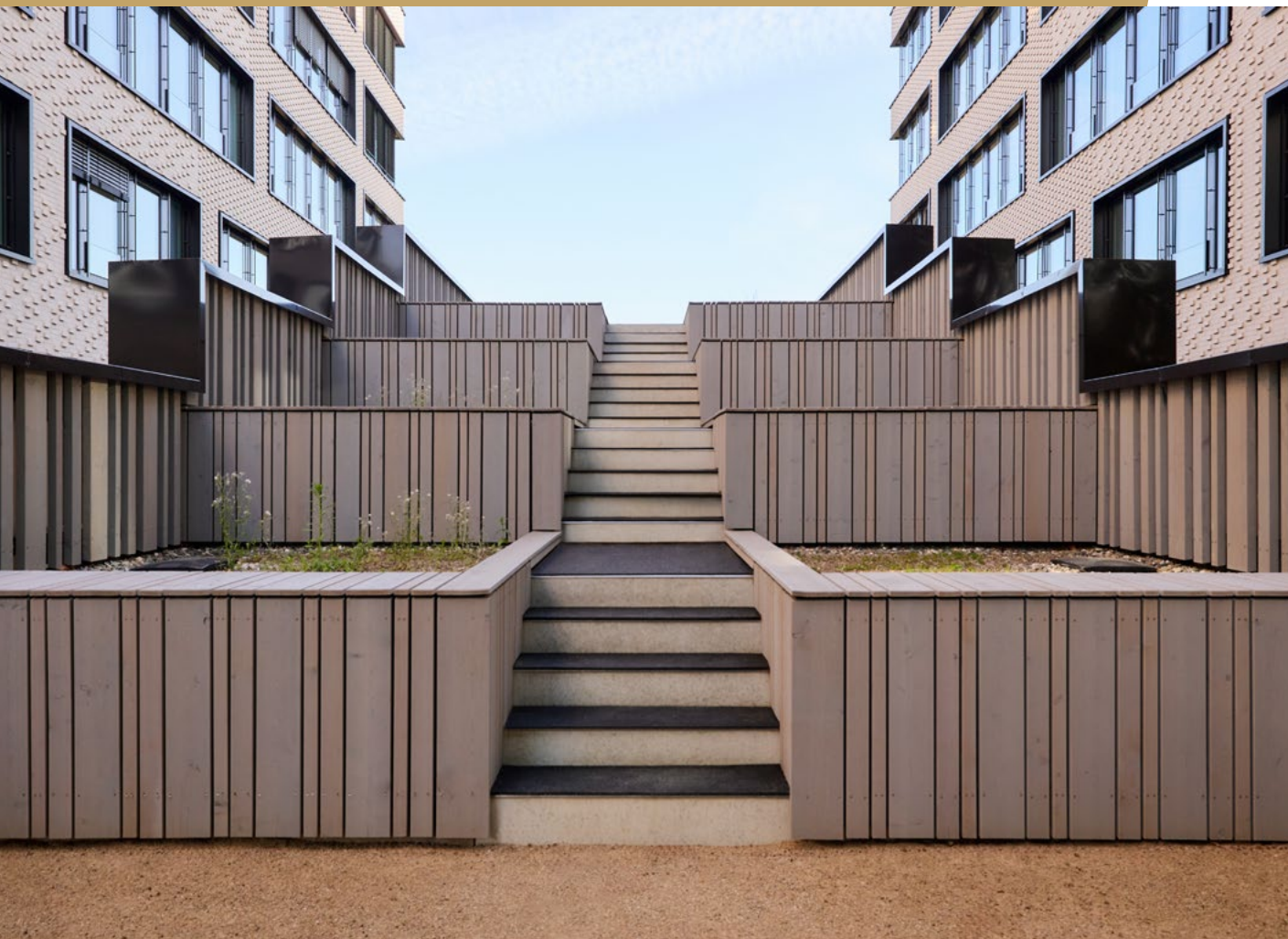


GOLDBECK

Real Estate Services

Profile
and
report
2025/26

Real Estate Services



Dr. Andreas Iding
Managing Director
GOLDBECK Services GmbH

Complex challenges are reshaping our world. Geopolitical tensions, volatile markets, and far-reaching regulatory and societal change are fundamentally redefining the rules of the game – including for the real estate industry. Success in this environment requires more than adaptability alone. Today, both private and public asset owners face the challenge of strategically repositioning their portfolios for the future. Resilience, security of supply and sustainability are no longer optional; they have become key drivers of economic performance, value stability and long-term competitiveness of real estate assets.

