, on Vesteda's initiative, is being developed into a multifunctional building including a branch of the Netherlands Architecture Institute, a Vesteda Woongalerie, Vesteda offices with back-office and call centre and a working space for the Stichting Restauratie Atelier Limburg (sral). Opening: September 2006.



Vesteda hoofdsponsor NAI-Maastricht

De toekomst van de Wiebengahal:

Nederlands Architectuurinstituut (NAi): ca. 1.400 m² expositieruimte

Stichting Restauratie Atelier Limburg (SRAL): atelierruimten, kantoren, laboratorium, fotostudio en collegezaal

Vesteda: woongalerie Maastricht, back office en call center

Dit project is mede tot stand gekomen door subsidies van Provincie Limburg, gemeente Maastricht en Ministerie van OCW. Voorziene opening medio 2006.

vesteda 
WAARHEID IS TE WIPEN

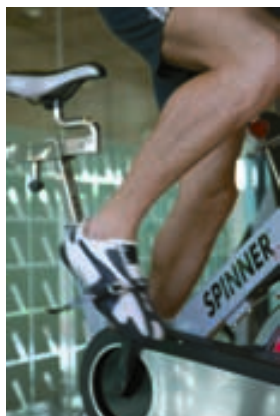
Attractive residential construction

Vesteda builds luxurious homes in projects with high-quality architecture in first class locations and devotes considerable attention to the relationship between the building and its surroundings. By being offered service, comfort and care with these homes, people with higher incomes remain in or return to the town.

The Hague, la Fenêtre



La Fenêtre: the unique floating construction of the building contributes to the special architectural style and strong identity



There is an in-house sports and relaxation area exclusively for residents of La Fenêtre, including relaxation and fitness space with the latest equipment and two saunas



La Fenêtre has fire and burglar alarms, automated access control systems and a visitor registration system. The car park is monitored by CCTV. The service manager plays a significant role in service to residents



View from La Fenêtre: from Rotterdam to far across the North Sea

Montevideo, Rotterdam



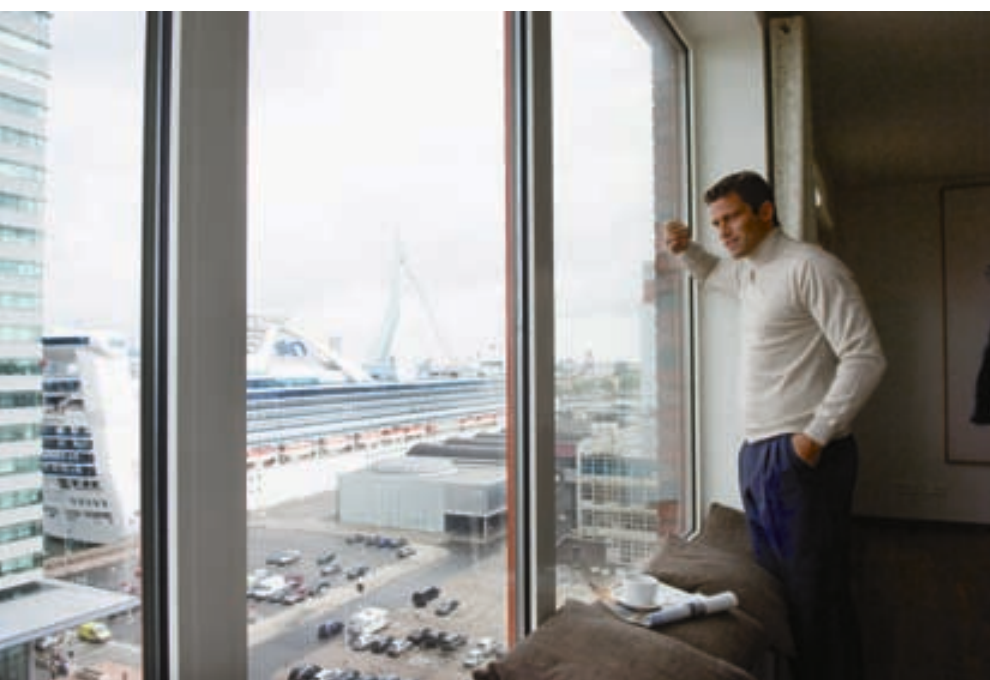
All rental apartments in Montevideo have floating floors for additional sound insulation and under-floor heating



Montevideo has a central reception area with a concierge/caretaker, separate guest accommodation and an in-house sports and leisure centre with a swimming pool, sauna and fitness space.



