Competition Rules

RES organizes the RES-awards for the 9th time, taking place on the 18th of February 2027, 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 in Belgium, which were delivered between the 1st of January 2025 and the 31st of October 2026. The competition in the Reconversion and Heritage Development category is open to real estate developments located in Belgium with a minimum gross above-ground floor area of 4,000 m² and a provisional delivery between the 1st of January 2024 and the 31st of October 2026. 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 activate an urban or suburban site, supports hybrid work trends, prioritizes ESG goals, and enhances community engagement.

Best Reconversion and Heritage Development: Recognises outstanding real estate developments that give an existing building, structure or site a meaningful new future through preservation, adaptive reuse, reconversion or architectural transformation.

The category celebrates projects that intelligently balance the qualities and identity of the existing built fabric with contemporary architectural, functional, environmental and economic requirements.

Eligible projects must involve the substantial transformation, reuse or redevelopment of an existing building, structure or site.

A meaningful and significant part of the existing built fabric, architectural identity, spatial organisation or historically significant elements must be preserved, reused, transformed or integrated into the completed development.

The retained existing elements must constitute an essential part of the development concept and make a material contribution to the architectural identity, environmental performance, cultural value or functionality of the completed project.

Projects consisting predominantly of demolition followed by new construction are not eligible where the retained existing elements are limited to isolated landmarks, artefacts or decorative features that do not represent a substantial and integral part of the transformation.

Formal heritage designation is not required.

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 30th of November 2026.

The submitting company warrants that the submission does not infringe any third-party rights, including intellectual property rights, and that it complies with all applicable laws.

Where a project has been realised by several companies or parties, the sole submitting company warrants that it holds all necessary rights, licences and permissions in relation to the project and all information and materials submitted as part of the entry, including photographs, videos, plans, drawings, logos and other project documentation, or that it has obtained the necessary consent from the relevant rights holders.

The submitting company shall indemnify and hold RES and its partners harmless against any third-party claims arising from the use of submitted information or materials where the required rights, licences, permissions or consents have not been obtained.

Where several companies wish to submit the same project, they must agree on one sole submitting company. If no such agreement can be reached, RES reserves the right to determine which submission will be accepted and to reject any duplicate submissions.

RES shall not be liable for any dispute or claim between companies or other parties involved in relation to the submission or participation of the project in the RES Awards.

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 30th of November 2026 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 December 2026 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 reflects 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 December 2026 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 2026 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 **4th of February 2027**, 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 18th of February 2027.

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 2026 will receive 3 free entry tickets for the RES Awards Event.

Each winner of a RES Awards agrees to be available on the 19th of February 2027, 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

- Frederik Lesire (honorary president RES vzw - president of the jury)
- Ann Verhetsel (Professor Antwerp Management School)
- Nicolas Bearelle (chairman ULI)
- Jeff Cavens (chairman BVS-UPSI)
- Ingrid Ceusters (member Women on Board)
- Jozef Hessels (board member NAV)
- Myriam Heuvelman (CEO AG Vespa)
- Frederik Serroen (team Brusselse bouwmeester)
- Jeroen de Willigen (stadsbouwmeester Antwerpen)
- Pierre-Alain Franck (CEO Adeb/vba)
- Suzy Denys (board member CBFI)
- Serge Fautré (honorary chairman BVS-UPSI)

RES AWARDS CEREMONY

The RES Awards Ceremony will take place on Wednesday the 18th of February 2027. The nominees and the jury will be invited. The invitation list will be completed by the sponsors or individual tickets can be purchased.