Buildings have long evolved beyond their role as physical spaces. They form the infrastructure that underpins thriving economies, liveable cities and a more sustainable society. That responsibility continues to motivate us every day.

Driven by this responsibility, we further strengthened our market position as an established construction and services company during the last financial year. Together with our clients and partners, we embraced new opportunities, expanded into additional business areas and advanced our existing service portfolio with innovative solutions.

Our focus remains clear: customer-focused and smart services for the sustainable properties of tomorrow. Our approach covers properties in all asset classes through their entire life cycle – with the aim of protecting and increasing value. In this way, we are helping to shape the future of European real estate that is not only ecologically responsible, but also economically viable.

The following pages provide an overview of the key figures, highlights and milestones of the 2025/26 financial year, alongside selected project references and client success stories.

Thank you for the trust you place in us and for being part of this journey.

At a glance

Figures for 2025/26 financial year

//////// 52
renovations, extensions and fit-outs

24/7
customer service

2,478
//////// serviced properties

212
///// serviced car parks



90,000
registered parking customers

136,700
// managed parking spaces

5
mobility hubs

21,000,000
short-term parking customers per year

23,747,332 m²
of serviced properties

5,000
rental agreements in property management

1,665
employees –
incl. 40% in technical jobs

850
serviced photovoltaic systems

1,391
maintenance agreements for fire protection systems

70%
in-house services

30%
external services

comprehensive
scope of work

155,000
service portal accesses per year

In the 2025/26 financial year, GOLDBECK Services GmbH increased its total turnover by €83.4 million, reaching approximately €448.7 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 – keeping your properties in peak condition. We see ourselves as your reliable partner, taking a holistic approach and acting consistently in your best interests to safeguard value and unlock future potential.

As a full-service provider, we're familiar with all types of buildings and manage individual properties as well as complex portfolios with the same keen attention and our own employees. With our flexible structures, digital tools and dedicated contacts for each project, we make collaboration straightforward and efficient.

Always keeping the entire life cycle and the future viability of your buildings in mind. Our goal is to secure the long-term success of your real estate assets and portfolios.

