

The logo for dit. OFFICEMAKERS is positioned at the top center. It consists of the word "dit." in a bold, lowercase, sans-serif font, with a period, all contained within a solid black rectangular box. Directly beneath this box, the word "OFFICEMAKERS" is written in a smaller, uppercase, sans-serif font.

dit.
OFFICEMAKERS

A large, solid orange circle is centered in the lower half of the image. Inside this circle, the text "You have a point there" is written in a white, sans-serif font. The background of the entire image is a vibrant, abstract pattern of swirling, concentric lines in shades of blue, purple, orange, and pink, creating a sense of motion and depth.

You have a
point there

Every creation is born out of thoughts, wishes and ideas.

The choices you make will together lead to something wonderful that fits you perfectly.

Your way of looking, thinking, collaborating, creating and innovating.

'Look, think, collaborate, create & innovate' are the essence of your unique creation.

They merge into your ideal vision, your unique blend.

ditt.



ditt.

You have a point there!

'You have a point there' literally means that you acknowledge that someone has brought up something worth considering. As a creative company, we believe it is important to be open to the world around us, to alternative views, to different opinions and insights - in short, to the 'points others make'.

We at Ditt want to be wholeheartedly inspired, to deepen and develop, we want to listen, learn, discover, innovate and then take all that we learn from this into how we behave as people, as colleagues, as service providers, as creators. What is the role we take on in our projects and how do we relate to the world around us? In our projects, we strive to listen carefully to our clients. What are their needs, what are their expectations, what are their possibilities? We do not 'just' create any new office, we create the appropriate working environment for an organisation or add a new sparkle to the jewel in a real estate entrepreneur's crown. This portfolio is full of such examples once again. We are fortunate to be able to work on a wide range of projects every year. Each and every one of these projects can boost people's working lives. Together, we will make sure the working week can also be fun, encourage mutual cooperation and find inspiration, recognise the specific identity of the company and work safely.

Above anything else, this edition of our portfolio is a tribute to all our clients, to our project partners, to our team, to each and every one of those with which we have reached great heights time and again. Thank you!

Designing and building are not only learned at school or in practice, you certainly always learn something from others, others who sometimes - in whatever way - cross your path. Perhaps even more often at times when you are not at school or working. Grab a book, go to a museum, watch a good movie, prepare a tasty dish for your guests, have a nice glass of wine, hum along to a great song, relax, have a chat with someone who happens to be sitting next to you.

'Lifelong Learning!'

Everyone and everything sometimes makes a point that you can do something with. Inspiration is up for grabs. At Ditt, we particularly welcome partnerships to expand our knowledge. After all, there is a limit to what we can achieve on our own; others help us transcend that limit. So, we are increasingly and happily collaborating with other service providers in the office design world: fellow architects, project managers, independent real estate professionals. These collaborations often create the basis for 'detail&build' projects and are increasingly a new and fresh challenge for us alongside 'design&build'.

Collaboration is also about listening to others. This is exactly why we like to provide a platform for all kinds of interesting people we meet throughout the year. This portfolio is brimming with fascinating interviews, allowing others to make their point. Fun and insightful reads - perfectly fine as it is, but all these interactive conversations ultimately end up concretely reflected in our way of working in all sorts of areas. We hope to inspire readers - as well as ourselves - to do new things. We don't just want to score points, but above all encourage everyone willing to look beyond their own horizon.

It's not just 'hip hip hurrah'. Looking beyond the confines of the world we know and are familiar with, there is no denying the potentially stark threats coming our way. There is a lot of discussion about exactly what these threats entail and how bad they will actually be. The climate crisis is undoubtedly one of them. Sustainability is a key word here. All of this clearly impacts politics in our country, the conversations we have among ourselves, the role companies play in it, the positions we ourselves take.

As Ditt we have the ambition, in our own branche, in our own way and with our own capabilities, to want to lead by

example on the road to change.

We make projects, renew work environments, demolish, discard and replace. Basically not necessarily sustainable activities, they do not 'automatically' contribute to the road to change. Fortunately, there is a choice. You can either completely turn a blind eye to your own role and your own responsibility, or you can embark on the road to change, and try to do everything, every time, just a little bit better, a bit more consciously, a bit more sustainably. Honestly, we have been struggling with this dilemma for quite some time. We absolutely want to walk the sustainable road, there is no doubt about that. However, sustainable ambitions often are snowed under by scheduling and budgetary constraints, practicality and lack of clear targets. But we don't want to be held back by that any longer. As of now, Ditt has a dedicated sustainability team in place that will meet concrete targets in 2024 and in the years after. Our carbon footprint is clearly outlined, reduction is pursued and achieved at all times, B corp certification is a top priority, we take a critical look at the materials we use and set high standards for our suppliers.

In addition, we are strongly committed to even more sustainable relationships. After all, by working together intensively and on a lasting basis, you will understand each other better, be more attentive to each other's points on a one-to-one basis, get more done together, so $1 + 1 = \text{almost always } 3!$ This year, we will introduce The Office Lifecycle. Through a structured approach, which starts with sound advice, followed by good design at all stages and resulting in tight and safe construction, we want to stay involved throughout the life cycle of a project and contribute to it from start to finish. We will also carve out more time to evaluate our projects thoroughly with our teams and clients. We will incorporate these lessons in the future development of all subsequent projects and in our organisation. We will set this perpetual movement in motion and look forward to experiencing how this evolution will develop over time.

A beautiful year is behind us and we have a great one ahead of us.
The road to change is set.
Will you join us?

Will you make your point this year?

Team Ditt Officemakers



In loving memory

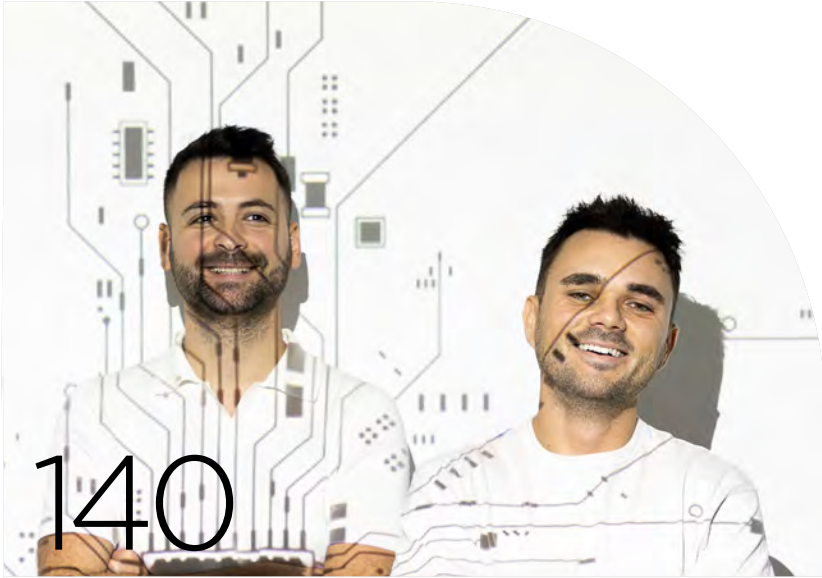
Dennis de Swart

Dennis was a great colleague for 8 years.

In the prime of his life and still full of plans, he passed away suddenly.

We miss him.









140

LEGEND





A number of business details are stated for each project. The various icons always indicate what the content is.

-  Location
-  Client
-  Metrage
-  Scope

We work with a CST; Client Service Team for every project:



SUSTAINABILITY-RELATED LABELS

-  **Sustainable Label**
This project features a label that emphasises sustainability or health, such as BREEAM, WELL or an energy label.
-  **Returning Collaboration**
Ditt Officemakers has collaborated successfully with this party in the past. There is a sustainable relationship.
-  **Reused Furniture**
This project features reused or vintage furniture, or it has been upcycled.
-  **Natural Materials**
This project uses materials that are completely free or to the greatest extent possible free of harmful chemicals.

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How is our portfolio produced?

Experts in print communication

Prior to this production, we worked extensively with our printing company to explore the possibilities of obtaining the most sustainable product possible. In a world that is increasingly conscious of natural resources and the environment, it is essential to understand how the printing industry can play a role in reducing its carbon footprint. We would like to walk you through the creation of this magazine and what was done in the process to achieve sustainable production.

Sustainability

Sustainability means caring for the present without jeopardising the future. In the printing industry, this contributes to forest conservation, minimising waste, reducing harmful chemicals and reducing energy consumption.

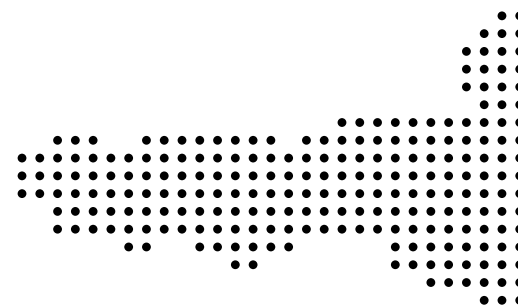
Sustainable paper production

The paper used for this portfolio is RecyStar Nature from paper supplier Papyrus. The paper is made in Austria. Opting for a European paper mill was a conscious decision to minimise transport movements and distances. RecyStar is made of 100% recycled fibres. RecyStar has the following product certificates: FSC, European Ecolabel (EU Flower), Nordic Ecolabel (Nordic Swan), German Ecolabel (Blue Angel), Cradle to Cradle Silver and Process chlorine-free (PCF).

Recycle old paper

The number of copies of the portfolio is estimated as accurately as possible. However, if there are still surpluses from the print runs, our printing company will take them back, and they will be returned to the supply chain as recycled paper.

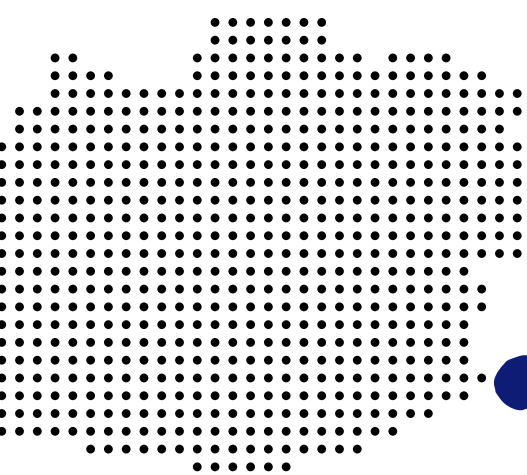
2,280
paper returned
for recycling



**100% recycled
from Austria**

Many types of paper are made all over the world. This paper is produced in Austria. Short transport and within the supply chain.

kg



ycled paper ria

de from raw materials from
is sourced entirely in Austria.
e EU.

ENERGY EFFICIENT PRINTING MACHINES

Modern printing presses are more efficient and require less energy for production, which again reduces the carbon footprint. Our printing company uses presses that require up to 70% less *ingress**. In addition, the machines are equipped with a heat recovery system, excess heat that is released during printing is thus collected and used to heat rooms.

**ingress is the required number of printing sheets used to achieve the correct colour.*



ECO-FRIENDLY INKS

Using water-based ink instead of solvent-based ink reduces emissions of harmful substances into the air and water.

The Office Lifecycle

Over the past year, we have become convinced we can add the most to our relationships, in-house and outside, through early and sustained engagement. In fact, the earlier we are involved in a project, the better informed we become, the better we can advise. This is precisely why we decided to make our consultancy work an active part of our services. We have always provided consultancy but now we also actively offer it and as a result, more specialisation and better results can be expected. We join our clients on the journey, from the first idea to completion. We stay with them for a review and possible fine-tuning and then automatically return to the start of the process. A sustainable collaboration has been built, a solid foundation for any project.

Consultancy

Workplace Consultancy

When the requirements for a new office or project are not yet fully clear, we are ready to offer advice from the start. Our approach includes an in-depth analysis of existing work processes through interviews with relevant stakeholders, conducting surveys among staff and, if necessary, customised in-house developed workshops. These interactive sessions are key to gaining a detailed understanding and direction for both the functional and aesthetic aspects of your new workspace.

In addition to analysing the current situation, we also help select the right building to move into; we call this Building Consultancy. We will compare different options and work with the client to make the best choice for the organisation. Based on our findings, we will prepare a Schedule of Requirements (PVE) and a Schedule of Possibilities (PVM). Moreover, we have an extensive partner network to ensure the best recommendations in this context.

Building Consultancy

Our Building Consultancy service is aimed at advising on the selection of the ideal building, tailored to the specific needs of your organisation.

With our Building Consultancy software, we will analyse buildings for immediate and future use. Our main goal is to give recommendations on the most optimal layouts, taking into account cores, installations

and façade connections, so that the building can be used efficiently without unnecessary costs. We will generate sample floor plans such as open or closed layouts, in order to illustrate which office-based organisations will fit well in the available space. In doing so, we also factor in the expected growth or downsizing of the organisation. Our software supports specific Schedules of Requirements (PVE), allowing us to offer the right choice for a suitable building for the client.

Redevelopment

Transformations & Renovations

We contribute ideas and work with building owners and developers to give office buildings a new identity. We examine the surroundings, target group and demographics of the neighbourhood and come up with appropriate ideas. Our focus is on re-imagining the floor plan, improving main and outdoor spaces, and integrating modern facilities that support flexible working and make the building appealing to future users or tenants. With our Building Consultancy service, we can also provide detailed forecasts and efficient plans,

including structural modifications, to unlock the building's full potential. Our goal is to create an environment that potential users find both functional and inspiring.

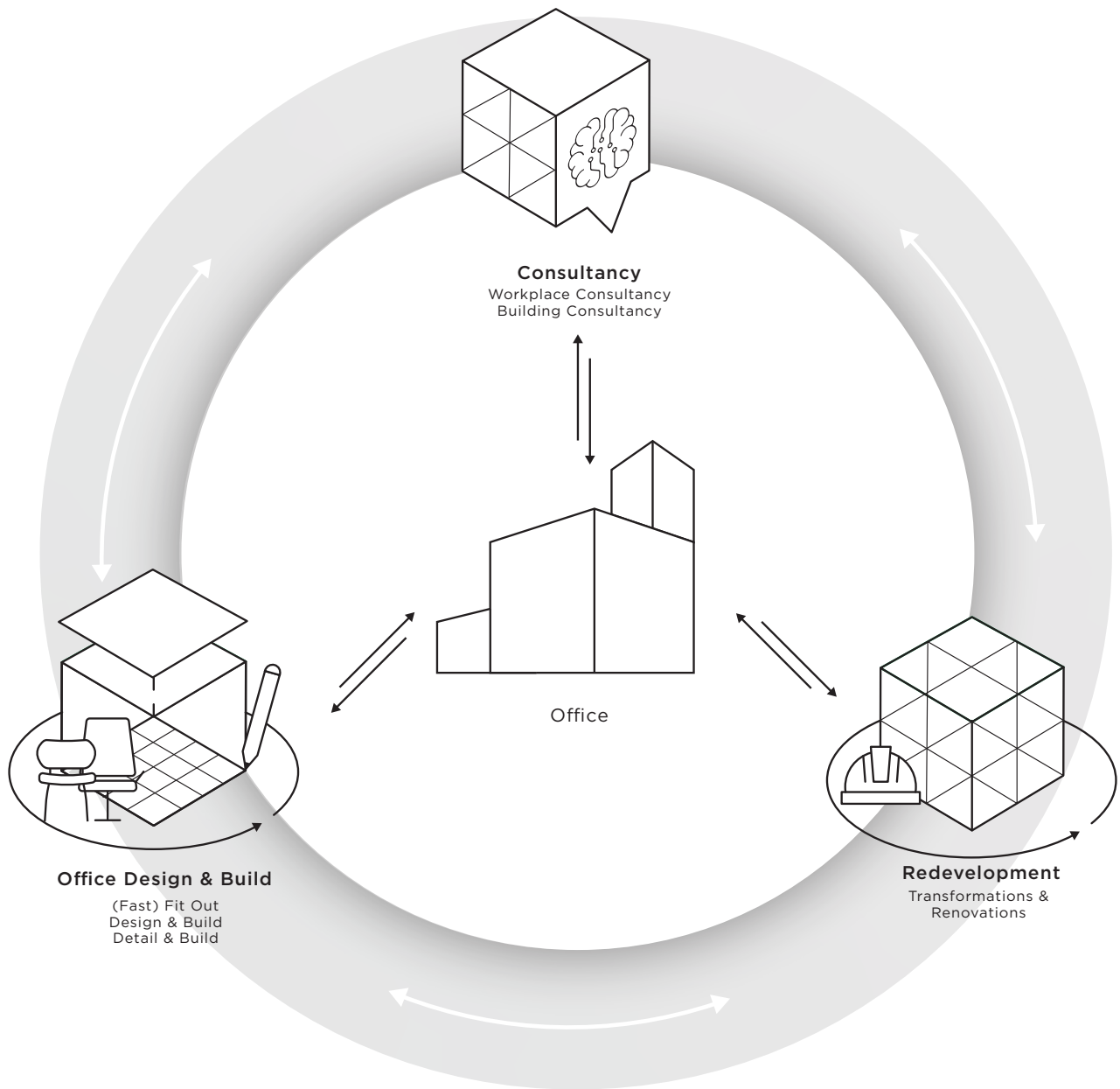
Office Design & Build

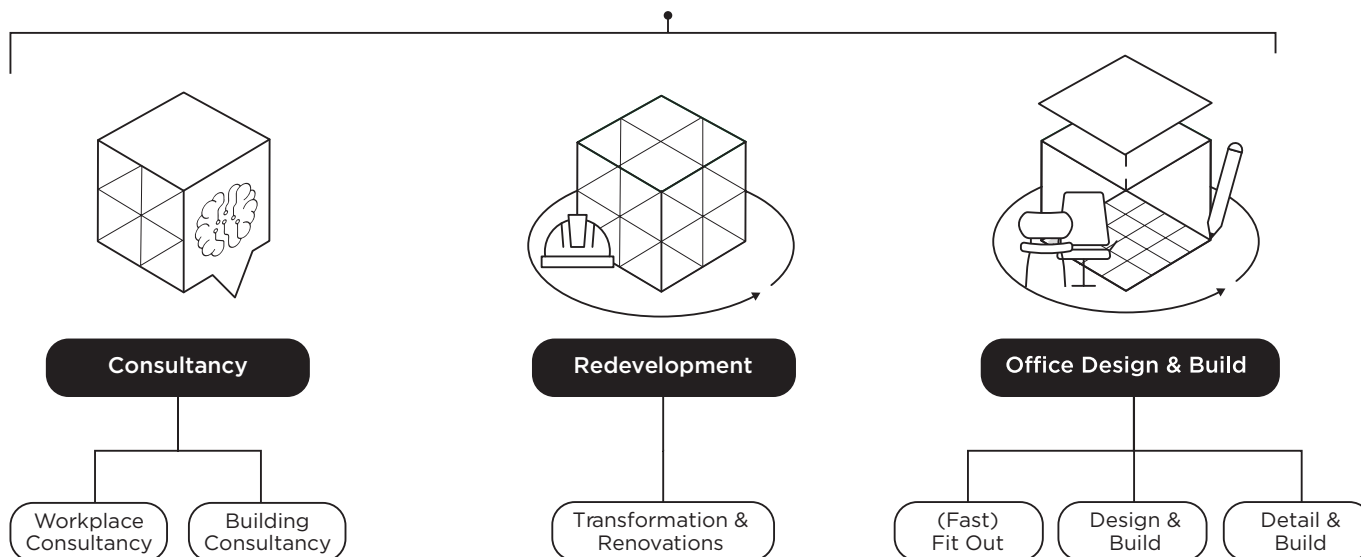
(Fast) Fit Out

For a Fit Out project, we offer a total package where design costs are included in the implementation. Ideal for anyone who wants to know where they stand, and what it will cost. We will translate the Schedule of Requirements (PVE) into a unique and suitable office design that matches your wishes and requirements. Thanks to our advanced Ditt Design Portal - a proprietary software that combines design, visualisation and calculation - we can execute fit-out projects quickly and efficiently.

In addition, our extensive furniture library within the Ditt Design Portal allows us to quickly provide a visualisation of your new office. We will work with you to create a final design and quotation.

