

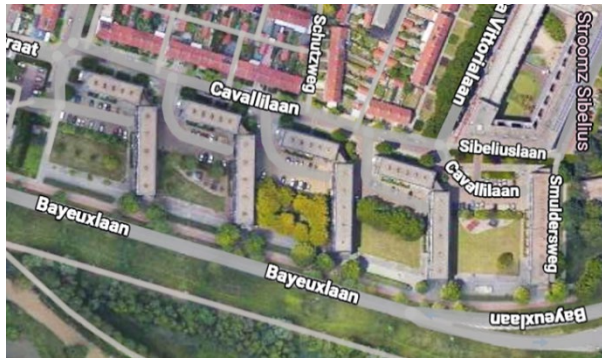
Social Plan

Agreements relating to the demolition of your house on Cavallilaan or Smuldersweg in Eindhoven

Woonbedrijf is going to replace 177 homes on Smuldersweg 86 to 144 and Cavallilaan 1 to 295 with new-build properties.

The reason Woonbedrijf opts for demolition is that the properties are in a poor state of repair. Assessments have shown that problems such as damp, draughts, mould, cold and noise pollution cannot be resolved (or not fully resolved) through renovation.

It will take about two years before anything happens to the complex.



From left to right:

Red: Cavallilaan 223 – 295
Blue: Cavallilaan 149 – 221
Orange: Cavallilaan 75 – 147
Green: Cavallilaan 1 – 73
Red: Smuldersweg 86 – 144
All the houses will be demolished at the same time.

Woonbedrijf is well aware that the demolition of homes will have a significant impact on residents. That is why guidance and support for residents are very important. And if necessary, we can provide a personalised solution. Woonbedrijf will do its utmost to ensure that the process runs as smoothly as possible for all residents.

In October and November 2025, Woonbedrijf staff met most of the residents in person. Thanks to these meetings, we already know a great deal about residents' wishes and concerns. We will, of course, take this into account as far as possible.

In January 2026, a residents' committee (RC) was set up. The RC represents the interests of all residents. The RC also focuses on maintaining the quality of life in and around the building.

In February 2026, there were four well-attended residents' meetings (with a total of around 80 residents in attendance). At these meetings, the RC introduced themselves, Woonbedrijf provided an update on the current situation, and the architect gave a sneak preview of the plans for the new buildings.

In April 2026, a *resident consultation* took place. Most residents responded positively to the proposed Social Plan, after the residents' consultation. The residents' committee issued a positive recommendation on the intended demolition decision and the Social Plan.

What is a Social Plan?

A Social Plan sets out the agreements between residents and Woonbedrijf. It is designed to support residents and ensure that the relocations go smoothly.

The Smuldersweg – Cavallilaan residents' committee is actively involved in the development of the Social Plan.

The Woonbedrijf tenants' association (HVW) and the municipality of Eindhoven have been informed of the details.

The Social Plan applies to:

- Residents of Smuldersweg 86 to 144 and Cavallilaan 1 to 295.
- Residents who have a permanent tenancy agreement.

The Social Plan does not apply to:

- Residents who have a fixed-term tenancy agreement.
- Residents who are required to leave the property as a result of a notice of termination, eviction or termination of the tenancy agreement due to a breach of the tenancy agreement (e.g. rent arrears).
- Residents who have a usage agreement, a vacant property contract or an anti-squatting contract.
- Subtenants, inhabitants, cohabitants, heirs or caretakers.
- Former residents of the complex, or residents who terminated their tenancy agreement before the Social Plan came into effect. In some cases, these residents will receive the allowance for relocation and furnishing costs.
- Users/tenants of non-residential premises such as garages or commercial premises.

Validity of the Social Plan

The Social Plan will come into effect as soon as Woonbedrijf notifies all residents on 8 or 9 July 2026 that the final decision to demolish has been made.

A resident may make use of the provisions set out in the Social Plan no more than once.

If a resident returns to the new-build property after some time, the Social Plan will no longer apply.

Woonbedrijf will always check the identification of the main resident who is applying under the Social Plan, in order to avoid any misunderstandings.

Effective Date of the Social Plan

The effective date of this Social Plan is 9 July 2026.

The Social Plan will remain in force for up to one year after all the properties have been demolished.

Vacating the Building

The residential complex at Smuldersweg–Cavallilaan must be fully vacated by 1 September 2028.