GOLDBECK
Real Estate Services

GOLDBECK
Property Services

GOLDBECK
Facility Services

GOLDBECK
Parking Services

weiser
BRANDSCHUTZ & TECHNIK
A GOLDBECK COMPANY

GOLDBECK
Sustainability Consulting

GOLDBECK
Refurbishment Services

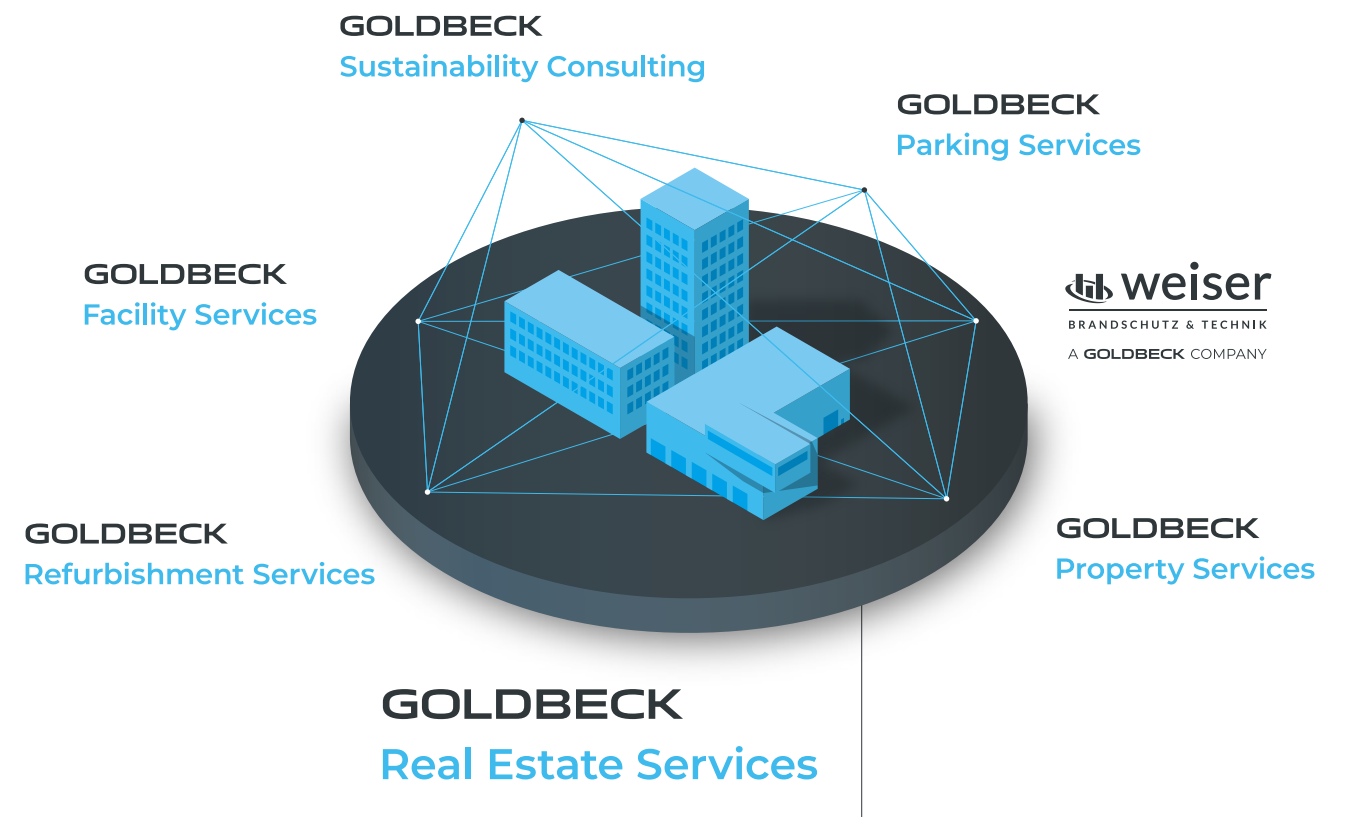


Sustainability for every asset class

The sustainability of properties determines their long-term value on the market. Building operation offers great potential for sustainable optimisation. GOLDBECK Real Estate Services is dedicated to making properties sustainable, cost-efficient and future-oriented. Our mission: maximising sustainability in existing properties to significantly improve the long-term performance of your assets and portfolios.

To achieve your regulatory and individual sustainability targets, we combine all relevant expertise under one roof. We approach buildings from all angles – from the technical to the commercial to the structural perspective. This holistic approach enables us to find solutions that are environmentally sustainable, socially equitable and economically viable, elevating your properties to a new level of sustainability.

Whether energy-efficient building operation, future-oriented mobility, or the planning and implementation of ESG strategies: GOLDBECK Real Estate Services works intelligently in a connected network and achieves the maximum level of sustainability for your property with effectively pooled synergies and seamless knowledge transfer. Short, perfectly coordinated processes and a personal contact person make the sustainable transformation of your assets and portfolios both simple and effective. Are you ready to join us on the journey to a sustainable future?



Everything you need for future-oriented
real estate from a single source.

Property Services

We've got your back!

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 and hotels, not to mention warehouses and factory buildings, throughout Germany.

The operation and development of diverse, decentralised real estate portfolios represent complex challenges for owners and asset managers. We relieve them of day-to-day operational responsibilities and take over the operative real estate management with efficient, digital processes, solid technical and commercial expertise, and a real passion for proactive property management. This enables us to secure the value of the managed buildings, making them fit for the future.

From technical property management and the implementation of capital improvement measures to contract, tenant and centre management, as well as accounting and bookkeeping: We've got your back!

Our strengths

- // Strong technical expertise in commercial and mixed-use properties
- // Professional property management – 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 life cycle services from GOLDBECK



© Redevco Services Deutschland GmbH

“We have been working with GOLDBECK Property Services for more than 15 years and have trusted them with managing more than 100 properties across Germany. Our successful cooperation is founded on partnership, a high degree of professionalism and a comprehensive understanding of our specific requirements.”