We emphasise transparency, each item in the quotation is specified separately. This way, we can accurately take into account budget requests or sustainability-related choices. After approval, we will prepare a schedule and our experienced project managers will make sure that the office will be delivered in no time. →





Design & Build

Our integrated approach combines design and construction expertise to deliver high-quality projects within the set frameworks of ambition, time and planning. This approach simplifies the design and realisation process. We will take the complexity of the design and construction process off your hands. We will guide our clients and ensure that progress can be tracked at all times through our own project portal (Ditt Project Portal). Everything to make the project run as smoothly as possible. This means that clients will have a single point of contact, resulting in a streamlined and cost-effective execution. With the help of this personal and professional approach, we strive to achieve our mission of 'Great Offices, Happy People'.

Detail & Build

Through our network and knowledge of the Dutch office market, we regularly work with international architectural firms. Therefore, we can seamlessly integrate international companies with a corporate identity into Dutch offices. Our team is mindful of every detail, ensures compliance with local regulations and leads project management all the way up to successful completion. Our focus is on unburdening the client and ensuring flawless execution.



ditt.
happened in

20

225
NEW
OFFICES

85,000 m²
from 20 m²
to 20,000 m²

5 OFFICES
OUTSIDE THE
NETHERLANDS

Willem Alexander 10 years King of the Netherlands - End of the giro - Tina Turner died - State provincial elect
the country with the largest population in the world - It is possible to pay with your debit card in public transp

23

6

NEW COLLEAGUES

ROSA
JULE
MEES
KHALED
NOËLLE
SÓNIA

5,800
WORKPLACES

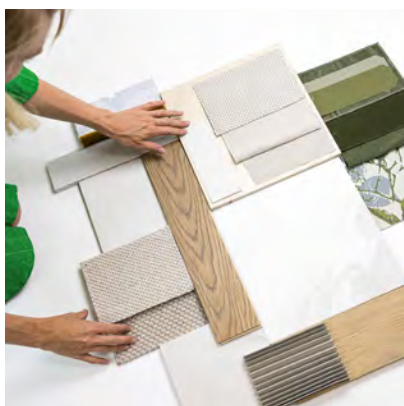
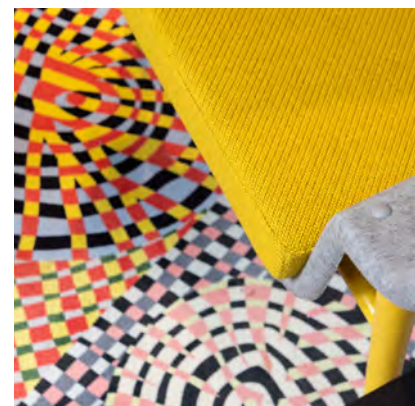
1,600/
CONFERENCE
CHAIRS

ations - Around 6 million travellers use the public transport bike annually - Daisy is the national flower - India is
port - Charles III crowned King of the United Kingdom - Oppenheimer & Barbie the most popular cinema films

ditt.

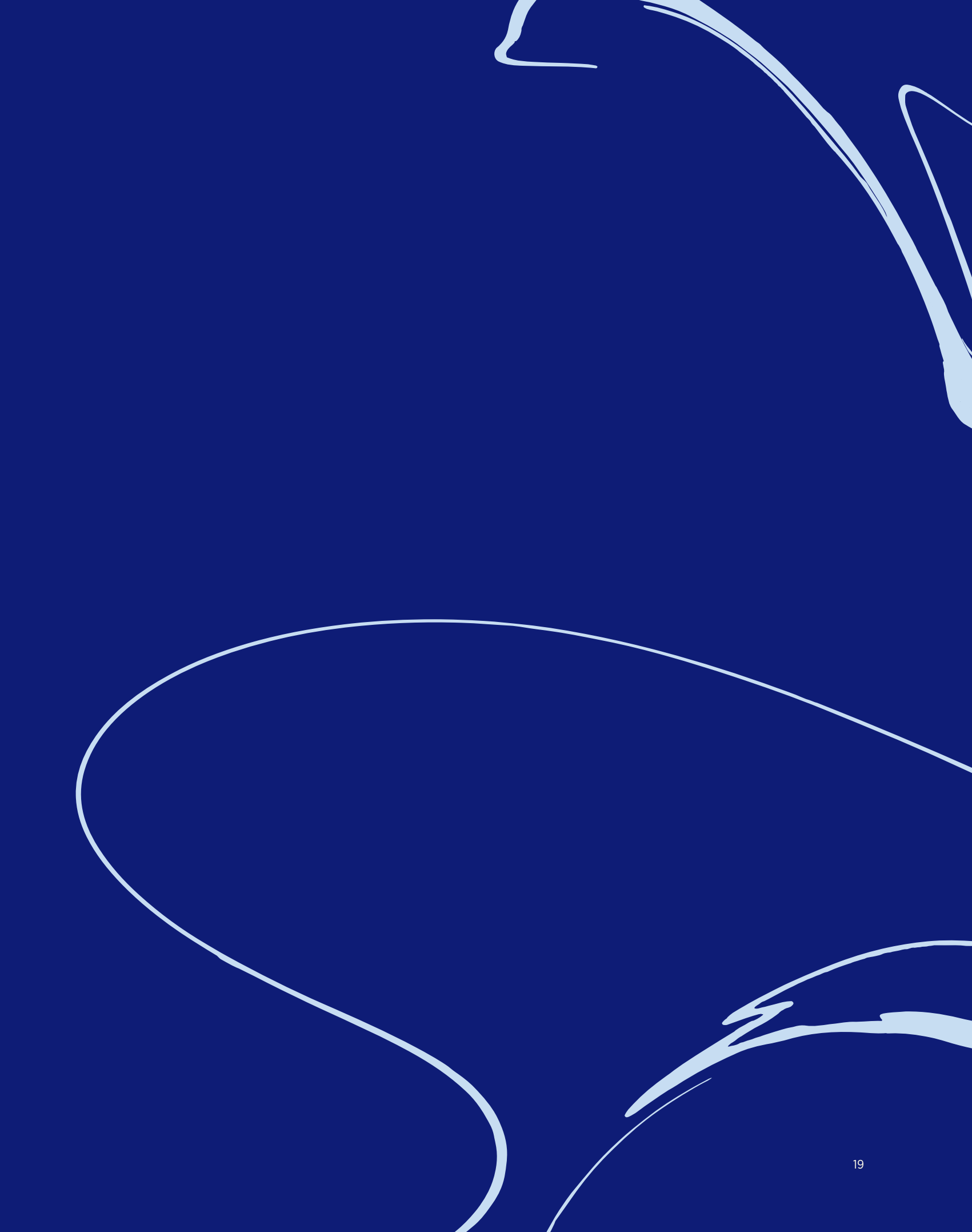
was the year 2023





IDENTIFY

WE LOOK THROUGH THE EYES OF EACH UNIQUE CLIENT. WITH OUR PROJECTS, WE CREATE ALL THE SPACE NEEDED FOR GROWTH AND NEW OPPORTUNITIES. FOR YOU, YOUR ORGANISATION AND THE WORLD AROUND YOU. WE SEE THE CLIENT TO FIND OUT THE ACTUAL NEEDS.



📍 Oval Tower
De Entree 99-197, 1101 HE Amsterdam

🏢 Beiersdorf AG

📏 700 m²

🔗 Design & Build

BD Mattijs Kaak
AM Job Klinkenberg
O Willemijn Ooteman, Jos Broekman
PM Steven Brand
C Carlo Leussink

Beiersdorf

| Amsterdam

PROJECT CASE

For this interesting project, Beiersdorf gave Ditt Officemakers a mood board and a design guide containing the wishes for the various spaces and the desired colours and materials for an authentic Beiersdorf office. It quickly became clear that this whole package was a starting point and that we had all the freedom to design a unique building.

We achieved the quintessentially Dutch touch by using beautiful Delft blue tulip wallpaper and a wall full of Delft blue tiles with Beiersdorf-specific images and sayings.

Beiersdorf aimed for a new activity-based office concept with 60% occupancy and wanted to halve the physical space of 2,000 m². Ditt made recommendations concerning the various accommodation options which led to the decision to relocate to the Oval Tower in Amsterdam Zuidoost. This meant Ditt was involved in the project at an early stage.

Beiersdorf



Eucerin

Labello

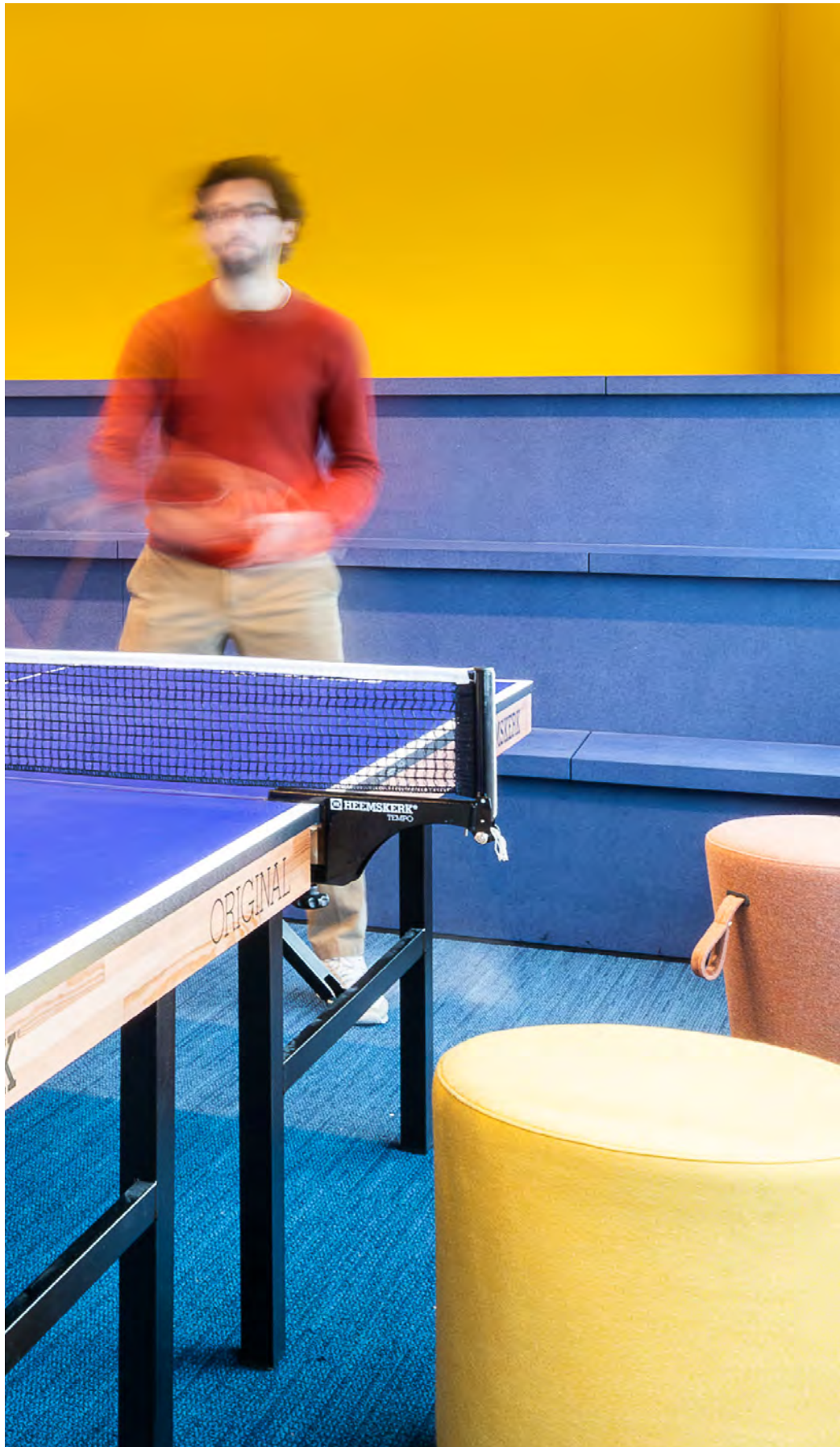
Hansaplast





INSPIRING WORKPLACE

On the 17th floor, an office has now been created to suit Beiersdorf's international ambitions. Here, every employee will find the freedom to work as they see fit and do so in mutual cooperation if they wish. All modern facilities are located on a single floor. The result is an inspiring, efficient workspace, entirely in line with Beiersdorf's vision.





OVAL TOWER

Beiersdorf relocated to the Oval Tower. The oval shape of the space created a fun challenge and provided the basis for the design of this project.





Want to see more? Scan the QR code and watch





BEIERSDORF'S VISION

The collaboration between Beiersdorf and Ditt was harmonious. Thanks to hybrid working, social meeting places and room for growth, the project is future-proof. Sustainability was crucial, using certified wood and a BREEAM In-Use office building label. This office reflects Beiersdorf's uniqueness and vision in an inspiring way.

📍 Nachtwachtlaan 20, 1058 EA Amsterdam

🏢 KB Notarissen B.V.

📏 772 m²

🔧 Fit Out

BD Nienke Schram
AM Linda van Ruiten
O Jos Broekman, Maxsiem Brummelhuis,
Sabine van Dijk
PM Barry Struis
C Jeroen Leferink

KB Notarissen

| Amsterdam

PROJECT CASE

In the Rembrandt Park building in Amsterdam, on the 12th floor, KB Notarissen has an office that offers a beautiful panorama over the capital. This breathtaking view was the starting point for a unique office design, with colours and materials carefully chosen to reflect the natural hues of the seasons against a light grey, timeless base. Each meeting room is furnished with uniform furniture but stands out with unique colours and materials.

The spaces are designed with open sightlines and glass walls, creating a bright, open atmosphere where art is shown to its best advantage. The kitchen and coffee corners are strategically placed to promote connection and provide a welcoming space for visitors. The building has been completely renovated, including new installations and ceilings, and has received BREEAM certification. The result is a timeless, spacious and calm working environment, combining both functionality and aesthetics.





COFFEE CORNER

The strategic placement of kitchen and coffee corners promotes connection and provides a welcoming space for visitors.









Give furniture a second life

|Mrieke Peters makes her point.


Mrieke Peters of Cream Designmakers has been active in all kinds of fields of design and advertising for years. In the long-term collaboration with Ditt Officemakers, she mainly uses her skills as a signmaker, on the design side as well as in execution.

'Many clients, who want to renew their interiors, tend to immediately think of demolishing or disposal. That is really not necessary. There are many other solutions with a totally innovative effect. Why not work with what is there, and make that very thing better?

We call that upcycling. It is a huge thing in the design world. Especially upcycling furniture is a hot topic. This can be done, for example, by wrapping them. That means you'll upholster them with an adhesive film. You can find these in all possible colours and patterns. The quality of the material is high, it is tough and scratch-resistant, durable and brand new, and the method is extremely versatile. Anything with a hard surface can be wrapped: cabinets, tables, counters, floors, doors, kitchen counters... The other day, I even wrapped a piano! From a very sad little piano, it became a high-gloss black beast. Very cool, and proof that things definitely don't have to be completely new. You can also revive something old.

Wrapping is an art in itself though; it takes patience, and a lot of dexterity. I now have that, but I keep growing and evolving. I love alternating between the design process and actual implementation. Tackling. Do it.

Lately, Ditt has been sending me a lot of requests for wrapping, and I see that you guys are very much into sustainable solutions anyway. I think none of us can ignore it anymore, and we have to keep looking for more sustainable alternatives. In addition to upcycling, you can also gain a lot by reusing materials that we still tend to throw away. There are also plenty of opportunities for the residual materials after wrapping. Because what applies to outdated furniture also applies to residual material: it does not always have to end up in a waste container. There is often an in-between solution, as long as you are creative. Those kinds of in-between solutions, that's where I can contribute.'



'Because what applies to outdated furniture also applies to residual material: it does not always have to end up in a waste container. There is often an in-between solution, as long as you are creative.'

📍 WTC Amsterdam, C Tower

🏢 Real Estate Investment Firm

📏 500 m²

🔧 Fit Out

BD Nienke Schram

AM Rosa Duijfjes

O Anneroos Mulder

PM Jasper van der Weijde

C Brandon Ribberink

Confidential Client

| Amsterdam

PROJECT CASE

The client faced the challenging choice: stay or relocate? The company presented Ditt with their dilemma. A few years ago, our team had already created a design for them, however, that design was based on other frameworks at that time and therefore needed a refurbishment. Ditt proposed to transform the existing office into a fresh, modern and open space. Using high-quality flooring and new white desks, a complete metamorphosis was achieved with relatively simple adjustments. Based on the new design, there was no longer a need to relocate and Ditt was commissioned to design a beautiful refurbished office.

Sustainability was a key issue, where existing elements, such as walls and pantries, were kept and furniture was given a second life thanks to wrapping. This entire process underlines Ditt's longstanding and mutually loyal relationship with this client, who repeatedly asked us to design their office, with a focus on reuse and sustainability.







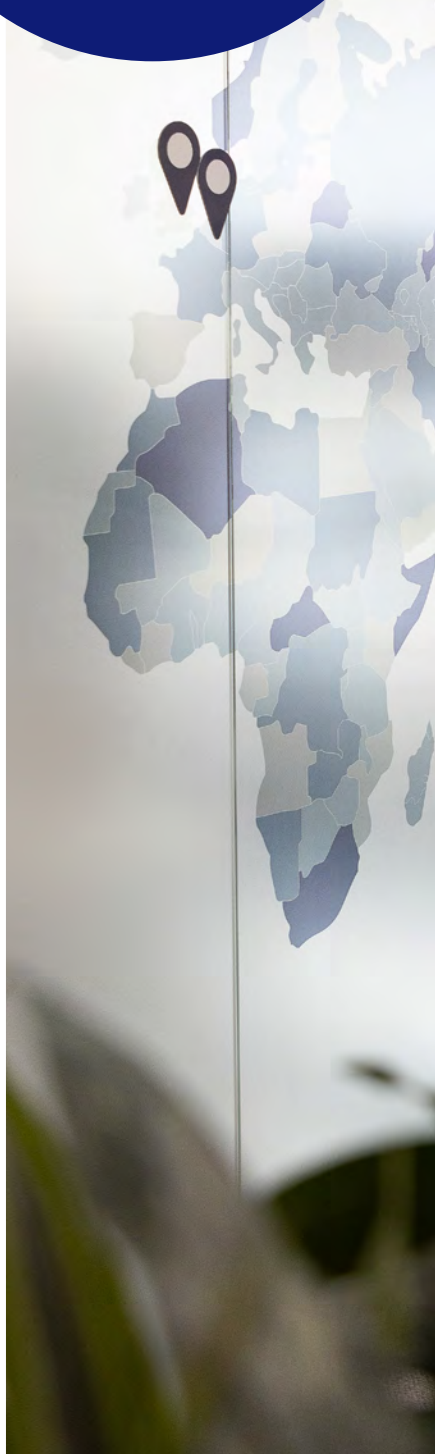
REUSE

This project was all about reusing the existing office and focusing on revamping the look and feel of the office in line with the corporate identity, combining shades of blue with soft wood hues. While the Ditt team had previously expanded the office, this time it was dealing with a total revamp resulting in a completely new concept and office. And all that on the original floor.



SUSTAINABLE RELATIONSHIP

Ditt welcomes the sustainable relationship with this client. We have known each





📍 WTC Beursplein, 3011 AA Rotterdam

🏢 Lindt & Sprüngli

📏 450 m²

🔍 Design & Build

BD Nienke Schram

AM Charleen Walhof

O Anneroo Mulder

PM Wouter Brummelhuis

C Carlo Leussink



Lindt & Sprüngli

|Rotterdam

PROJECT CASE

A warm, comfortable and cosy office, perfectly matching the brand of Lindt & Sprüngli AG, better known as Lindt, the Swiss chocolate manufacturer with quality at the forefront. By opting to keep the walls in an abundance of chocolate brown tones and soft finishes, the design reflects the brand's both classic and contemporary style. This office simply oozes chocolate.







