

It's in our system

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**BEDDELEEM**

# BEDDELEEM

## OUR MISSION

Realise the futureproof workspace through sustainability, innovation and excellence.

## OUR VISION

Be the reference for sustainable workplaces through custom made project solutions and partnerships, made in Belgium.

## OUR VALUES

**B** Committed  
Respectful  
Innovative  
Together  
Healthy

About us

Beddeleem has a unique position in the construction industry as a 'class 8' total contractor and manufacturer specialising in the design, manufacture and installation of partitions, climate ceilings, door systems and project furniture. This combination offers significant benefits to our customers.

With over 70 years of experience, we have extensive expertise in the total fit-out of office buildings, utility buildings, hospitals, school buildings and various working environments. Our activities cover both domestic and international markets providing services to B2B clients as well as national and European public authorities.

Beddeleem has always taken the lead in exploring new opportunities and challenges, both in terms of product development and technical challenges and has also actively explored export markets.



# BEDDELEEM



## OUR MISSION

Realise the futureproof workspace through sustainability, innovation and excellence.



### Sustainability |

Our definition of sustainability encompasses the big picture.

- It's **human-centric**.
- For product development and project execution, we carefully choose materials to ensure a **high-quality, healthy, and safe indoor environment**.
- We strictly monitor legal obligations, our **carbon footprint**, and reduction targets to improve our environmental performance.
- We do business to safeguard people and the planet.
- We respect the **Human rights policy** and **Environmental policy** (see our Code of Conduct).

### Innovation |

We make innovation a reality through in-house development and technical innovation.

- The key to managing complexity is to secure and share knowledge.
- Our **proprietary research and development** doesn't stop at the legal minimum. Our code demands more and better.
- **Far-reaching efficiency and production capacity**: that stems from our cutting-edge tech.
- We are committed to the **circular economy**.

### Excellence |

We get the job done by excelling at what we do.

- **Customer service** - we give clients a carefree experience, guaranteeing optimal follow-up before, during and after the work, meeting customer needs and expectations.
- For partners (e.g. customers, suppliers, architects, subcontractors, etc.), we're always **top of mind**, their go-to solution.
- We pursue continuous improvement in, e.g. **safety (VCA\*\*)**, **quality (ISO9001)**, **environment (PEFC | ISO 14001)**, and **sustainability (CO2-neutral | Cradle-to-Cradle | VOKA Charter for Sustainable Entrepreneurship)** through our **well-being systems and certificates** and the related targets and action plans.
- We aim to be the industry benchmark.
- Beddeleem has proudly borne the badge of **Best Managed Company** since 2023.

And our vision reflects these principles perfectly.





## Be the reference

## for sustainable workplaces

through custom made project solutions and partnerships, made in Belgium.

### Be the reference |

Beddeleem is your project's **trusted partner**. We've got the organisational and technical experience and expertise you need. Beddeleem sticks to agreements and keeps the lines of communication open. Our **professional approach** ensures smooth delivery within **agreed deadlines and budgets**. Better still, we provide ongoing **care** through our after-sales service.

### Custom made project solutions |

Profound R&D and sustainability **expertise**, plus extensive technical knowledge in production and solid partnerships, enable us to **co-construct stellar solutions** – even for the most challenging projects. We deliver all that and more before and during the work.

### Partnerships |

The right partnerships are essential for achieving our objectives. To that end, we continue to develop **long-term partnerships** with clients, architects, suppliers, subcontractors, etc.



**Committed**  
**Respectful**  
**Innovative**  
**Together**  
**Healthy**

**Beddeleem is committed to these values.**

Our employees are our biggest asset. Their daily commitment is what meets the targets and delivers projects. Consequently, what they do and decide should always align with Beddeleem values. Find out how we make this a reality through our project approach on page 15.

