

# On course!

BY ANTICIPATING AND MAINTAINING OUR FOCUS

ANNUAL REPORT  
EDITION 2019

AS A CONSTRUCTION FAMILY, WE STAY  
ON COURSE AND CONTINUE TO BUILD.











# Annual Report 2019

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CAMPUS



Preface

*Senior Management*





In the final year of the second decade of the 21st century, we can look back on a turbulent year. It was a year of two extremes. In the first half of the year, public opinion was engaged by extremely high levels of construction activity; the second half was primarily focused on regulations. How do you survive in these circumstances?

The high levels of construction activity caused rapid rises in material costs and also increased remunerations for subcontractors. We had to deal with peak levels of activity. In the remaining six months, the ruling by the Raad van State (Council of State) on nitrogen caused upheaval. In addition, the presence and environmental effects of PFAS in the soil were all over the news. The year's initial peak operations were followed by the threat of mass redundancies in construction...

These are elements everyone had to deal with and our business operations were no exception. We managed to continue to work effectively, by anticipating and maintaining our focus. As a result, we can say that our operations were hardly affected at all by these phenomena. So it is with pride that we look back on an exceptionally successful 2019, together with our employees and partners.

As befits entrepreneurs like us, we are focused on our future. But an annual report also calls for reflection. An opportunity to look back. If we look back

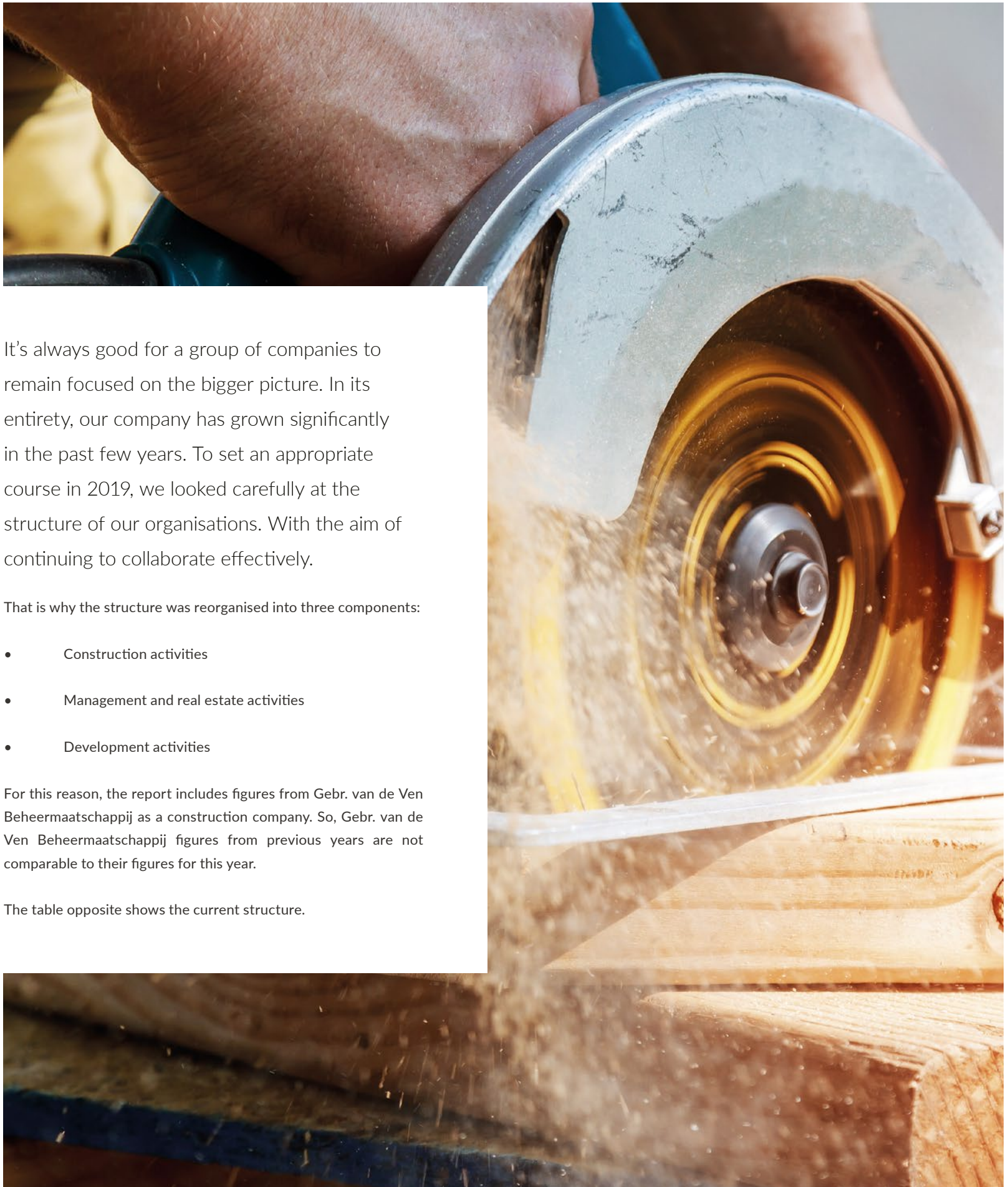
ten years, we see huge shifts: from economic crisis to boom, from a slump in the housing market to enormous demand for houses, from government budget deficits to budgets surpluses, from interest levels of over five per cent to interest approaching zero.

