Competition Rules

RES organizes the RES-awards for the 8th time, taking place on the 25th of February 2026, aiming to reward excellent real estate developments of the past year.

The competition rules of the RES-Awards are detailed below.

1 Competition categories and basic conditions

The competition in (Semi-)Public, Residential and Offices & Retail is open for all real estate developments with a size over 4,000 gross square meters above ground (newly built or renovation) in Belgium, which were delivered between the 1st of January 2024 and the 31st of October 2025. The project can enter the competition under one of the following categories:

Best (Semi-)Public Development: Bold, socially inclusive, and sustainable development projects for a (semi-)public development or PPS that serves both civic needs and long-term community value. The project should demonstrate design excellence, public accessibility, social equity, and economic responsibility.

Best Residential Development: Identifies a visionary, sustainable, and financially sound residential development concept that addresses current housing needs — whether affordable, social, mixed-income, or market-rate — and creates high-quality, livable environments.

Best Office and Retail Development: Visionary and financially viable office or retail development projects that activates an urban or suburban site, supports hybrid work trends, prioritizes ESG goals, and enhances community engagement.

The competition in logistics and industrial is open for all real estate developments with a size over 10,000 gross square meters above ground (newly built or renovation) in Belgium, which were delivered between the 1st of January 2022 and the 31st of October 2025. The project can enter the competition in the category:

Best Logistics and Industrial Development: Innovative, sustainable, and commercially viable projects for logistics, warehousing & industrial hub development, focusing on cutting-edge and future proof design, efficiency, ESG compliance, and regional economic value.

2 Number of projects allowed

There is no limit on the number of submissions per company, as long as each project meets the criteria stipulated in these Competition rules. Each project can only participate once in the RES Awards and in one category only. RES has the right to change participants category of entrance to another category if more appropriate.

3 Entry form

Entry forms must be introduced in English and must follow the template created by RES which is accessible from www.resawards.be. Photos in high resolution (300 DPI) must be uploaded in this template. No renderings are allowed. The entry form must be submitted with required elements no later than the 31st of October 2025.

If the project is realized by various companies, the sole submitting company guarantees that it holds all the rights for the presented projects and information related to the project, and that it does not harm any potentially other involved parties or company's rights or

anyone's private life or likeness. The sole submitting company also confirms that the project/idea does not violate any law, especially copyright laws. In case various companies submit the same project, they must find an agreement on designating only one sole company who may enter this project. If no such agreement can be found, RES reserves the right to choose the entrant of his preference and to reject the other ones. In any case, RES can not be held liable in case of any conflicts between these companies.

The company filing the entry form, accepts and understands that all data, including photographs and other materials, may be forwarded to third parties, with whom RES has initiated a partnership for the purpose of organizing the RES Awards. This information may be distributed via any media, including the internet, for communications and promotion related to Real Estate Society in general or the RES Awards in particular.

4 The Shortlist

All correctly completed applications received by the 31st of October 2025 will be submitted to the RES Awards Jury, an independent body of real estate professionals. This Jury is selected by RES for their expertise in a variety of real estate disciplines relating to design, development, construction, marketing & sales and property management.

The Jury will review all the entries and announce in November 2025 the 3 nominees – "the RES Awards Shortlist" - in each of the 4 categories.

The jury, acting with complete independence, shall render its judgment based on, but not limited to, the following criteria:

Architectural added value: refers to the qualitative contribution that a building or development makes to its surroundings through its design, spatial quality, identity, and innovation. It reflects to what extent the project goes beyond functionality and cost-efficiency to enrich the built environment and public realm in meaningful ways:

- Enhances the aesthetic and spatial quality of the urban environment
- Contributes to a strong and distinctive identity
- Demonstrates design excellence, creativity, and innovation
- Responds intelligently to the site context, history and surroundings
- Prioritizes human experience, comfort and usability
- Integrates sustainability and adaptability in design solutions

Social and societal added value reflects a shift from purely financial or aesthetic considerations toward more holistic, community-centered development goals. It signals that real estate is no longer just about buildings — it's about building better communities. It refers to the positive impact a project can have on people and society, beyond its economic return. This includes contributions to:

- Community well-being and cohesion
- Social inclusivity and accessibility
- Public health and safety
- Cultural vitality
- Education and skills development
- Environmental justice and climate resilience

Innovation and sustainability reflect a growing recognition that the built environment must respond to today's climate, technological, and societal challenges. It encourages developers and designers to think creatively and responsibly shaping not only spaces, but

also future-proof, low-impact urban environments.

Sustainability refers to the project's ability to minimize environmental impact, optimize resource efficiency, and support long-term resilience—both environmentally and socially. It includes:

- Energy efficiency (e.g., net-zero, passive design, smart energy systems)
- Circularity (e.g., reuse of materials, modular construction, life cycle thinking)
- Water and waste management
- Low-carbon building methods and materials
- Climate adaptation (e.g., urban greening, flood mitigation, heat resilience)
- Social sustainability (e.g., health, inclusivity, long-term community value)

Innovation refers to the creative, forward-thinking strategies or technologies introduced in the design, construction, or use of the project. Examples include:

- Smart building technologies (IoT, predictive maintenance, digital twins)
- Innovative spatial concepts (flexible uses, hybrid programs)
- New financing or ownership models (co-development, community land trusts)
- Novel approaches to mobility, logistics, or service integration

Governance refers to the frameworks, practices and principles that ensure ethical, transparent and accountable decision-making throughout the development. Applicants can provide evidence of the above, like governance or project policies.

