

GOLDBECK

Real Estate Services

Profile  
and  
report

2023/24

# Building Excellence



**Jan-Hendrik Goldbeck**  
Managing Partner  
GOLDBECK GmbH

Here at GOLDBECK, we stand for a comprehensive, future-oriented approach. Our holistic view of new-builds and existing properties always includes services, too, as we know this is the only way to ensure a building operates at its best. As a lifecycle partner, we offer everything from a single source: from planning and turnkey construction with a system through to operations, existing building refurbishment and dismantling. This integrated approach to value creation sets us apart across Europe. We support our clients throughout the entire use phase, leveraging our expertise to ensure efficient building operations.

The responsibility for sustainability is especially significant in the real estate industry. With our combined innovative strength and cross-product expertise, we support both private and public portfolio owners and customers in achieving their ESG goals and fulfilling their responsibility to be environmentally sustainable, socially equitable and economically viable moving forward.

As a family company, we firmly believe that sustainable practices are the foundation for future generations. This is how we shape the living spaces of the future to be both progressive and designed with people in mind.



**Dr. Andreas Iding**  
Managing Director  
GOLDBECK Services GmbH

Sustainability, digitalisation and automation represent the ultimate triad for the real estate sector. Both legislation and the market itself are holding private and public portfolio owners increasingly accountable, demanding future-ready buildings that are climate-friendly, efficient and economically sound.

Rising to this responsibility is what keeps us moving forward with our customers and partners as a well-established real estate and service provider. This is why, in the past financial year, we have invested not only in innovative solutions and future-oriented approaches, but – above all – in our most valuable asset: our employees. In doing so, we have enhanced our capabilities with new specialist teams offering extensive expertise in sustainability, technology, digitalisation and transformation. Through our joint efforts, we are significantly reducing the ecological footprint of the buildings we manage. Our approach covers properties in every asset class throughout their entire life cycle – always with the aim of protecting and increasing value. In this way, we are creating a future for European real estate that is not only ecologically responsible, but also economically viable.

In this report, we've collated the most important data, facts and figures from the 2023/24 financial year, along with some selected references and customer feedback.

Thank you for placing your trust in us.

# At a glance

Figures for 2023/24 financial year

////////// 46  
renovations, extensions and fit-outs

24/7  
customer service

13,750,000 m<sup>2</sup>  
of serviced properties

2,102  
serviced properties

200  
serviced car parks

3,000  
rental agreements in property management

1,270  
employees –  
including 40% in technical jobs

over  
30  
locations

44,000  
long-term parking customers

550  
serviced photovoltaic systems

118,500  
managed parking spaces

70%  
in-house services

30%  
external services

Comprehensive  
scope of work

3  
mobility hubs

3,000  
service portal users

18,500,000  
short-term parking customers per year

GOLDBECK Services GmbH increased its total turnover in the 2023/24 financial year by €159 million to €384.8 million.