Steps

The key steps at a glance:

- STEP 1: Date of the decision to demolish, on which the Social Plan comes into effect
- STEP 2: Home visit, a personal meeting about a new home with the resident support officer
- STEP 3: Finding a new home
- STEP 4: Terminating your tenancy and relocating
- STEP 5: Payment of the allowance for relocation and furnishing costs
- STEP 6: Possibly returning to the new-build property on Cavallilaan-Smuldersweg

Appendix 2 explains the six steps.

THE AGREEMENTS

Allowance for relocation and furnishing costs

The amount

The allowance amounts to €7,926 (as at 28 February 2026)

The allowance will be paid in two instalments:

Instalment 1 = €5,000 upon termination of the tenancy agreement for the current property.

Instalment 2 = €2,926 upon the proper handover of the current property.

The money will be paid into the account held with Woonbedrijf.

Settlements

If there are any rent arrears and/or damage caused by the tenant, this will be deducted from the allowance.

If a municipal relocation allowance is payable, this amount will be deducted from the allowance for relocation and furnishing costs.

Please note!

You will receive a one-off allowance for relocation and furnishing costs. You will be responsible for the costs of a second relocation if you return to the new-build property. However, you will retain your place on the waiting list on Wooniezie if you return.

Priority

As soon as the Social Plan comes into effect, you will be granted 'public housing priority'. This means that you will be given priority for some of the properties advertised via Wooniezie www.wooniezie.nl.

If you have indicated in good time that you wish to return to the new-build development on Smuldersweg-Cavallilaan, you will be given priority over other house seekers who also wish to move into the new-build development. One important condition for returning is that the new-build home must be 'suitable'.

If you move to a new home, your priority status will lapse. This means that you cannot respond to properties with priority again.

Retaining your place on the waiting list

If you move to a new home, you will retain your place on the waiting list.

You will retain your place on the waiting list even if you return to the new-build development on Smuldersweg-Cavallilaan.

No double rent

If you move home, you will pay the rent applicable to your new home. If you pay double rent for one month (for the new property and the property due for demolition), you will be reimbursed for a maximum

of one month's basic rent plus service charges for the property due for demolition.

Early leavers

The Social Plan will come into effect as soon as the decision to demolish has been officially made. During the period leading up to that date, from 25 February 2026, 'early decision-makers' who meet the criteria will still be able to make use of the following schemes:

- Allowance for relocation and furnishing costs of €7,926.
- Retaining your place on the Wooniezie waiting list.
- No double rent for the last month.

Terminating your tenancy and relocating

Before you relocate, we will go through the steps involved in your relocation with you. It is important that you give notice of termination in writing. The resident support officer can help you with that. Giving notice does not mean you have to move out immediately. You will be given at least one month's notice.

Once you have given written notice, the property manager will visit you for two inspections: an initial inspection and a final inspection.

In accordance with the applicable rules, you must leave the property empty and swept clean – excluding rubbish, furniture and other items. You must leave the property in the condition agreed in the tenancy agreement or as agreed with the property manager during the initial inspection. For example: any furnishings (curtains and carpets), an awning or any other improvements you have made yourself may be left in place after consulting the property manager.

It can make a difference whether you are the last tenant or whether your property is being let again (temporary letting of vacant homes).

Clear-up days

During the two-year period between the decision to demolish and the actual demolition, Woonbedrijf will organise a clear-out day regularly in collaboration with the residents' committee. A waste container will then be placed next to one of the buildings. All residents can leave their rubbish and unwanted household items in the container.

Due to renovation work at the recycling centre on Lodewijkstraat, there are currently no facilities in the area where you can take your waste. These clear-up days will help residents prepare for their relocation.

We will begin with four clear-up days in the first year following the decision to demolish. If, on the first clear-out day, it becomes clear that residents have a

major need for a clearing out, we will organise more clear-out days during the first year. We will evaluate the situation at the end of the first year. Then we will decide how often to continue this during the second year.

Returning to the new-build development on Smuldersweg – Cavallilaan

We do not yet know exactly what will be rebuilt following the demolition. That is why we cannot currently guarantee that it will be possible or suitable for you to return to the new-build property. During a face-to-face meeting, we will ask you if you would like to return.

Until the 'start of construction of new social housing' begins, you can inform the resident support officer that you wish to return. All residents currently on the 'returnees' list will be invited to a meeting. During this meeting, we will explain the new development plan, and you can make a final decision on whether or not you wish to return.

You can only return if you meet the income and household composition criteria (suitable allocation).

Priority areas

If suitable Woonbedrijf properties become available in Oud Gestel (the area around Smuldersweg and Cavallilaan), and you have indicated that you would prefer to continue living in the area, these properties will be offered to you first.