All rental apartments in Montevideo have luxury kitchens with built-in equipment and fully-equipped bathrooms with black slate floors



View from Montevideo: the apartments offer a view of the Maas, the docks and the Rotterdam skyline. On a clear day, even the sea at Hoek van Holland can be seen

Montevideo, the highest apartment block in the Netherlands, contains 68 luxury rental apartments ranging from 87 to 165 m² ►



Detroit, Amsterdam



The Detroit penthouses include a roof of 120m² and offer a view on het IJ.



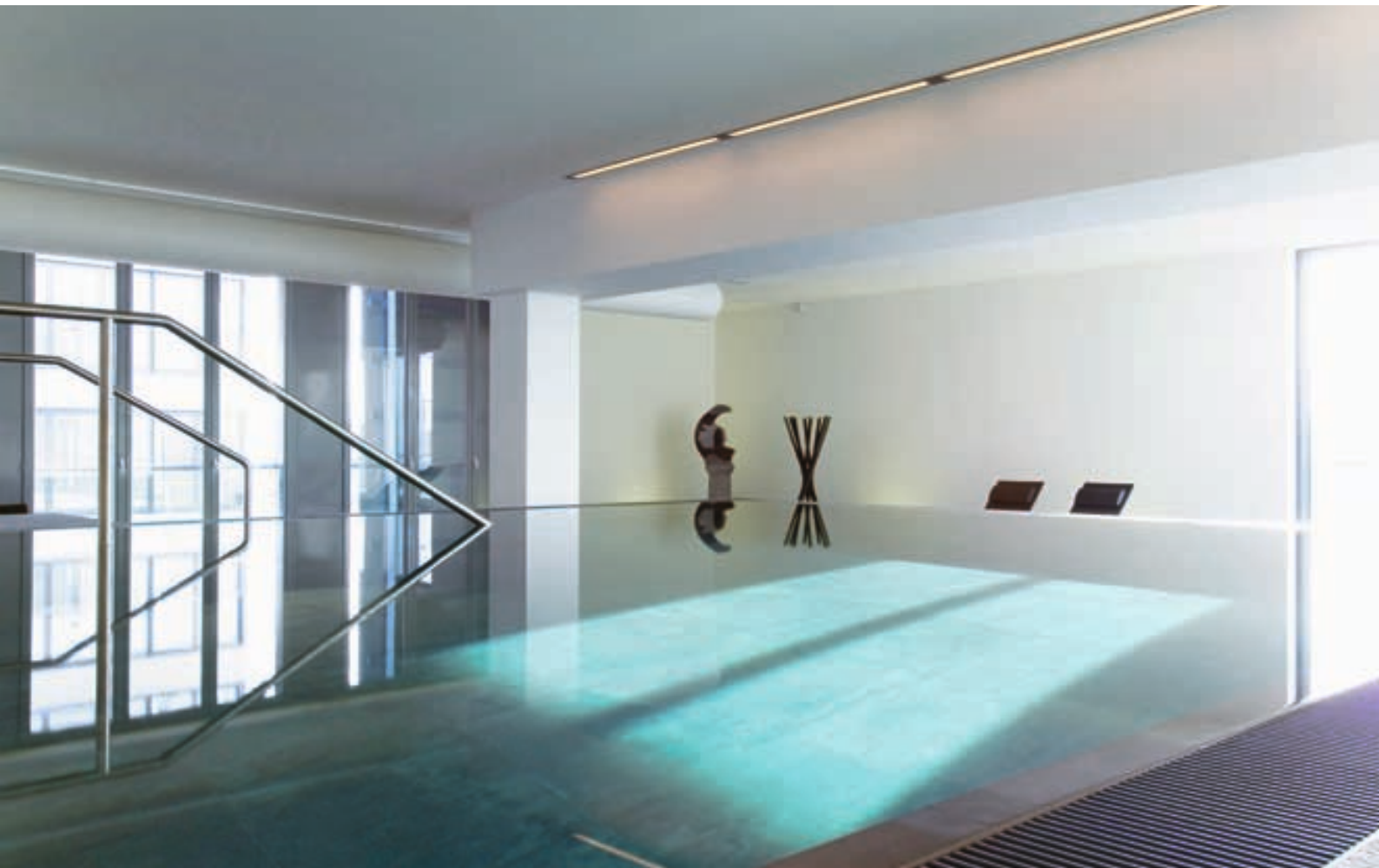
Facade



Detroit contains 81 comfortable loft apartments, ranging from 106 m² to 238 m². The apartments can be arranged at will; a single large space, or perhaps a more traditional arrangement of, say, three bedrooms. The penthouses in Detroit have roof terraces of 120 m² offering views over the IJ.



