

Amsterdam, 11 April 2025

## **Athora and Edge to transform Utrecht office complex Hojel City Center into a green and sustainable living and working area**

Hojel City Center, the office complex located on the corner of Graadt van Roggenweg and Croeselaan in Utrecht, will be transformed in the coming years into a green and accessible area in which sustainable office and residential buildings will be realised. On 9 April, the Utrecht mayor and aldermen released the framework for a joint plan by the municipality of Utrecht, owner Athora Netherlands and developer Edge, for consultation.

The current office complex is to be transformed into an area with 425 homes and approximately 70,000 m<sup>2</sup> of office space, divided over various buildings with a lively plinth. Hojel's new design provides a good connection for pedestrians and cyclists to the Beurskwartier, the extension of Utrecht city centre on the west side of the city. Hojel's current delivery street will be converted into a lively, low-traffic city street between Jaarbeursplein, the Beurskwartier and Hojel. Parking will be concentrated in the existing car park on the site.

The plan has high ambitions for sustainability, circularity and the quality of public space. This means energy-efficient buildings, green public spaces, roof terraces, biodiversity, climate resistance and reuse of existing materials and structures. The housing programme consists of 65% affordable housing.

Now that the plan has been released for consultation, stakeholders can give their opinion and make suggestions so that the plan best meets the needs and wishes of the community. After the consultation, the mayor and aldermen will present the Urban Development Programme of Requirements (UDPR) to the city council. The council is expected to adopt the UDPR by the end of this year. Construction of the first phase, consisting of two office buildings, is expected to start at the end of 2026.

‘These plans will ensure that this area truly becomes part of the city,’ says councillor Eelco Eerenberg of Spatial Planning. ‘From just a working environment to living, working and spending time in a healthy environment. With the new connections to the Beurskwartier, Hojel will become an essential part of the central area in Utrecht.’

Jan de Pooter, CEO of Athora Netherlands: ‘The redevelopment of Hojel is an important step in our sustainability strategy. It shows that we are making a social contribution by realising high-quality sustainable office space and affordable housing.’

‘This project reflects our vision of developing sustainable, future-oriented areas that connect communities,’ said Boudewijn Ruitenberg, COO of Edge.

### **About Athora Netherlands**

Athora Netherlands N.V. is the holding company of, among others, SRLEV N.V and Zwitserleven PPI N.V. With a balance sheet total of EUR 68 billion (31 December 2024), Athora Netherlands is one of the largest pension and life insurance companies in the Netherlands. With the brands Zwitserleven and Reaal, it offers customers financial security for the period after their working life. At the same time, it contributes to a beautiful world that is attractive for the climate, nature and people with its invested capital. As a sustainable asset and fund manager, Athora sees making real estate more sustainable as an important focus. That is why Athora has established sustainability criteria for both the office buildings it uses itself and for real estate and mortgage investments.

### **About Edge**

Edge is a leader in the field of sustainable and innovative buildings and puts the user at the centre of its developments. Our team is committed to making the built environment greener, smarter and healthier. With activities in the Netherlands, Germany and the United Kingdom and joint ventures in the United States, Edge is currently developing new buildings for living and working to the tune of approximately 5 billion euros.

### **Meer informatie**

#### **Athora Netherlands**

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