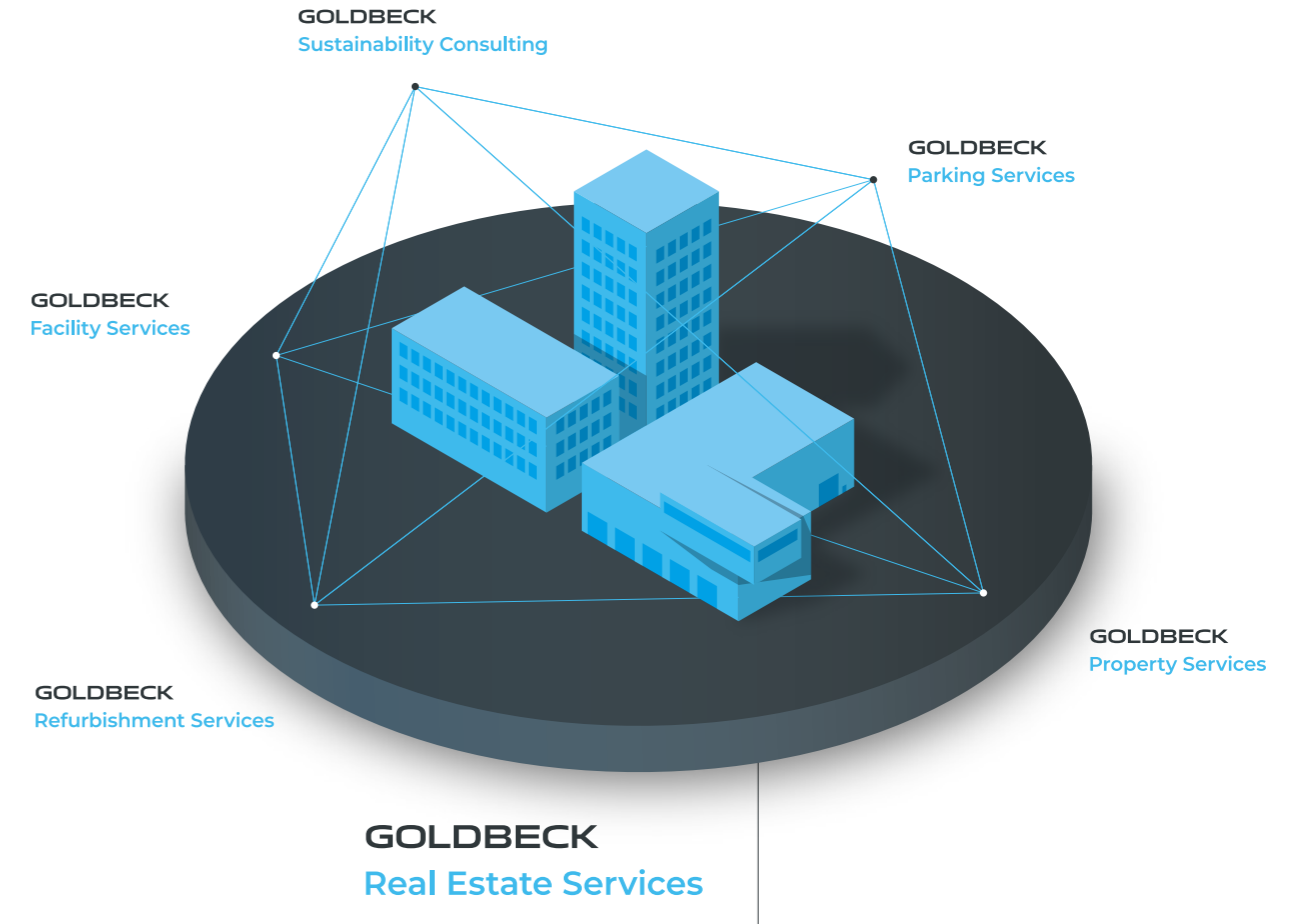
# Real Estate Services

One partner. For everything you need.

**GOLDBECK Real Estate Services offers one-stop shopping for all the property services you need – both commercial and technical. We see ourselves as a reliable partner at your side, always thinking and acting in your best interest and with the big picture in mind to protect and maximise the value of your properties.**

As a full-service contractor, we're familiar with all types of buildings and manage portfolios both large and small with the same keen attention and our own employees. With our flexible structures, digital tools and fixed contacts for each project, we make collaboration straightforward and efficient.

Always with one eye on the entire life cycle and the future viability of every building. After all, our goal is always to keep your real estate portfolio successful for the long term.



## Sustainability for every asset class

**GOLDBECK Real Estate Services is dedicated to maximising sustainability in existing properties to significantly improve the long-term performance of your real estate. We offer everything you need for future-oriented real estate from a single source.**

Bringing everything together under one roof, we develop and deliver solutions that are environmentally sustainable, socially equitable and economically viable, elevating your properties to a new and lasting level. A seamless transfer of knowledge, efficient communication, and optimal synergy management ensure that the sustainable transformation of your assets and portfolios is both simple and effective. Are you ready to join us on our journey to a more sustainable future?



# Property Services

Manage. Optimise. Add value.

**Future-proof real estate management – technically adept, sustainable and cost-efficient.**

GOLDBECK Property Services has been managing commercial properties for both institutional and individual investors since 1994, from shopping centres and retail parks to office buildings. Our success is based on proactive property management shaped by passion and expertise.

Our commercial and technical property managers take action as if they were the owners and understand buildings as the users would. In this way, we make the properties we manage fit for a sustainable future so our customers can focus on what matters most.

## Our strengths

- // Solid technical expertise in commercial properties
- // Property management with an eye to the future – sustainable, digital and cost-efficient
- // Proactive and service-oriented approach with a focus on owners and users
- // Well-rounded team with extensive experience in property management
- // End-to-end lifecycle services from GOLDBECK



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“We’re pleased to have a **long-established and reliable partner** like GOLDBECK at our side as a property manager, as this collaboration has allowed us to successfully oversee a diverse portfolio of properties, including the Gerling Quartier in Cologne.”