On the first floor is the Nieuw Amerika Health Club with a large swimming pool, two saunas and a well-equipped fitness centre, for the residents of Detroit and Boston



The imposing atrium links
all the homes ►



The domotics applications can be easily programmed and used by touch screen. For example, the sun blinds and lighting can be controlled centrally. And the alarm is turned on automatically and the lift is called on leaving the house. It is also easy to order shopping and services using the system



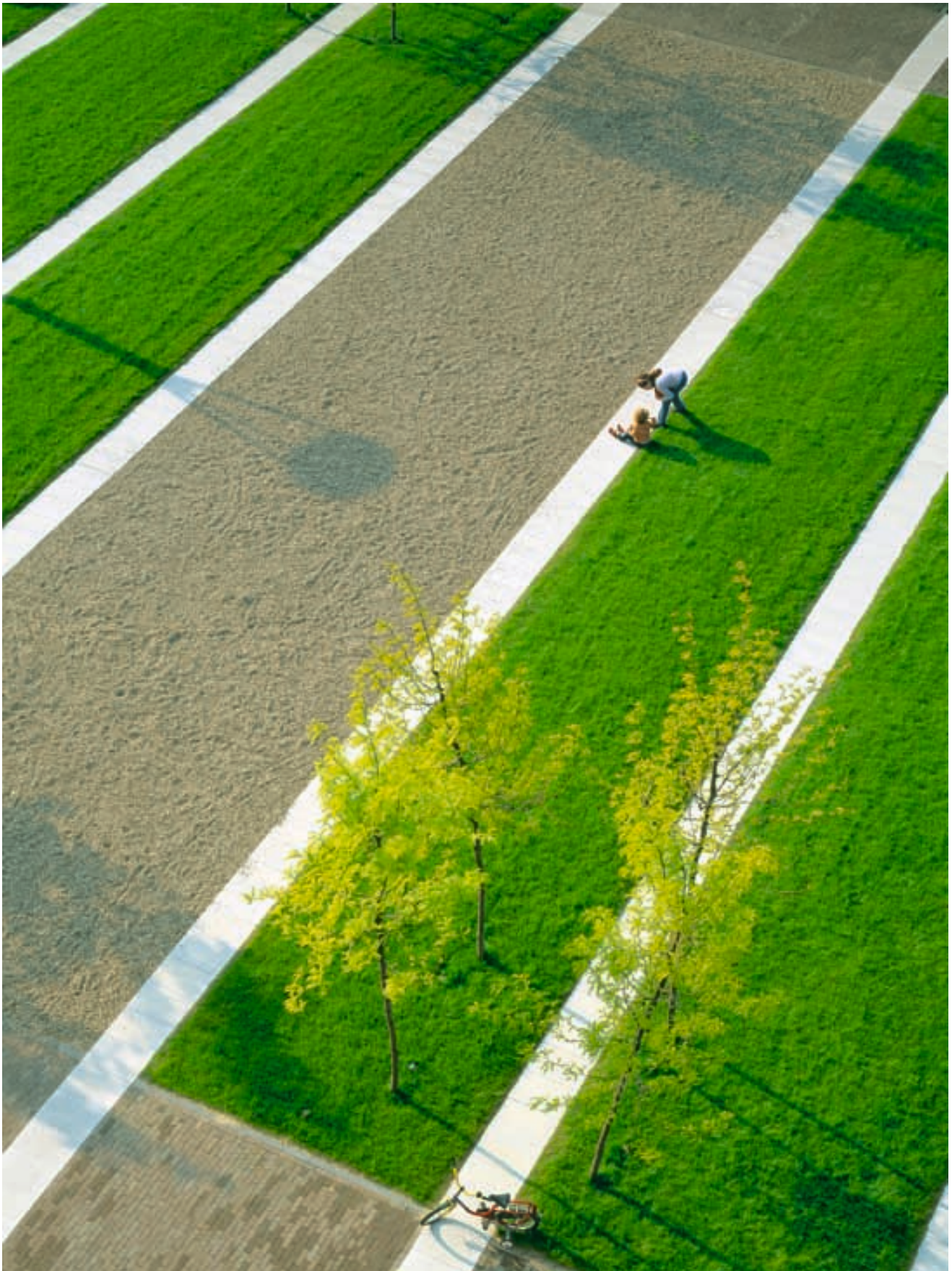
Goods are delivered in the hall in these containers, and so residents do not need to be at home for deliveries