We were not adversely affected by these spectacular changes however, because we constantly anticipated in time and maintained our focus. And we remained unwaveringly faithful to our core values. Sticking to this course enabled us to continue to work effectively and it has resulted in stable growth, both in turnover and profitability.

As an enterprise, focusing on your strengths ensures you work smartly together. Together with our people – our capital – we can look back with satisfaction on the past ten years. After all, our people are the backbone of our company and together with them we deliver our projects come rain or shine, always with the same sense of being a proud construction family.

IN THE REPORT BEFORE YOU, THAT SENSE OF PRIDE IS MANIFESTED IN GREAT PROJECTS AND THEIR RESULTS, AS REFLECTED IN THE FIGURES. WE HOPE YOU ENJOY READING THIS ANNUAL REPORT!

BY *Frank, Stefan & Ben*



It's always good for a group of companies to remain focused on the bigger picture. In its entirety, our company has grown significantly in the past few years. To set an appropriate course in 2019, we looked carefully at the structure of our organisations. With the aim of continuing to collaborate effectively.

That is why the structure was reorganised into three components:

- Construction activities
- Management and real estate activities
- Development activities

For this reason, the report includes figures from Gebr. van de Ven Beheermaatschappij as a construction company. So, Gebr. van de Ven Beheermaatschappij figures from previous years are not comparable to their figures for this year.

The table opposite shows the current structure.





PRODUCTION LINE - BOUWBEDRIJF VAN DE VEN

# Setting the course for effective collaboration

## *The Companies*

NAME	PARTICIPATION	LOCATION
Gebr. van de Ven Beheermaatschappij BV	100%	Veghel
Bouwbedrijf L. v.d. Ven BV	100%	Veghel
Bouwcenter Veghel BV	100%	Veghel
Nieuwenhuizen - Daandels Bouw BV	52%	Uden
Bouwbedrijf Coppes BV	25%	Valkenburg
Bouwcombinatie Wagemakers & Van de Ven BV	50%	Uden
Bouw- en ontwikkelingsmaatschappij 't Ven v.o.f.	21,4 %	Veghel

*Note: participations of less than 50% were not consolidated.*



HARRIE DEGENS

We all belong to  
the same construction family  
*The Collaborating Partners*







Construction is a collaborative process.

We work together with our own partner production companies Coppes and Nieuwenhuizen-Daandels as well as our own supplier, Bouwcenter Veghel.

In addition we make use of numerous external subcontractors and suppliers. Our objective is always the same: to deliver the results our client wants.

Our own people set this course for every single one of our projects. Whether it be our scaffolder, our grouter or contractor: the objective is always to grow and improve by maintaining a focus on effective working practices. We are all members of our own construction family and together we form a large collective.

Like all families, our construction family includes all aspects of human nature. We work hard together, we assess every construction project and keep an eye on the collective interest, and we celebrate our successes. And what is the objective that drives us? Satisfied customers. That makes us happy. We can certainly conclude that in 2019 we also made our clients happy.

