

**Arcadis  
Project Visit**

# **Zuidasdok and the Cubehouse**

**Jefferies Site Visit, Amsterdam  
3 October 2024**



PART 1

# Arcadis at a glance

## Arcadis at a Glance

# Global footprint offering sustainable solutions



**135**

Years of serving history



**30**

Countries of operation



**36K**

Total employees with share of Global Excellence Centers (GECs): 13.1%<sup>1)</sup>



**€5B**

Gross Revenues in 2023



**€100K**

Avg. project size in Net Revenues



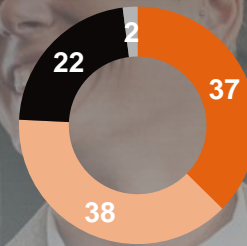
**11.3%**

Voluntary Employee Turnover<sup>1)</sup>

## Business model and key business positions

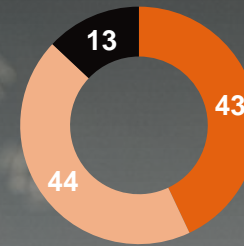
# Leading Global Design and Consultancy firm

### Global Business Areas split<sup>1)</sup>



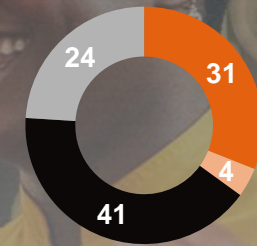
- Resilience
- Places
- Mobility
- Intelligence

### Geographical split<sup>1)</sup>



- Americas
- EMEA
- APAC

### Services split<sup>1)</sup>



- Consultancy
- Architectural design
- Design & Engineering
- Program, Project & Cost Management

1) Percentage of Net Revenues 2023.

## Business model and key business positions

# Building on strong client relationships



**95%**  
of '23 revenue from '22 clients



**<5%**  
Net revenues largest project in portfolio



**240**  
Key Clients representing 60% of total net revenues

1) Percentage of Net Revenues 2023.

## Public and semi-public clients **50%<sup>1)</sup>**

**Clients in:**  
Federal governments, US states, municipalities, defense, water boards.

### Client examples:



## Private clients **50%<sup>1)</sup>**

**Clients in:**  
Semiconductor, Life Sciences, Healthcare Automotive, Technology, Real Estate, Financial.

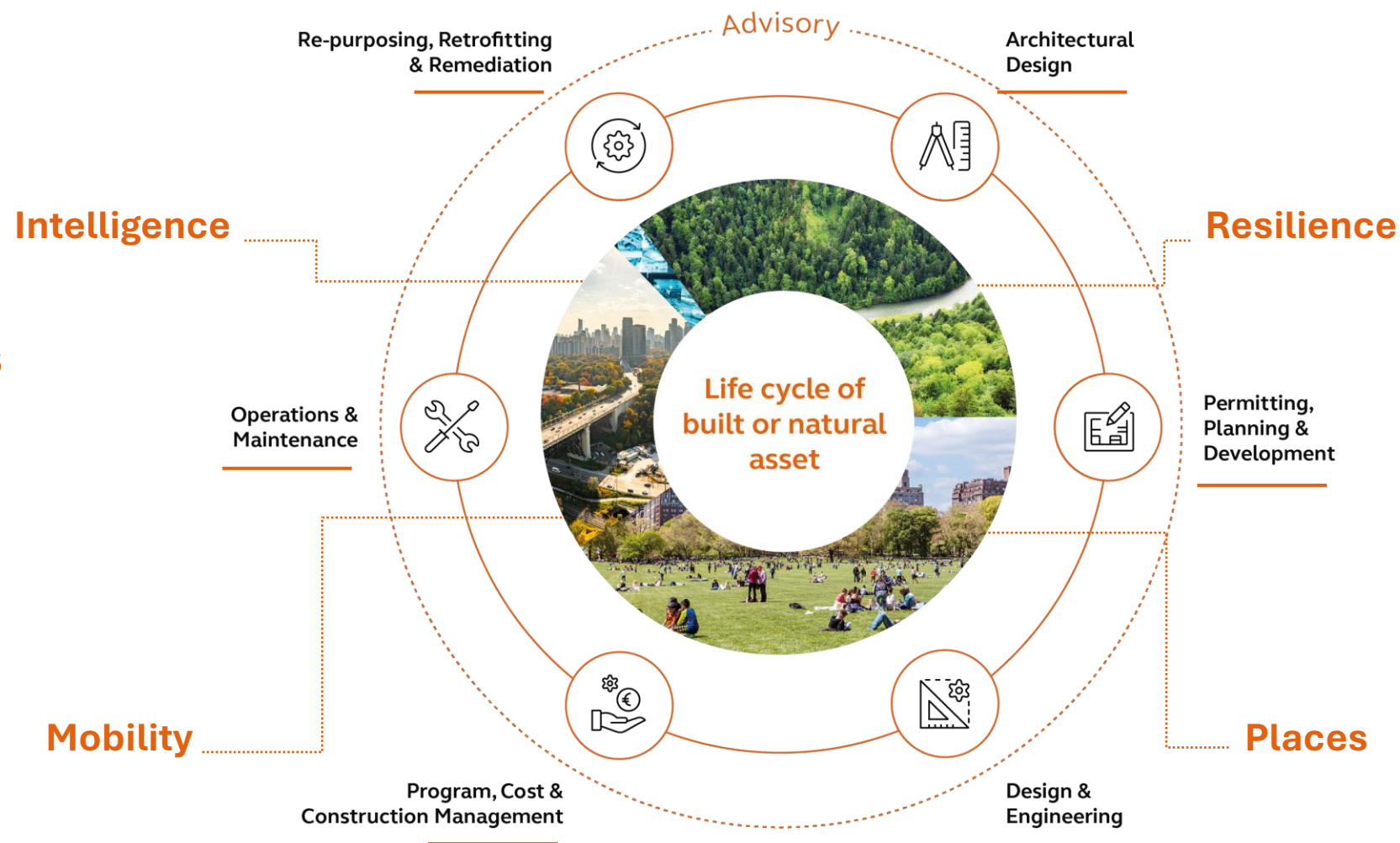
### Client examples:



## Business model and key business positions

# 4 Global Business Areas (GBAs)

advising clients on all stages of their assets' life cycle



**PART 2**

**Arcadis project visit**  
**Zuidasdok**  
**Program**

## Zuidasdok Program

# Arcadis integrated offering results in iconic project wins

### Resilience

#### Solutions:

- Sustainability advisory
- Climate adaptation

### Places

#### Solutions:

- Smart Sustainable buildings
- Social Infrastructure
- Urbanism

### Mobility

#### Solutions:

- Intelligent rail and transit
- Connected highways
- New mobility



Zuidasdok, Amsterdam

## Zuidasdok Program

# Providing multidisciplinary expertise for one of the largest infrastructure projects in the Netherlands

### Why we won

- Long-standing relationships
- Integrated approach

### Scope of Arcadis work

- Remodeling A'dam Zuid station
- Tunneling of the A10

### Total contract size

- €105 million, until 2036

### Comparable projects

- Melbourne Metro Tunnel
- London Bridge Station



## Zuidasdok Program

# Sustainability approach core to Arcadis' services delivery

### Biodiversity & Climate

- Image quality plan and green corridor
- Platform caps with greenery and solar panels
- Next to railway track stepped landscape
- Migrating Fauna zone along the track
- Fauna passage Vivali
- Research travelling forest

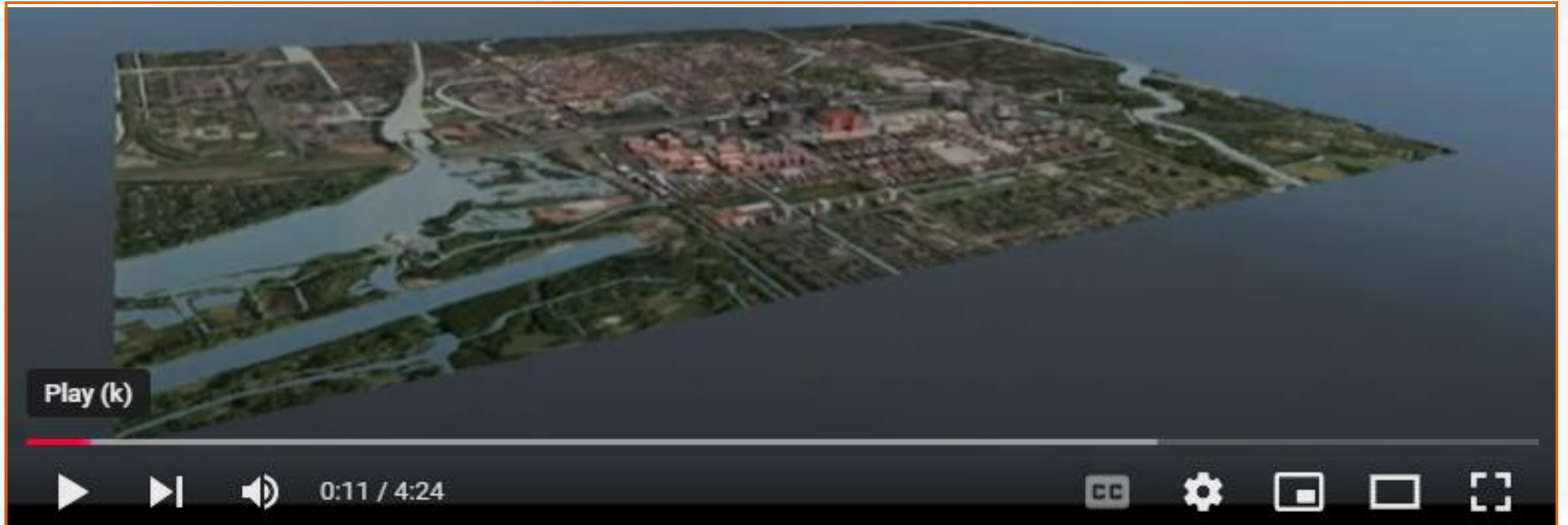
### Circularity & Materials

- Less construction (materials)
- Reuse materials during construction
- Electrical material