We achieve our goals based on five pillars and their action plans :

**Focus on People**

**Sustainability**

**Managing Complexity**

**Outside Standard**

**Fulfilling our ambitions**



left-to-right : Marnix Claeys HR Director | Steven Van de Mosselaer Production Director | Koen De Block CEO | Jochen Daneels CEO | Patrick Van derBruggen CFO | Andy Beirnaert COO | Wouter Vermeire CTO

“**Koen De Block**, co-CEO of Beddeleem: ‘It is an honour to receive this award. For us, this is an **acknowledgement of all our hard work over the past years**. And that’s not just the past two or three years, but the past 20 to 30 because that’s how long it took to reach the leadership position we occupy today. Everyone knows that the construction industry is highly competitive. Participating in the BMC programme **will continue to challenge and motivate us** to keep upping our game. And that’s exactly what we should be going for. Because standing still means getting left behind.’

**Jochen Daneels**, co-CEO of Beddeleem: ‘We’re proud of our label: it **confirms our sustainable business operations** meet the highest standards. And it underscores **our steadfast resilience and clear vision**. For 30 years, we’ve grown at an average annual rate of 5%. That makes our expansion particularly sustainable.’”

## BEDDELEEM

is proud to be a  
Best Managed Company 2023

Beddeleem received the Best Managed Company award in 2023. The Best Managed Companies programme tests participants against a globally proven framework every year. It recognises private companies that translate a clear strategy, strong competencies and commitment to business into sound financial results. This is the first time the independent jury has recognised Beddeleem for its outstanding business performance. Beddeleem is entitled to the quality label for a full year.

This year, the Best Managed Companies programme is celebrating its sixth edition in Belgium. Deloitte Private, Econopolis, and KU Leuven are on a quest to identify the high-performing private companies of Belgium’s entrepreneurial landscape. Throughout the process, companies are coached by a Best Managed Companies coach from Deloitte Private. Beddeleem was challenged to reflect on its strategic, operational, and financial processes.

“**Bruno Peelaers**, Partner Deloitte Private and Best Managed Companies Programme Leader: ‘The 2023 Best Managed Companies winners demonstrate innovation, adaptability and resilience in the face of a constantly evolving context and market. Over the past year, these forward-thinking companies have focused on successfully responding to challenges and seizing new opportunities.’”



“Pushing boundaries and embracing challenges : our sustainable success story.”

It all began in 1950 when Joseph Beddeleem founded his **plastering business** in **Ghent**. The family-owned business expanded its activities in the 1960s by **developing and installing suspended ceilings**, an innovative technique from the United States. This enabled Beddeleem to position itself as a leader in the field of suspended ceilings.

**Specializing in comprehensive finishing solutions**, Beddeleem offers expertise in partitions, ceilings, doors, furniture, and turnkey solutions and technical systems. With **headquarters and production facilities in Nazareth and offices in Brussels and Luxembourg**, we primarily serve the Belgian market, with ongoing projects extending to diverse European countries.

Over the years, Beddeleem has augmented its technical expertise and expanded its clientèle. In the late 1980s, we introduced our **own relocatable partition**, and in the 1990s, **export activities** kicked off with the launch of Beddeleem International. Ready to expand again, Beddeleem relocated to a **state-of-the-art facility** in the early 21st century, centralising all its operations. During the same period, Hendrik Daneels and Koen De Block led a management buy-in.

Beddeleem **continues to grow. And we face and solve our challenges head-on.** We've sustained an average annual growth rate of five percent for 30 years running. Our strategy is a **future-forward vision**, allowing us to evolve with the market. **What's more, flexibility gives us a sharp competitive edge:** we rapidly adapt designs and configurations to evolving customer needs.

Eager to ensure continuity, Beddeleem welcomed the **industrial holding company Creafund as a partner** in 2014. When the last Beddeleem family members exited in 2015, two **co-CEOs** took over the company's leadership, each contributing their respective skills and expertise.