A slightly higher turnover (five percent) but a more than doubled result, demonstrates that our efforts have been rewarded. This makes it our best year to date. As a company approaching its 100<sup>th</sup> anniversary, this means we can look forward to a rosy future. We have invested heavily in sustainability and in the expansion of our company premises with a new carpentry workshop and a factory building for prefab constructions, for which we generate much of the necessary energy ourselves. Our buildings – both old and new – are fitted with solar panels which generate more electricity than we need. In short, we are a step ahead of the world around us. We are approaching our anniversary year in a sustainable fashion... We are ready for the future.







# Our Professionals

## *Our Family*







AS THE THIRD GENERATION, FRANK AND STEFAN VAN DE VEN ARE BUILDING THE FOUNDATIONS OF A TRUE CONSTRUCTION FAMILY. CONSTRUCTION IS A COLLABORATIVE PROCESS AND IT WOULD BE IMPOSSIBLE WITHOUT SKILLED PROFESSIONALS

DOES THAT POSE A RISK GOING FORWARD?

ON THE CONTRARY,  
WE BELIEVE IN OUR CONSTRUCTION FAMILY.



A much-heard refrain is that fewer and fewer young people are learning skilled trades, especially in construction. Fortunately, this is not the case for us. We have faith and confidence in young people, and we are privileged to see they have confidence in us too.

As a consequence of our steady growth in recent years, we have been able to absorb many school leavers and we are now reaping the benefits of that. They are learning trades from our experienced craftsmen. This is how our construction family is passing on knowledge and skills, passing on and maintaining craftsmanship. Our people work hard in tight-knit teams, safeguarding craftsmanship for the future. The result is an enormous engagement in every project and a great sense of pride whenever a project is completed.

Working in teams not only contributes to a stable outlook for the future, but also to the company's results. This aspect, combined with expert contractors and project managers, ensures that each project is approached efficiently. We set the course collectively and we anticipate wherever necessary.

Everyone in our construction family is a champion, and this merits mentioning. They do the hard graft and ensure that craftsmanship is maintained. They provide the successes we celebrate with our clients. We salute all our skilled professionals.



Focus on a  
sustainable future

# *Distribution Centres*



CALDIC - NIEUWEGEIN

Due to constantly increasing consumer spending online, distribution centres are mushrooming everywhere.

We anticipate the future and are proud to call ourselves specialists and one of the market leaders in this area.

The huge distribution centres we delivered in 2019 for bol.com in Waalwijk, Jumbo in Nieuwegein, Next Level in Veghel and DocMorris in Heerlen, are prime examples of this. By already integrating automated logistics systems during construction, as we did for bol.com and Jumbo, we are able to significantly reduce lead times between commencing construction and delivery. Which is how we prove our expertise, by working efficiently and sustainably.

In 2018 we were already aware of the increasing demand for sustainability. Now, as we close 2019, we can confirm this trend. In the logistics market we are seeing a rapidly growing demand for tailor-made buildings. No more simple boxes, but rather innovative, sustainable centres which meet the highest demands. The fact that our buildings are all constructed to high sustainability standards, is evidence by the BREEAM certifications awarded







JUMBO SUPERMARKETS - NIEUWEGEIN



BOL.COM - WAALWIJK



VANHAREN - WAALWIJK



INBEV - BERKEL EN RODENRIJS

on delivery. Excellent and Outstanding have become the norm for us. We accomplish this by partnering with companies for whom sustainability is a high priority. This enables us to jointly deliver projects that will last for years to come.

Besides the previously mentioned projects, we also constructed distribution centres for WDP Nederland N.V., CEVA, Konings-Zuivel and Drake & Farrell in Bleiswijk, for Caldic in Nieuwegein, for vanHaren Schoenen in Waalwijk, for Nabuurs in Haps and for Trans-Imex in Veghel.

We value building a sustainable future. We have numerous projects on the books for 2020, allowing us to face the future in this important sector with confidence.





The ideal workplace  
*Commercial properties*







PEDESTRIAN BRIDGE NOORDKADE - VEGHEL



AUTO HOOGENDOORN SEAT SKODA - ROTTERDAM

Commercial properties are our bread and butter. We build everything from offices, workshops to factories. Our objective is always to create the ideal workplace. In 2019 we were once again privileged to realise some amazing projects.