## Zuidasdok Program

# Digital analyses climate and green effect at Amsterdam Zuidas Dock station



Play (k)





0:11 / 4:24



**[Green Business Club](#) | [Zuidas Urban Analytics](#) | [Arcadis](#) | [Tygron \(youtube.com\)](#)**



  **M** Amsterdam Zuid

**PART 3**

**Arcadis New Headquarters**  
**The Cubehouse**  
**Amsterdam**

## The Cubehouse

# Arcadis scope and differentiating approach

### Why we won

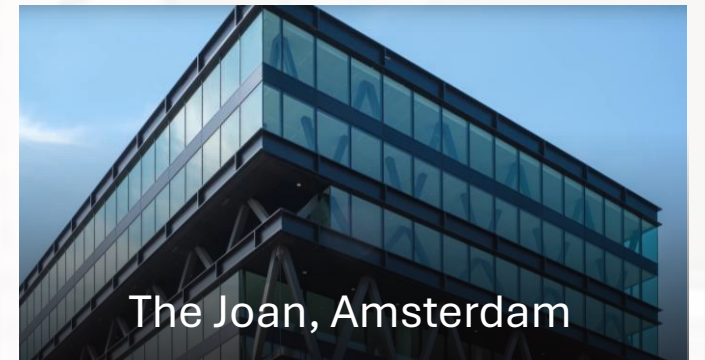
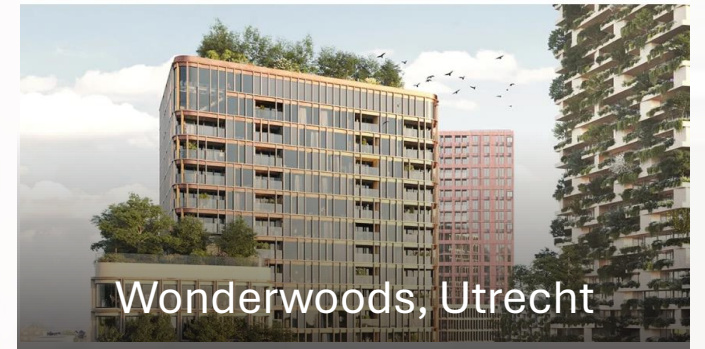
- Long relationship with G&S
- Integral approach

### Scope of Arcadis work

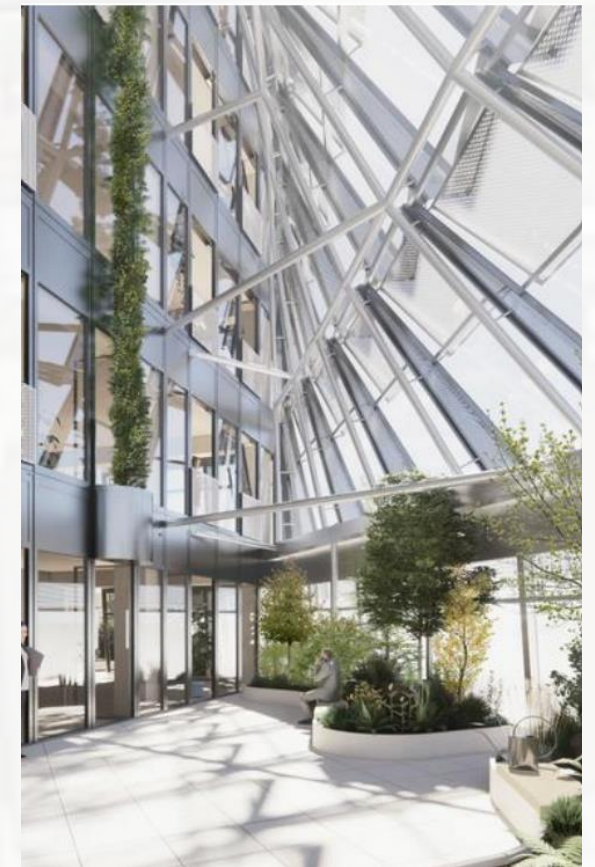
- Sustainable design, engineering and landscaping
- BIM management & coordination
- Construction advice
- Installation advice
- Building physics, fire, acoustics advice



### Comparable projects:



# The Cubehouse Arcadis' new headquarters



## The Cubehouse

# Creating the most sustainable building on the Zuidas



Circularity &  
Materials:

**>75% biobased or  
recycled**



Health &  
Wellbeing

**WELL  
certification**



Sustainable  
construction

**BREEAM  
Certification  
( Excellence)**



Biodiversity &  
climate


**Roof- and winter  
garden, permanent  
greenery**



Rainwater collection  
system

**Saving >50% water**

Gross office area: 17.000 m<sup>2</sup> | Highly complex construction | Existing foundation used | “Layers of Brand”

Three horizontal orange bars stacked vertically on the left side of the slide.

This presentation is available at [arcadis.com/en/investors](https://arcadis.com/en/investors)

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