

Ten Exceptional Projects Named Finalists for 2025 ULI Europe Awards for Excellence

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The Urban Land Institute (ULI) Europe has announced ten built environment projects from eight countries as finalists for the sixth annual ULI Europe Awards for Excellence. The awards celebrate exemplar projects that achieve the highest standards in land use practice across the private, public, and non-profit sectors.

This year's finalists include cutting-edge refurbishment, restoration, and new-build projects, spanning diverse categories such as residential, mixed-use, healthcare, education, community, laboratory, and office spaces. The selected projects come from Italy, Germany, the UK, Belgium, Sweden, Denmark, France, and Spain.

Record Entries Reflect Industry Innovation

The 2025 competition saw a significant increase in participation, reflecting a rising commitment to excellence and sustainability across European real estate.

Simone Santi, Chair of the 2025 ULI Europe Awards for Excellence Jury, said: "We have had an incredibly high standard of entries showcasing successful, inventive and transformational solutions for delivering excellence in land use that positively impact communities and are standard bearers of ULI's core mission focus. This year, we received 26 submissions for projects pushing the envelope for the European real estate profession and its practices. We've more than doubled the entries from last year and, for the first time, received an entry from the Middle East. The jury applies rigorous criteria to assess every project, and while the high standard of submissions made shortlisting a real challenge, it was also an

immensely rewarding process.”

Projects are rigorously evaluated across multiple factors, including financial viability, sustainability, resiliency, community impact, and architecture.

Spotlight on the Finalists

The ten finalists demonstrate innovation across repurposing existing structures, driving social housing, and supporting essential public services:

Project Name	Location	Category	Key Feature
5Square	Milan, Italy	Residential	Social housing project creating a vibrant community on an abandoned commercial site.
Das Neue Gesundheitshaus	Dortmund, Germany	Mixed Use	Repurposed 1950s listed city centre site integrating a hotel, kindergarten, residential, and office space.
Eden Dock	London, UK	Community	Urban community space designed to positively impact biodiversity and habitat gain.
Egied van Broeckhovenschool	Brussels, Belgium	Education	New secondary school developed in a converted and refurbished brewery bottling plant.
Forskaren	Stockholm, Sweden	Other/Labs	New circular life sciences hub (24,000 sqm) encouraging collaboration in industry, research, and academia.
Inventa	Oxford, UK	Other/Labs	Redevelopment of disused retail warehousing into purpose-built laboratory and office space.
Kaktus Towers	Copenhagen, Denmark	Residential	Newly developed residential tower complex designed to address shifting accommodation needs.
Midland Metropolitan University Hospital	Birmingham, UK	Other/Healthcare	Acute healthcare facility intended as a catalyst for community regeneration in an area of high deprivation.
Racine	Paris, France	Office	Project transforming the former National Forestry Office headquarters into a mixed-use office space.
Ruiz Picasso 11	Madrid, Spain	Office	Office refurbishment project focusing on enhanced productivity, wellbeing, and sustainability in the CBD.

Legacy and Future Focus

The awards are seen as a critical tool for building a directory of best practice in equitable and sustainable urban development.

Lisette van Doorn, CEO, ULI Europe CEO, said: “All of these finalists address challenges and opportunities that our members and the wider industry come across every day and have created solutions for, such as the housing and sustainability crises, the need to reuse and repurpose existing buildings in a sustainable and socially inclusive way and respond to trends such as changing ways of working and the integration of different uses, while ensuring projects are financially viable. I think this has been its important legacy ever since the awards were established, and I wish all this year’s finalists well.”

Anne Kavanagh, ULI Europe Chair, added: “The ULI Europe Awards for Excellence are an important opportunity to celebrate all round excellence in impactful project delivery by our industry... These are truly boundary pushing, transformative projects. My congratulations to all our finalists as we now look forward to the next exciting stage in this competition.”

The overall winner or winners will be revealed on **26 November** in Paris at a special dinner held prior to the **C Change Summit** on 27 November, which is part of a ULI-led program focused on accelerating the decarbonisation of real estate. The jury will also consider “special mentions” for projects demonstrating excellence in ULI’s mission priorities, including **decarbonisation, increasing housing attainability, and educating the next generation of diverse real estate leaders.**

For further information about the competition, each finalist and project images, please visit the [ULI Europe Awards for Excellence](#) website.