IDENTITY

The prominent chocolate brown colour pays homage to the most famous Lindt brands: for example, LINDOR, known for its delicious chocolate bonbons and EXCELLENCE, for dark chocolate lovers. A caramel-coloured carpet, dark glass profiles and a touch of beige on the walls resulted in a harmonious and beautiful fusion. In short, an office that not only matches Lindt's identity, but most certainly offers a warm welcome to anyone who steps inside.

DID YOU KNOW?

Within just six months, Ditt designed and built this unique office in WTC Rotterdam, our first step at this port city location.





Lindt



MASTER SWISS CHOCOLATIER
SINCE 1845

SUSTAINABILITY

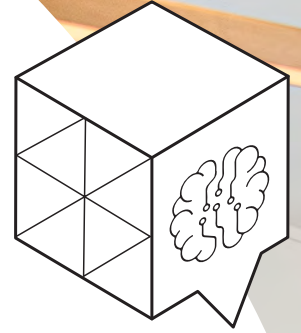
Sustainability is an important part of Lindt & Sprüngli's corporate philosophy. From the purchase of the cocoa beans to the final chocolate product, this principle is embedded in the company's strategy. Since 2008, the Lindt & Sprüngli Farming Programme has reflected this commitment to sustainability.

THINK

WE GET TO WORK AND PLOT A NEW OR DIFFERENT LINE OF VISION. WE WANT TO PROVIDE THE CLIENT WITH TOOLS TO GET THE HIGHEST RETURN FROM THE OFFICE. BY STRENGTHENING AND CHALLENGING EACH OTHER, WE ARRIVE AT THE SMARTEST SOLUTIONS.

Workplace Consultancy

| Mark Molenaar, Janet Dunning & Jos Broekman make their point.



Besides designing, furnishing and renovating, Ditt Officemakers also focuses on the stages leading up to it. Good advice plays a key role in this. The equally versatile and complementary Team Consultancy takes care of all Workplace Consultancy issues. Jos Broekman (creative director), Mark Molenaar, (interior designer), and Janet Dunning (flexible shell) talk about their way of working, challenges and ambitions.

Jos: 'Workplace Consultancy is a three-stage rocket. First, you gather input. Then you start analysing that input, and you start asking questions. What exactly is the client saying? The recommendations are derived from those analyses. Compare it to a tailor. When a customer grabs a suit from the rack, it probably fits more or less, but not perfectly. The more input I get as a tailor, the better I can make a perfect suit. But I also have to find out what you like. Your taste, your preferences, your budget. What materials can I use? How quickly do you want it?'

Janet: It is also very important that you make the client aware of the impact of an intervention. As a consultant, you have a broader view and think further ahead. Based on that, you keep asking questions: great idea, but are you also aware of these and these consequences?'

Mark: 'For me, the greatest joy of the work is in that interaction. That you find new information in the research and discover together what really matters.'

Jos: 'Social sustainability carries a lot of weight in that. Recently, a client had a floor with three coffee points. All three of these had to be maintained, consuming unnecessary energy. So we made one coffee spot in a central location. People who at first all had their own coffee spots ran into each other.'

In this way, the accommodation contributes to increased social cohesion as well as a more economical solution. Sustainability is more than smart lighting or good insulation. If a building is barely occupied, you don't have a sustainable solution. Social sustainability is also creating a space where people enjoy working together and which says something about your organisation.'

Janet: 'Our own distinguishing feature? Keep it simple. We are creative and look beyond the current context, but always in a pragmatic, clear way.'

Mark: 'We prefer to move to the drawing board quickly. Not because that is just something I like to do as a designer, but because it is the most effective. Visibility is what makes ideas really come to life.'

Jos: 'Next year, we will facilitate Workplace Consultancy even more officially. No, we don't have one specific point on the horizon. I keep pushing my horizons. I find that much more interesting.'

 Janet Dunning



'If a building is barely occupied, you don't have a sustainable solution. Social sustainability is also: creating a place where people enjoy working together and which says something about your organisation.'

Rapid Circle

| Amsterdam

With a relocation and the merger of two offices, Rapid Circle faced a tough challenge. The company is an expert in cloud technology. The new office design is inspired by the idea of the cloud. Columns create subtle divisions between spaces without losing the visual connection. The social heart acts as the central point where everybody can come together.

CLOUD PIONEER

Rapid Circle, as a cloud pioneer, wanted an office that reflects its own innovative spirit. The design was conceived to marvel and challenge, a place where 'explore' and 'discover' are key. The office is diverse with different zones separated by walls with columns. Windows between meeting rooms ensure always visible connections with colleagues. The transition to the boardroom feels like a journey to the 'digital world'.

COLLABORATING

The social heart is multifunctional, perfect for lunches, drinks and events. Long benches can serve as a stage if desired, while the colourful LED lighting can change the vibe of the room. This office explores the possibilities of innovation and collaboration in the cloud.

GROWTH OPPORTUNITIES

The office is future-proof, located in a BREEAM Excellent certified building. Rapid Circle leased the entire floor and temporarily, pending its own business growth, leased the additional space to a second party. The sustainable aspects include the BREEAM certificate and the reuse of existing furniture, complemented by new elements. This office not only exudes professionalism, it also takes sustainability and growth opportunities into account.





📍 Asterweg 13, 1031 HL Amsterdam

🏢 Rapid Circle

🏠 780 m²

🔧 Fit Out

BD AM Job Klinkenberg

O Emmy Groothuys

PM Steven Brand

C Jeroen Leferink



REUSE

The existing furniture has been reused and supplemented with a number of new pieces.



Want to see more? Scan the QR code and watch

📍 Matenstraat 47, 7572 BV Oldenzaal

🏢 Moore MKW (formerly KroeseWevers)

📏 1,000 m²

🔗 Design & Build

BD Jurgen Leferink

AM Charleen Walhof

O Willemijn Ooteman

PM Wouter Brummelhuis, Klaasjan Nijland

C Brandon Ribberink

Moore MKW

|Oldenzaal

PROJECT CASE

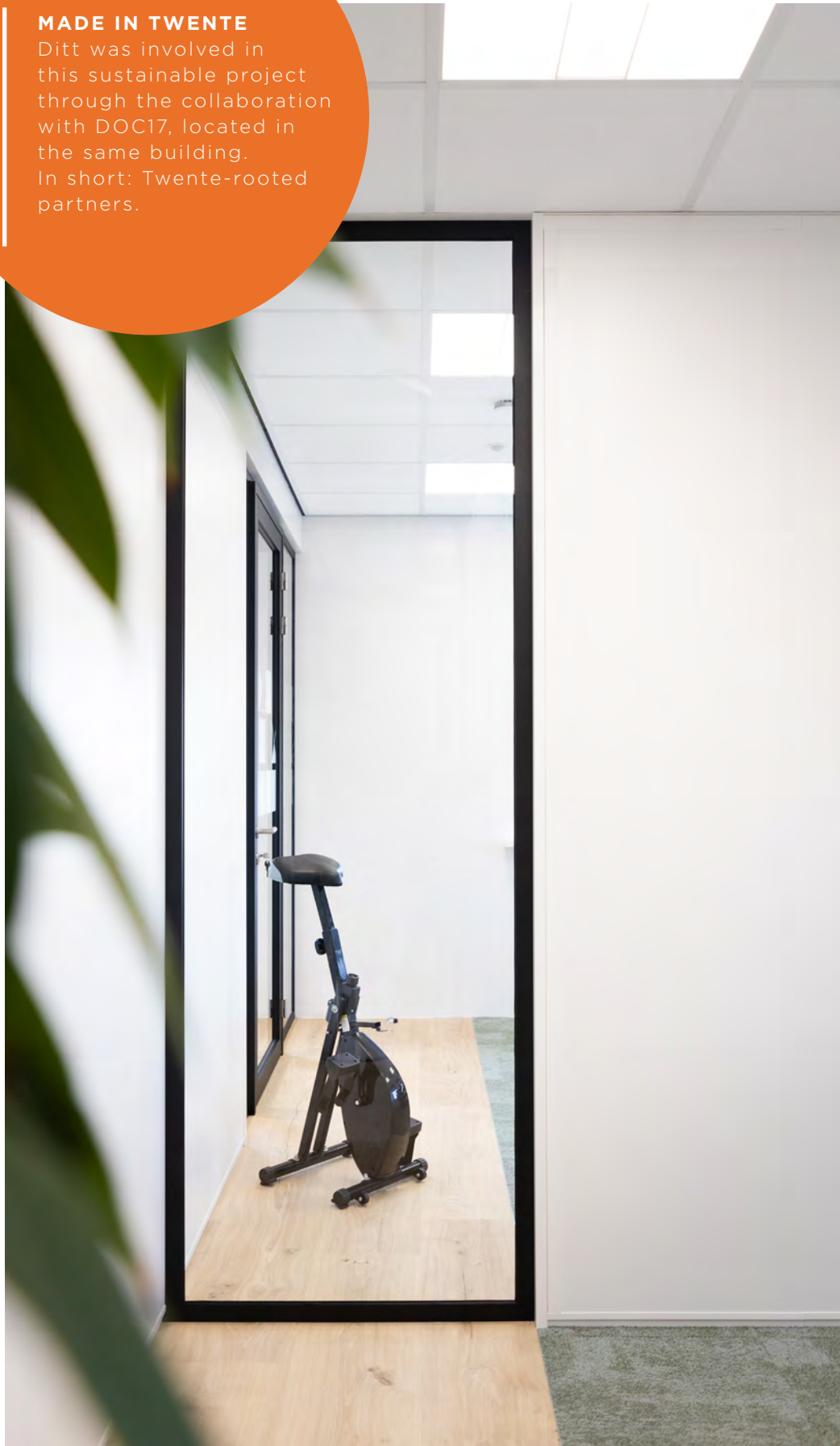
In the bustling heart of Oldenzaal, Moore MKW consultancy, formerly known as KroeseWevers, is located in a modern multi-tenant building. The focus of the refurbishment concentrated on a sustainable transformation and a flexible floor plan for future adaptations. To make it easier for new tenants to create new spaces or to adjust existing spaces, melamine walls were strategically placed under the suspended ceiling. The result? A contemporary open-plan office concept that is both modern and inviting. Moore MKW values the possibility of closing off offices, which allows for extra focus on the work while maintaining transparency. The social heart of the building offers the perfect balance between cosiness and functionality where employees can enjoy lunch together. The building has been made more sustainable towards Label A, a concrete step towards an increasingly greener future.





MADE IN TWENTE

Ditt was involved in this sustainable project through the collaboration with DOC17, located in the same building. In short: Twente-rooted partners.



We do our best to score bingo. What point do you make for a full card?

As with bingo, where the goal is to get a row or even a full card, your office can strive to achieve sustainable milestones. Sometimes you think you have secured a win, but then it turns out to be a 'bogus bingo' - a sign that there is still work to be done.

To make it specific, improving sustainability in your office goes beyond the basics. You might think of obtaining a sustainability certificate for the property, which is an official recognition of your efforts. In addition to certification, it is also important to focus on employee well-being, offering healthy and varied lunches, creating ergonomic workplaces, and adding greenery, with office planting. All these aspects contribute to a more sustainable office.

Every small step toward sustainability can have a significant impact. We are here to support you in taking these steps. No sustainability bingo yet? Don't worry, we're here to help you reach and celebrate that important point!

Office bingo

Sustainability

Waste separation

Using mugs instead of single-use cups

Paperless office

Having lunch together

Lights out after working

Getting to the office by foot, bike or public transport

Sustainable coffee

Sustainable office furniture

Ecolabelled printing paper

Waste separation

'Public transport or bike to work'

Exercising together

Lunch walk

Clean desk

Flex workplaces

Friday

Fresh seasonal fruit

Charity action with colleagues

Natural cleaning products

Plants in the office

Using a reusable water bottle

Complimenting your colleague

A healthy indoor climate in the office

Recyclable desk chair

Applying LED lighting

Erasable notebook

A sustainable work environment is not only about installations. But above all about fun, motivation and good intentions. So give your colleague a push in the right direction!
You have a point there

📍 Tweelingenlaan 123, 7324 AR Apeldoorn

👤 Processionals

🏠 720 m²

🔧 Fit Out

BD AM Jacko Lodeweges

O Sabine van Dijk, Lieke Oude Hengel

PM Roy Veldman

C Carlo Leussink



Processionals

|Apeldoorn

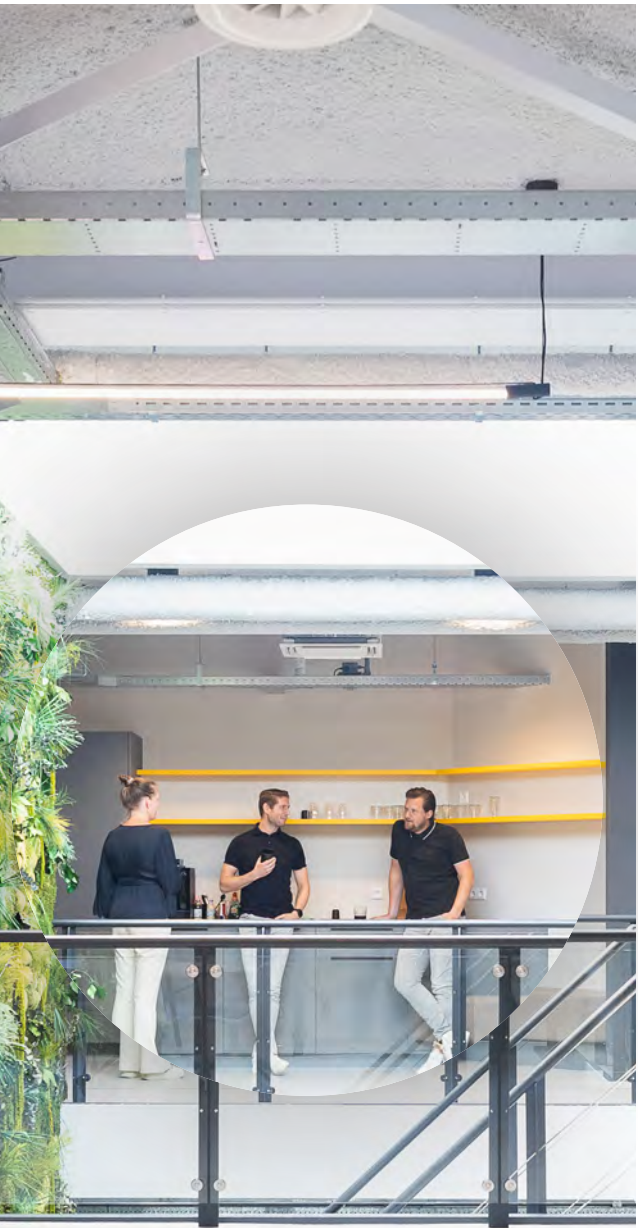
PROJECT CASE

Recruiter Processionals commissioned Ditt to take care of the complete renovation of their new office, located in a new own building. Processionals has a clear vision for a dynamic work environment, where both large-scale training and confidential conversations can take place. The design is inspired by Processionals improving processes for other organisations and currently experiencing strong growth. The design expresses that different currents converge in this new office.

In the discussions with client Johan Tol, it quickly became clear what the reason was to revitalise this office. Due to the growth of the organisation, the young workforce and the desire to have its own recognisable building in Apeldoorn, the choice of Processional was logical. The former building, previously shared by multiple users, was purchased exclusively to execute this vision. The office now has its own identity and is future-proof with flexible partitionable open spaces, with enclosed areas for a variety of functions plus a sustainable design with reuse of the staircase and retention of basic installations.







**FLEXIBLE
LAYOUT**

The different spaces are open, making them flexible in terms of layout.

Health & Wellbeing

|Elyse Nijse & Eva Elias make their point.

How do we prevent burnouts and chronic stress, and how do we see to it that work does not exhaust us, but actually energises us? Wellbeing experts Elyse Nijse (Psychosocial Safety Specialist and founder of Unless) and Eva Elias (co-founder of Rituals, now co-creator of Mind Oasis, among others) share their ideas and experiences on wellbeing in the workplace, as well as practical tips on how to feel good in the long run.

Elyse: 'Wellbeing means you are healthy, free from disease, but also part of a thriving environment. Something bigger than yourself. In a good organisation, employees go home feeling they have contributed something to the world and to themselves. Attention to wellbeing can play a major role in this. Too often, it is still something that only comes up when you have already experienced a burnout or are trying to get back to work. But wellbeing should be a standard part of our work. Learning how to cope better with stress, discovering what gives you energy: in the end, that benefits everyone.'

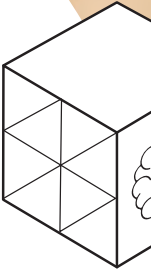
Eva: 'I strongly agree. Look, in our culture, 'doing' is the standard. We're proud when we're busy. Fine, but let's also be proud of our moments of total relaxation. Simply doing nothing, actually stopping for a moment, even if only for a few minutes, is ever so important. In many companies, that is still a taboo. You really have to dare to rest and relax completely. With Mind Oasis, we offer our guests exactly that: a place to fully rest, and where you can experience what that does to you.'

Elyse: 'A leader who sees the need for rest and relaxation can make a huge difference. The best boss I ever had, in Australia, did not schedule morning meetings because that was when the chances of good surfing weather were highest. This was also widely accepted: he always delivered, and we knew that going surfing in the morning meant he was able to give his all afterwards. But he also gave us permission to

regularly take a mental health day, for instance to go for a relaxing walk for a couple of hours. At the end of day like that, you would really go back to work ten times more productively.'

Eva: 'Of course! It's about the output, not the hours you work, or the place you do it. I think the younger generation is much more open to that. But also for managers: do it. Show it. Lead by example. That's how you teach your people to find a better balance. And then, not only will the workplace become a more pleasant and productive place, but also the whole world around it.'

Elyse: 'Absolutely. Perhaps the most important advice I would give every manager: show your own vulnerability. For your employees, that is both inspiring and reassuring at the same time. It is a huge eye-opener when people see that their leaders are also experiencing stress, or struggling with something, and see that that is okay. Chances are that this will help them learn to deal with their own insecurities better themselves. And if I may give another general tip: whatever job you work in, do something difficult regularly, at least twice a week. This can range from a sport you are not adept at to reading a difficult book - as long as it is really challenging, and not work-related.'



WELLBEING TIPS

- Wellbeing should be a standard part of our work.
- Sometimes simply do nothing.
- Take a *mental health day*.
- Lead by example.
- Show your own vulnerability
- Find out what makes you relax.




'In a good organisation, employees go home feeling they have something contributed to the world and to themselves.'

it. Make it a regular part of your life and your routines. Otherwise, it gets swallowed away by daily life and you never get around to it. And well, one last practical tip: check in on yourself.

Ask yourself regularly: how am I doing? What do I feel? If you notice that you are stressed, that your breathing is going too fast, just sit down, place your hands on your belly, breathe more slowly. Just a few minutes of rest now and then,

just slowing down for a moment, can make a big difference.'

 Elyse Nijssse Unless

 Eva Elias Mind Oasis



COLLABORA

WE DO THIS TOGETHER FROM PERSON TO PERSON, SOMETIMES ALSO WITH CERTAIN TECHNIQUES. WE WORK WITH OUR CLIENTS SO THAT WE DEVELOP A LONG-TERM, SUSTAINABLE RELATIONSHIP.



ATE

📍 The Eiffel Building,
Peter Regoutplein 6211 XX, Maastricht

🔗 Mollie Payments

📏 2,600 m²

🔍 Detail & Build

BD Mattijs Kaak

AM PM Linda van Ruiten

PM Rob Meulenberg

O TANK

C Jeroen Leferink

Interior design consultancy & styling Dymfy Erens

📧 @dymfyerens

Mollie Payments

| Maastricht

PROJECT CASE

In collaboration with TANK, Ditt has created a remarkable project for world-renowned payment company Mollie in the monumental Sphinx complex in Maastricht. TANK provided the inspiring design, while our team focused on the detailed elaboration and execution of the construction work, the interior, the furniture and the installations. The challenge was considerable, as all this was done in a national heritage building with strict restrictions, all within a tight budget and ditto planning. Adriaan Mol, the founder of Mollie was personally heavily involved. The result is a true 'Gesamtkunstwerk', highly appreciated by everyone involved. This project demonstrates what is possible, when professionals work together and strive for quality and innovation.





