Human Office
Better than new

To:
Robberechts
For the attention of Mr Koen Zeelmaekers

Subject:
Explanation of Human Office's activities and potential collaboration within the circular furniture value chain

Date: 30/09/2026

Dear Mr Zeelmaekers,

Following your request, we are pleased to provide further information about the activities of Human Office. We also outline the potential role of Robberechts within our circular furniture value chain.
Since 1999, Human Office has been furnishing offices and project environments. Second-life furniture and circular working environments are an important part of our services. Our principle is clear: existing high-quality furniture has value and, wherever possible, deserves a next life.

We purchase existing office furniture and take back furniture resulting from refurbishments, relocations and surplus inventories. Each product is assessed and selected. Depending on its condition and future application, we opt for direct reuse, cleaning, repair, revitalisation, refurbishment or repurposing. Recycling is only considered when reuse is no longer a suitable option.

Human Office has more than 70,000 m² of existing office furniture in Terborg. From this stock, we provide solutions for a wide range of projects, from small requests to complete office fit-outs.

We sell and reuse this furniture through our own projects, existing customer relationships, our showroom and our professional network. This provides us with several sales channels for second-life furniture.
Our projects demonstrate how we apply this approach on a larger scale.

- For a Dutch government office in Eindhoven, approximately 3,200 pieces of furniture were given a second life. Second-life furniture accounted for 95% of the total interior. (Appendix 1)
- For Tony's Chocolonely's headquarters in Amsterdam, approximately 450 pieces of furniture were given a second life. Around 90% of the interior consisted of second-life furniture. (Appendix 2)
- For STOER and the Municipality of Oude IJsselstreek, we reused approximately 500 pieces of furniture. Second-life furniture accounted for 97% of the interior. (Appendix 3)
- We also reused large quantities of existing furniture in projects for the Dutch government office in Utrecht and Kind & Co Ludens. (Appendices 4 and 5)
- For the Mulier Institute in Utrecht, Human Office created a circular interior using approximately 600 pieces of furniture. As much as 97% of the interior consists of refurbished second-life furniture. (Appendix 6)

Potential role of Robberechts

Within this approach, we see two concrete opportunities for collaboration with Robberechts.

1. Take-back of existing Robberechts furniture
   The first opportunity concerns existing Robberechts furniture that becomes available from customers as a result of refurbishment, relocation or replacement.
   Human Office assesses which pieces of furniture are suitable for direct reuse, revitalisation, refurbishment or repurposing. We then take care of the selection, any necessary reconditioning, storage and reuse. Through our projects and various sales channels, the furniture is given a new destination.

2. Products from Robberechts' production process
   The second opportunity concerns new or nearly new products from Robberechts' production process that cannot be sold through the regular sales channel.
   This may include products with minor damage, surplus stock, overproduction and showroom models. Products of sufficient technical quality can, by mutual agreement, be taken over by us in exchange for a credit amount that can be used towards the purchase of circular refurbished furniture from Human Office. Where necessary, we repair or refurbish these products. They are then reintroduced as second-life products.

This creates a practical circular partnership between manufacturer and office refurbisher. Robberechts can give furniture that falls outside its regular sales process a new purpose, while Human Office takes care of the assessment, any necessary reconditioning, storage, sale and reuse.
Together, we can extend the useful life of high-quality furniture, reduce waste streams and decrease the need for new production. At the same time, products and materials retain their economic value for longer.

This approach reflects our vision: Better than new!

We start with the value and quality of existing furniture. From there, we determine what intervention is required to make a product usable and marketable again.

We see strong opportunities to work with Robberechts to systematically integrate returned products, surplus furniture and products with minor damage into a circular furniture value chain.

Client: Government institution
Location: Eindhoven
Area: 20,000 m²
Completion: 2022
Project: Circular fit-out of a government office with 95% second-life furniture
Implementation: Refurbishment, reupholstery and sustainable custom-made furniture
Circularity: 3,200 pieces of furniture were given a second life
Workstations: 1,000 workstations with 95% refurbished furniture
Concept: Circular and socially responsible working environment, with colour themes for each section of the building and a focus on comfort and interaction

