Rowan Verwoerd
MD/Head of Portfolio Management
Redevco DACH



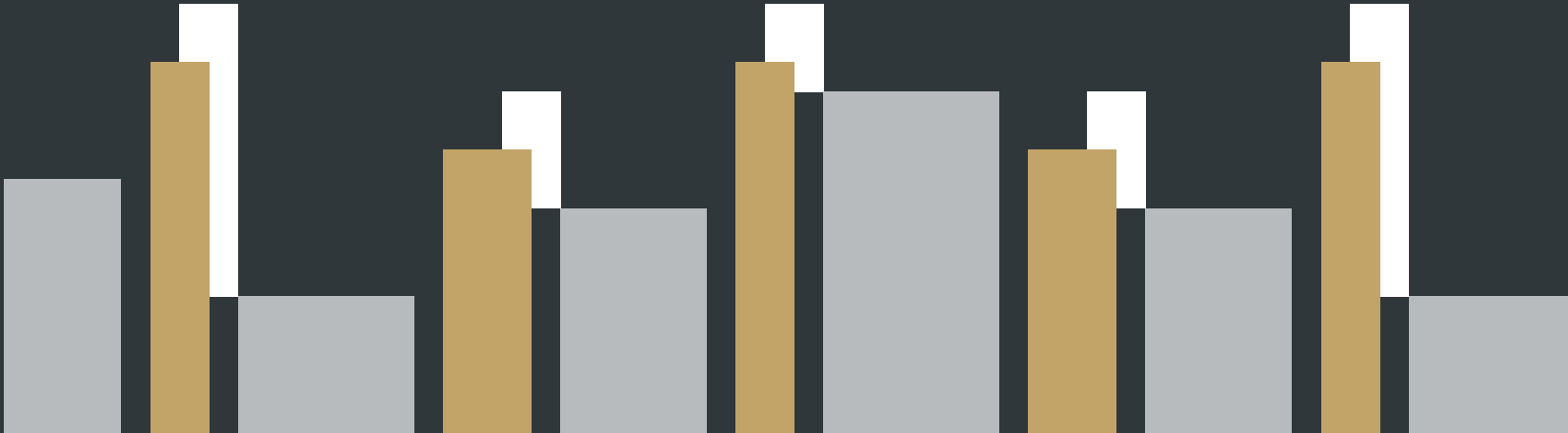
Our services

Technical property management

Commercial property management

Centre management

Property accounting





Facility Services

Get ready for the future.

GOLDBECK Facility Services stands for a technical, future-oriented and integrated property operations. We optimise property operations from a single source, helping you preserve the long-term value of your real estate assets while enhancing their operational performance.

Our integrated approach combines traditional facility services such as maintenance and servicing with practical and economically viable sustainability solutions. In this way, we support the future-proofing and technical enhancement of your properties while helping you implement your ESG strategy effectively. Our services range from the installation of smart metering systems and building automation to energy monitoring, as well as the retrofitting, maintenance and ongoing performance monitoring of photovoltaic systems. You benefit from a tailored, comprehensive solution that brings together sustainability and economic performance.

Our own highly qualified maintenance and service technicians provide the fast and reliable delivery of all technical services during ongoing operations – nationwide, around the clock and 365 days a year. Flexible structures and a digital service portal provide transparency and efficiency, ensuring the smooth and reliable operation of your properties at all times.



© 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



Holistic and collaborative facility and technical asset management



Integrated facility management



Technical facility management



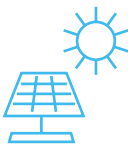
Infrastructural facility management



Technical service (Electrical, HVAC, mechanical and metal services)