Meet 13:33 • Thu, 16 Mar

mollie



FLEXIBLE

With modular, movable spaces for meetings, calls and focus, this office is future-proof.



VINTAGE FURNITURE

Much of the furniture in this office is vintage. Not only for a unique look, but it is of course also sustainable!





Together, we make a difference

|Charities

All year round, as a team, we are committed to charities. We do this by doing our bit at different activities throughout the year. At the end of the year, we will host a special Charity Week, where we focus every day on a charity activity. We are closely involved with several organisations such as the Goal Foundation, which focuses on those in need of care. We also support Tkramrepus, which works for the food bank. It brings us a great sense of satisfaction and we love giving something back to society as a team.

Together, we make a difference!





Three years of European collaboration

| Clive Lucking and Beatrice Ronchetti make a point.

Studio Alliance is an international partnership of experts in working environments, together they are designing the future of Europe's offices. Ditt Officemakers is also a part of this. Founder Clive Lucking and Marketing Consultant Beatrice Ronchetti talk about their ambitions and the power of simplicity.

Clive: 'When the idea for Studio Alliance came about three years ago, we had no idea where it would take us. By now, at least 100 people are involved through our 15 members. We share our knowledge, clients, experiences and opportunities. I am also very proud of the fact that relationships have developed beyond business and have grown into friendships.'

Beatrice: 'In those three years since its inception, the office world has changed massively, and the search for the office of the future is far from over. Studio Alliance wants to play a role in this. We want to gather ideas from experts across Europe, and enable organisations around the world to benefit from them. That is ultimately one of our greatest ambitions.'

Clive: 'I think every big ambition is built up of smaller goals. If, by the end of 2024, all our members renew and we add a few new ones, it would already be successful. If everyone continues to renew, meaning they want to keep being part of the partnership, we will also be in good shape in the longer term. It sounds simple, but that very simplicity is at the heart of what we do: making our clients' lives easier thanks to our collaboration.'

Beatrice: 'If we continue to grow and improve ourselves, without sacrificing that focus on simplicity, I absolutely see Studio Alliance making a difference within the European office world within 10 years, including in terms of sustainability - we have very clear ideas about that.'

Clive: 'Yes, again you can see the simplicity in that. We all know by now that we need to take good care of the planet. That concern is now summarised in the ESG criteria, but it is simpler than that: ESG simply stands for doing the right thing. And it is exactly that commitment that drives everything we do at Studio Alliance.'

More about Studio Alliance
www.studio-alliance.com



 **Clive Lucking** Fourfront Group - Studio Alliance

 **Beatrice Ronchetti** Beatrice Ronchetti
Personal Branding & Marketing

DID YOU KNOW?

Today, Studio Alliance has 15 European partners!

‘Simplicity is at the heart of what we do: making our clients’ lives easier thanks to our collaboration.’

From left to right: Clive Lucking, Beatrice Ronchetti, Nienke Schram, Mattijs Kaak

📍 WTC, I-Tower
Strawinskylaan 1, 1077 XV Amsterdam
6th Floor

🏢 Logicor

📏 400 m²

🔧 Fit Out

BD Mattijs Kaak
AM Rosa Dukes
O Margriet Moelard
PM Roy van Leeuwen
C Brandon Ribberink

Logicor

| Amsterdam

PROJECT CASE

For Logicor, a company specialising in logistics solutions, we transformed the office space into a design that matches their new corporate identity. We integrated the essence of the ports of Rotterdam and Amsterdam into the design, as a reflection of the corporate identity and activities. A special aspect of this project was the reuse of much existing furniture, which contributes to sustainability and efficiency. In addition, many plants have been placed in the office. These green additions not only breathe oxygen and life into the space, but also contribute to employee well-being and productivity.





IN PROGRESS
We are also starting to create offices for Logikor in Germany.



Stick- your- neck- out Award

This award is presented to heroes (individuals or organisations) who are committed to serving the community and making the world around us a bit more beautiful. People who 'stick their neck out'!

At our dazzling annual Officelands event, we are delighted to put them in the spotlight with a well-deserved Raff award. Named after our mascot Raff de giraffe.



SUMTHING MAKES A POINT:

'We let the results speak for themselves. Seeing is believing!'

SUMTHING

After donating a few trees online and in return receiving nothing but a rather meaningless digital certificate, friends Guido, Gijs and Mike decided to set up social enterprise Sumthing: a digital platform, where people come together to restore nature and track progress.

Their view of the future is as simple as it is ambitious: creating a movement that collectively restores more nature than is lost each year. The 'Sum of Things' makes it possible: a system in which the result of all donations, large or small, becomes visible.

With Sumthing's tangible compensation method, companies can not only make a difference for the planet but also strengthen their brand. They can involve their clients and employees in a fun and engaging way with the impact they are making. For this, we use helpful technology, from smartphones to satellites to drones to AI (Artificial Intelligence)

Beginning in 2024, Ditt Officemakers will also partner with Sumthing. As part of the sustainability agenda, we will contribute to coral recovery in Polynesia for every completed project, the progress of this coral recovery can be tracked in real-time by the client.

Thanks to their results-driven approach, Sumthing aims to make nature restoration more accessible, engaging and meaningful. So together we can give Mother Nature the comeback she deserves!



SHELTER SUIT MAKES A POINT:
‘We bridge the gap between the homeless and first responders, under the motto #PeopleHelpingPeople!’

SHELTERSUIT

Founded in 2014 and recognised as an ANBI charity, Sheltersuit Foundation is committed to providing warmth, protection and dignity to homeless people. Their inspiration came from a tragic incident where a person on the street died from hypothermia, leading to the design of a jacket with a zip-on sleeping bag. These suits are made by people with a distance to the labour market and are made entirely from upcycled materials from the textile industry.

With homelessness on the rise, the foundation is looking at franchise opportunities to expand their help further, both in the Netherlands and abroad. Their road to change includes stimulating political and social awareness around homelessness and removing the stigma attached to the label 'homeless person'.

Sheltersuit Foundation strives to help as many homeless as possible, whether they are economically homeless, hit by a natural disaster or on fleeing due to war. They make their point by speaking at events, sleep outs, conferences, and through partnerships with companies, with the Foundation highlighting how the Sheltersuit bridges the gap between homeless and first responders. All this under the motto #PeopleHelpingPeople.



WAHU MAKES A POINT:
‘By paying consumers cash for their plastic waste, they are taking a powerful step towards a more sustainable world.’

WAHU

Michiel and Merlijn, the passionate founders of Wahu (Waste Hubs), founded their company with a strong focus on reducing plastic waste pollution. Due to the high pollution contribution there, Indonesia was chosen as a logical starting point. With the support of Ahold Delhaize's Super Indo and local partners, Wahu is more than just a recycling company, Wahu wants to make a social, environmental and economic impact.

The duo has ambitious plans to expand its waste management and recycling systems to multiple Southeast Asian countries, to make a significant impact on the global plastic waste problem. The importance of behavioural change and education is strongly emphasised. By rewarding consumers for returned plastic waste via an app with money in their e-wallet, Wahu strives for a long-term, sustainable behavioural change to prevent plastic from entering nature or poorly managed landfills.

They dream big: their vision is to use Wahu to channel 1 million tonnes of plastic waste back into the recycling chain every year, which would result in less pollution, reduced oil use and lower CO2 emissions. Their approach is simple but effective: by paying consumers in cash for plastic waste, Wahu takes a powerful step towards a more sustainable world.

Spokenv

|Poet Willem Smit looks around at Ditt Office

Ditt Amsterdam

'In a straight line, you walk from Amsterdam Zuid station to the branch on Michelangelostraat, where the buildings are just a bit more elegantly carved out than on the Zuidas itself. Step by step, the coziness increases, reaching a climax at number sixty-seven. A corner house with a coffee table as its centrepiece. Beyond this entrance, you'll discover a colourful landscape of flexworking spaces, quiet cells and meeting tombs. For the random neurotic, an apparently confused whole. For Ditt's project neurotics, a source of creativity and sustainably ordered madness. Incidentally, they have something different on mind than their own working environment: another person's offices. Some are a stone's throw away, others outside the ring that appears to be spinning quickly around the Zuidas.

Grandiose temptation attempts are needed to get employees away from behind their screens, away from their loved one to craft-forged daily activities: managing as quietly as possible. Dropped to earth to design interiors in which clerks can strive for work satisfaction. As sustainable as possible, with enduring collegial collaboration as a heartfelt interest. Where many run their legs out from under them, there is always a lost torso to be found that could use just that one underpinning: your invigorating dissent or expertise, your listening ear, your carefully recycled jokes.

As masters of people, materials and projects, Ditters are keen on new beginnings. Stories that sound like the clock tower of an alpine village in spring. New shapes. New colleagues. New projects. New mountains to cheerfully fear. But also against the 'basic questions' that arise here. Can 'growth' really go hand in hand with 'bloom'? If so, how? Will the 'Amsterdam swagger' coalesce into eventful questions? And can Michelangelo's artist inertia support this conversation? The last word on that has not yet been spoken.'

word

emakers and makes his point.

Ditt Almelo

'Those expecting to end up in a genial corner of the country will be disappointed. Fortunately, after surviving a precarious t-junction, the serene city villa of Ditt awaits you. A relic of bygone times, expertly and energetically revived.

Peaceful murmuring meets you in the stately reception hall from different sides. Sometimes a laughter salvo sounds. Classic and modern elements become adventurously intertwined in this office building. Adventurous is also the safari through countless rooms, where staff members show off their skills in small portions. An atmosphere incomparable to that of Amsterdam, where the bases are less established. The mainly born and raised in Twente personnel is also sedentary. If you risk sinking into the past at a certain point, the present is emphasised in attics: you will find professionals who keep a futuristic IT system for design drawings up and running. Ditt Almelo, an up-to-date guild of polder pros, painstakingly racing from trend to trend, from opportunity to opportunity. But not without protecting the historic villa and cherishing their roots. Loyalty along long lines.

The antique staircase that connects several curiosity cabinets is an attraction in itself. Supported by the graceful up-winding handrail - cut from an ages-old Twente oak? - you ascend. Worn on the back of a rhino, the grey carpet in the middle of the steps, beckons the distant. The atmosphere of the interior cannot immediately be called 'down-to-earth'. Rather 'compelling'. 'Perhaps the alleged sobriety manifests itself primarily in the work ethic: working tirelessly until you drop.' Let's say, drop to the Dutch ground. The Ditt polder professional is growing like a crop on soggy ground and under impending dark skies. A crop to be harvested, in any way possible. You make sure you get to the surface, regardless of the wind force or the mood of the moment. A visit to the Almelo branch recalls this prime image. But not without adding a little cosmopolitan fringe. Has the swagger moved into the soil here too?'

📍 Singel 151, 1012 VK Amsterdam

🔗 Firemane - The Collection

📏 175 m²

🔗 Fit Out

BD Nienke Schram

AM Linda van Ruiten

O Leonie van Hecke, Marielle Feenstra

PM Isabelle van Hedel

C Carlo Leussink

Firemane

| Amsterdam

Firemane is now located on the 4th floor in the Singel 151 building, Chapter 07 of The Collection Amsterdam. Above all, the workplace exudes warmth, homeliness and connection. The space offers a large boardroom, open work areas, a landing table, social spaces and 2 private offices. The collaboration with the client went smoothly, after all, from the beginning we were on the same page. In addition to home furnishings, custom pieces of furniture have been added to add character to the office. Colour, material and details have been carefully chosen and run like a common thread throughout the office, making everything one whole. Firemane wanted an office that gives employees the feeling of home, with a warm, modern and sophisticated look. The client's vision is perfectly translated in this welcoming office.

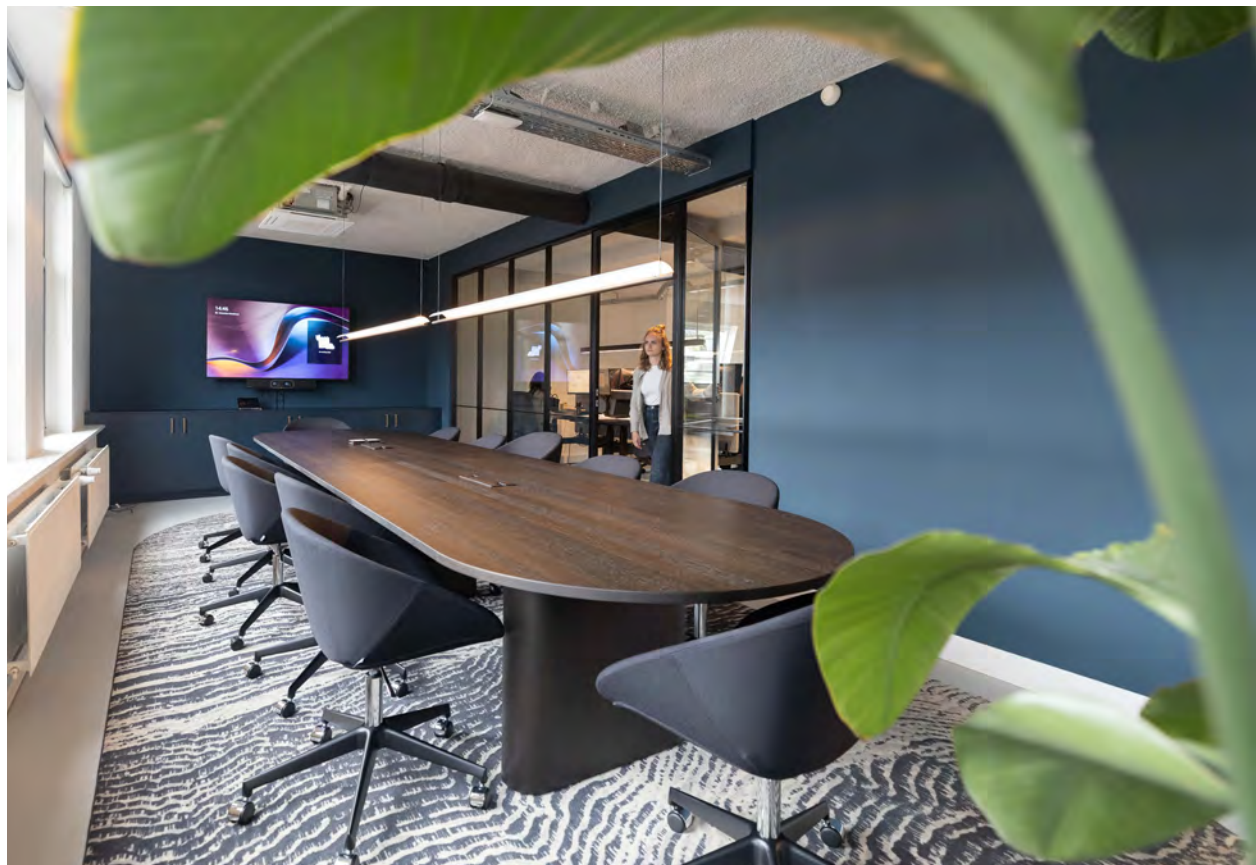
FUTURE-PROOF

The office is future-proof thanks to sustainable materials, but especially thanks to the satisfaction of the employees who feel welcome and comfortable in this place.

THE COLLECTION

The design is in line with the style of The Collection, which strengthens the sustainable relationship.





📍 The Joan
Joan Muyskensweg 28, 1114 AN Amsterdam

🏠 ScaleHub

📏 2,600 m²

🔧 Fit Out

BD Mattijs Kaak
AM Job Klinkenberg
O Mark Molenaar, Linda Rekelhof,
Lotte Hospers
PM Jasper van der Weide
C Jeroen Leferink

ScaleHub The Joan

| Amsterdam

PROJECT CASE

On the 3rd floor of The Joan building in Amsterdam is the 8th ScaleHub branch, a multi-tenant concept in a BREEAM-Excellent certified building. The customer had the vision to create a 'Jungle Hotel' vibe with lots of green and natural materials. With this idea as a basis, Ditt has created a beautiful concept. Instead of traditional etched film on glass walls, they opted for 'in-between' curtains, offering the choice between a bright, open space and privacy when handling sensitive work, while these same curtains contribute to a warm ambience. This was coupled with the natural elements of the building, the vertical gardens in particular contributing significantly to this. Several flexible office spaces were provided with green oases, perfect for conferences, meetings and moments to relax. The space is therefore a perfect balance between a creative meeting zone and a professional, centrally located environment, where occupants can work in a healthy environment.







SUSTAINABLE FACT

The Joan guarantees the use of green energy by solar panels and a heat-cold storage source.







ESG Vision & Action Plan 2024

The road to a more mindful, sustainable and impactful Ditt Officemakers.

IT'S TIME FOR ACTION.

In recent years, sustainability has been on Ditt's agenda. We are mindful of our place in the market and the difference we can make. By providing better recommendations, by purchasing better, by being more mindful of our own impact. However, because the initiatives were small in scope, they never quite penetrated the heart of the organisation. And that is a shame because steps need to be taken and we have the potential to do so!

That's why we want to make a fresh start in 2024. With a shared vision and common goals to really make a difference this time.

With a broad-based team, we set to work and we will come up with the **2024 action plan**. With this plan, we will look at the entire business and mark where we can and must make an impact. It is an ambitious plan that will bring changes in many areas but we all feel the

urgency that our business model in this area needs a thorough shake-up!

We will distinguish the following areas where we can make a difference:

- Our way of consulting and designing
- Our construction partners and purchasing habits
- Housing and organisation

In each area, we want to set realistic and measurable goals so that we can discuss results quarterly and adjust goals annually.

OUR WAY OF CONSULTING AND DESIGNING

Measurable projects

We want to use product-related ECI (Environmental Cost Indicator) values to make the environmental impact of our projects measurable and be able to show in which areas alternatives are available with a lower ECI value so our clients can make informed choices.

In addition to the ECI value, which is a composition of various parts that impact the environment, we want to map CO2 separately.

- We are working on a simple colour-coding system for materials. This will help us see at a glance what the more sustainable choices are. We will compare the choice for our clients and make the difference clear.
- We started a working group on design that can be disassembled. Most custom-made furniture is currently built in such a way that it cannot be taken apart. That's a waste, by researching what part of the custom furniture can be disassembled you can reuse much more.
- We will help our clients to use furniture in a circular way. We will look at what can be moved to the new office. We will take care of buying up the remaining furniture with the intention of refurbishing it. We will help buy refurbished furniture. When purchasing new furniture, we will provide furniture with the lowest possible ECI value.

WELL

- We want at least two WELL AP designers to advise our clients in this area.
- Great Offices, Happy People. We want to design as much as possible according to the WELL principles. In at least 5 relevant areas, including Biophilic design, we will demonstrably apply this in our projects.

BREEAM

- We want to lead the way in BREEAM advice. Currently 10 Ditters have a BREEAM expert certificate. We will advise our clients on how to deal with BREEAM standards and what the best choices are in this area.
- We will analyse the core values of BREEAM and want to make a demonstrable difference in at least 5 relevant areas in our projects, regardless of the BREEAM certificate of the building. We want to highlight this in every project.

In this way, we want to inspire our clients in all areas related to sustainability. And with our design and advice, we will achieve the highest possible within the frameworks of the project.

Being sustainable is dealing with the indication of a forest of abbreviations. Below is an explanation of the most important ones:

ESG

Environmental, Social, and Governance, a set of criteria for assessing the sustainability and ethical impact of an investment in a company or business.

SDG Sustainable Development Goals, a collection of 17 global goals set by the United Nations to end poverty, protect the planet and ensure prosperity for all.

B-Corp: B Corporation, a certification for companies that adhere to high standards of social and environmental performance, responsibility and transparency.

ECI: Environmental Cost Indicator, a measure in the Netherlands that quantifies the environmental impact of a product or structure throughout its life cycle.

CO2: Carbon dioxide, a colourless, odourless gas naturally found in the Earth's atmosphere and best known as a greenhouse gas contributing to climate change. This is the main way to make climate change impact measurable. Linked to EU ESG goals

WELL: WELL Building Standard, a performance-based system for measuring, certifying, and monitoring features of the built environment that affect resident health and well-being.