Important: the intention remains that all residents should, initially, look for a new home themselves. If, after six months, it becomes clear that this is unsuccessful, Woonbedrijf can offer support.

If several residents of Smuldersweg/Cavallilaan want to apply for the same property, the length of residence will be the deciding factor.

PLEASE NOTE: residents are, in principle, expected to look for a new home themselves. Woonbedrijf can help if this is unsuccessful.

Rent reduction

If you are relocating to another Woonbedrijf property, and if the new basic rent (rent excluding service charges and surcharges) is significantly higher than the rent you currently pay, you may be eligible for a rent reduction.

A rent reduction means that Woonbedrijf will pay part of your new rent for the first three years, so that you do not suddenly have to pay the full amount of the higher rent. You can read how this works in Appendix 1.

This regulation does not apply if you move to a property owned by a different landlord. In that case, you will pay the full new rent straight away.

Special adjustments to the new home

Woonbedrijf will discuss this with you if any special adjustments are required in your new rental property, e.g. adjustments made under a Dutch Social Support Act (WMO) scheme.

Help with finding a new home

Wooniezie

Important: Make sure you are registered with Wooniezie.

Once the Social Plan comes into effect, you must first look for another rental property yourself via Wooniezie (www.wooniezie.nl), with priority status (as a person affected by the redevelopment). We will be happy to help if you are having trouble finding a suitable home. Woonbedrijf wants to offer you a home that meets your needs. If that is not possible, Woonbedrijf will offer a 'suitable home'.

Home visit

The resident support officer will (following the decision to demolish) visit all residents who have a permanent tenancy agreement. We call this visit a 'relocation meeting'.

You can then tell us what your housing requirements are. The resident support officer will also ask about your personal circumstances and any special needs you may have.

It will become clear during the meeting whether a customised solution is required. For example, support in searching for another home. A report of the conversation will be made. The resident support officer will be your designated contact person.

Offers from Woonbedrijf

Of course, we do not know in advance which properties will become available. If Woonbedrijf offers you a property, you are entitled to turn it down. We would like to know why you are turning down the property. That way, we can tailor our next offer more closely to your requirements.

There may come a time when we make you an offer for the last time. If so, we state this clearly. You will have received at least three good property offers. If you turn down that last property, we will then ask the court to rule on the suitability of the offer.

Tenants whose income exceeds the threshold for social housing

We make an exception for tenants whose income is too high for social housing under the 'suitable allocation' policy. These tenants are not able to respond via Wooniezie themselves. The allocation of a new home is handled by Woonbedrijf. Please contact the resident support officer.

The exception applies only under the following conditions:

- You are responding to a Woonbedrijf property.
- You are a single person with a maximum income of €70,149 (as of 2026).
- Your household consists of two or more people with a combined income of up to €93,531 (as of 2026).

Tenants whose income exceeds these income limits may only apply for priority consideration for properties with a basic rent above the social housing rent threshold of €932.93 (as at 2026)

Please note: All the amounts listed above are indexed annually. They are based on the Dutch government's rent increase table and the income rules for social housing.

Adjustments and repairs to your current home

As long as you live in your home, it must be in good condition and safe. Due to the prospect of possible demolition, Woonbedrijf is only carrying out essential maintenance. (See 'Decision on minor repairs' on the Woonbedrijf website)

Woonbedrijf will therefore no longer be carrying out any costly or major adjustments.

If you have a service contract, this will continue until you relocate.

If there is anything broken in your home, please request a repair via www.woonbedrijf.com or call 040 243 43 43 on weekdays between 09:00 and 17:00. In case of emergency, this number is available 24/7.

Self-made improvements (SMIs)

If you have any questions about the SMIs you would like to take with you, such as a kitchen, sun blinds or roller shutters you had installed yourself, please contact Woonbedrijf to discuss your options. You may be entitled to compensation.

The following principles apply to SMI compensation:

- The improvement must be no more than 10 years old.
- The improvement was carried out before you knew your home was due to be demolished.
- You do not own a property in need of renovation.
- You cannot move the improvement to your new home.
- You received written permission from Woonbedrijf after you applied for the

improvement, and permission from the municipality insofar as the improvement was not exempt from planning permission.

- Woonbedrijf has verified that the improvement meets all requirements, has been carried out in accordance with the regulations and is well maintained.
- You received an invoice for the costs incurred.
- The costs incurred amount to at least €250.

If the improvement you carried out yourself meets the conditions, a depreciation period of 10 years applies. This means that, from the moment you have made the improvement, the allowance decreases by 1/10th each year.