Showrooms plus workshop for Audi/Volkswagen in Den Bosch, for Skoda in Rotterdam and for Jaguar/Landrover in Maastricht. We are eager to contribute to a great working environment. We also constructed Delivery Service Sligro in Breda, a pastry bakery for BACU in Uden and several production facilities: for Engels in Eindhoven, for MSD in Stevensbeek and for Friesland Campina in Veghel and Borculo.

By anticipating, we are able to create pleasant workplaces for today's employees. This is demonstrated by the numerous offices we delivered in 2019. The Van den Heuvel offices in Heesch, Nieuwegein and Ridderkerk, VDL ETG and Hauck Heat Treatment in Eindhoven, for technical wholesalers IP Zanten, Bek 1 op 1 publiceren, Jumbo in Veghel, Lightyear in Helmond and for OTTO Work Force in Venray - all these are examples of projects created by our skilled professionals and they are all exemplars of craftsmanship. Meaning that all these companies are also ready to face the future.



BACU - UDEN



VAN DEN HEUVEL TRANSPORT - RIDDERKERK



OTTO WORKFORCE - VENRAY 17

# Key Figures

Consolidated  
Amounts x 1,000

Gebr. Van de Ven Beheermaatschappij BV

2019

2018

2017

2016

2015

## TURNOVER

226.686

212.405

173.432

210.748

151.693

## Result

Operating result before amortization (EBITDA)

20.468

11.036

8.508

6.891

7.404

Operating result (EBIT)

19.644

10.208

7.835

6.295

6.824

Net profit

13.572

6.690

5.959

4.767

5.464

EBITBA as % of turnover

9,0%

5,2%

4,9%

3,3%

4,9%

EBIT as % of turnover

8,7%

4,8%

4,5%

3,0%

4,5%

Net profit as % of turnover

6,0%

3,1%

3,4%

2,3%

3,6%

## Solvability

41,19%

51,24%

54,49%

48,93%

58,43%

Equity

16.599

31.245

55.299

49.381

44.140

Subordinated loans shareholders

16.625

19.250

2.750

2.750

2.750

Balans sheet total

80.652

98.550

106.541

106.548

80.253

## Liquidity (current ratio)

1,52

1,80

2,35

1,98

2,01

Current assets

67.387

75.982

90.122

91.587

58.455

Current liabilities

44.429

42.215

38.350

46.270

29.115

## Staffing

Average number of employees

238

231

237

235

250

Turnover per employee

952

920

732

897

607

## IF-frequency

6,8

3,2

0

6,6

3,3

Total number of workdays absence

17

21

0

27

4

Average duration of absence (SR)

8,5

4,2

0

4,1

0,67



# Balance Sheet

Consolidated  
Amounts x 1,000

Gebr. Van de Ven Beheermaatschappij BV	2019	2018	2017	2016	2015
<b>Fixed assets</b>					
Intangible fixed assets	8.525	7.720	6.721	6.786	6.859
Tangible fixed assets	3.490	7.144	7.384	3.141	1.226
Financial fixed assets	1.250	7.704	2.314	5.034	13.713
	<b>13.265</b>	<b>22.568</b>	<b>16.419</b>	<b>14.961</b>	<b>21.798</b>
<b>Current assets</b>					
Inventory	7.626	21.006	23.472	28.907	25.337
Work in progress	0	0	5.123	11.408	0
Receivables	28.523	35.334	56.246	48.837	30.130
Cash and equivalents	31.238	19.642	5.281	2.435	2.988
	<b>67.387</b>	<b>75.982</b>	<b>90.122</b>	<b>91.587</b>	<b>58.455</b>
<b>TOTAL</b>	<b>80.652</b>	<b>98.550</b>	<b>106.541</b>	<b>106.548</b>	<b>80.253</b>
<b>Group assets</b>					
Net assets	15.905	29.944	54.254	48.295	43.528
Third-party minority interest	694	1.301	1.045	1.086	612
	<b>16.599</b>	<b>31.245</b>	<b>55.299</b>	<b>49.381</b>	<b>44.140</b>
<b>Debts</b>					
Facilities	1.331	1.098	1.148	1.190	1.232
Non-current liabilities	18.293	23.992	11.744	9.707	5.766
Short-term debts	44.429	42.215	38.350	46.270	29.115
<b>TOTAL</b>	<b>80.652</b>	<b>98.550</b>	<b>106.541</b>	<b>106.548</b>	<b>80.253</b>
<b>Work in progress in current liabilities</b>	<b>14.966</b>	<b>2.818</b>	<b>0</b>	<b>0</b>	<b>880</b>