Beddeleem has its **own engineering and graphic bureau**, along with a team of expert interior design and finishing professionals. All finishing products are conceived and manufactured in-house in a cutting-edge 30,000-square-metre production facility. Beddeleem is committed to quality, safety, and the environment, which has earned us multiple certifications.



100% Belgian

Years of experience and extensive and advanced production facilities are just a few of the factors that have made our business what it is today – an expert in made-to-measure and custom projects in Belgium.

By manufacturing products in-house, Beddeleem guarantees the best product at the lowest price.

We create and manage all our made-to-measure and custom projects and technical nodes. As a result, every component is perfectly aligned to the whole, and most issues are resolved before arrival on site.

MADE IN BELGIUM

produced in a CO2-neutral company



## Advanced production facilities |

Continuous investment in extensive and advanced production facilities is also a top Beddeleem priority. These production facilities feature computer-controlled carpentry departments (aluminium, wood), as well as extensive and advanced metal processing and panel departments with an automated warehouse and optional laser cutting. We also have powder coating facilities.

### Panel division

Cutting, chamfering, drilling and milling of decorative panels.

### Woodworking division

Processing of door leaves, cupboards, door and window frames, pelmets and perforated panels.

### Metal division

Production of door and window frames, profiles, wall panels, acoustic baffles and whiteboards.

### Structure division

Processing and finishing of profiles (aluminium / zincor / galva) with optional finish.

### Powder coating division

Electrostatic powder coating.

### Assemblage division

Assembly of door and window frames and door leaves

## Logistics |

Beddeleem has 9,600 m<sup>2</sup> of storage space and its own vehicle fleet to support its professional operations.

As a result, we can ensure the most in-demand products are on site within 24 hours of a request, significantly boosting our execution speed and quality.





Your partner for a single product or one-stop contact for a total project fit-out.  
Beddeleem is your go-to expert.

## OUR APPROACH | OUR SERVICE

Our approach to every project is based on the following values:

### **B** Committed

As a total contractor, we offer you complete **peace of mind**. From concept to completion, we ensure a seamless, meticulous finish, freeing you up to focus on what you do best. As a manufacturer, we are committed to high-quality solutions using the best available technologies. Our expertise and **vertical integration** enable us to tackle every aspect of your project, **from design to production**. Count on a future-proof workspace perfectly tailored to your needs, capable of growing with your business.

### **B** Respectful

Respect is at the heart of how we treat **customers, employees, and business partners**. Every successful, sustainable business must be founded on respect. Our professional approach ensures **open communication** and close cooperation. **Customer satisfaction** is our top priority. We incorporate sustainability into every project. And our support extends past the implementation phase. Our After-Sales Service maintains your work environment and adapts it to any changes in your organisation's needs or requirements. We are always there for you.

### **B** Innovative

We are committed to **continuously pushing boundaries** and shaping the future of the construction industry with **innovative solutions** that benefit customers and the environment. We combine tech advances with a resolute focus on reducing our environmental impact. In product development, we consider the **full life cycle**, implementing high-quality solutions with **cutting-edge technologies**. Our innovative approach ensures efficient project implementation – sustainable, future-proof results guaranteed.

### **B** Together

We believe in collaboration and building **long-term relationships and partnerships**. Consequently, we invest in understanding you and your business to meaningfully meet your needs. Together, we create a unique project with the perfect finish. Our **involvement** starts with a preliminary study. Beddeleem Sales is assisted by our Study and R&D Departments. Once a project is assigned, our Study Department draws up detailed implementation plans, and our R&D Department ensures that **project-specific solutions** are worked out down to the most minute detail, always with our mission to create a sustainable and comfortable workplace in mind. We also provide **professional advice** on acoustic insulation, fire resistance, circular solutions, and materials.

### **B** Healthy

We value a **healthy working environment**. By prioritising **ergonomics** and sustainability, we create an **inspiring workplace** that contributes to the **well-being** and productivity of all employees. Beddeleem pulls out all the stops to achieve a safe, healthy, and environmentally friendly building finish. To do that, we apply the right products and techniques for the job, always in compliance with the applicable standards and regulations. And with respect as the basis for handling and development, we extend product and material lifespans, contributing to smarter, more efficient use. The result is predictable: lower ecological impact and a smaller carbon footprint.



