

Press release

Date 30 October 2026

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Royal Heijmans raises outlook for 2026

Highlights

- 2026 outlook raised:
 - underlying EBIT margin of around 7.5% (previously: towards 7.3%)
 - revenue unchanged at around €3.1 billion
- Order book of € 4.0 billion (2025: € 3.3 billion) with quality of orders increasing
- Total number of homes sold YTD (through October): 2,085 (2025 YTD: 2,313)
- Opening of the Modulekracht facility for the assembly of prefabricated building services modules

Ton Hillen, CEO Heijmans

“The scale of the construction challenge in the Netherlands remains as great as ever. While residential construction continues to be affected by the all-too-familiar bottlenecks, demand for infrastructure, energy supplies and non-residential building continues to grow. Thanks to our broad positioning in the [Living](#), [Working](#) and [Connecting](#) business segments, Heijmans continues to perform strongly overall. In doing so, we remain committed to our [‘Together towards 2030’ strategy](#) and to the choices we have made in recent years. We focus on projects that align with our expertise and we prioritise margin over volume. This selectivity makes us resilient and underpins our profitability. The development of our activities gives us confidence for the remainder of 2026. We are therefore raising our outlook for this year.”

Developments per segment

Living

Home sales in this period were once again lower than in the previous year, a trend that Heijmans had anticipated. The housing construction challenge in the Netherlands remains significant, but market delivery is being hampered by a number of factors, including grid congestion, complex planning permission procedures, rising mortgage interest rates and the reluctance of institutional investors to invest in new developments. We are also seeing differences in market dynamics between urban and suburban developments. Suburban detached homes, in particular, are still selling quickly. One clear example of this is the [Nieuw Boekhorst area development in Voorhout](#), where work is progressing rapidly and where, among other things, we are using industrial-scale housing construction methods. The ongoing development of Pannenschuur in Oisterwijk also underlines the continuing need for new residential areas. Construction is also progressing on the Atlas (Rotterdam) and Bellevue (Utrecht) inner-city projects. With our portfolio spread, across both urban and suburban segments, we are well positioned to respond to these varying market conditions. Looking ahead to 2027, we anticipate that the number of homes sold will remain under pressure.

Working

In the Working business segment, our activities are developing as expected. Major projects, including the Physics building for the Delft University of Technology, are progressing according to plan. In addition, demand for the management, maintenance and improvements to the sustainability of existing buildings continues to grow. Heijmans’ response to this includes the [new construction](#)

[partnership](#) with Eindhoven Airport. Partly as a result of this, the proportion of recurring revenue in the Working business segment is continuing to increase. In addition to this, we have taken additional steps on the strategic pillar of [Producibility](#) in the Working business segment. Heijmans today started production at our new Modulekracht assembly facility in Dordrecht. By prefabricating and assembling technical installation modules for buildings, Heijmans can deploy scarce technical specialists more efficiently and continue to standardise the construction process, making it both safer and more predictable.

Connecting

In the Connecting segment, market dynamics remain positive, with a significant investment programme in areas including infrastructure and energy supply. The Ministry of Infrastructure and Water Management recently provided clarity on the prioritisation of projects for the maintenance, replacement and renovation of Dutch infrastructure. This increases predictability and confirms that there is sufficient scope for market players in this large-scale, long-term programme. Heijmans' order book was further strengthened by a three-year extension of the performance contract for the [maintenance of waterways](#) in the eastern part of the Netherlands, an example of recurring business in the Connecting business segment. In addition, Heijmans completed the major [Lauwersmeerdijk dyke project](#). The new coastal zone will help protect against rising sea levels, while also taking nature and biodiversity into account. Heijmans also took further steps in the energy transition. For example, it started construction of a new high-voltage substation in Hoogeveen. Together with the planned substations in Meppel and Zwolle, this will contribute to the expansion and reliability of the Dutch electricity grid. These developments offer Heijmans strong long-term prospects.

Calendar 2026 and 2027

2026	
4 November	Extraordinary General Meeting (EGM) (appointment of new Supervisory Director)
2027	
19 February	Publication 2026 annual results
14 April	Annual General Meeting of Shareholders
30 April	Trading update Q1
23 July	Publication interim results
29 October	Trading update Q3

About Heijmans

Royal Heijmans (AEX:HEIJM.NL) is a leading Dutch listed construction company with activities in Living, Working and Connecting: from project development, construction, technical services to infrastructure. Jan Heijmans started the company in 1923 as a paving contractor. In the intervening hundred years, Heijmans has grown into an area developer, technical service provider and construction company with more than 6,000 employees. They ensure that people can enjoy living, working and connecting. Every single day, Heijmans works on complex construction projects and social challenges that have an impact on the future of the Netherlands. As a sustainable leader, Heijmans is taking a step forward on this front by dedicating itself to the creation of a healthy living environment. Where people have a nice live and animals and nature are taking into account.

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