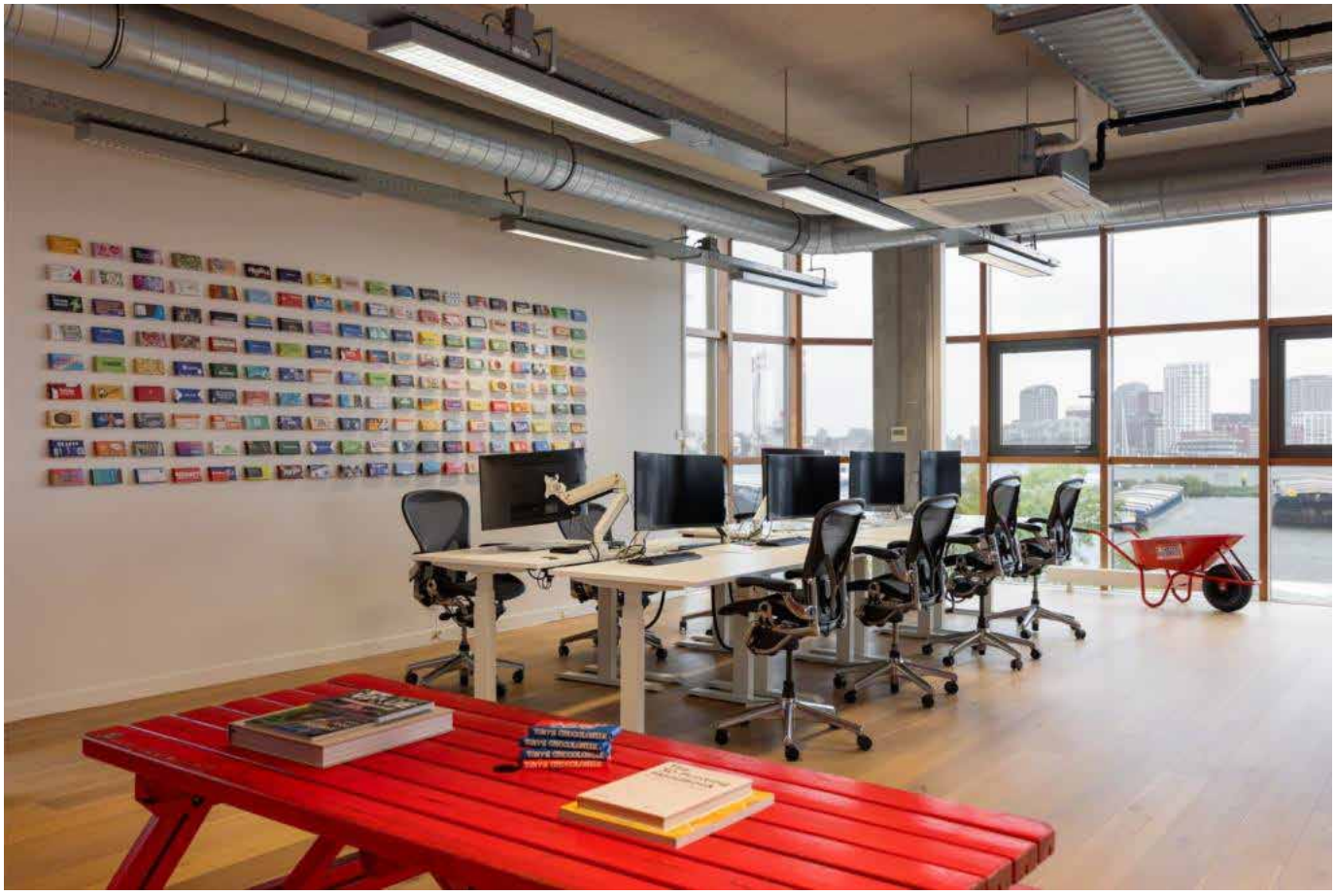
Client: Tony's Chocolonely
Location: Amsterdam
Area: 3,000 m²
Completion: 2023
Project: Circular fit-out of the headquarters with 90% second-life furniture
Implementation: Reuse, refurbishment and furniture made from residual materials
Circularity: 450 pieces of furniture were given a second life, resulting in 20% lower CO_2 emissions
Workstations: 97 workstations with second-life furniture
Spaces: 25 spaces fitted out according to circular principles
Concept: Colourful and distinctive working environment inspired by Tony's Chocolonely's recognisable brand identity