BREEAM: Building Research Establishment Environmental Assessment Method, an internationally recognised assessment system for building sustainability performance.

OUR CONSTRUCTION PARTNERS AND WAYS OF PURCHASING

Reclaimable office

We are working with our construction partners, working hard on a new standard way of working. In this way, we, together with our construction partners, will remain responsible for the environmentally friendly recovery of everything that is placed in our projects.

We will make agreements with our construction partners about the return of the products they have placed. In this way, we will inspire each other to think about how these products can be reused responsibly. Many construction partners are already doing this and this will be an important selection criterion in the choice of our core selection of partners.

We break down the 'Reclaimable Office Standard' into several categories.

What we can get started with immediately.

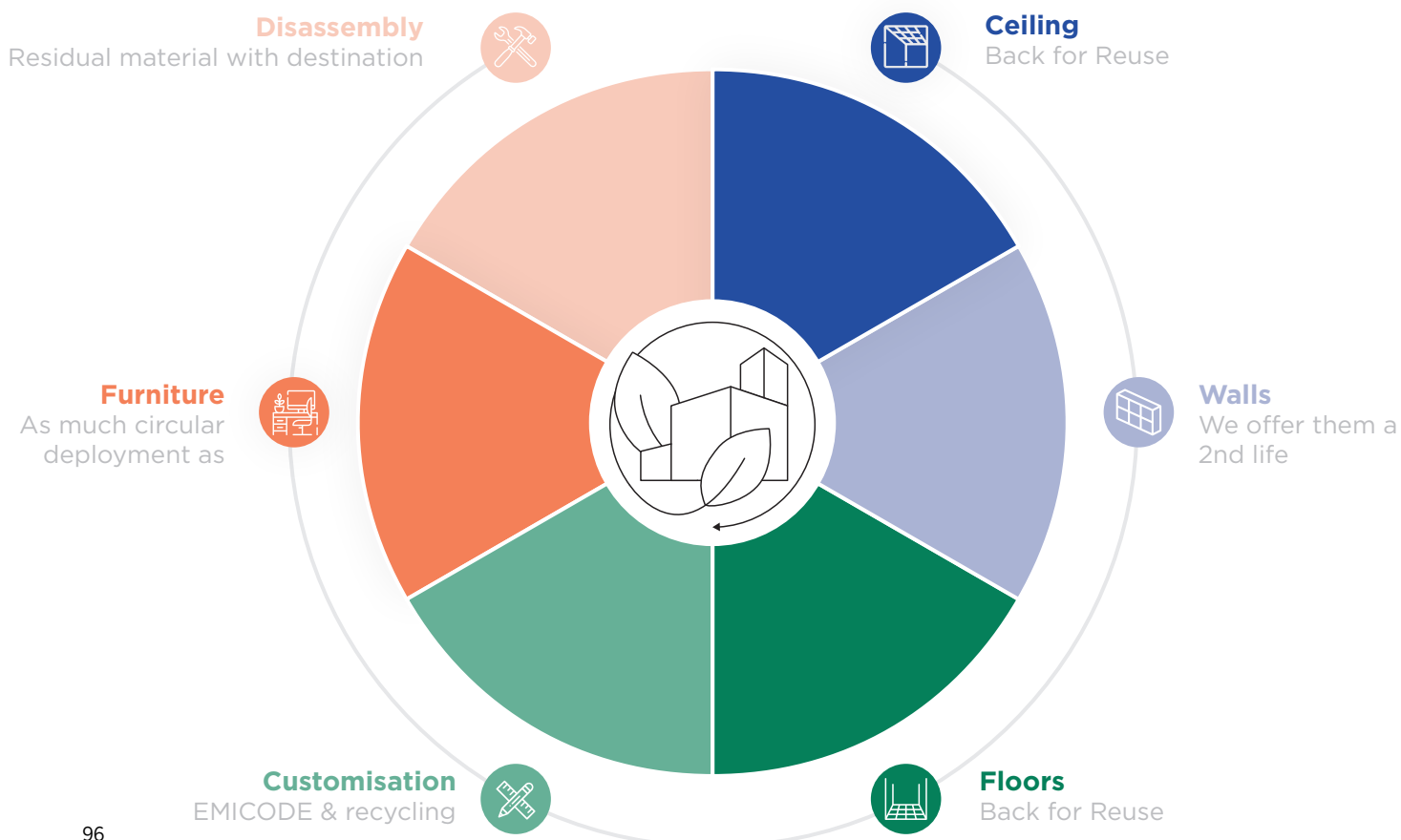


Furniture and circular purchasing

We are investigating collaborations with partners with a large refurbished offer to also keep the impact of the furniture as low as possible.

For new furniture, we are working to make this part of the Reclaimable Office Standard possible. So that we and our construction partners will become responsible for retrieving, refurbishing and bringing used office furniture back to the market.

Reclaimable Office Standard



OWN ORGANISATION

As a project organisation, you can only influence a small part of the total impact with your own business operations. You will make the biggest difference by giving good recommendations and purchasing well.

Still, one’s own organisation should not be underestimated. If this is properly addressed, it will create the right mindset to collaborate on an impactful business.

In your own operations, you can also make a difference in the S and G of ESG. The Social and Governance part.

Here too, we have set a number of goals.

B-corp wants

Ditt wants to be B-corp certified by the end of 2024. We are working hard on the assessment and action plan to achieve the necessary points. B-corp is a standard with which you can measure good and impactful business operations properly. It makes it clear in which area things are going well and provides concrete tools to work towards a better organisation.

and impact areas to the United Nations’ 17 Sustainable Development Goals. In 2024 we will choose our focus areas and explain what we can do for these goals.

CO2 insightful

We are in the process of gaining insight into our CO2 emissions by 2023. We will analyse the data and identify the relevant areas for improvement. We will publish the outcomes in Q2 of 2024 to also provide a basis for the CO2 performance ladder level 3 certification which should be completed by the end of 2024. We will collaborate with the organisation PlanA to achieve these goals.

EUROPEAN KNOWLEDGE SHARING AND ESG FOCUS AREAS

In line with our own goals, we are working with Studio Alliance to measure and track our own progress against 12 ESG focus areas. Many focus areas overlap with our own initiatives and are hidden in the B-Corp certification. See the table below for more details:

SDGs

The B-Corp assessment helps link

ESG

| ENVIRONMENT | SOCIAL / HUMAN AND SOCIETY | GOVERNANCE / GOOD GOVERNANCE |
|---|--|--|
| Focus on: <ul style="list-style-type: none"> • CO2 Footprint • Biodiversity • Responsible Production and Consumption • Pollution and Waste Management | Focus on: <ul style="list-style-type: none"> • Health and Safety • Diversity and Equal Opportunities • Labour and Modern Slavery • Good Employership | Focus on: <ul style="list-style-type: none"> • Corruption and bribery • Effective, Responsible and transparent governance • Resilient RI&E Strategy • Focus on research, innovation and its impact on productivity |

OUR ROAD TO CHANGE

Currently, we score Silver in 2 areas and Bronze in 9 places. The goal is to score Silver in at least 6 areas by the end of 2024. This means that we must have concrete plans in 6 areas and also systematically track the progress of these.

The above clearly shows that a lot has already been started. As indicated, now is also really the time for comprehensive action. This magazine is the start of the long, but important road to an even more conscious, sustainable and impactful Ditt. From this point on, we will report regularly on our journey towards it.



CREATE

WHEN ALL INGREDIENTS ARE MEASURED IN THE RIGHT QUANTITIES, SOMETHING NEW ARISES. WE THEREFORE CREATE AN ENVIRONMENT WHERE PEOPLE LIKE TO COME.



📍 Herengracht 256-266, 1016 BV Amsterdam

🏢 Elmar Reizen B.V.

📏 2225 m²

🔗 Design & Build

BD Nienke Schram

AM Linda van Ruiten

O Laura Agterberg, Emmy Groothuys,
John Maatman, Klaudio Mehmeti

PM Denise Duits, Isabelle van Hedel

C Carlo Leussink

dé Vakantie Discounter

| Amsterdam

PROJECT CASE

Our assignment? Designing an office with a holiday feel where employees can enjoy doing their work while fully reflecting the company's core business. Building manager CBRE created the office shell and upgraded all installations, a step that was crucial for increasing sustainability. At the same time, these installations are aligned with the new layout plan. This approach resulted in a close and integral collaboration between Ditt and CBRE during the project. Previously, dé Vakantiediscounter was based at this location and now that they have returned, they are making ample use of floors 3/4/5/6. Ditt's designers were able to get started with a challenging, but fun issue. This led to a unique design concept, featuring light pastel colours, natural wood tones and lots of greenery. Attention was paid to tailoring, details in furnishings and a striking branding and signature art of 'Mario', the mascot of dé Vakantiediscounter. The updated installations and the sustainable use of materials make the project future-proof for the long term, perfectly in line with the client's growth expectations.









OFFICE GUIDE

As an extra service, Ditt has put together a workplace guide for dé Vakantiediscounter. This Office Guide contains all information about the new office, including floor plans of each floor, guidelines on how to use the office and workspaces, and the locations of meeting rooms. Thanks to this office guide, new employees can get to know the office and quickly feel at home.





Want to see more? Scan the QR code and watch



DID YOU KNOW?

The art in this office is a mix of Old Masters and Mario, the mascot of dé Vakantiediscouter. In the building, they form extra special eye-catchers in many places.









The constant development of workplaces

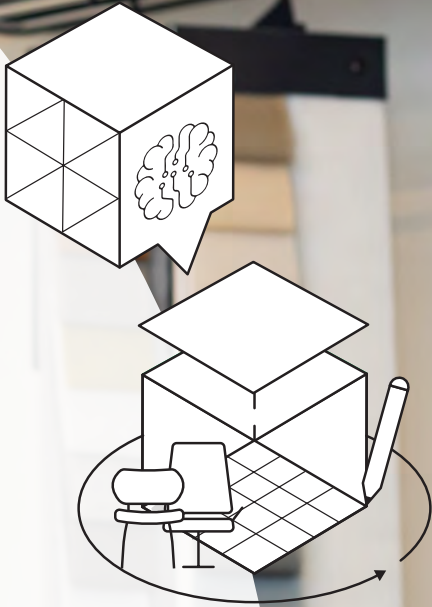
|Tamar Noeverman makes her point.

Tamar Noeverman is our Furniture Specialist. She is an experienced designer who has also worked as an Account Manager for a furniture brand. As a Furniture Specialist at Ditt. Officemakers she employs both sides of her personality: the creative and the commercial. This is how Tamar combines the best of both worlds.

'My role is to consult and implement new and relevant products and brands that we use in our projects. By examining the trends and developments in the market, I assess where expansion is needed and which products fit Ditt. Together with the 3D modellers, the products are added to our own design programme. This concerns furniture selections, but also selections for lighting, flooring and acoustics, among others, at the same time I take care of the corresponding price indications. You could describe my work as the binding factor between purchasing and design. I like to take the time to research sustainable and less obvious alternatives, for example. The market has many exciting new developments, which means that the supply and applicability of sustainably produced products and materials are increasing. One such nice development is, for example, that more and more parties have a take-back program or that they use refurbishment options, which makes reuse possible. By advising the company on this and proposing options for projects, the designers can also make this reuse easier. I unburden them by doing a lot of preliminary work. And - if requested - I can also investigate additional options. What applies to our specialists also applies to clients. The ambition is often present, but there is no time to explore the

market properly. That research now is exactly my job.

By being able to dive deeper into the developments of products, brands and producers, I can incorporate this knowledge and input gained into our projects, and thus strive to continuously improve and make them more sustainable. In the future, we want to help clients make even better informed sustainable choices. We prefer to do this by including them in the process. We don't want to just present them with our decision, like: here you have it. We really want to show why we support a certain choice. For example, because a piece of furniture lasts longer, or is easier to disassemble, or because it is made of natural materials. And if possible, we also want to offer clients an experience, for example by literally showing them the products and materials, or by letting them sit in a chair themselves at a test fit. This way we can make our point about sustainability even better.'



TEST-FIT MOODBOARD

Check on the following pages how we can prepare a test fit. This allows the client to make an informed choice in materials and furniture

'We want to help clients make even better informed sustainable choices, preferably by letting them experience our ideas themselves.'

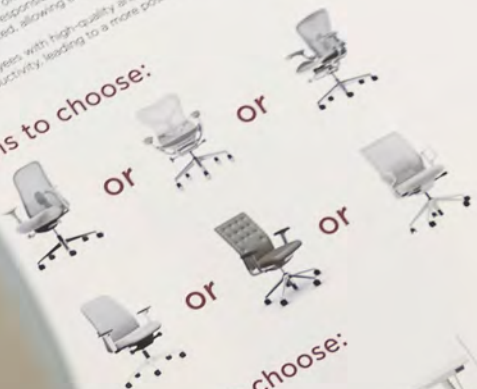


WORKING AREA

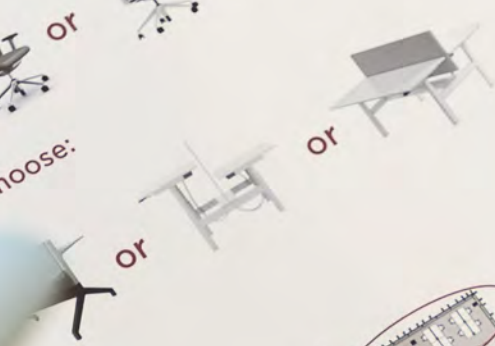
Desks & office chairs

The working area in an office space refers to the designated space or area where employees carry out their daily tasks and responsibilities. It is the part of the office where desks, workstations, and other equipment are located, allowing employees to work comfortably and efficiently. Providing employees with high-quality and ergonomic office chairs can improve their overall well-being and productivity, leading to a more positive and efficient work environment.

Items to choose:



Items to choose:



STEP IN THE MOOD BOARD

In principle, we build a large mood board with a test fit. Here you as the client can experience the materials and the furniture. This can be done in a showroom, but also at the location of the new office. This way we make it possible to make an informed choice, sustainable!



DID YOU KNOW?

A physical on-site mock-up allows furniture to be assessed in the real environment, helping to make the right choice.



📍 WTC, Tower Ten
Strawinskylaan, 1077 XV Amsterdam
Floor 2, 3, 4, 5, 6, 21

🏢 HOFF Offices

📏 4,750 m²

🔗 Design & Build

BD Mattijs Kaak
AM Nienke Schram
O Jos Broekman, Gabriella Lima, Klaudio
Mehmeti, Ian Fernandez
PM Thierry van Til, Roy Veldman
C Carlo Leussink

HOFF Amsterdam

| Amsterdam

PROJECT CASE

Imagine an office where you as a user are completely unburdened, with a level of service that you normally only experience in five-star hotels. Ditt Officemakers has made this ideal in collaboration with CBRE Investment Management a reality at HOFF Amsterdam. A unique blend of office and hotel, HOFF gives you the peace and comfort to focus on work.

The base of HOFF is a business lounge and meeting centre on the 2nd floor, ideal for meetings and events. On the 3rd and 4th floors, you will find offices ranging from standard rooms to executive suites, along with various meeting rooms. For the ultimate experience, head to the 21st floor. This floor houses exclusive office spaces, spacious suites, with additional amenities such as a health and spa, executive boardroom, Firebird restaurant and a rooftop terrace overlooking the Amsterdam skyline. Every aspect of HOFF offers hotel comfort, from the lobby and office spaces to the lounge and suites. Hotel room comfort and privacy, complete with daily room service. Welcome to the future of office spaces, where work and wellness go hand in hand.





WORLD TRADE CENTER®
AMSTERDAM

Members Lounge







The first high-end office concept in the Netherlands

| Nicolette Been, Martijn Kock & Nienke Schram make their point.

A working environment with the experience of a five-star hotel: how do you create such a place and keep providing that high-quality service? Nicolette Been (General Manager HOFF Amsterdam), Martijn Kock (Senior Asset Manager CBRE Investment Management) and Nienke Schram (Adviser and Partner Ditt Officemakers) talk about the ideas behind HOFF Amsterdam, the new office concept at Tower Ten of the World Trade Centre Amsterdam.

Nicolette: 'The 'H' in HOFF stands for Hotel, 'Off' stands for offices. You cannot stay here overnight, but we otherwise offer the complete service you are accustomed to at five-star hotels. And soon something very special will happen: on the 21st floor, the second highest, we will create royal suites. A larger type of office, where the service level goes up another notch. For example, guests get a permanent PA, access to a mini spa, a wellness area with showers and a roof terrace... plus they can specify their own interior design wishes.'

Martijn: 'As final responsible asset manager of WTC Amsterdam, I am working closely with HOFF and Ditt. to bring the concept, initiated over two and a half years back by Jaap Snellen and others, to fruition. And indeed, the guests themselves play a major and active role in that collaboration. HOFF wants to go one step further than the rest, that's the main drive. You can also see that drive in hospitality. 'No' does not exist at HOFF, I notice that in everything. And if you want something as a guest, it will be taken care of for you.'

Nienke: 'As the Account Manager of this concept, I serve as the link between HOFF and Ditt. We joined the brainstorming phase two-and-a-half years ago. What should the concept look like? What is the experience? What should the atmosphere be like? These questions were central to a very inspiring two-day brainstorm. After that, shaping the concept took a year. Our


team of five architects went to work on it, and there were weekly meetings. Very challenging, but mainly super fun. Last August, we started the kickoff. Now, almost 11,000 square metres have been built in about 1.5 years. We should all be quite proud of that.'


Nicolette: 'Absolutely. We are very proud to be in the best building, which, with the help of Ditt is also wonderfully decorated: the air is fine and pleasant, the light is good, you sit on excellent chairs and there are several outdoor spaces. Everything is set up to work well and healthily, and HOFF meets the highest standards and standards. Also in terms of sustainability, and we remain committed to that.'

Martijn: 'The building has all the necessary certificates for sustainability and the well-being of the guests. But no matter how important they are, certificates never say anything. Happy and satisfied guests say more. For us, this is the ultimate proof that we are doing good and sustainable work.'

'It's really nice to have a collaborative partner in Ditt who not only understands our passion for service, but also the speed with which we change gears.'

Nicolette: 'That focus on the guests, the pursuit of complete peace of mind, is in our DNA. It's for a reason that we select our employees on their talent for service. If they are already beaming during their interview, when I talk about our six-star service programme, I know it's OK. It is very nice to have a collaborative partner in Ditt who not only fully understands that passion for service, but also the speed with which we change gears. Ditt really hit the nail on the head. That should also be said.'