Woonbedrijf applies standard rates. Incidentally, this is not a legal requirement.

Short-term rental, suitability for living

Once the decision to demolish is final, the period during which residents relocate will begin. Some residents will move out straight away, whilst others will stay on for a while to look for a suitable new home.

Vacancies

To prevent properties from remaining empty and to keep the neighbourhood as pleasant as possible, Woonbedrijf will let vacant properties on temporary tenancy agreements.

The properties will remain occupied until they are demolished – unless the property becomes vacant shortly before the demolition date.

Please note: tenants on temporary contracts are not entitled to compensation and cannot make use of the Social Plan.

Suitability for living consultation

In the run-up to demolition, Woonbedrijf will meet twice a month with the residents' committee to discuss how to keep the neighbourhood liveable and pleasant.

The residents' committee may choose to meet more or less frequently.

Concerns

If you have any concerns about the suitability for living in your neighbourhood or the management of vacant properties, please report them to Woonbedrijf. You can also ask the residents' committee via

bewonerscommissiecavallilaan@gmail.com to pass them on to Woonbedrijf.

The residents' committee has agreed with Woonbedrijf:

- That, in the case of short-term rentals, the aim is to minimise the risk of nuisance.

- That the appearance of the buildings and courtyards will not show any signs of neglect for as long as the flats are occupied.
- That Woonbedrijf will take swift and appropriate action in the event of nuisance, deterioration or damage.

What do we expect from you?

We will set out the agreements we make with you in writing and honour them within the agreed timeframes.

If this is not possible, we will let you know in good time.

It is important that you clearly state what you want and what you expect from Woonbedrijf. This is the best way for us to help you. By keeping the lines of communication open, we can make the best possible use of our range of products and services. We want to ensure you are fully informed throughout the process and can move into your new home with peace of mind.

Termination of tenancy by Woonbedrijf

If you have not yet accepted another home, you will receive a letter from Woonbedrijf terminating the tenancy agreement at least six months before the property must be vacated. You will receive this letter by registered mail, along with the relevant information.

We always aim to reach an agreement with the resident regarding the termination of the tenancy. If that is not possible, unfortunately, we will then have to initiate legal proceedings to ensure that the property is vacated in time and can be demolished.

Customised solutions

In principle, the Social Plan applies to all residents who are eligible under the terms and conditions. However, every situation and every person is different. That is why Woonbedrijf always has the flexibility to make exceptions in special cases and provide a customised solution.

Customised solutions for early decision-makers

The Social Plan will come into effect as soon as the decision to demolish is officially made. During the period leading up to that date, from 25 February 2026, 'early decision-makers' will still be able to make use of certain schemes.

Please contact the resident support officer. We will be happy to help you find a solution.

Complaints

If you are dissatisfied with the service provided by Woonbedrijf, you can submit a complaint in writing. The complaints procedure can be found on our website www.woonbedrijf.com/een-klacht-melden. You can also request a copy of the procedure via the Residents' Contact Centre 040 - 2 43 43 43, or

email: cavallilaan@woonbedrijf.com.

We do of course take every complaint seriously. You will always receive a written response from us.

Questions and support

Woonbedrijf will keep residents informed about the plans and the progress of the project. If you have a question or a comment, please send an email to cavallilaan@woonbedrijf.com. We will get in touch with you as soon as possible.

You can also call Woonbedrijf, tel. 040 243 43 43. Please ask for the resident support officer, Marion Berkvens or Jasper van Rooijen.

Or pop in during our weekly consultation hours at Cavallilaan 151.

If you have a question for the residents' committee, please send an email to:

bewonerscommissie@cavallilaan@gmail.com

Appendix 1: Rent reduction

Note: this only applies when you move to a home that is owned by Woonbedrijf!

Temporary rent reduction

If the basic rent for your new home is higher than the rent for your old home, you might be able to get a rent reduction. This means that Woonbedrijf will temporarily help you cover part of the increased rent.

How does the rent reduction work?

- The rent reduction is calculated based on the basic rent for the new property. In other words: the basic rent excluding service charges, and without taking housing benefit into account.
- You are relocating into a social housing property managed by Woonbedrijf with a basic rent of less than €932.93 (as at 2026)
- You must indicate this yourself when you accept your new home.
- There is a threshold amount. This means that the new basic rent must be at least €50 more than the old basic rent. You will always have to pay this €50 yourself.
- The maximum reduction that Woonbedrijf can offer is €100.
- Your annual household income is not too high:
 - Up to €51,537 (as at 2026) for a single-person household
 - Up to €56,910 (as at 2026) for households of two or more people.
- The reduction will remain the same for three years, even if your circumstances change (for example, your income or the composition of your household).
- The basic rent for a property rises slightly every year. The rent reduction does not increase over time and remains at the same level for three years.
- You will receive a rent reduction from the moment you move into your new home.