AS A COMPANY, FOCUSING ON YOUR STRENGTHS  
ENSURES YOU WORK SMARTLY TOGETHER.

- Frank van de Ven



# Results

Consolidated  
Amounts x 1.000

Gebr. Van de Ven Beheermaatschappij BV	2019	2018	2017	2016	2015
Net sales	146.402	240.895	192.732	149.358	179.879
Change in stocks of finished products and work in progress	80.284	-28.490	-19.300	61.390	-28.186
<b>TURNOVER</b>	<b>226.686</b>	<b>212.405</b>	<b>173.432</b>	<b>210.748</b>	<b>151.693</b>
Cost of sales	189.640	184.723	148.727	187.884	126.583
Personnel costs	16.578	16.523	16.197	15.860	17.254
Other operating expenses	0	123	0	113	452
<b>SUM OF OPERATING EXPENSES</b>	<b>206.218</b>	<b>201.369</b>	<b>164.924</b>	<b>203.857</b>	<b>144.289</b>
Result before depreciation (EBITDA)	20.468	11.036	8.508	6.891	7.404
Depreciation of tangible and intangible fixed assets	824	828	673	596	580
Operating result (EBIT)	19.644	10.208	7.835	6.295	6.824
Financial income and expenses	-1.320	-15	282	-5	346
Corporation income tax	-4.587	-3.150	-2.271	-1.345	-1.442
Result from ordinary business	13.737	7.043	5.846	4.945	5.728
Share in result of participating interests	64	-96	71	-63	-241
Third party share	-229	-257	42	-115	-23
<b>NET PROFIT</b>	<b>13.572</b>	<b>6.690</b>	<b>5.959</b>	<b>4.767</b>	<b>5.464</b>



DOMUSDELA - EINDHOVEN

ANTICIPATING THE FUTURE IS IMPORTANT,  
BUT WE ALSO WANT TO HONOUR THE PAST.  
MONUMENTAL BUILDINGS OFTEN DETERMINE  
A LANDSCAPE OR STREETScape. THEY ATTRACT  
A LOT OF ATTENTION FROM PASSERS-BY AND  
SO THEY ALSO ENHANCE BRAND RECOGNITION  
OF THE CONSTRUCTION COMPANY.  
ENABLING US TO STAY ON COURSE.

# Highlights of the streetscape *Restorations*







VILLA AUBEL - MAASTRICHT

In 2019, we rejuvenated the former Augustinian monastery Mariënhege in Eindhoven. DOMUSDELA is a wonderful project which saw the monastery transformed into a modern hotel, an event location, a music centre and two restaurants. A glorious comeback for this partially abandoned monastery, which was restored by our construction family. We completed numerous projects in 2019. Our subsidiary Coppes delivers high-quality, eye-catching restorations of monumental buildings. Rolduc Abbey, Nieuw-Ehrenstein manor and Winselerhof in Kerkrade, Villa Aubel, Château Neercanne and the Our Lady of Lourdes church in Maastricht, Château St. Gerlach and the city wall in Valkenburg, the Basiliek in Meerssen and Hoogcruts monastery in Slenaken: all located in the province of Zuid-Limburg. What stands out in all of these projects is the excellent craftsmanship. These are true highlights of the streetscape. These projects clearly demonstrate our knowledge and expertise when it comes to preserving our historical heritage for the future. Today, our skilled craftsmen are able to safeguard yesterday's construction styles.



HALDERPARK - VALKENBURG



DOMUSDELA - EINDHOVEN 23





VELMOLEN - UDEN

# Offering people enjoyable living spaces

## *Residential Construction*







Everyone wants a pleasant place to live. But different people have different preferences. As a construction family, we built a wide variety of residential buildings. From simple single-person units for students to high-quality penthouses in city centres. Our mission is always the same: offering people enjoyable living spaces.