**Stephan Pientka**  
Managing Director Quantum Immobilien  
Kapitalverwaltungsgesellschaft mbH



## Our services



Technical property management



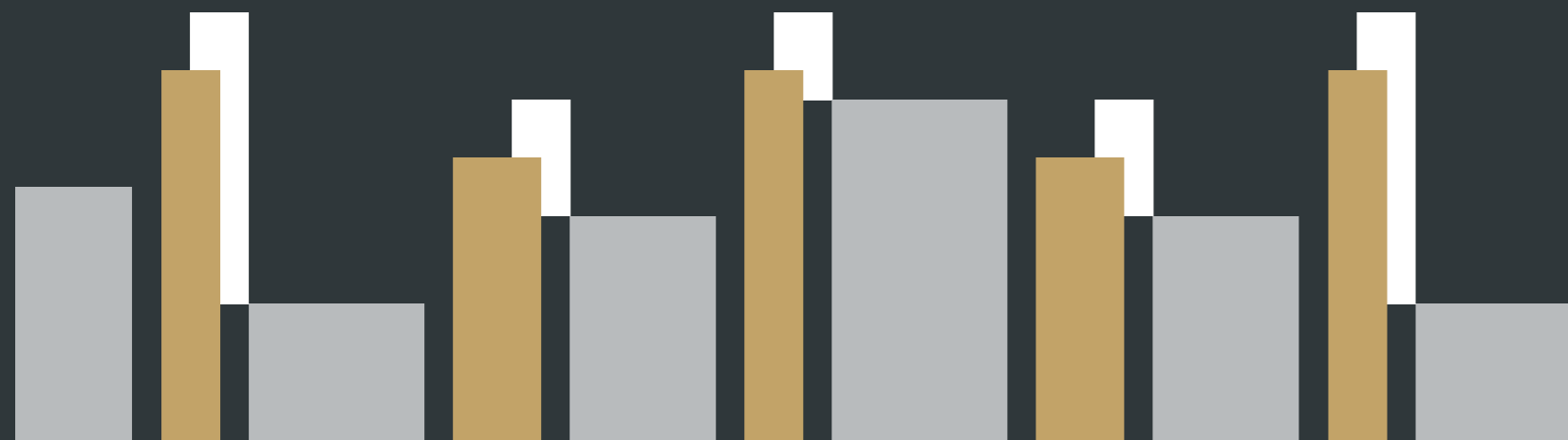
Commercial property management



Centre management



Property accounting





# Facility Services

Manage. Optimise. Advise.

**GOLDBECK Facility Services champions the professional and future-oriented management of your real estate. We comprehensively optimise property operating processes, continuously and from a single source – a sustainable approach to protecting the value of your building and consistently improving its economic efficiency.**

From implementing an ESG strategy developed together with you to retrofitting smart meters and subsequent energy monitoring – we support owners and portfolio owners to make their properties fit for the future. If requested, we can also take over associated certification processes for the operating phase.

Our Technical Service team offers professional expertise whenever and wherever you need it: any time of day, 365 days a year, throughout Germany. Flexible structures and a digital service portal ensure a high level of transparency. This guarantees we can keep your properties running smoothly.



© TONI GmbH & Co. KG

“We planned and built TONI Park sustainably right from the outset and intend to maintain this standard throughout our ongoing operations. With GOLDBECK Facility Services as our expert partner, we are confident that we will be able to achieve this goal in building operations to the fullest.”