Public space

Vesteda extends the quality of the built-up area into its surroundings and opts as far as possible for a natural, open transition from public to private. Long-term involvement means ongoing attention to the quality of the surroundings.

Céramique, Maastricht



The public courtyard garden over the car park in the Cortile project is one of the five largest squares in Maastricht



Public space for the Céramique Health Club, Cortile project, Maastricht



Project Cortile



Art project in public space, on the wall of the car park. Céramique, Maastricht

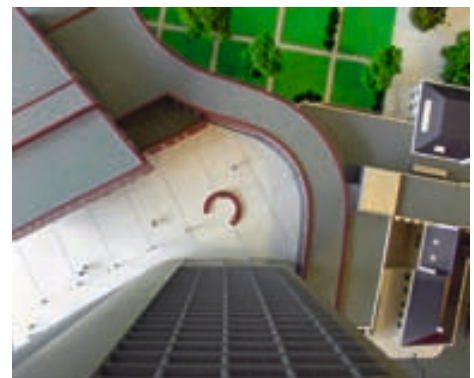


The new pedestrian/cycle bridge links the Céramique district with the centre of Maastricht. The bridge was largely financed by Vesteda/ABP as part of the Céramique public-private partnership.

Smalle Haven, Eindhoven



Impressions public space



bird's eye view of the Colonnade and inner courtyard.
Bottom: project area.

The master plan by architect Jo Coenen means there are no grand buildings in Smalle Haven; the five new elements respond almost playfully to what was already there. Medina and Caverna, with layered compact homes and studios. The Stadskamer, a large building with a covered square that is reminiscent of Scandinavian town halls. The Catharinahuis with the attractive square, shops and arcades. The Colonnade – the commercial space at the foot of the Toren – and, of course, the symbol of architectural renewal itself: the Vesteda Toren. The construction of this icon is the keystone to the town centre.