This year we constructed a total of 350 apartments and over 150 residential houses in various price categories in Den Bosch, Den Haag, Helmond, Loon op Zand, Nuland, Uden and Veghel. A feat in and of itself. Apartment construction is a real trend in the market. There is plenty of demand and supply needs to grow accordingly.

As we focus on developments in the residential market, we will remain active in this sector in 2020. In 2019 we developed numerous projects. We will be implementing them this coming year in Helmond, Nistelrode, Rotterdam and Veghel. These projects also demonstrate just how varied our residential constructions are.

APARTMENTS - DEN BOSCH



DE HOEVEN - VEGHEL 25





Let success



VDL



Quooker



Thakita



KROHNE

set sail!



VANDERLANDE



Natuurmonumenten



GNT

VAN DEN UDENHOUT DE NIEUWE DEALER



XIOR STUDENT HOUSING



TNO innovation for life

TRANS-IMEX

moxxy HOTELS



Brabant Wonen



IP zanten SINCE 1926









# Building for the future

## *De Noordkade*

We're proud of all our projects. But some projects deserve just a little bit of extra attention. Because they continue to develop, for example. Projects that stand the test of time, that have national appeal and that subsequent generations will still be able to enjoy. We are mindful of the future.

De Noordkade (North Bank) in Veghel is a dynamic project. This home base for organisations focusing on art, culture, food and/or leisure, has grown considerably over the past year. For example, Jumbo has established its offices on the bridge linking the north and south banks. The arrival of La Place's headquarters has led to the establishment of a school where this chain trains its chefs. La Place has also opened a branch here. These are all long-term developments which contribute to De Noordkade's growth.

This growth has not gone unnoticed. De Noordkade has plenty of visitors and their numbers are constantly rising. De Blauwe Kei theatre has had

an incredible opening year. They have seen the number of visitors to their performances increase by over 30%. Noordkade Uitjes, Industry Cinema and the various restaurants including Wittern, Pieperz, DIS, PLANK and SILLYFOX, have also all seen many more visitors this past year. Another great development is the fact that the pedestrian bridge has made many more parking spaces available on De Zuidkade for visitors to De Noordkade.