**Thomas Krafft**  
Limited Partner  
TONI GmbH & Co. KG

## Our services



Professional commissioning service and start-up phase



Technical facility management



Infrastructural facility management



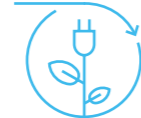
Technical service team



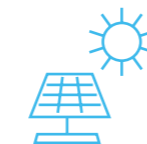
Comprehensive support and partnership



Smart metering, energy monitoring and management



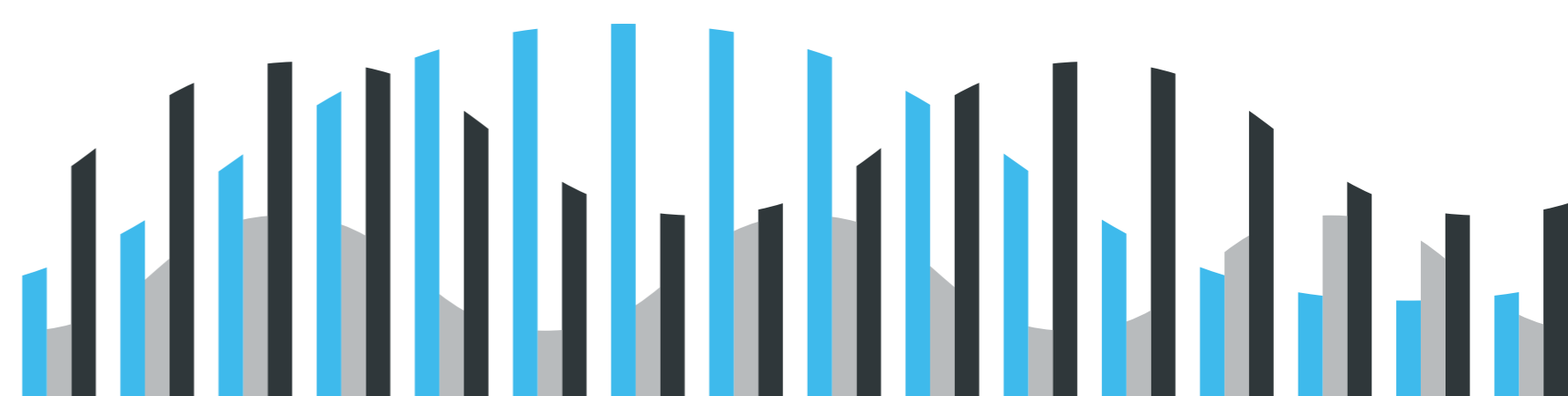
Energy services



Planning, installation and operation of photovoltaic systems

## Our strengths

- // Extensive range of services with strong in-house capabilities and comprehensive technical expertise
- // Highly skilled expert teams, particularly in the fields of energy efficiency and photovoltaics
- // Always close by with over 30 locations across Germany
- // Innovative approach driven by digital solutions and smart services





# Parking Services

Operate. Connect. Renovate.



Our goal is to make mobility both convenient and efficient by taking a holistic approach to mobility and car park management. From platform-based parking and accounting systems to management concepts and comprehensive renovations, we offer customised service packages for every type of parking facility. In doing so, we secure the value of your property and drive future mobility technologies forward.

We provide maximum parking convenience around the clock in the car parks we operate. Our aim is to always provide the right service, the highest quality, and everything from a single source. To achieve this, we combine a functional parking space with an attractive parking service.

Whether it's free-flow solutions, electric charging infrastructure or a mobility app, our solutions are flexible, well thought-out, and aligned with the future of mobility. We offer bespoke, reliable and comprehensive services to support you throughout the entire life cycle of your parking property.

## Our strengths

- // Intelligent car park and mobility solutions
- // Flexible and networked software solutions
- // Scalable and innovative electric charging solutions
- // A holistic approach for long-term value retention

## Our services



Operation and management



Maintenance and renovation



Parking and mobility solutions



Technology and processing



Services for electric charging points



24/7 customer service



“The multi-storey car park at the intercity bus terminal in Bremen is a key infrastructure hub that was thoughtfully planned, built quickly, and is now operated both intelligently and economically. We combine parking, offices, a hotel and various shops in one location, which also strengthens bus operations at the intercity bus terminal.”

**Christina Holdorf**  
Head of Asset Management  
magna asset management ag



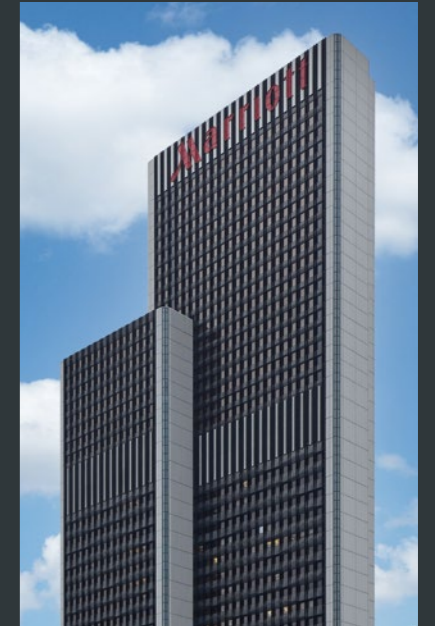
# Refurbishment Services

Advise. Plan. Take action.

Whether small conversions, renovations or the arrival of new tenants with unique requirements – your properties need to move with the times.