Building automation and controls



Photovoltaic systems: planning, installation, operation and monitoring



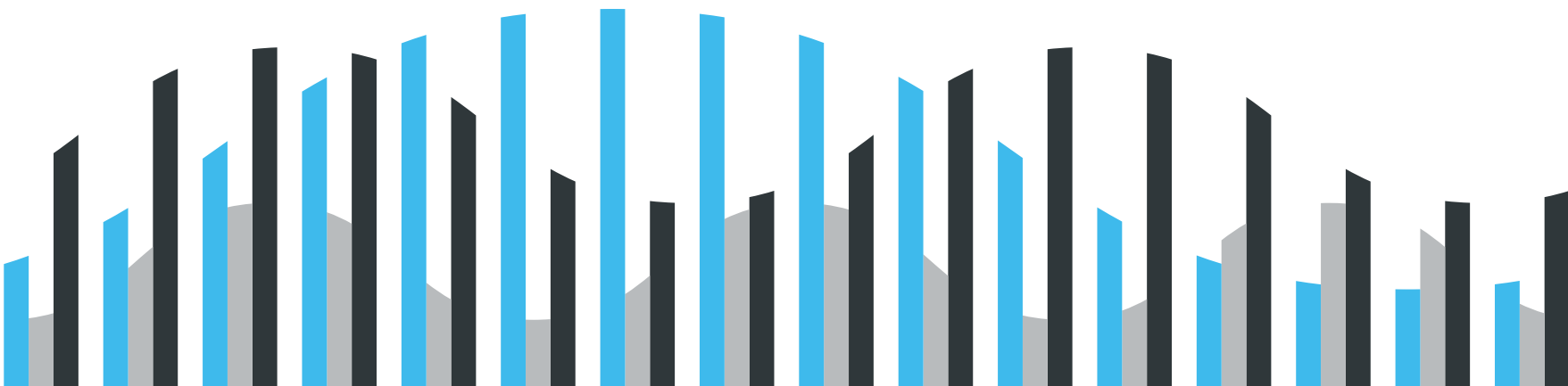
Smart metering, energy monitoring and management



Commissioning service and start-up phase

Our strengths

- // Comprehensive service portfolio with extensive in-house capabilities and strong technical expertise
- // Highly skilled expert teams – particularly in energy efficiency, building automation and photovoltaic systems
- // One dedicated point of contact for all services and requirements
- // Nationwide presence with more than 30 local offices across Germany
- // Innovative approach driven by digital solutions and smart services
- // Customised solutions tailored to individual requirements



Weiser Brandschutz & Technik

We are fire protection.

Whether residential buildings, schools, office complexes or industrial facilities: well-conceived fire protection measures are not a luxury – they are indispensable. Fire safety protects people, safeguards assets and prevents operational downtime. We make sure that your property has comprehensive protection – with tailored solutions, state-of-the-art technology and a clear safety focus.

We offer you comprehensive service from a single source: from the initial consultation to prompt provision of the fire protection technology, and to the setup, inspection, maintenance and repair of your system.

We are characterised by prompt delivery capability and short response times with personal contacts at your premises. We provide you with personalised support in a spirit of partnership. Owners, operators, building and facility management companies as well as renovation and installation companies, not to mention large customers and public sector clients, already rely on our expertise.

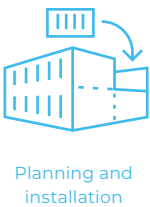
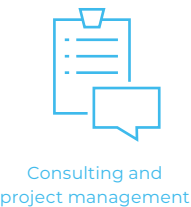
We have been part of GOLDBECK Services GmbH since 2024. We expand the GOLDBECK portfolio of services while supplementing the company's internal fire protection expertise in new-build projects of all asset classes.

Our strengths

- // VdS-accredited installers of sprinkler and water spray fire suppression systems
- // Special expertise in fire protection and firefighting water systems
- // Prompt delivery capability thanks to our own inventory
- // More than four decades of experience



Our services



Parking Services

Service at every level.



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 refurbishments of existing buildings, 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 the functionality of the parking facility with an attractive and user-friendly parking experience.

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 through the entire life cycle of your parking property.

Our strengths

- // A holistic approach that optimises operations, enhances location appeal and preserves long-term value
- // Tailored service packages and concepts, precisely aligned with locations and target groups
- // Exceptional parking experiences thanks to seamless processes and customer-focused services
- // Many years of experience and extensive industry expertise
- // Partnership-based collaboration and dedicated personal support

Our services



Operation and management



Smart parking management



Maintenance and existing building refurbishment



E-mobility and charging infrastructure



Technology and processing



24/7 customer service



“GOLDBECK Parking Services developed a smart refurbishment concept that allowed renovation to take place during ongoing parking operations in Lüneburg’s multi-storey car park on Münzstraße. By combining operation and refurbishment from a single source, we are able to ensure seamless processes and minimise downtimes. This means real added value for us and our parking customers!”