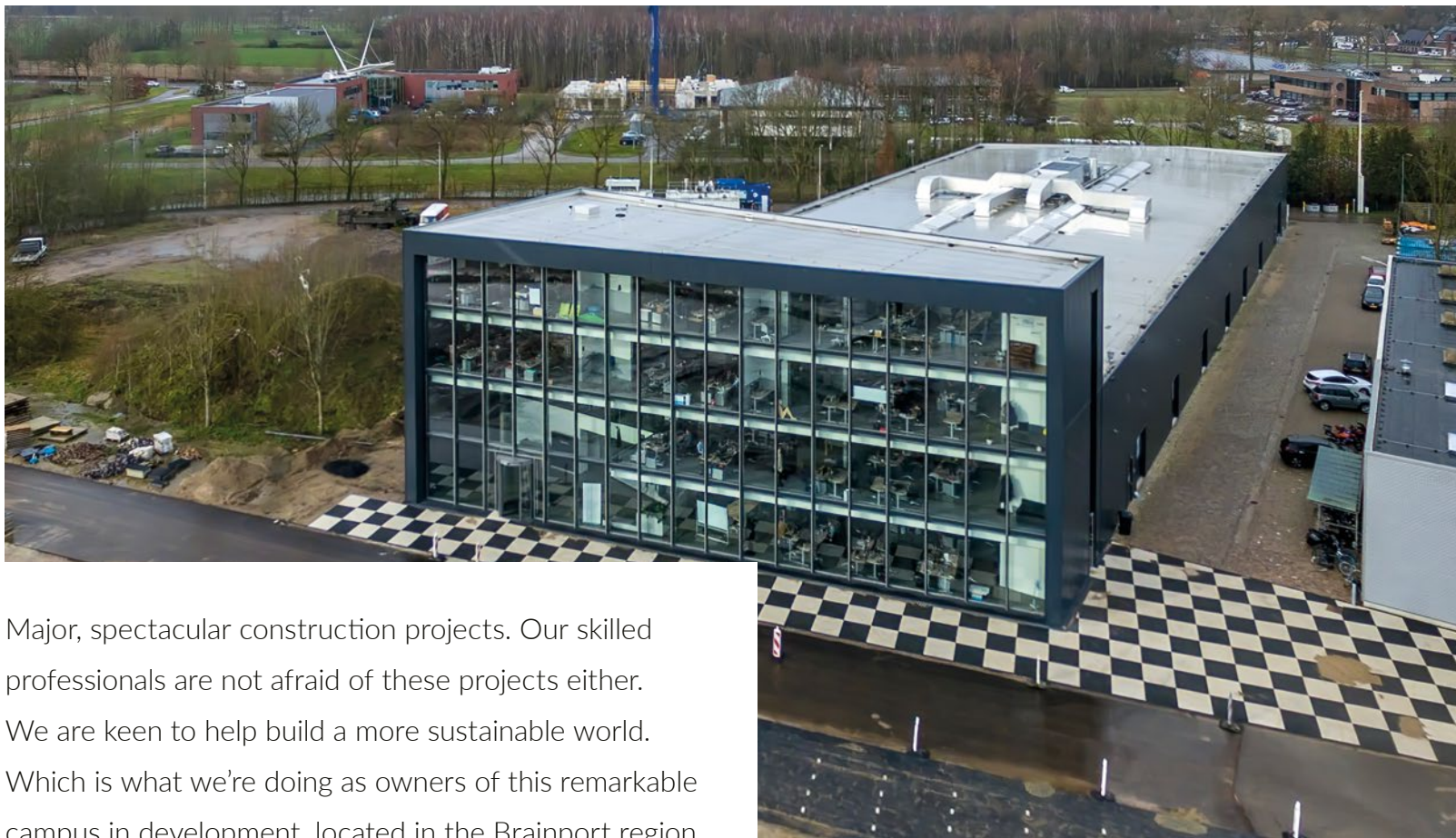
COMBINING ART, CULTURE, FOOD AND LEISURE  
IN ONE LOCATION HAS TURNED OUT TO BE A GREAT  
CHOICE FOR VEGHEL. IT CREATES THE OPPORTUNITY  
FOR AN APPEALING AND VARIED DAY TRIP TO THIS  
TOWN. NOT JUST FOR LOCAL RESIDENTS, BUT ALSO  
FOR PEOPLE FROM ALL ACROSS THE NETHERLANDS.  
WE ARE PROUD TO BE THE OWNERS OF THIS  
COMPLEX AND WE CONTINUE TO BUILD  
FOR THE FUTURE.



Helping to build a sustainable world

# *High Tech Automotive Campus*





Major, spectacular construction projects. Our skilled professionals are not afraid of these projects either. We are keen to help build a more sustainable world. Which is what we're doing as owners of this remarkable campus in development, located in the Brainport region. The campus has grown significantly over the past year.

AUTOMOTIVE CAMPUS - HELMOND

This year, battery specialists Delta Electronics, originally a Korean company, decided to establish a presence on the campus. The cornerstone was laid for a sustainable office including test and research facilities, for the further development of electricity storage for cars. The Smart Mobility and Sustainable Powertrains centre is also continually expanding due to exponentially increasing interest in electrified mobility. After having constructed a production facility last year for the first solar car, the Lightyear One, this year we delivered a high-quality office building. Through these projects, we are helping to build an international hot spot and a place of encounter for people involved in the automotive and smart transport industries.

In addition, we were commissioned by Fontys Hogeschool to develop and construct a new educational building. Collaborations between education, testing and engineering activities linked to production facilities, is proving very successful at this campus. So much knowledge and experience in one place enables a valuable cross-fertilisation, within which numerous start-ups find their way and flourish. Delivery of the first Lightyear One in the summer of 2020 – a project supported by Helmond municipality, the province of Noord Brabant and TNO – will be a crowing achievement. As owner, developer and constructor of this campus, we are extremely proud to be able to play an active part in this. We anticipate the future and help to build a sustainable world.