 Nicolette Been HOFF Amsterdam

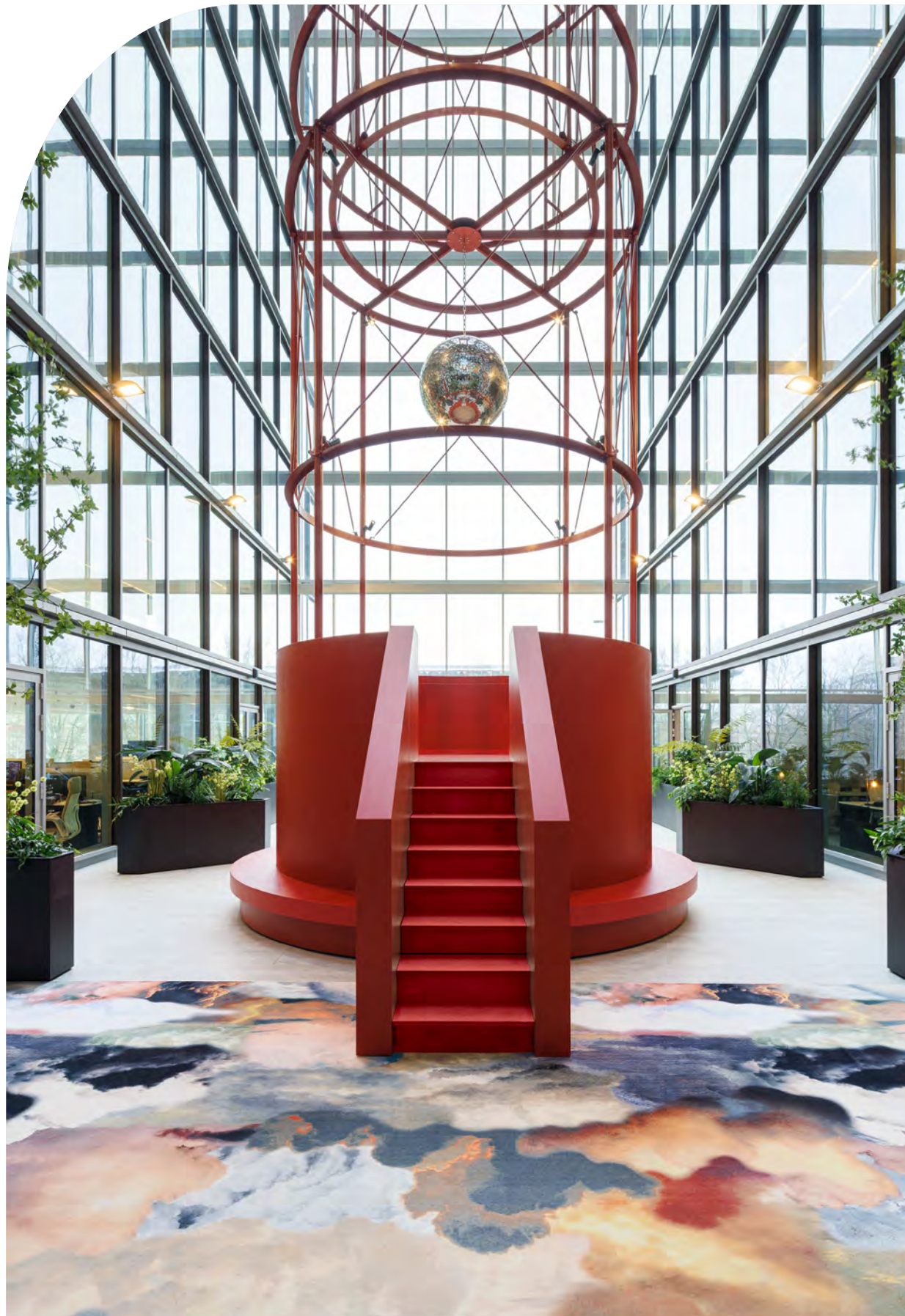
 Martijn Kock CBRE Investment Management

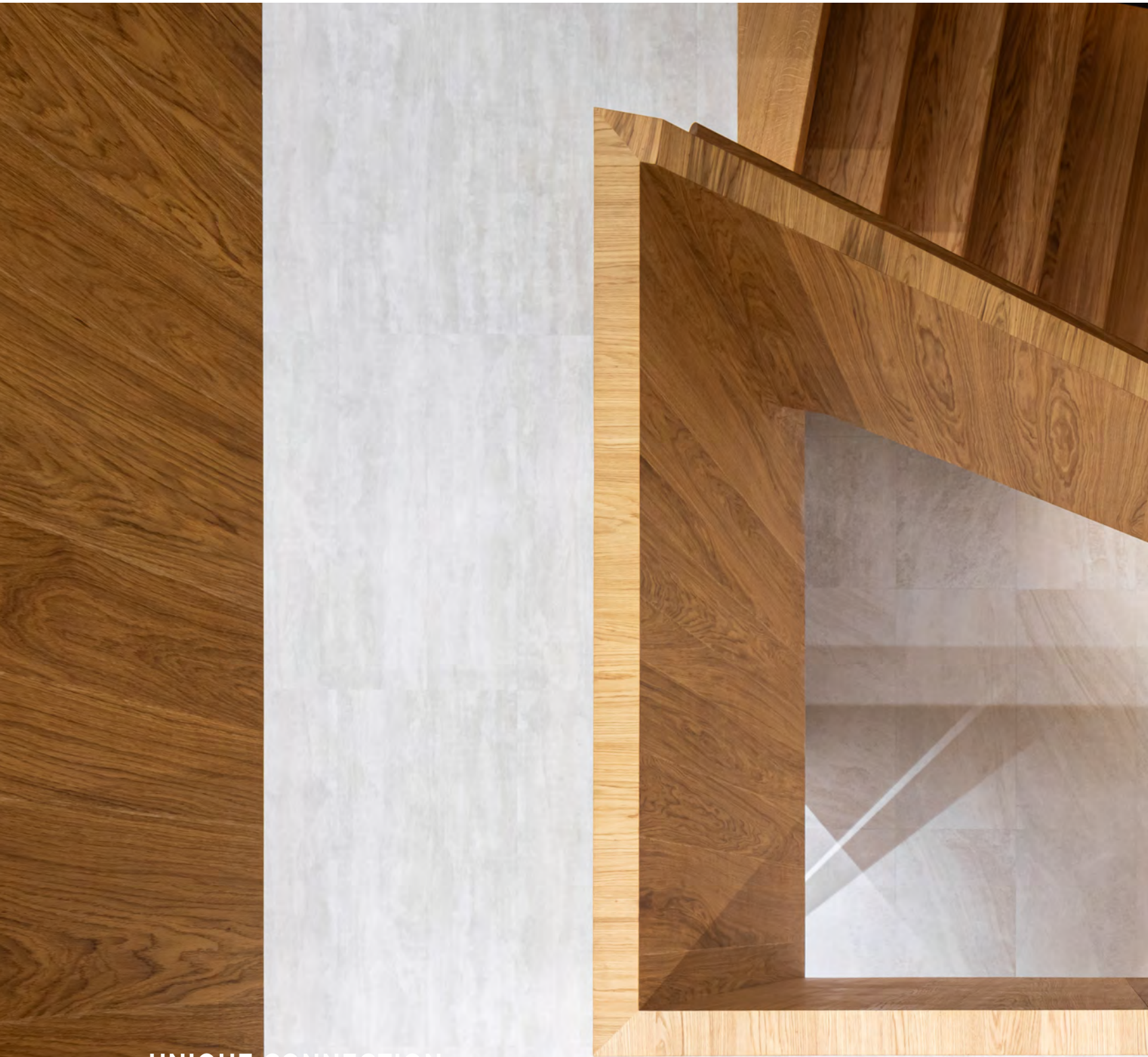












UNIQUE CONNECTION

The uniquely designed staircase of different woods connecting the floors creates a beautiful connection between the various spaces. While building it was a challenge, it is now an impressive eye-catcher across the entire office concept.





MATERIALS MIX

A sustainable mix of materials has been chosen, including tabletops made from recycled plastic. We sought local production for elements such as carpentry, ceilings and walls.





Huub Kaak makes a point of the point....

'Everything starts with a point,' is a famous quote from the highly original Russian artist Wassily Kandinsky (1866 - 1944). What kind of point did he want to make here? From a pictorial perspective, simply this: a painter, a designer, an architect, a 'whatever' places a brush, a pencil, a piece of chalk on a canvas or a piece of paper and... there is a point, from that point the painter, the designer, the architect, and the 'whatever' draw a line, draw a circle, outline geometric shapes, create whatever he wants. The static point thus forms the starting point for dynamic lines and for dynamic figures and ... presto ... there is a painting, a furniture piece, a building drawing, a building, the whole world and 'what else you can imagine'. The point provides for that everything 'the beginning', in short, the starting point for 'everything'. (*Wassily Kandinsky is considered one of the founders of abstract painting. Paintings full of points, dots, lines, painted elements and geometric figures, full of movement, with mutual tension and depicted musical sounds.*)



Wassily Kandinsky, Punkt und Linie zu Fläche, 1926;

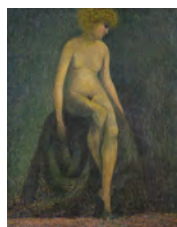


Wassily Kandinsky, Red, Yellow Blue, 1925

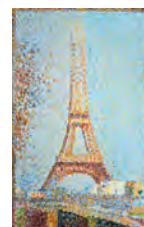
Of course, the ● had already figured in art much earlier. Especially in the art movement 'the pointillism', after all a point. What is pointillism? A painting technique that - like a kind of younger brother or sister of impressionism - was 'trendy' for several years towards the end of the nineteenth century. In this technique, artists carefully place a large amount of coloured dots or small stripes on a cloth. In principle, only primary and unmixed colours are used: red, yellow, and blue. The viewer sees - certainly from a distance - all those dots as one whole, as one coherent representation. The brain automatically detects the primary colours as secondary colours (without those secondary colours being applied to the cloth itself). For example, by placing small red and yellow dots directly next to each other, you can see the colour orange in the red/yellow combination... Take, for example, three well-known works by Georges Seurat (1859 - 1891), the most famous 19th century pointillist. Look very close, what do you see? ...a tangle of loose dots. Look from a distance, what do you see?...the intended representation!



Georges Seurat, Sunday afternoon on the island of the Grande Jatte, 1885

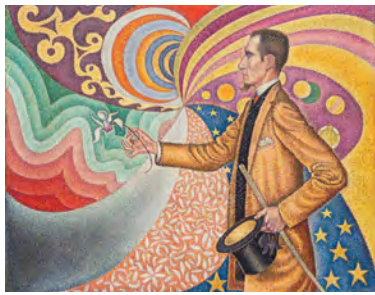


Georges Seurat, Nude with blonde hair, approx. 1910



Georges Seurat, Eiffel Tower 1885;

Similarly, in the work of two of Seurat's contemporaries and pointillist kindred spirits:



Paul Signac, Portrait of Mr Felix Fénéon, 1890



Theo van Rysselberghe, The Blood Red Ribbon, 1906



Roy Lichtenstein, The girl with the headband, 1965

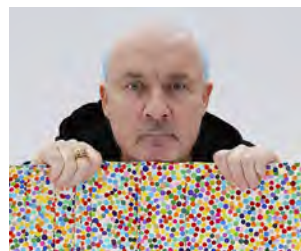


Pointillists made their point in this way - literally and figuratively. They are certainly not the only ones. Let's crisscross the art history. Immediately, two artists who seem to be quite obsessed with the dot at times. (N.B.: a typical dot painting by Damien Hirst before Covid would often sell for around \$1.5 million at auctions. Like hot cakes, these 'Dot Paintings' were sold at the time.)

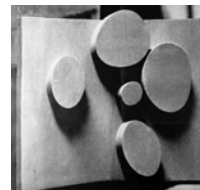
Below are three strangers in the pointillistic movement or special 'points' of all kinds of materials with from left to right: wood, aluminium, and clay.



Damien Hirst, Spot Painting, 1995



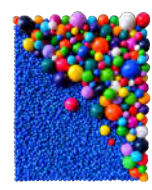
Damien Hirst, portrait



Jean Arp, Configuration, 1936



Xavier Veilhan, Le Mobile, 2006

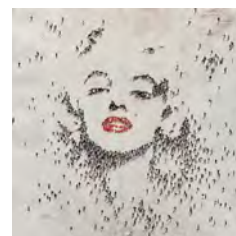


Vann Lanigh, Sparkles of Joy, 2022

And totally up-to-date: 3 contemporary Pop Art artists who make their point in honour of All-Time Pop Art Favourite Marilyn Monroe with digital dots on the left and human beings themselves as a participatory point on the right:



Yayoi Kusama in 'Infinity Mirror Room - Phalli's Field (or Floor Show)' at the Castellane Gallery, New York, 1965. Photo: Eikoh Hosoe

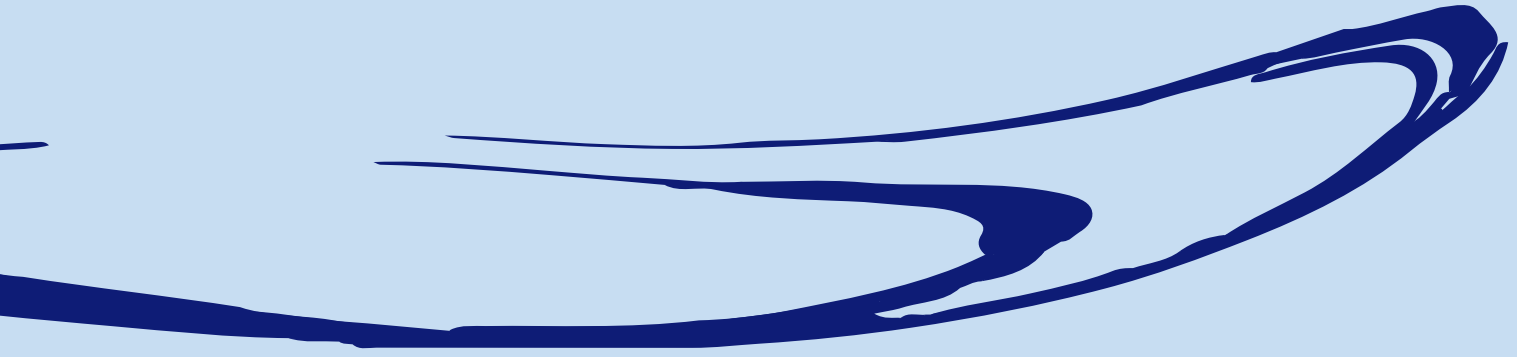


Craig Alan, 'Coy' - Marilyn Monroe, 2018 (A large crowd of people are positioned as a portrait of M.M. and captured from high above in the sky by a drone or 'people as points')

In Pop Art, Roy Lichtenstein with his 'grid points' certainly does not avoid the point:

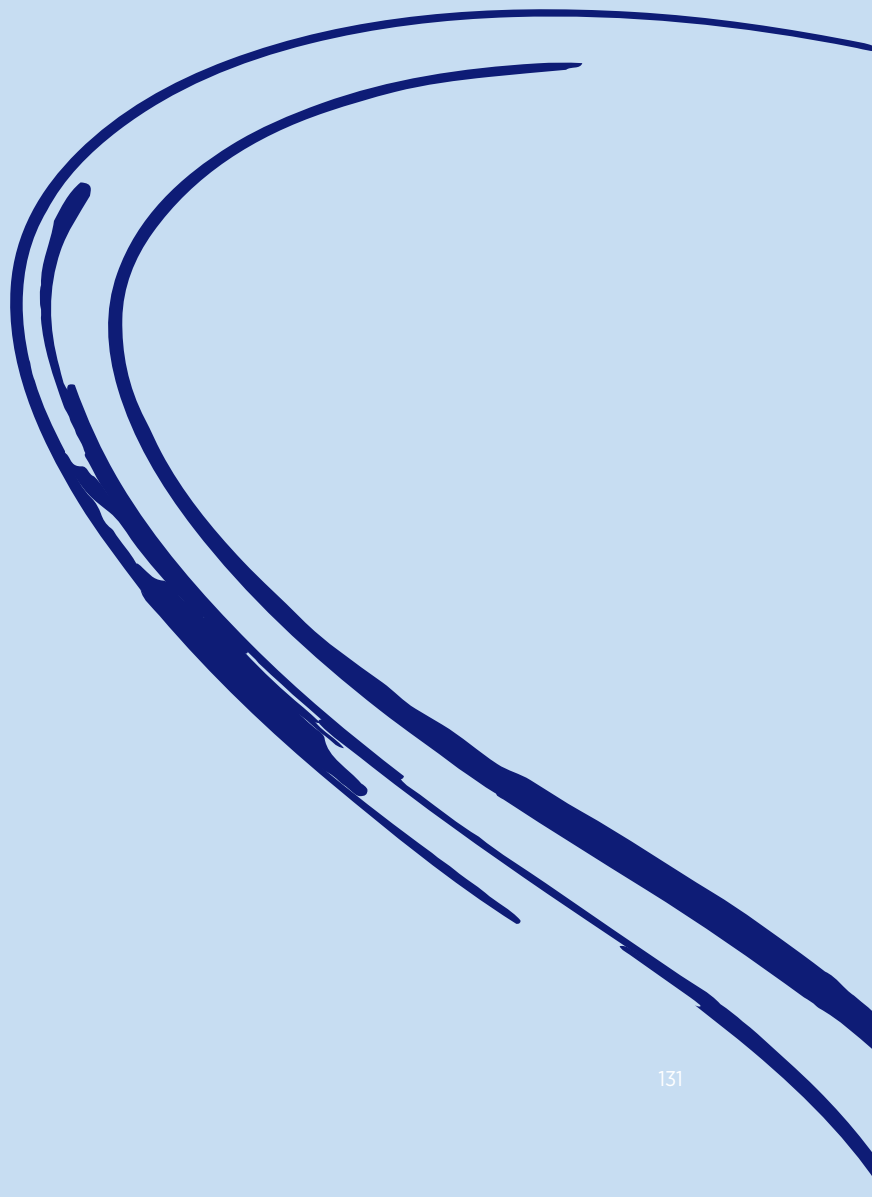
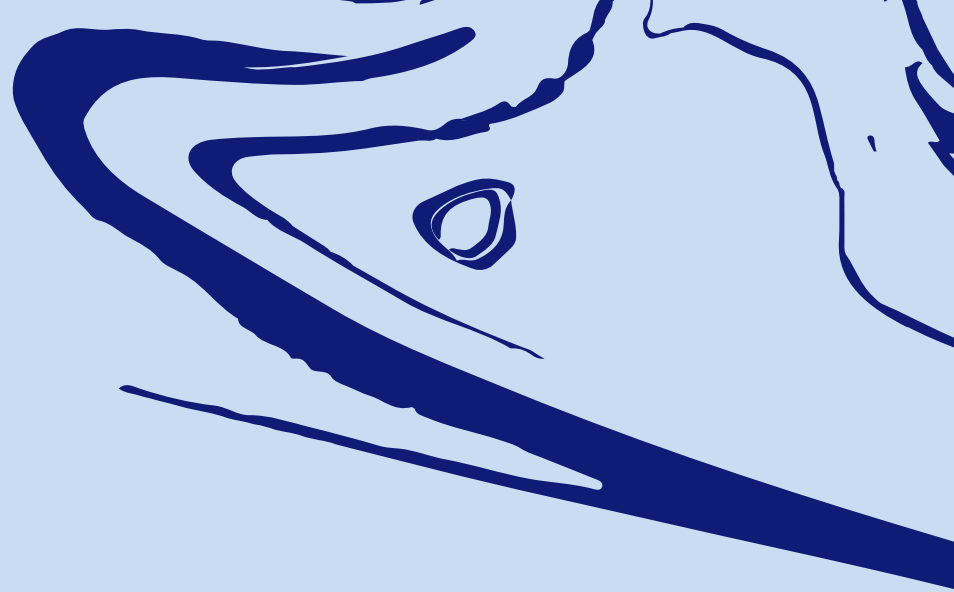
Barbie in her Polka Dot Dress (1959) makes her point here as last!





INNOVATE

DRIVEN BY INNOVATION, WE BRING YOUR IDENTITY AND AMBITIONS TO LIFE IN A UNIQUE EXPERIENCE. OUR ENDLESS CURIOSITY TAKES US FURTHER, AND YOU TOO AS A CLIENT.



📍 Westerlaan 133, 8011 CA Zwolle

🏢 Move Agency

📏 1,000 m²

🔗 Design & Build

BD Jan Brink

AM Charleen Walhof

O Lynn in 't Veld, Lotte Hospers

PM Barry Struis

C Brandon Ribberink

Move Agency

|Zwolle

PROJECT CASE

Ditt was once again allowed to join as a Design & Build partner to create an impressive office for Move Agency (formerly Move4Mobile) in Zwolle. The design concept divides the office floor into three zones, visually marked by colourful frames that reflect the dynamics of the organisation. Move Agency wanted a cosy and personal 'clubhouse' that encourages meetings, equipped with strategically placed coffee spots and a smooth route around the vide. The move to the former City Post building provided room for growth, adding two new floors. Move Agency offers a beautiful and spacious view of the city from the top floor.

The unique repetition of the collaboration with Ditt has led to a stunning final result, with the design taking into account the truly breathtaking view, the abundant daylight and the integration of the brass-coloured façade into the interior. Future-proofing is guaranteed thanks to a flexible layout, multi-functional spaces and a timeless colour palette. Sustainability is central with certificates such as the A-label, Green Label and BREEAM Excellent certificate, supported by an installation for heat-cold storage, solar panels, and climate ceilings plus a location near the station for sustainable accessibility. The office design has an eye for the reuse of furniture and multifunctional usability.