We specialise in future-oriented, value-adding and resource-saving renovations, extensions and fit-outs. We elevate your commercial, residential and office spaces, as well as storage facilities and warehouses, to an attractive, contemporary standard – delivered as a complete turnkey service from a single source and at a fixed price. If requested, we can even manage your project without interrupting your ongoing operations.

This is possible thanks to our broad-based team consisting of architectural design, project management, site management, MEP equipment experts and commercial specialists. We coordinate all trades to handle renovation, extension and fit-out projects quickly and efficiently. In doing so, we focus our attention on customer value and sustainability to ensure we always strike the ideal balance.



“Their comprehensive expertise and focus on quality, technology and cost-efficiency convinced us to choose GOLDBECK Refurbishment Services as our partner for the expansion of our Westend Gate property in Frankfurt.”

Alexander Becker  
Managing Director  
RFR Management GmbH

## Our services



Analysis and assessment of existing properties



Project planning: Draft and execution design



Calculation and project controlling



Turnkey installation of electric charging stations



Tenant renovations and fit-outs



Warehouse, logistics and mezzanine installations



Residential renovations



Energy-related renovations

## Our strengths

- // Comprehensive assessment and evaluation
- // Integrated digital design
- // Proven implementation solutions
- // Reliable pricing and timelines
- // Nationwide project delivery in Germany
- // Turnkey handover



# Sustainability Consulting

Analyse. Focus. Transform.

The pressure to act in terms of sustainability is particularly noticeable in the real estate sector. In the context of these complex and ever-changing requirements, we support you to fulfil your responsibilities and pave the way to a climate-neutral property.

We offer independent consulting and guide you through the sustainable transformation of your existing properties. With our extensive practical knowledge and all the necessary tools, we create transparency and provide guidance on sustainability, ESG, taxonomy and regulations. Regardless of whether the inventory analysis has already been completed or you are still at the very beginning of the process, we'll meet you wherever you are – transparently, independently and oriented towards the future of your existing property. Our goal is to develop customised solutions for individual assets or entire portfolios.

Building on the combined expertise and innovative power of GOLDBECK Real Estate Services, we create individual, implementable and cost-effective measures that can be achieved in-house or by third parties. We also have an excellent network of service providers ready for you whenever you need it. Join us on our journey to a more sustainable future.

## Our strengths

- // Independent consulting backed by comprehensive expertise in construction, renovation and building operations
- // Proactive regulatory monitoring for maximum transparency and guidance
- // Customisable services
- // Strong focus on cost-effectiveness and practical relevance
- // Reliable data as a basis for decision-making
- // Long-term value protection and growth



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“We are delighted to have found a strong partner to help us assess the transitional risks of the real estate portfolio we manage. The results serve as an excellent factual basis for strategic alignment with our fund partners, which helps us to lay the essential groundwork together for our sustainability transformation.”

**Ludger Wibbeke**  
Managing Director HANSAINVEST  
Hanseatische Investment-GmbH

## Our services



Kick-off and inventory analysis



Due diligence and scoring



Target definition with measurable KPIs



Development of Manage-to-ESG concepts



Controlling and monitoring



Transformational support



Energy consulting and (re-)certification

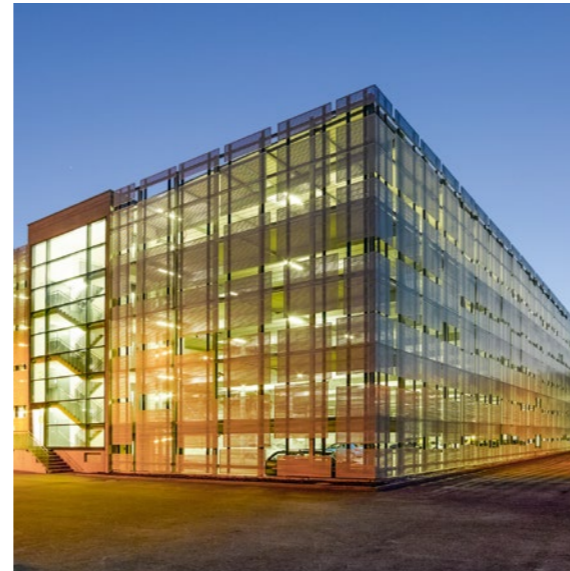


Knowledge transfer





Our Real Estate Services:  
As diverse as your portfolio.



# What can we do for you?

We would be happy to provide you with detailed information about the services offered by GOLDBECK Real Estate Services.



Office buildings, industrial buildings, retail, multi-storey car parks, residential buildings



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