OUR FOCUS

- 01— Partitions
- 02— Ceilings
- 03— Doors
- 04— Furniture
- 05— Fit-out

**BEDDELEEM**

As the largest Belgian manufacturer of relocatable partitions, Beddeleem has its own range of different types of relocatable partitions for utility buildings, offices, and more.

Each type is tailored to a specific use and application, featuring its own functionalities, product characteristics, and design.

Sound insulation, fire resistance, design, and modularity are key factors that vary throughout the range.



# 01—

## Partitions

We have several ranges of relocatable partitioning systems that subdivide into various configurations :

These relocatable partitions can also be **mixed and matched**. Beddeleem always has the best solution for every kind of space and application.

The **JB PURE** is a solid or (single/double) glazed partition. It's compact and minimalist, but packed with features. The JB PURE system combines clean lines and minimalistic profile sections with high acoustic performance.

The **JB 4000**: Simplicity and transparency – those are the keywords that capture the essence of our JB 4000 single glass partition. Choose the right design for your interior.

The **JB 2000** system is ultra-modular and relocatable. Full partition modules, glass and door modules are flawlessly interchangeable without having to dismantle adjacent modules.

**JB WOOD** glass partitions infuse your interior with a warm and pleasant homely ambience. The use of natural materials ensures a sustainable, timeless touch.

The **JB QBE** is a free-standing box that can be used to provide a 'bubble' or enclosed space in a larger room or open office landscape.

**JB FIREGLASS**, your trusted partner in a fire. For safety in style, choose a fire-resistant and smokeproof glass partition for all your compartments.

**JB ABSORB WALL** is a range of sound absorbent solutions to improve spatial acoustics.

# 02—

With over 70 years of experience, ceilings are the company's oldest operations line.

What's more, Beddeleem's craftsmanship, know-how and quality image are integral to the supply and installation of climate ceiling systems and light fittings. These seamlessly integrate with other Beddeleem products, such as doors and partitions.

The Beddeleem **JB COOL** climate ceiling system consists of active ceiling panels that improve the room's air hygiene and climatic conditions to deliver maximum comfort.

The **Phaseo PCM** climate ceiling is a suspended, decorative, metal or open ceiling equipped with PCM elements.

**JB LIGHT** enhances your working environment with the perfect light. We aim to make workspaces comfortable and environmentally friendly, which is why we use LED lighting. Need first-rate lighting for your project? We offer project-based lighting planning as a service. We take a proactive approach to your office design, ensuring the right lighting for your needs.

Our range includes a generous selection of basic and decorative lighting, fully compatible with our ceiling systems.

## Ceilings



## Doors

High-quality products tailored to the space and its uses.

# 03—

**JB DOOR** door units excel in quick assembly, a clean finish, flexibility, and personalisation options. Better yet, they are dry systems. So they can be delivered at a later stage of the building process ready to use.

JB DOOR is also available in fire-resistant, burglary-resistant and acoustic versions.

The **JB DOOR** concepts can be used in all utility buildings and are ideal for closing off passages in various fixed wall types. The range includes revolving, swing, and sliding doors.

JB DOOR products always consist of assembly frames (FIX - MPX - BLOK) with matching full or glazed door leaves available in a custom finish (e.g. colour, fire resistance, acoustic performance).

Need enhanced transparency? Beddeleem also offers matching interior window units under **JB WINDOW**.



# 04

JB OFFICE adds the finishing touch to your office space. Our expert and experienced office furniture team guides you through the initial stages of developing a concept that matches your corporate culture. Step by step, Beddeleem brainstorms with you to build your ideal office environment. We're in this together.