RETURNING
COLLABORATION

REUSED
FURNITURE

SUSTAINABLE
LABEL

MAKE SURE YOU
JINGLE ALL THE WAY.
NO ONE LIKES A
HALF-ASSED JINGLER



DID YOU KNOW?

The coffee spot can be transformed by various lighting into a perfect location for *Friday afternoon drinks*

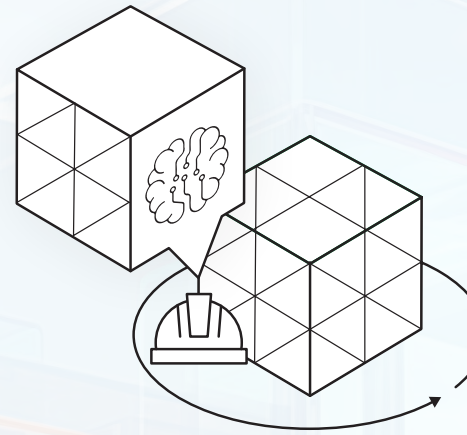






Ditt Building Consultancy

|New to Ditt Officemakers.



Smart solutions by no means always start with a stroke of genius. Often they simply start with the thought ‘this can be done smarter.’ It was precisely that belief that led to Building Consultancy. But what does that actually mean? What is the added value of this, in the design and for the users, and how does Building Consultancy contribute to a more sustainable way of building?

Building Consultancy stands for Building Intelligence: the ambition to make buildings better and smarter. Our AI software Waitack plays a major role in that. This enables us to not only make our designs better and smarter but also more efficient and sustainable.

BC is more than a design tool. It is a tool that gives every stakeholder the space to try more in a safe, digital environment. This leads to better decisions throughout the process, from the idea of a building to commissioning. In other words: Ditt makes the entire chain better and smarter.

Smarter and Faster

A small example of how things have been until recently. If the developer, designer or customer suggested a change, the design was manually modified. Some of the offices we are working on have more than twenty floors. If you have to make all kinds of changes manually for all those floors... indeed: that can be done smarter. Faster.

With that in mind, the search for smarter AI software began. Waitack makes it much easier to make changes and also tackles one of the most common problems when building a new office: that the realised airframe does not fit the wishes of the future user. That meant, before Waitack, that we had to do a lot of work to connect the building and the use.

End of waste

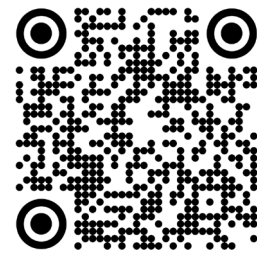
Such a mismatch between building and use is associated with a huge waste. Ceilings to be opened, redundant installations to be adapted, indispensable installations to be

introduced. A costly process. That is neither necessary nor sustainable. It is precisely that kind of waste that Ditt wants to stop in the future.

We enable the client to build a better office that can be developed faster. The contractor can build cheaper and less material is needed to make the office a reality. So not only are we smarter, but we’re also cheaper and more responsible.

360-degree view

The software allows us to give building owners and users a 360-degree view. Renting out a building or choosing new accommodation will therefore become easier and better motivated. Where is the building located, what is the rent, how can you develop it as well as possible, what are the furnishing costs? Everything plays a role in the right choice and this can now be made much more informed or presented more transparently.



Want to see more? Scan the QR code and watch

'Building Consultancy makes the entire chain better, smarter, cheaper and more sustainable.'

Time for creativity

Finally, what about the science fiction scenario? The horror of AI taking over all human work? We can save that for science fiction movies. What we do is take over a lot of boring pieces from the design chain. This actually frees up more time for creativity. Human work. Talent. The genius ideas that create the wow feeling in the guest or user who walks into an inspiring office.

Office of the future

|Klaudio Mehmeti and Karlo Jozic
make their point.

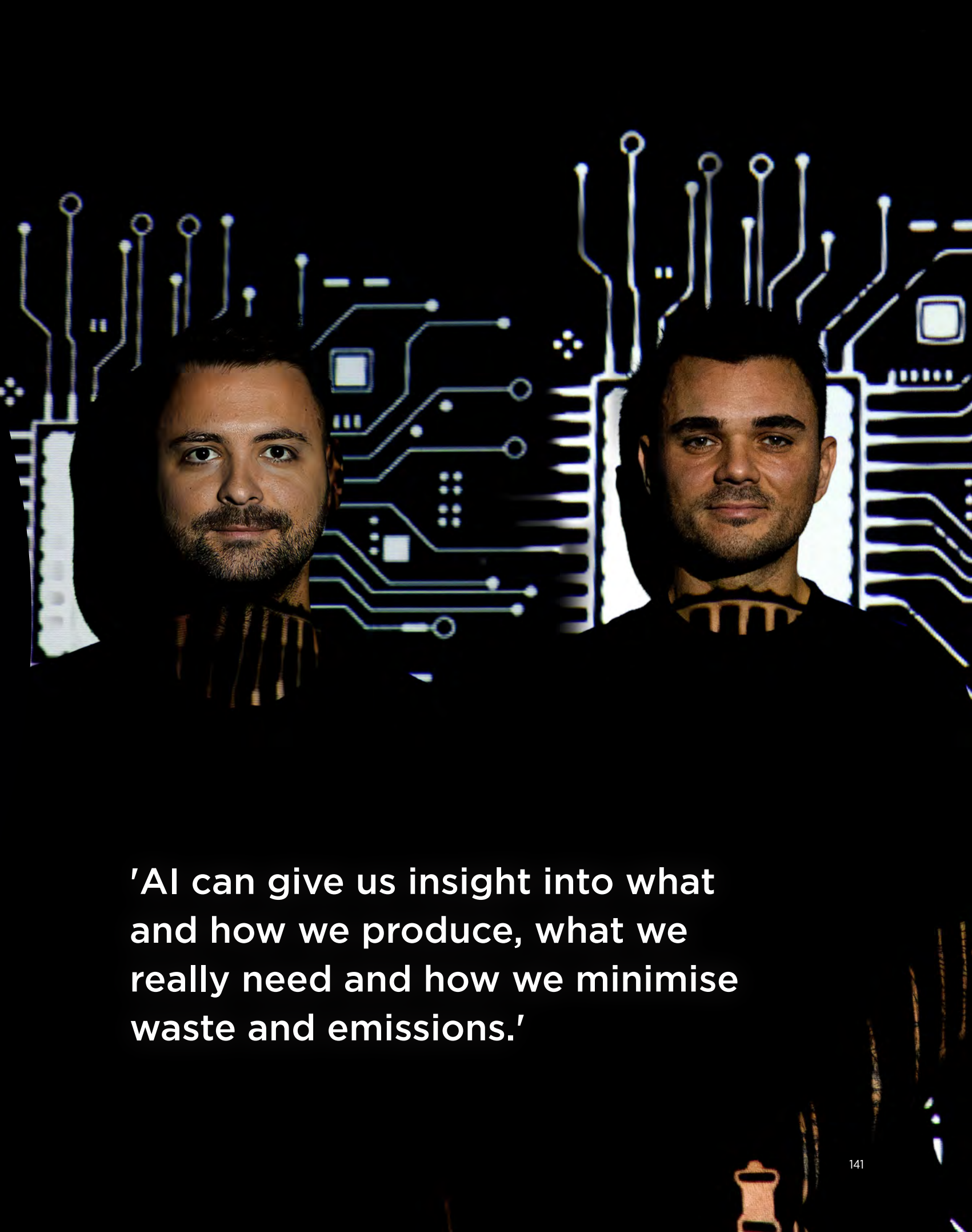
Architects and 3D specialists Klaudio Mehmeti and Karlo Jozic form the Technology team at Ditt. In their work and beyond, they are constantly looking for new ways in which technology can increase our quality of life.

Karlo: "AI can help you in incredible ways in your personal life alone. It can create works of art and answer complex questions, but it can also be an assistant or even a therapist. And if we limit ourselves to work: AI can analyse data much better and faster than people can. In the real estate sector, that's going to affect how we build and how we share information with clients or tenants, but AI can also track the progress of our projects and show us which parts we can reuse."

Klaudio: "It also makes the work of architects more challenging. Ask an architect or designer about their favourite phase, and you always hear: the concept phase. The drawing. Next is the executive phase, which of course is extremely important, but less creative. AI allows us to execute the execution phase faster, better, and more efficiently, so we can refocus on the most challenging part of our work as quickly as possible: creation and innovation."

Karlo: "The theme of the next fifty years is of course sustainability, and AI can also make a big difference in that. Everyone knows that as a society we produce too much. AI can provide us with all kinds of insights into that: what and how we produce, what we really need, how it can be improved and reduced, and how we minimise waste and emissions."

Klaudio: "Of course, AI also has tricky sides, for example when the distinction between real and artificial becomes blurred; when you don't know whether you are looking at a person or AI-generated content. It is only logical that, as with any major development, people are sometimes wary of it. But this great development will also raise the standard of living worldwide, because AI makes it much easier to spread knowledge. Ultimately, AI delivers smarter people, a healthier living environment, and a more challenging, sustainable way of working. A better life, in short."



'AI can give us insight into what and how we produce, what we really need and how we minimise waste and emissions.'

📍 Herengracht 54, 1015 BN Amsterdam

🏷️ Vinted - The Collection

📏 600 m²

🔗 Detail & Build

BD Nienke Schram

AM Linda van Ruiten

O DO Architects

PM Isabelle van Hedel

C Carlo Leussink

Vinted

|Amsterdam

DETAIL & BUILD

This project involved the realisation of the new Vinted headquarters in Amsterdam, both the basement and the ground floor on the Herengracht were transformed. The cooperation with an external design agency from Lithuania made this project unique and thus ensured a fresh approach. Our Lithuanian partner previously signed for each Vinted office worldwide. Ditt is now tasked with realising their design in the Netherlands. The colourful design, carefully tailored to Vinted's identity, is not only contemporary but also future-proof, in line with the desired target group.

THE COLLECTION

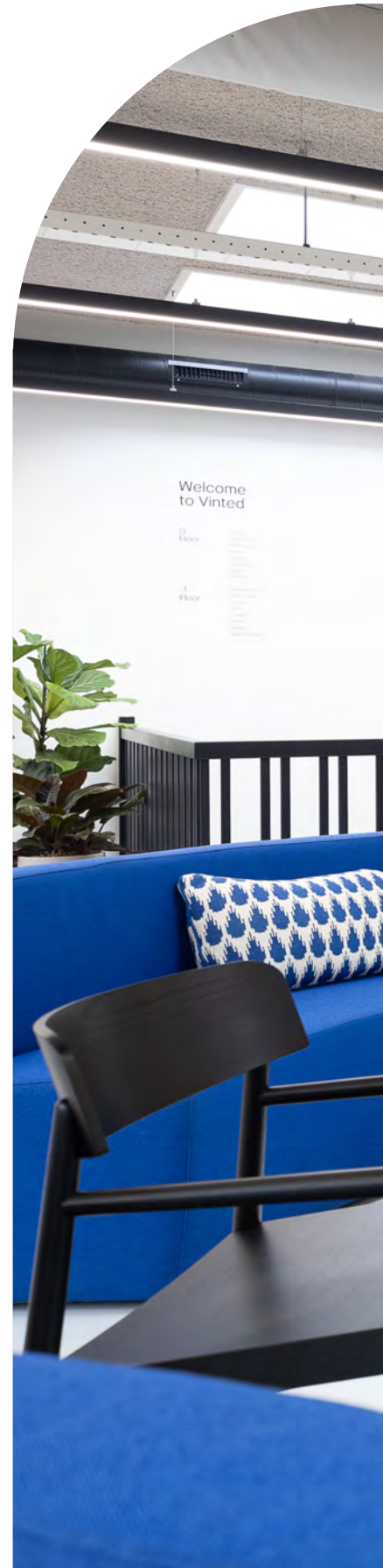
Vinted's office is located in a building of The Collection, a partner with whom Ditt has maintained a lasting relationship for years.

SUSTAINABLE CORE BUSINESS

Vinted values sustainability in its broadest sense. The company itself offers a platform for sustainably buying and selling clothes with a 2nd life. Can it be more sustainable!?









Vinted

📍 Blaak 40, 3011 TA Rotterdam

🏢 Remark

📏 2,340 m²

🔗 Consultancy, Fit Out

BD AM Frauke Bakx

O Margiet Moelard

PM Steven Brand

C Carlo Leussink

Remark

|Rotterdam

In the design for this Rotterdam office, the Ditt team cleverly used the characteristic features of the building: both straight lines and round shapes reinforce the contrast between the architectural elements. This manifests itself in the large meeting room with its round glass wall and in the sofa, which follows the curve of the façade, thanks to the shape of the building, this effect is enhanced. The design combines rugged industrial elements with warm wood accents, soft fabrics and rounded shapes.

FUTURE-PROOF WORKSPACE

Since Ditt also realised the office in Amsterdam, our team is fully familiar with Remark's high standard. That is why we were able to develop a suitable concept for the Rotterdam office in the near future. The new office is flexibly furnished, with modular furniture and flexible workspaces, future growth is now possible. The approach used, combined with a durable design, provides a future-proof workspace.



FUTURE-PROOF

What stands out is the modular nature of many pieces of furniture and thus the flexibility of the space, the furniture choices and the growth opportunities in the workplaces.



Unnecessary light campaigns in office buildings:

source: nos.nl | 29/10/2023

The office floor is empty on Friday: what now?

source: De Financieel Dagblad - fd.nl | 16/06/2023

You have a **POINT.**

The debate on sustainability appears to be an inclusive dialogue, in which diverse perspectives prevail. Globally, there is a broad shared concern about this topic, and the striking thing is that everyone seems to have their own unique view of what sustainability really means. Whether it's reducing plastic use, promoting renewable energy sources, or embracing a vegan lifestyle, the variety of viewpoints is rich and varied. What intrigues is the question of what determines how someone approaches sustainability. Is it based on personal experiences, cultural background or scientific insights?

The diversity of approaches forces reflection on the complexity of sustainability and the challenges associated with striving for a more sustainable world. How can people substantiate their views with a range of arguments and sources? These considerations bring us to the conclusion that sustainability is more than a temporary trend; it is an essential conversation in which everyone's voice should be heard. What is our own point of view in this critical debate? How can we adapt our lifestyle to make a positive contribution to the environment? This is the issue that challenges us and prompts further reflection.

Because what is your point?



'Property without energy label c is downgraded'

source: stadszaken.nl | 17/07/2023

Warm winter: bad news for climate, good for the gas price

source: RTL News - rtlnieuws.nl | 04/01/2023

Drafty offices plummet in value

source: Trouw- trouw.nl | 01/09/2023

XR stops blocking A12 until Parliamentary ruling about reduction of fossil subsidies

source: nu.nl |

Capitalism is not so bad for the climate

source: nrc.nl |

📍 Central Park
City Plateau 30, 3521 AZ Utrecht

🏢 RWE Generation NL B.V.

📏 1,200 m²

🔗 Design & Build

BD Nienke Schram

AM Denise Duits

O Jaimy Langejans, Sabine van Dijk

PM Wouter Brummelhuis

C Carlo Leussink

RWE

|Utrecht

PROJECT CASE

For the client, RWE, we have designed a unique and future-proof office in Utrecht, with the ambition of rolling out this concept to multiple branches in the Netherlands and beyond. The wish was a house style that reflects the Hybrid working concept. The project is marked by the unprecedented speed with which we switched: from pitch to final design in just one week. The design is not only aligned with RWE's corporate identity, but also with the future, with flexible layouts and sustainable elements such as BREEAM design and wellness facilities. This not only met the wishes of RWE, but also achieved an efficient and sustainable office.







CONCEPT

From pitch to completion, a powerful concept that took shape within five days. The success of this presentation opened the doors to further development, where we strengthened and modified the original idea based on valuable input. The concept, which is central to the Energy theme, reflects the essence of RWE as a German energy company with a global presence, including the Netherlands.

Energy, a term that is not easy to define, is at the heart of our design. Inspired by the various forms of energy, we have developed a floor plan that forms the basis for the entire project. We bring the energy flows to life in the design through movement, flow and energy pathways. In line with the colours from the RWE Brand book and with sustainability in mind, we present a design that is not only visually appealing but also reflects RWE's core values.





BREEAM CERTIFICATE

The RWE office, located on the 19th floor of the building in Utrecht, is proudly provided with a BREEAM certificate.

IN PROGRESS

We are currently building 5,500m² of renovated offices in Geertruidenberg for RWE. The workplaces are made more sustainable and contribute to a better well-being for the employees.

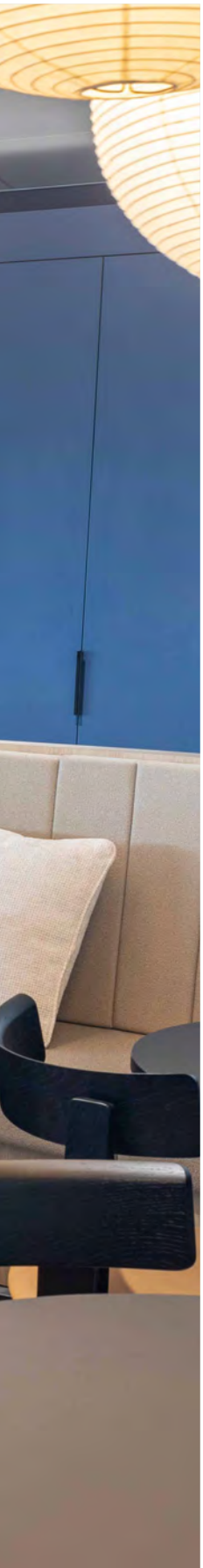






WELL-BEING

RWE attaches great importance to a correct office environment, for example, there are spaces that are focused on the well-being of the employees. Think of a well-being room where there is room to pray or meditate.



📍 Nicolaus-Otto-Straße 27, 89079 Ulm, (DE) 🇩🇪

🏢 Iveco Magirus AG

📏 1,453 m²

🔗 Design & Build

BD AM Rob van de Bunt
O Sabrina Hoof, Jule Krimpenfort
PM Hendrik Krieger, Martijn Bast
C Jurgen Leferink

IVECO

|Ulm - DE

PROJECT CASE

The Iveco project focused on the gradual modernisation of the office, with the aim of making it more attractive to employees. The result is a contemporary open office space, with many individual workplaces and a social heart, with different shades of blue reflecting the business design. This modern, functional and fresh project was born from Iveco's desire for a contemporary office with optimal layout and amenities for their growing team. The renovation was necessary due to the outdated office that was not suitable for expansion. Unique to this project is the ongoing collaboration with Iveco, where after the first phase the enthusiastic responses led to the renovation of multiple office spaces. Future-proofing is ensured by meeting the needs of the growing team and creating a flexible and solution-oriented office environment. Promote employee well-being through a pleasant working environment within the office.







GERMANY

This is one of our first projects with Ditt Germany. There are differences in office culture between the Netherlands and Germany. It's great that we can place a Ditt signature on these offices!





Cost index Benchmark

|2024

With projects and collaborations, we believe that making costs transparent in advance is a necessary good. We do this by specifying the costs by square metre per segment in the table below.

Assumptions

Benchmark numbers are no guarantee, every situation is unique and requires a unique solution. The indication is excluding moving, connecting IT and supplying and connecting A/V.