The RES Awards do not constitute an endorsement by any sponsor or jury member but rather serve as recognition of achievement or excellence in a particular category or discipline by an independent panel of expert judges.

The jury has the right to move any project to another category it deems more appropriate and consequently judge the project in that category. The applicant will be informed by email of this change.

The jury reserves the right to reject incomplete applications or those that do not comply with the current rules or criteria.

The jury reserves the right to cancel a particular category should it determine that the submitted projects fail to meet an adequate level of quality.

The jury's decision is final and requires no further justification.

5 Nominees

Entrants will be informed by email in November 2025 whether their projects have been selected for the RES Awards shortlist. A professional film will be produced for each nominated project.

6 Visual elements for the ceremony

The 12 nominees will be requested to provide additional information and designate representatives (developer, architects, etc.). A film will be produced for each nominated project. The timing and location will be confirmed by RES. This film may be showcased on the RES Awards website, during the RES Awards ceremony, and across social media platforms. RES reserves the right to select which elements are displayed and to modify them as needed to ensure consistent quality and maintain the competition's look and feel.

The nominees authorize RES to use their names, logos, likenesses, voices, and application materials—including project videos and/or photographs—for the purposes of facilitating the jury process, presenting the projects on the RES Awards website, during the RES Awards ceremony, and promoting RES or the RES Awards. Nominees certify that they have obtained authorization from any co-creators or third parties involved and agree to provide RES with the photographer's name for photo credit.

To the same extent, nominees also authorize RES to freely use any company or project logos, trademarks, titles, excerpts, and other intellectual property rights and promotional materials submitted to the 2025 edition of the RES Awards competition.

Nominees further certify and guarantee that they have obtained authorization for this purpose from any potential co-creators or third parties.

7 Pitch event

Each nominated project is required to pitch their project on the **12th of February 2026**, by presenting the project team and delivering a compelling story of the project in no more than 10 minutes to the RES Awards jury, the RES board and Partners.

8 Competition prizes

There will be four awards, one for the winner in each category.

9 Professional Jury and category winners

A Professional Jury will be able to vote independently before the ceremony for their favorite project in each category. The jury will be made of politicians, master architect(s), key real estate professionals representing several real estate associations like NAV, BVS/UPSI, ULI,… To avoid doubt and conflicts of interests, RES will not be able to vote. Jury members with a too strong connection to a specific project are ineligible to vote in that category. In the event of a tie between two or more projects, a predefined sequence of rules will be applied to ensure a single winner per category.

Category winners will not be informed prior to the RES Award ceremony.

10 RES-Awards Ceremony

The competition results will be announced at the RES-awards Ceremony, which will take place on the 25th of February 2026.

Official representatives for the winning projects will collect their prizes on stage.

The award ceremony will be photographed and recorded for the purposes of promoting RES, the RES-awards, the winners, the nominees and their project(s). Winners and nominees authorize expressly RES and their partners to photograph, to make a movie of the award ceremony directly or indirectly, including their likenesses and voices, together with any elements related to their projects and to reproduce and broadcast those photography and recording to the public by any means, including the www.resawards.be and www.res-vzw.be-website for promotional purposes. Winners and nominees also certify and guarantee that they have been authorized to this end by their official representatives and any potential co-creators and third parties.

11 RES-awards Ceremony attendance and aftermath

Each nominee agrees to send at least one official project representative to the RES-

awards Ceremony to potentially receive an award. This representative will be made known to RES one week before the event. On the sole discretion of RES, potentially a speech will be requested.

Nominated projects for the RES Awards 2025 will receive 3 free entry tickets for the RES Awards Event.

Each winner of a RES Awards agrees to be available on the 26th of February 2026, i.e. the day after the RES Awards ceremony for interviews and/or filming.

12 The RES Award piece of art

The RES Award itself is a unique object and piece of art related to a winning project. Winners are not allowed to sell or trade the object in any way.

13 Claims

Filing the Entry Form of the RES Awards implies full acceptance of the present Rules. The Rules of the RES Awards are governed by Belgian law. If no amicable settlement can be reached, any dispute arising in connection with the construction and/or performance of the Rules as well as said Awards shall fall under the jurisdiction of the Court of Antwerp, which is expressly acknowledged and agreed by the parties.

14 Miscellaneous

In the event of force majeure or unforeseen circumstances that make it impossible to organize the RES Awards or require changes to its concept, the RES Awards may be modified or canceled at the sole discretion of RES, without any entitlement to compensation.

PROFESSIONAL JURY (2024)

- Frederik Lesire — Head of the Jury
- Ann Verhetsel — Professor MRE of the Antwerp Management School
- Ingrid Ceusters — Member of Women on Board
- Kristiaan Borret — Chief Architect Brussels
- Veronique Claessens — (NEW) chief Architect Flanders
- Myriam Heuvelman — Board Member ULI
- Serge Fautré — Honorary Chairman BVS/UPSI
- Jozef Hessel — Member of the board of NAV
- Sunita Van Heers — Member of Le Cercle Belge des Femmes de l'Immobilier

- Potential other significant members.

RES AWARDS CEREMONY

The RES Awards Ceremony will take place on Wednesday the 25th of February 2026. The nominees and the jury will be invited. The invitation list will be completed by the sponsors or individual tickets can be purchased.