## Furniture

The JB OFFICE range consists of four pillars :

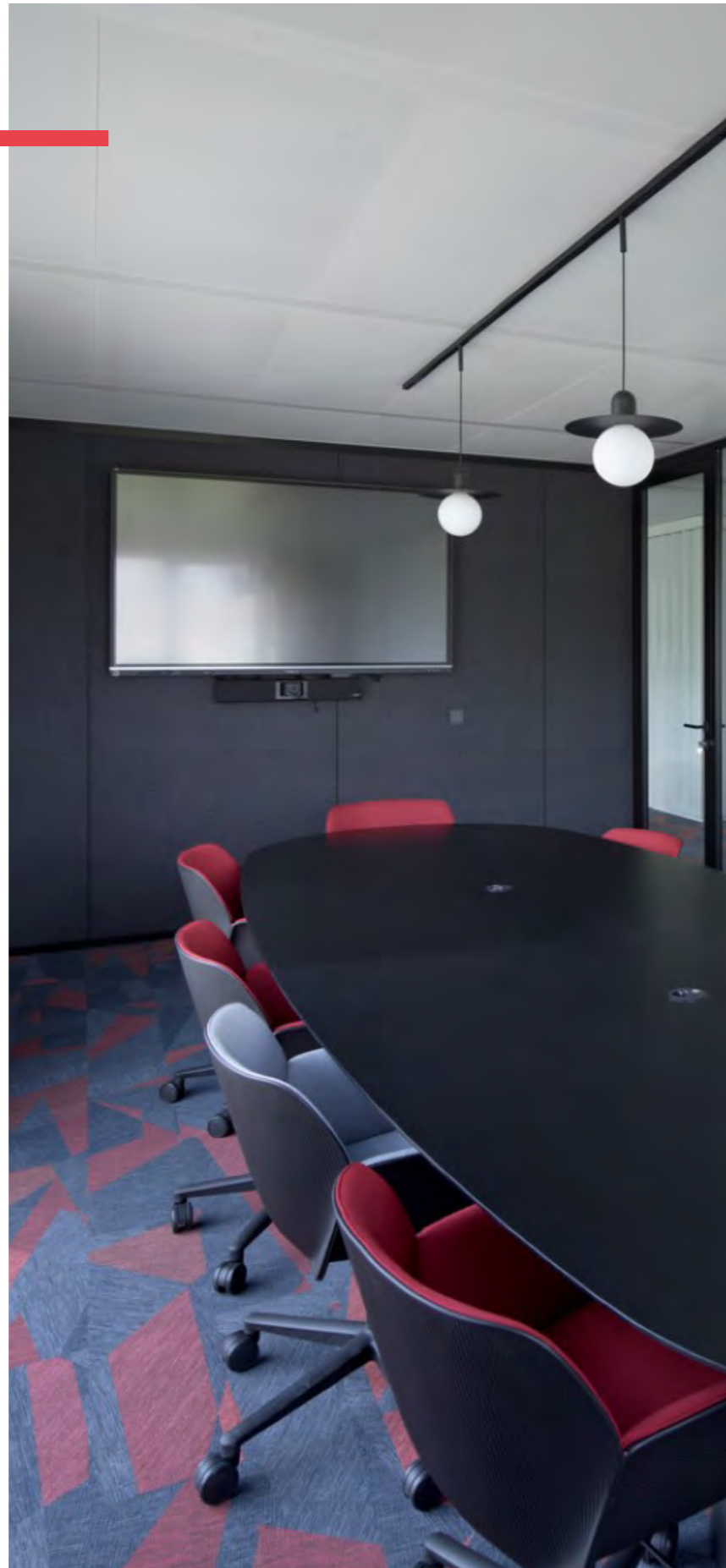
**WORK:** Work is the de facto purpose of an office environment. So, with that in mind, Beddeleem helps you provide the ideal workplace, from tables and office furniture for seated or standing work to formal and informal meetings and more! Quality and ergonomics are the most important criteria.