Tina Budewitz
Asset Management
Quantum Immobilien AG



Refurbishment Services

From old to wow.

Whether it's a residential building, an office building, a warehouse or a school, we'll make your buildings fit for the future. As an innovative refurbishment partner, we offer you a comprehensive range of services from a single source: starting with a joint assessment of the initial situation and the definition of your objectives, followed by the integrated design and coordination of all trades and concluding with the handover of a turnkey project.

We deliver energy-related, architectural and functional revitalisations for existing buildings, tailored precisely to your needs: from conversions, extensions, tenant fit-outs and expansions to additional storeys and changes of use, and even holistic refurbishment projects and energy-efficient refurbishment for all asset classes and sizes – even during ongoing operation.

This is how we give existing properties a future. Our focus is always on economic efficiency and environmental responsibility. We offer you advice from the initial idea to the handover of your finished property, and provide all services at a fixed price.

Our strengths

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



"Working with GOLDBECK Technical Solutions was characterised by close collaboration and a clearly structured process. Our new office space in Bielefeld was tailored precisely to our functional and design requirements, resulting in a solution that has exceeded our expectations in every respect."

Frank Weßling
Deputy Branch Manager
Funk Versicherungsmakler GmbH

Our services



Analysis and assessment of existing properties



Project planning: Draft and execution design



Calculation and project controlling



Energy-efficient refurbishment of existing residential buildings



Tenant renovation and fit-out



Warehouse, logistics and mezzanine fit-out



Mezzanine floor installation

Sustainability Consulting

ESG made easy.

In three steps, we guide you through the sustainable transformation of your existing property. Analyse. Focus. Transform.

GOLDBECK Sustainability Consulting navigates you safely through the increasingly complex sustainability landscape and supports you throughout the entire transformation journey towards a sustainable property. With independent advice, extensive practical knowledge and all the necessary tools, we create transparency and provide important guidance. Wherever you need support, we're ready to help. We analyse your real estate portfolio, assess ESG risks and develop a targeted sustainability strategy for you based on reliable data.

With our extensive expertise and the innovative capabilities of GOLDBECK Real Estate Services, we define practical and cost-effective implementation measures for individual assets or entire portfolios that can be implemented in-house or by third parties. Our efficient network of service providers is available to you on request. Because we turn ESG and sustainability into standard practice.

Our strengths

- // Independent consulting backed by comprehensive GOLDBECK expertise
- // Proactive regulatory monitoring for maximum transparency and guidance
- // Customisable services
- // Seamless support throughout the entire transformation process
- // Focus on economic viability and practical implementation
- // Long-term value preservation and appreciation



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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



ESG consulting



ESG due diligence



Portfolio analysis and transaction advisory



Energy consulting



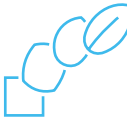
In-use certifications and ESG scoring



Training and workshops



ESG data management



Transformation support

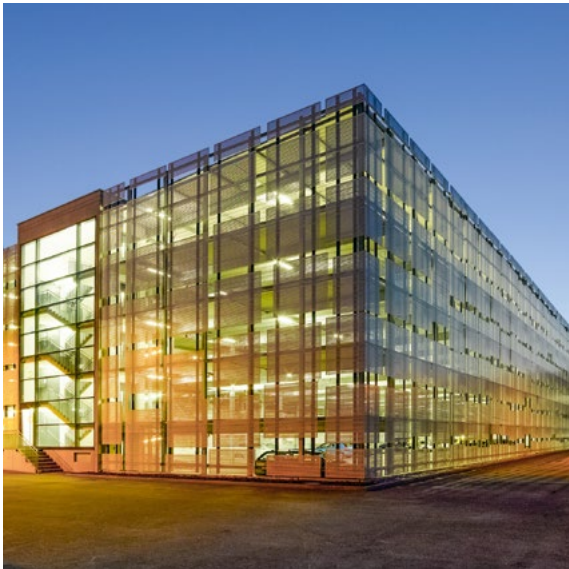


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Our Real Estate Services:
As diverse as your portfolio.



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



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.





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