Vesteda Toren, photographed from the van Abbe-museum



Impressions of the public spaces, links to the surroundings

Granida, Eindhoven



The entrance to the Granida project beneath the building knits seamlessly with the public space

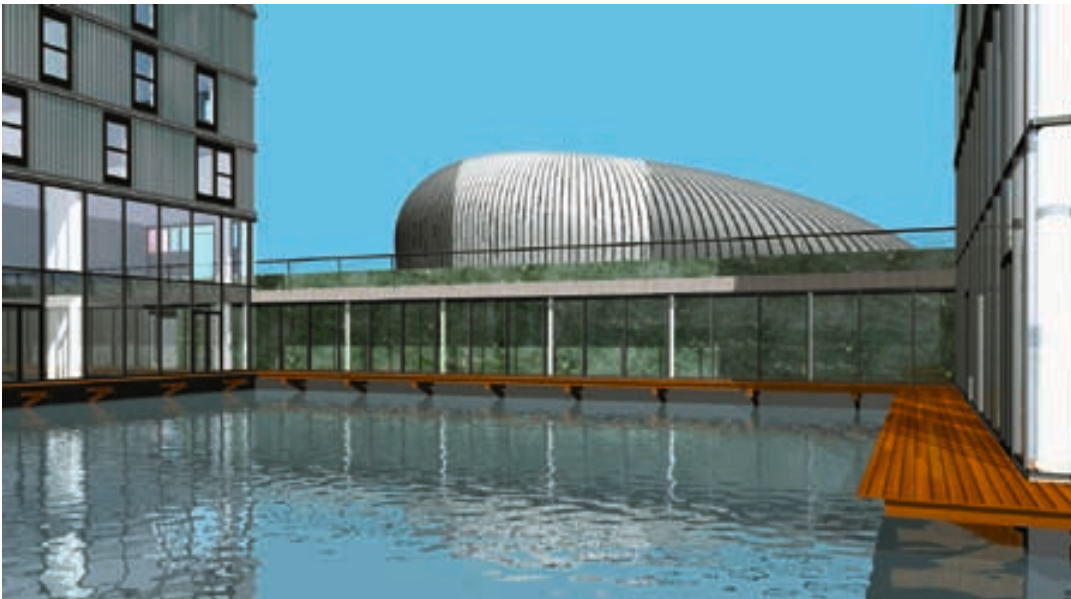


Granida Project

Side by Side, Almere



Proposal by the Architecten Cie./Frits van Dongen for the public space for the Side by Side project, Almere-Stad. The stone wall links the two blocks at both water and land levels. The glass wall is illuminated at night and carries the name of the ensemble and exudes in an almost classical way the quality of this project



Proposal by the Architecten Cie./Frits van Dongen for the public space for the Side by Side project, at the water level. Links the blocks for residents, just above the water



Side by Side Project

Transformation

Vesteda wants to preserve the identity of a site as far as possible and so makes the greatest effort to strengthen this every time and unite it with modern and contemporary housing.



Facade



Granida is the prize-winning design in a competition run by the municipality of Eindhoven for restructuring the former area health authority building. The main requirement in the competition was to preserve the distinctive nature of the 1958 office building which had also housed the council chamber for some time. The distinctive image of the building has been maintained and even reinforced by stripping out all unnecessary additions, making the skeleton clearer by creating spaces immediately behind the gable and making all new necessary additions as simple as possible in different and contemporary materials. The concrete bearing frames are, therefore, untouched and filled where necessary with glass. As these large areas of glass could create heating problems and adversely affect privacy, fixed horizontal sun blinds/privacy screens have been fitted on the outside of the concrete skeleton. As a result, both the beautiful view and sun screening and privacy are guaranteed.



Old situation



Spacious entrance hall to the homes



Penthouse roof terrace



Staircase

Mooienhof, Enschede



Mooienhof is the new name of the eastern Twentec block on Boulevard 1945 where ITC used to be located. In 2001, the two office blocks were completely stripped, the western block was demolished and the eastern block was refaced in dark brick. Mooienhof has become a luxurious residential block with 87 spacious apartments.



Old situation



Vijzelstraat, Amsterdam



Amsterdam, Vijzelstraat. Former head office of ABN/AMRO. Development started in 2005: future project



Cortile, Maastricht



Cortile Project, Céramique, Maastricht. Pergola linking old city wall with new building

Colophon

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