**STORE:** Every working environment needs to be well-organised. Beddeleem pulls out the creative stops to provide you with an efficient, functionally organised storage space. It's all about multifunctionality. Cupboards, drawer units, lockers, and letterboxes are more versatile than you think. Imagine dividers or seating, for instance.

**SIT:** Beddeleem looks at seating from every angle, leaving common definitions of the concept behind. While comfort and ergonomics come first, we also ensure a workspace that allows you to fluidly transition from seated to all kinds of other work postures.

**FEEL:** Feeling good at work: that's what it's all about. And that's why accessories and interior design features are essential for an optimal working atmosphere and a place that's pleasant to work in.

Beddeleem equips your office space with its in-house table and cabinet systems and collaborates with several long-term partners for the decoration.



# 05

## Fit-out

Not only does Beddeleem finish your building with a wide range of ceiling and partition systems, we also coordinate the ins and outs related to the installation and maintenance of technology of all kinds. And the icing on the cake? We put the final touch on with loose and fixed furniture.

### One-stop-shop

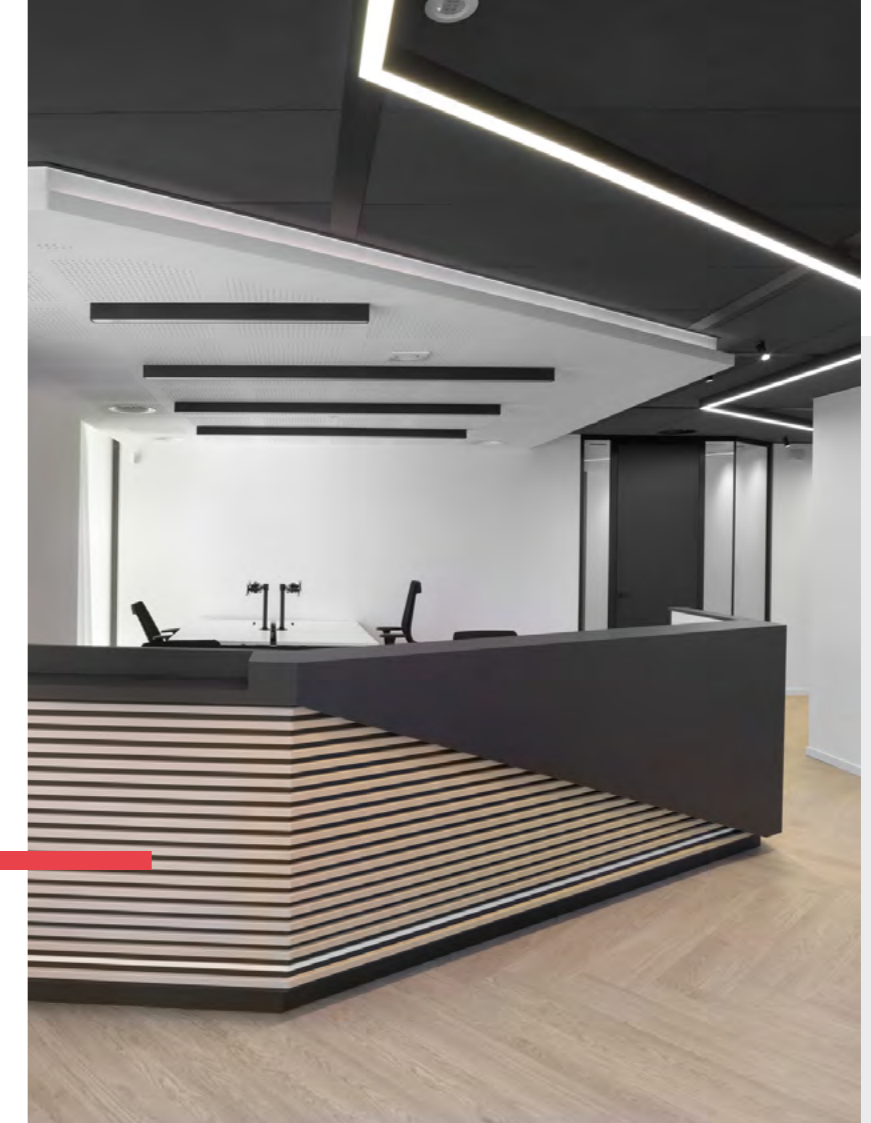
This **one-stop-shop** service provides a whole host of advantages to customers. For example, a **single point of contact** for the entire process from A to Z. We coordinate your project, giving you peace of mind. And because we manage the entire process, we also take care of the technical nodes ourselves. With fewer unforeseen circumstances during the on-site installation, that's a win-win.