# We will continue to build *The Future*

As you have been able to tell from the previous pages, 2019 was a great year for us. We would even dare to say it's been our best year ever. We saw record turnover, the best profit margins ever, but perhaps even more importantly: not a single workplace accident. What's the result of this? Low absenteeism rates and a very satisfied feeling for all the companies and employees.

Will we be able to equal this or even improve on this in 2020? It's impossible to tell yet. The first quarter of 2020 was a continuation of last year and our turnover portfolio is at a higher level. However, we are cautious and there are still many uncertainties, so we cannot say unequivocally that we are going to surpass 2019. But... it is our ambition. Not just the senior management, but also all our employees at the various companies.

We have certainly started 2020 well. We have launched several major projects. Great projects in which our skilled professionals can once again demonstrate their craftsmanship. An office for 700 workers for Vanderlande in Veghel, the offices for Delta Electronics in Helmond, distribution centres in Veghel and Rotterdam, large apartment complexes in Helmond, Den Haag and Rotterdam and the restoration of a country estate in Breukelen. In short, we have started well in all the sectors in which we operate.

AND SO, AS A PROUD CONSTRUCTION FAMILY,  
WE EXPRESS OUR CONFIDENCE. IN 2020 WE WILL  
CONTINUE TO ANTICIPATE. AND FOCUS.  
THAT WAY, WE WILL STAY ON COURSE  
AND CONTINUE BUILDING.

BY *Frank, Stefan & Ben*

# Achievements



350 APARTMENTS



150 HOUSES



94.500 M<sup>2</sup> COMMERCIAL PROPERTIES



344.100 M<sup>2</sup> DISTRIBUTION CENTERS



14 RESTORATION-OBJECTS



PARKING GARAGE FOR 1.277 CARS

1	Berkel en Rodenrijs	Inbev		Veghel	Office Jumbo Supermarkten
2	Bleiswijk	Konings Zuivel		Veghel	5 detached houses Scheifelaar
	Bleiswijk	CEVA hall A en B		Veghel	17 houses De Hoeven
	Bleiswijk	Drake en Farell		Veghel	Own workshop with machine park
3	Ridderkerk	Office v. d. Heuvel		Veghel	Zanten
4	Rotterdam	Hoogeboom Seat Skoda garage		Veghel	Next Level Foodpark
5	Nieuwegein	DC Jumbo Supermarkten	15	Veghel	25 apartments Markt
	Nieuwegein	Parking garage Jumbo Supermarkten	16	Heesch	Office v. d. Heuvel
	Nieuwegein	Caldic		Eindhoven	DOMUSDELA
6	Breukelen	Villa Vijverhof		Eindhoven	Engels
7	Breda	Delivery Service Sligro		Eindhoven	Office Hauck Heat Treatment
8	Waalwijk	Bol.com		Eindhoven	Office VDL ETG
	Waalwijk	vanHaren	17	Helmond	Office Lightyear
9	Loon op Zand	14 houses Kloosterstraat	18	Venray	Otto Workforce
10	Den Bosch	54 apartments Zuid Willemsvaart	19	Maastricht	Villa Aubel
11	Nuland	8 houses Hoekakker		Maastricht	Our Lady of Lourdes Church
12	Uden	Banketbakkerij BACU	20	Valkenburg	City wall and tower Halderpark
	Uden	46 houses Velmolen	21	Heerlen	Doc Morris
13	Haps	Nabuurs	22	St. Agatha	Monastery
14	Veghel	Extension Drukkerij Bek	23	Oerle	Houses Schippershof
	Veghel	Noordkade			









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# Annual Report

## *With the help of...*

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### CONTENT MANAGEMENT

De Communicatieregisseur  
[www.de-communicatieregisseur.nl](http://www.de-communicatieregisseur.nl)

### CONCEPT AND DESIGN

Marvelis Design Bureau  
[www.marvelis.nl](http://www.marvelis.nl)

### PHOTOGRAPHY

Bouwbedrijf Van de Ven  
[Freepik.com](https://www.freepik.com) / [Unsplash.com](https://www.unsplash.com)

### TEXTS AND PRINT

New Brand Activators  
[www.wearenew.nl](http://www.wearenew.nl)

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