TONY'S
CHOCOLONELY


UNEQUAL
DIVID LY
DOM ED
AIN
SERIOUS
FRIENDS
CAMP





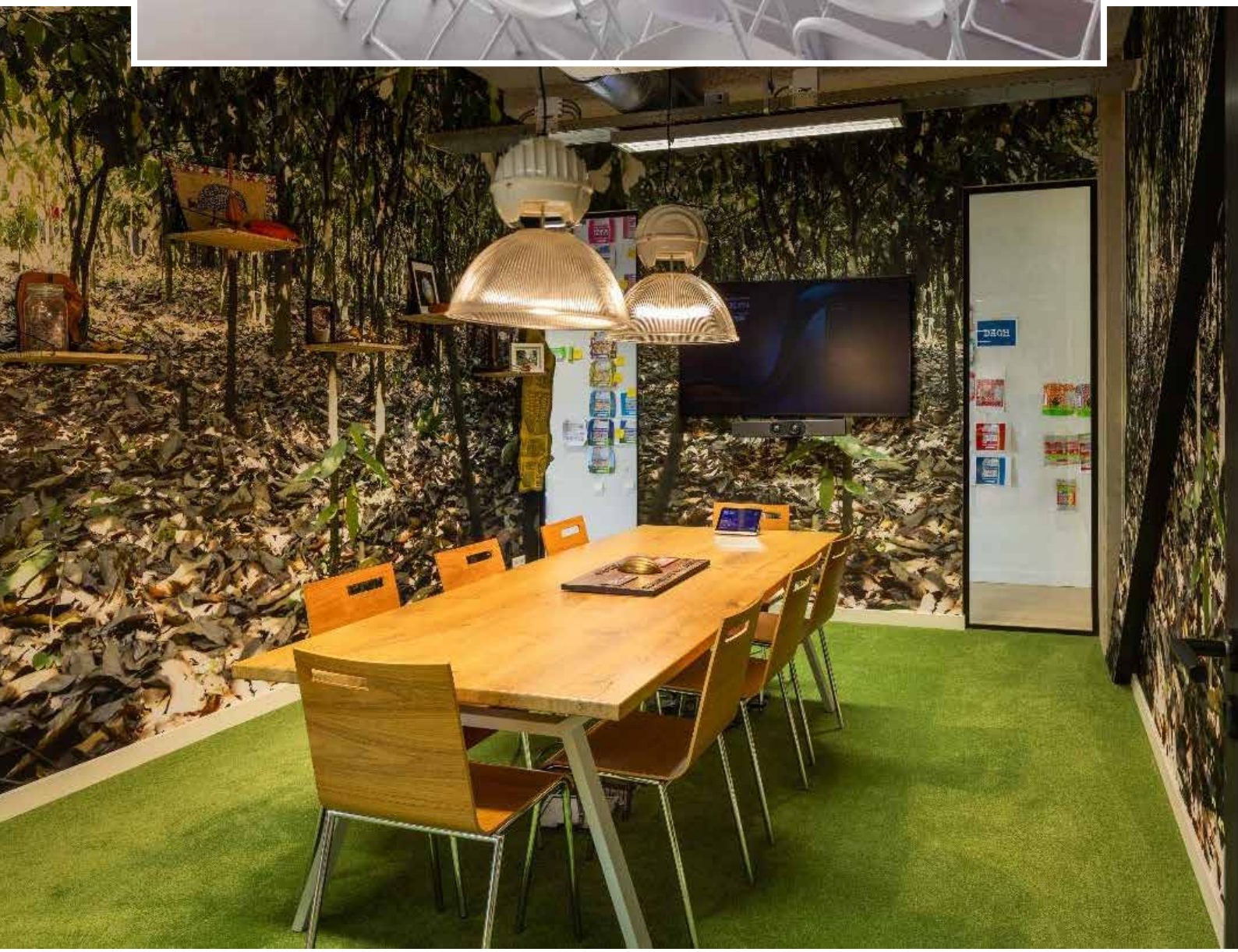



CRAZY ABOUT
CHOCOLATE
SERIOUS ABOUT
PEOPLE


MAKE
SOME
NOISE




TONY'S
CHOCOLONELY



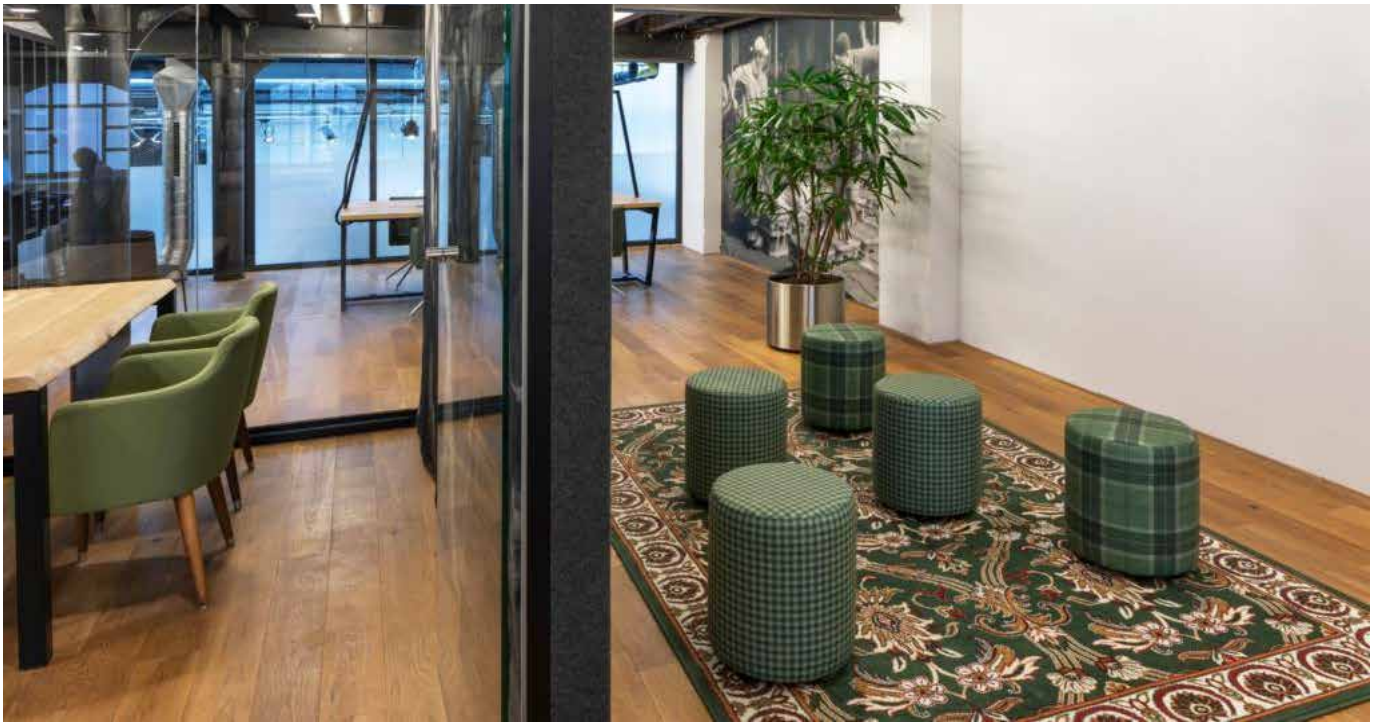
Client: Municipality of Oude IJsselstreek / STOER
Location: Ulft
Area: 750 m²
Completion: 2020
Project: Circular fit-out of the new office, in collaboration with Buro Desk
Implementation: Custom-made furniture, freestanding furniture, cable management and architectural elements
Circularity: 500 pieces of furniture were given a second life
Workstations: 100 second-life workstations
Concept: Sustainable and socially responsible working environment, aligned with STOER's mission













Client: Government institution
Location: Utrecht
Area: 1,000 m²
Completion: 2022
Project: Circular refurbishment of the meeting area and coffee corners
Implementation: Second-life furniture and custom-made furniture using reclaimed and residual materials
Circularity: 500 pieces of furniture were given a second life, with 100% second-life furniture
Meeting spaces: 12 meeting spaces
Concept: Open and inviting working environment inspired by a city square, designed to encourage interaction and connection





















Client: Childcare organisation Kind & Co Ludens
Location: Houten
Area: 3,000 m²
Completion: 2023
Project: Circular office interior with 100% second-life furniture
Implementation: Reuse of furniture and use of recycled and natural materials
Circularity: 500 pieces of furniture were given a second life
Meeting spaces: 50 meeting spaces
Concept: Natural, homely working environment inspired by the forest, with a focus on connection, growth and development





