### Made-to-measure

We don't believe in one-size-fits-all at Beddeleem, which is why we're committed to aesthetic solutions. Since several products are developed and produced by Beddeleem in-house, we match your corporate style with panache. Paint colours, surface finish, trim – we look at the big picture to deliver the best.

### Class 8 total fit-out company and manufacturer

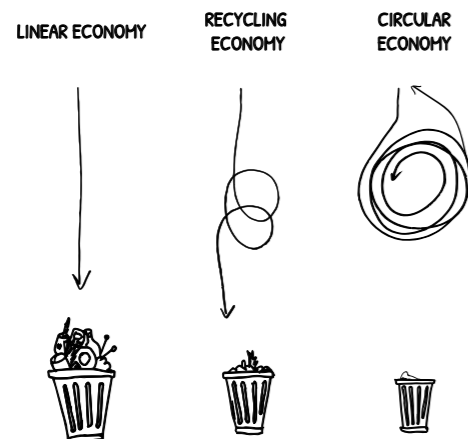
Beddeleem occupies a unique position in the construction sector: we are a class 8 total fit-out company and manufacturer of relocatable partitions, climate ceilings, doors and furniture. That mix offers customers the best of both worlds.













Our **sustainability policy** has been the cornerstone of how we think and work since Beddeleem's inception. Our Sustainability brochure explains the ins and outs of our sustainability strategy. But our sustainability report gives you the full story. There, we cover how the environment, social performance, and governance are dealt with specifically at Beddeleem.

Sustainable construction tends to be reduced to energy-efficient construction. However, careful use of materials is just as important for reducing our ecological footprint. And that's why we're convinced that circular construction, in all its facets, is the construction sector's future. As a sustainable company, Beddeleem aims to implement **circular economy** principles to the fullest extent. The circularity of our products is a must.



For more info on our sustainability initiatives and care systems, please refer to our sustainability brochure.



- 1950 **Beddeleem is founded** **MADE IN BELGIUM**
- 1989 **First reusable partition system** **B**
- 2000 **VCA - Safety** 
- 2006 **ISO 9001 - Quality** 
- 2009 **Cerff** 
- 2011 **ISO 14001 - Environment** 
- 2012 **PEFC** 
- 2013 **Beddeleem Actief** **BEDDELEEM ACTIEF**
- 2016 **Cradle to Cradle Certified®** 
- 2020 **First Belgian CO2-Neutral building company** 
- 2021 **Beddeleem Circular** **BEDDELEEM CIRCULAR**
- 2022 **Charter for Sustainable Entrepreneurship** 



# Featured Projects –

Residence Palace



BRUSSELS  
Samyn and PARTNERS

SAC Beringen



BERINGEN  
Jasper-Eyers Architects - UAU Architects

European Parliament |  
Konrad Adenauer



LUXEMBURG  
Procos Group

IRIS Tower



BRUSSELS  
Admos | Cushwake

NATO Headquarters



BRUSSELS  
SOM - Assar architects

Cargill | House of Chocolate



MOESKROEN  
AAVO Architects

Discover more  
of our projects



**B**

**The space  
within  
becomes  
the reality  
of the  
building**

Frank Lloyd Wright



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