Category A

Painting and wallpapering, floor finishing, interior walls and doors, Sonorex, blinds, curtains. The starting point is a shell floor with a suspended ceiling, excluding the adjustments to the structural shell, excluding demolition of the existing furnishings. Depending on the quality of the walls, the acoustic quality, the quality of the floor finish and the complexity of the layout. Note: Note, the level also depends on the lay out.

| | | A | B |
|--------------------------|-------------|----------|----------|
| Small | Low | € 275.00 | € 80.00 |
| < 500 m ² | Mid | € 300.00 | € 185.00 |
| | High | € 335.00 | € 250.00 |
| | Excluding > | € 445.00 | € 425.00 |
| Medium | Low | € 235.00 | € 80.00 |
| 500-2,000 m ² | Mid | € 275.00 | € 195.00 |
| | High | € 315.00 | € 245.00 |
| | Excluding > | € 425.00 | € 400.00 |
| Large | Low | € 215.00 | € 80.00 |
| > 2,000 m ² | Mid | € 245.00 | € 185.00 |
| | High | € 275.00 | € 240.00 |
| | Excluding > | € 385.00 | € 415.00 |

Category B

Pantries, reception desks, flexible workspaces, booths, restaurant benches, ceiling islands, customisation, wall finishing, raised floors, space dividers and acoustic solutions, custom cabinets, tables and bar tables.

Category C

Workplaces, conference furniture, lounge furniture, furniture for lunch areas, acoustic solutions, decorative lighting, plants, signing and styling. Depending on the quality and brand of the furniture, the functionality of the workplaces, the amount of additional lighting, and the quantity and quality of the customised solutions.

MEP

The modification of the climate control system, BMC, relocation and reconnection of the lighting, data installation, relocation and additional wall sockets including the necessary groups. This is excluding an entirely new climate control system or completely new functional lighting and very specific tenant requirements. This depends on the state of the current installation, data installation requirements, lighting requirements and complexity of the building.

** Breeam properties are excluded in MEP budgeting

| C | Total | MEP | Total |
|----------|------------|----------|------------|
| € 195.00 | € 550.00 | € 185.00 | € 735.00 |
| € 325.00 | € 810.00 | € 225.00 | € 1,035.00 |
| € 450.00 | € 1,035.00 | € 350.00 | € 1,385.00 |
| € 600.00 | € 1,470.00 | € 975.00 | € 2,445.00 |
| € 185.00 | € 500.00 | € 175.00 | € 675.00 |
| € 285.00 | € 755.00 | € 200.00 | € 955.00 |
| € 415.00 | € 975.00 | € 285.00 | € 1,260.00 |
| € 550.00 | € 1,375.00 | € 900.00 | € 2,275.00 |
| € 165.00 | € 460.00 | € 145.00 | € 605.00 |
| € 245.00 | € 675.00 | € 195.00 | € 870.00 |
| € 385.00 | € 900.00 | € 250.00 | € 1,150.00 |
| € 465.00 | € 1,265.00 | € 850.00 | € 2,115.00 |

Sustainable FUN FACTS

We asked team Ditt what point they are already making on sustainability. Fun facts from another point of view!

I THINK SUSTAINABILITY IS IMPORTANT ON OUR FARM. WE DO NOT EAT A LOT OF MEAT, AVOID PAYING TO COLLECT RAINWATER, PROMOTE BIODIVERSITY, AND REUSE MANURE. WE ALSO HAVE LED LIGHTING, WATER WELLS AND WE PLANTED NATIVE TREES.

I MADE MY HOME SUSTAINABLE WITH SOLAR PANELS, SOLAR BOILER AND A HEAT PUMP. IN ADDITION, I DRIVE A HYBRID CAR AND MAKE ENVIRONMENTALLY CONSCIOUS CHOICES, SUCH AS USING A SHAMPOO BAR. AT WORK, I CONTRIBUTE TO SUSTAINABILITY BY COMMUTING BY BIKE AND BY DIGITALLY PROCESSING DOCUMENTS AND EXPENSE STATEMENTS, WHICH MINIMISES PAPER USE. BY DEFAULT, WE ALWAYS UNPLUG ALL CHARGERS AND ELECTRICAL DEVICES THAT WE DO NOT USE TO PREVENT LEAKAGE CURRENT AND UNNECESSARY ENERGY CONSUMPTION FROM STANDBY. I ALWAYS CYCLE TO WORK; BARELY EAT MEAT; BUY SUSTAINABLE CLOTHING AND EAT LOCALLY. I SAVE BURNT-OUT CANDLES, FROM WHICH I MAKE MY OWN NEW CANDLES! I GIFT THEM TO FAMILY AND FRIENDS. SUPER FUN TO DO AND ALSO SUSTAINABLE. I LIKE TO REUSE PACKAGING MATERIALS AND OTHER OBJECTS IN AND AROUND THE HOUSE. FOR EXAMPLE, YOU CAN EASILY (RE)USE CREAM CHEESE BOXES AS SCREW CONTAINERS! I'M

GOOD WITH LEFTOVERS, SO I SURPRISE MYSELF AND OTHERS WITH NICE DISHES!

AT HOME, SUSTAINABILITY IS ALSO VERY IMPORTANT: FROM GROWING YOUR OWN VEGETABLES IN A VEGETABLE GARDEN IN THE BACK GARDEN TO SECOND-HAND CLOTHING AND CHILDREN'S TOYS OR REFURBISHING AN OLD RECYCLING CABINET TO A MODERN ITEM WITH A VINTAGE LOOK. I GO ON HOLIDAY WITH THE HYBRID CAR EVERY YEAR. WE LOOK FOR SUSTAINABILITY AT THE CAMPSITE, FOR EXAMPLE, WE WENT TO A CAMPSITE LAST SUMMER WHERE THEY HEAT EVERYTHING WITH SOLAR CELLS AND

PELLET HEATING AND ONLY USE BIODEGRADABLE CLEANING AGENTS. I STARTED COLD SHOWERING ALMOST A YEAR AGO AND I CAN RECOMMEND THAT TO EVERYONE. IT'S A GREAT START TO THE DAY! LAST YEAR, I'VE SAVED MORE THAN 1,000 SINGLE-USE PLASTIC

BOTTLES OF WATER BY USING A RECYCLED DRINKING BOTTLE. I TRY TO LIVE MORE SUSTAINABLY BY HANGING LAUNDRY INSTEAD OF USING A DRYER, CAMPING EACH YEAR INSTEAD OF FLYING, USING REUSABLE SHOPPING BAGS, USING INCORRECTLY PRINTED PRINTER PAPERS AS NOTEPADS, REUSING BREAD BAGS, HAVING SOLAR PANELS, SEPARATING WASTE DRIVING AN ELECTRIC CAR, USING POWER SOCKETS WITH ON/OFF BUTTONS, CYCLING OFTEN, BUYING SECOND-HAND PRODUCTS, REPAIRING CLOTHES AND FURNITURE, GIVING AWAY UNUSED ITEMS INSTEAD OF THROWING THEM AWAY, REUSING PACKAGING MATERIALS, USING TOWELS LONGER AND CHOOSING REFILLS FOR VARIOUS PRODUCTS. I

ALMOST ALWAYS CARPOOL TO WORK. WE ALSO HAVE OUR OWN VEGETABLE

GARDEN. AT HOME, I SEPARATE MY WASTE AND TRY TO EAT MEAT NO MORE THAN TWICE A WEEK.

IN ADDITION, I TRY SMALL SUSTAINABLE THINGS ON A DAILY BASIS, SUCH AS SHOWERING BRIEFLY, SEPARATING WASTE AND NOT TURNING ON LIGHTING AND HEATING AS STANDARD. ALMOST ALL OF OUR FURNITURE WE BOUGHT THROUGH THE NEIGHBOURHOOD APP AND MARKETPLACE.

I BUY ALMOST NO CLOTHING, 90% OF MY CLOTHING COMES FROM MY SISTER/NIECE/ GIRLFRIENDS/COLLEAGUES. IN ADDITION, I MET MY HUSBAND ON THE TRAIN. DURING THE LAST RENOVATION OF OUR 1930S HOUSE, WE INTENTIONALLY PRESERVED AS MUCH AS POSSIBLE, INSULATION/OTHER GLASS/SOLAR PANELS/LED LIGHTING, ETC. IN ADDITION, WE ARE ALSO MAPPING OUT POSSIBLE FURTHER SUSTAINABILITY FOR OUR OFFICE (LISTED BUILDING) IN ALMELO. I HAVE MY OWN

LAMP AT HOME MADE FROM A SUPERMARKET'S GLASS JUICE BOTTLE (WHICH THEY USED TO HAVE BEFORE THEY BECAME PLASTIC). I HAVE A FASCINATION FOR TESLA. THEY ARE MAINLY SUSTAINABLE AND INNOVATIVE. IN ADDITION, CHATGPT IS PURELY INNOVATIVE, BUT YES, THAT ACTUALLY CONSUMES ENERGY. FOR A FEW MONTHS NOW, WE HAVE HAD A FULLY ELECTRIC CAR PRIVATELY. I REGULARLY VISIT THE OP SHOP TO GIVE BEAUTIFUL AND FUNCTIONAL ITEMS

A SECOND LIFE! I SAVE WRAPPING PAPER AND REUSE IT FOR OTHER GIFTS. AND WHEN THAT'S FINISHED, I PACK GIFTS IN NEWSPAPERS. IS A FUN EFFECT! I TOOK THE HEALTHIER MATERIALS COURSE. IN ADDITION, A LARGE PART OF MY INTERIOR AND WARDROBE IS VINTAGE. I BUY THIS THROUGH MARKETPLACE AND THE OP SHOP. WE ALSO ROTATE A BAG OF CLOTHING AMONG GIRLFRIENDS. BY FREQUENTLY TAKING THE TRAIN TO A PROJECT IN AMSTERDAM, I SAVE TRAVEL TIME, REDUCE CO2 EMISSIONS AND HAVE LAPTOP TIME ON THE TRAIN FOR AT LEAST 2 HOURS A DAY. WHEN I HAVE BEEN IN THE BATH, I THEN USE THE BATH WATER TO FLUSH THE TOILET SO THAT IT HAS A DOUBLE FUNCTION. IN THE EVENING, I DO NOT SET THE HEATING SO HIGH, BUT I CRAWL UNDER A FLEECE BLANKET ON THE SOFA; LOVELY! I USE MY CAR AS LITTLE AS POSSIBLE, INSTEAD I TAKE MY BIKE OR I WALK. I ALSO ALWAYS RIDE MY BIKE TO THE OFFICE NO MATTER THE WEATHER. I AM A FAN OF BUYING AND SELLING ON VINTED AND DO ALMOST EVERYTHING AT HOME ON FOOT OR BY BIKE. I HAVE BEEN WORKING FROM HOME SINCE 2007 AND I DRIVE AN ELECTRIC CAR. I AM A FANATICAL CYCLIST AND AVOID TRAFFIC JAMS BY CYCLING 1-2 TIMES A WEEK, 15KM TO AND FROM WORK, WHICH IS ALSO MY WEEKLY EXERCISE. MOREOVER, I AM AN ENTHUSIASTIC CIRCULAR SHOPPER. I MAKE LISTS OF NECESSARY ITEMS FOR MY HOME AND VISIT THE OP SHOP WEEKLY TO FIND SECOND-HAND TREASURES. I RARELY BUY SOMETHING NEW. IT IS NOT COMMON, BUT WHAT ACTUALLY FEELS VERY GOOD IS TO OCCASIONALLY POLISH THAT ONE PAIR OF OLD SHOES COMPLETELY AGAIN. MOST OF MY FURNITURE IS USED AND I HAVE REPAINTED OR UPDATED IT. DURING MY GRADUATION PROJECT, I DESIGNED AND BUILT A DURABLE AND MODULAR DRESSER. WHEN WE BOUGHT OUR CURRENT HOUSE 4 YEARS AGO, THE ENTIRE BACKYARD WAS TILED. WE ALMOST IMMEDIATELY REMOVED HALF OF ALL THE TILES AND FILLED THE YARD WITH PLANTS. NOW I HAVE TO PRUNE SOMETHING ALMOST EVERY WEEK TO KEEP IT IN CHECK. MY HOME DATES FROM 1972 AND IS ALMOST ZERO ENERGY. COMPLETELY SELF-CONCEIVED AND SELF-EXECUTED TO GET IT DONE. WITHIN NOW AND 3 MONTHS, THE HOUSE IS ENERGY NEUTRAL. I HAVE BEEN TAKING 10,000 STEPS A DAY FOR ALMOST 2 YEARS AND IF I DON'T, I WALK AROUND THE BEDROOM WE FEED FRUIT AND VEGETABLE WASTE TO OUR 5 CHICKENS, AND IN RETURN, WE ARE DELIGHTED EVERY DAY WITH FRESH EGGS FROM OUR DUTCH KRULVEER HOENDERS. I'VE BEEN TALKING TO CHATGPT MORE RECENTLY THAN MY FAMILY, AND WHEN I TELL MY FRIENDS I'M BUSY WORKING, I'M ACTUALLY BUSY LEARNING NEW SOFTWARE AND CODING. I SWEAR BY SHAMPOO BARS (WITHOUT PLASTIC PACKAGING). GOOD FOR MY CURLS! I TRY TO GIVE AT LEAST 2.5% OF MY INCOME TO HANDOUTS EVERY YEAR I RECENTLY WORKED ON A PROJECT IN A BREAM BUILDING FOR THE FIRST TIME. I AM TRYING TO WORK COMPLETELY PAPERLESS BY THE END OF 2023. I ALSO HAVE CHICKENS AND THEY PROVIDE MY EGGS. WE HAVE HAD SOLAR PANELS SINCE APRIL AND EAT VEGETARIAN HALF OF THE WEEK. WE BUY ALL OTHER MEAT ORGANICALLY. SINCE THE BEGINNING OF OCTOBER, WE HAVE ALSO DECIDED TO DISPOSE OF THE 2ND CAR. I'M FAMOUS ON TIKTOK WHERE I SHARE VIDEOS ABOUT AI WITH OVER 1.9 MILLION VIEWS. AS THE ONLY PROJECT MANAGER AT DIITT, WHO VISITS ALL PROJECTS BY BIKE! :-P I LOVE TO GIVE MY CLOTHES A NEW LOOK BY UPCYCLING THEM, AND AT HOME WE RECYCLE ALMOST EVERYTHING! MY PIANO WAS WRAPPED INSTEAD OF BUYING A NEW ONE. EAT ALMOST NO MEAT AND ABOUT 3 DAYS A WEEK, VEGAN. I HAVE A DEGREE IN GEOGRAPHY AND SUSTAINABLE DEVELOPMENT FROM SUSSEX UNIVERSITY. ALL THE MILES I CURRENTLY DRIVE ARE ELECTRIC! MY PRESCHOOL BUDDY IS STILL MY BEST FRIEND. I DRIVE A FULLY ELECTRIC CAR. EVERY DAY I WALK TO THE OFFICE. I AM PREPARING FOR THE WELL EXAM AND I HAVE COMPLETED THE HEALTHIER MATERIALS COURSE AT PARSON SCHOOL.

Together we make



CARLO LEUSSINK
Project Finance



JAIMY LANGEJANS
Interior Designer



KLAUDIO MEHMETI
Interior Designer
3D specialist



IAN FERNANDEZ
3D specialist



JOS BROEKMAN
Creative Director
Workplace Consultant



LEONIE VAN HECKE
Interior Designer



JAN BRINK
Financial & Partner



WOUTER BRUMMELHUIS
Project Manager



BARRY STRUIS
Project Manager



LINDA REKELHOF
Interior Designer



JOB KLINKENBERG
Account Manager



ANNEROOS MULDER
Interior Designer



CHARLEEN WALHOF
Account Manager



MARTIJN GIEBELS
Interior Architect



KLAASJAN NIJLAND
People Manager
Project Manager



JULE KRIMPENFORT
Interior Designer
Germany



MARINKA TEN THIJE
Administration



GABRIELA LIMA
Interior Designer



JURGEN LEFERINK
Construction
& Partner



EMMY GROOTHUIJS
Interior Designer



ROY VAN LEEUWEN
Project Manager



TAMARA KUIPERS
Project Manager



WILLEMIJN OOTEMAN
Interior Designer



TAMAR NOEVERMAN
Furniture Specialist



NIENKE SCHRAM
Business Developer
& Partner



BABET MORSINK
Branding, Marketing
& Social Media



NOËLLE HUIJGEN
People Manager
Interior Design



DENISE DUIJS
Account Manager



LINDA VAN RUITEN
People Manager
Account Manager



JEROEN LEFERINK
Project Finance



CHANTAL DE GRAAF
Interior Designer



MAXSIEM BRUMMELHUIS
Facility Manager



MIRJAM ARDESCH
HR & Administration

ke a point.



SABINE VAN DIJK
Interior Designer



MEES BRINK
Operational Procurement
Support



ROY CÉDERIC
Operational Procurement
Controller



THIERRY FROM TIL
Project Manager



JOOST DE JONG
Branding, Marketing
& Social Media



LYNN IN 'T VELD
Interior Designer



In loving memory of
DENNIS DE SWART
Programmer



SÓNIA CUNHA
Interior Designer



ROSA DUIJFJES
Account Manager



ISABELLE VAN HEDEL
Project Manager



MARK MOLENAAR
Interior Designer



VERA STUURMAN
HR & O Manager



MATTIJS KAAK
Business Developer
& Partner



MARIËLLE FEENSTRA
Interior Designer



LOTTE HOPPERS
3D Modeller



ROSS COLSON
International Business
Developer



YVET KOENDERS
Account Manager



DORIËN WENNINK
Procurement Manager



KHALED HAMOUDA
Site Manager



JACKO LODEWEGES
Business Developer
& Partner



LAURA AGTERBERG
Interior Architect



ROY VELDMAN
Project Manager



LIEKE OUDE HENGEL
People Manager
Interior Designer



SABRINA HOOF
Interior Designer
Germany



KARLO JOZIC
Interior Designer



MARGRIET MOELARD
Interior Designer



JASPER VAN DER WEIDE
Project Manager




HUGO MEIJER
Account Manager
& Partner

**DO YOU
ALSO MAKE
A POINT?**

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looking for
new talent!

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scanning the
QR code.



ditt.

The right working environment gives energy and balances your working life. It is the basis for success, a healthy culture, and satisfied clients.

We are Ditt, a design & build specialist on a mission: making offices that make people happy. After all, when you work comfortably, you feel better.

Driven by innovation, we bring your identity and ambitions to life in a unique experience. From sketch to smart building and from idea to inspiring interior; with our team of Ditt staff members, we realise what you have in mind and we give you peace of mind. Transparent, constructive, and reliable, as you would expect from a partner.

In a streamlined process, all our expertise comes together: design, architecture, realisation, and furnishing. By strengthening and challenging each other, we arrive at the smartest solutions. For a complex architectural issue, just the furnishing or an innovative total concept. You hold the key to a world in which everything and everyone works well.

Our love of people and technology is reflected in what we create and how we work. We listen, ask questions, and think ahead, so that your work environment meets all your requirements. Whether you want an oasis of tranquillity or a source of energy, we make sure that it'll feel like your second home.

With our projects, we create all the space needed for growth and new opportunities. For you, your organisation and the world around you.

Ditt

Great Offices, **Happy** People

Colop-

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OFFICEMAKERS

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Design and layout

Babet Morsink, Joost de Jong,
Anneroos Mulder

Photography

Joost de Jong, Sabine Franke,
Wouter van der Sar, Stijn Poelstra

Editors

Babet Morsink, Joost de Jong,
Rosa Duijfjes, Anneroos Mulder,
Mattijs Kaak, Nienke Schram,
Team Ditt

Text contributions

Dries Muus, Team Ditt

Editor in chief

Mattijs Kaak

Print

Lulof/ Experts in
printed communication

Contact details

Ditt BV Almelo
Wierdensestraat 40
7607 GJ Almelo
+31 (0)546 63 30 00

Ditt BV Amsterdam
Michelangelostraat 67
1077 BW Amsterdam
+31 (0)20 57 530 78

Ditt BV Amsterdam WTC
Strawinskylaan 203
1077 XX Amsterdam
+31 20 33 374 45
info@ditt.nl

Ditt GmbH
Püßelbürener Damm 23
49477 Ibbenbüren
+49 (0)5451 54 970 16
info@ditt.de

The creator of the glossy magazine has endeavoured to identify stakeholders of the material used. If this was not successful, one can still reach out.

The background is a vibrant, abstract composition of swirling, organic shapes in shades of light blue, orange, purple, and pink. A solid orange circle is centered in the middle of the frame, containing the text 'Another point of view' in white, sans-serif font, oriented vertically.

Another
point of
view

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