Example

Suppose you currently pay	€500.00 in basic rent
The new property costs	€682.00 in basic rent
The difference is therefore	€182.00.
You will be required to pay	€50.00 of that
difference (excess)	
In that case, the difference is	€132.00

You will receive a 50% reduction on that amount.
That is €66.00 per month

Woonbedrijf will give you this amount to help you adjust to the higher rent. You will receive this reduction for a maximum of three years. From the fourth year onwards, you will pay the full rent.

Appendix 2: Explanation of the 6 steps

STEP 1 – date of decision to demolish

Once the official decision to demolish has been taken, residents can make use of the provisions set out in the Social Plan.

STEP 2 – home visit, assessment of housing requirements

We will visit you at home to find out what your housing requirements are.

Once the Social Plan comes into effect, you will be given priority for properties advertised through Wooniezie.

STEP 3 – finding another home

'Priority' does not mean that you automatically come first. Whether you are eligible for a particular property also depends on factors such as 'suitable allocation', the rent, your income and your family circumstances.

Found something yourself?

The intention is that residents should first try to find a new home themselves.

If you already found another home, great! Please let us know as soon as possible. We will then go through the next steps with you.

Housing requirements

We can also help you find another home. Based on your housing requirements, we will try to find a Woonbedrijf property that suits you. Of course, we do not know which properties will become available. If a property becomes available that meets your requirements, we will offer it to you.

Declining Woonbedrijf's offer

If Woonbedrijf offers you a property, you are entitled to turn it down. We would, however, like to know why the property is not right for you. That way, we can better take your housing requirements into account.

There may come a time when we make you our final offer. We will mention this as well. You will have received at least three good property offers. If you refuse that final property, Woonbedrijf will ask the court to rule on its suitability.

STEP 4 – Terminating your tenancy and relocating

Before you relocate, we will go through the steps involved in your relocation with you.

It is important that you give notice of termination in writing. We can help you with that.

1 month notice period

Giving notice does not mean that you have to leave your home immediately. Woonbedrijf requires a notice period of at least one month.

Following written notice of termination, Woonbedrijf carries out two property inspections: an initial inspection and a final inspection.

New rent

If you move to another home, you will pay the rent applicable to that property. Possibly with a rent reduction. (Appendix 1)

Adjustments

If any special adjustments are required to your new rented property, Woonbedrijf will discuss them with you. For example, adjustments made under Dutch Social Support Act (WMO) provisions.

Urgency

Once you have moved home, your priority status will lapse. This means that once you have moved home, you will no longer be able to apply for another property on a priority basis.

Help with relocating

If you need extra support or guidance, we will do our best to help you with this.

We will discuss what you need help with during a face-to-face meeting. We will devise a suitable solution and find a partner who can support you and take the pressure off you.

You will be responsible for the cost of the removal company. You can use the allowance you receive from Woonbedrijf to pay for these costs, amongst other things.

Leaving your current home

You must leave the property empty and swept clean – except rubbish, furniture and similar items. You may leave any upholstery, carpets and awnings in place. You may leave your SMLs (self-made improvements) behind or take them with you.

Consultation hours

Woonbedrijf holds weekly drop-in consultation hours at Cavallilaan 151. You are welcome to drop in here without an appointment to discuss any questions, comments or concerns you may have.

STEP 5 – payment of the allowance for relocation and furnishing costs

In step 4, you have given notice on your current tenancy and accepted a new property.

Woonbedrijf will then transfer a total of €7,926 (as at 28 February 2026) to your account.

You will receive the allowance in two instalments:

Instalment 1: €5,000 upon termination of the tenancy agreement for your current home.

Instalment 2: €2,926 upon the proper handover of your current home.

The money will be paid into the account held with Woonbedrijf.

STEP 6 – Possible Return to the New-Build Homes at Cavallilaan–Smuldersweg

If you have indicated that you wish to return to the new-build homes at Cavallilaan–Smuldersweg, your name will be placed on a list of interested residents.

Once construction of the new social rental dwellings commences, you will be invited to an information meeting. At that time, you will be informed about the design and layout of the new homes, and you may decide whether you wish to be considered for one of these new-build dwellings.