

GOLDBECK

Real Estate Services

Profile
and
report
2024/25

Real Estate Services



Konstantina Kanellopoulos
Managing Director
GOLDBECK Services GmbH

People and their intrinsic motivation play a key role in enabling organisational, cultural and societal innovations and ultimately in driving these forward within companies. You need specialists who operate within a network, exchange ideas and develop new solutions together. In this way, innovations become the core of further development, securing the future viability of the real estate sector.

We believe that one of our core tasks, both now and in the future, is to strengthen the drive and power of innovation within GOLDBECK Real Estate Services proactively and firmly anchor a vibrant innovation culture in our business – one which leaves plenty of room for new ideas, but also for mistakes. Team decisions and integrative exchange contribute greatly to the diversity and quality of solutions. This is the only way to develop innovative services and solutions that give us a strong position and the trust of our customers in a dynamic market with intensive competition.

Innovation starts with the individual – through motivation, openness and thinking outside the box. This is how we lay the foundation for the long-term economic, ecological and social success of our company.



Dr. Andreas Iding
Managing Director
GOLDBECK Services GmbH

Smart building, artificial intelligence and sustainable transformation: the key drivers of the future in the real estate sector. To meet dynamic market requirements and increasingly stringent regulations, innovations are the key to our future. The intelligent combination of technology, economy and people enables private and public portfolio owners to tackle the economic, ecological and social transition successfully and drive forward innovations proactively.

Driven by this responsibility and our committed partnership, we were able to further strengthen our position on the market as an established building company and service provider in the last financial year. Working with our customers and partners, we questioned the status quo of our services in a targeted manner and bravely sought out new paths. As a result, we opened up new areas of business and further develop existing segments with innovative solutions. Our aim: customer-focused and smart services for the sustainable properties of tomorrow. Our approach covers properties in every asset class through 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 2024/25 financial year, along with some selected references and customer feedback.

Thank you for placing your trust in us.

At a glance

Figures for 2024/25 financial year

//////// 43
renovations, extensions and fit-outs

24/7
customer service

2,254
//////// serviced properties

210
///// serviced car parks

over
30
locations ////

45,000
long-term parking customers

120,000
// managed parking spaces

5
mobility hubs /////

20,000,000
short-term parking customers per year //////////////////////////////////

14,850,000 m²
of serviced properties //////////////////////////////////

3,500
rental agreements in property management

1,340
employees –
incl. 40% in technical jobs ///

750
serviced photovoltaic systems ////

1,450
maintenance agreements for fire protection systems

70%
in-house services ////

30%
external services ///

comprehensive
scope of work

135,000
service portal accesses per year ////

GOLDBECK Services GmbH
achieved a total turnover of
around €365.7 million in the
2024/25 financial year.

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.

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

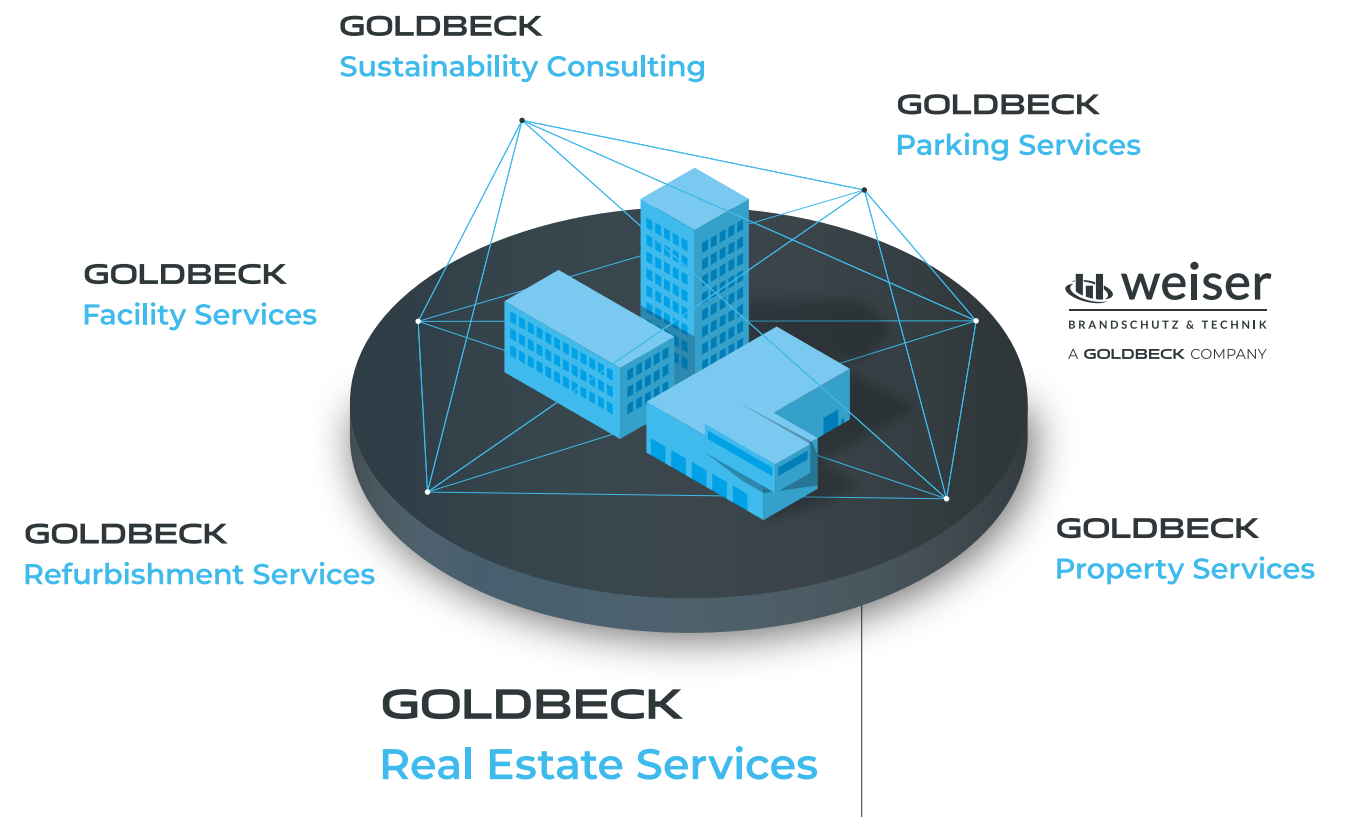


Sustainability for every asset class

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 ensure that the sustainable transformation of your assets and portfolios is 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!

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

The operation and development of diverse, decentralised real estate portfolios represent complex challenges for owners and asset managers. We unburden them from their daily business 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.

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.



© 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 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 life cycle services from GOLDBECK



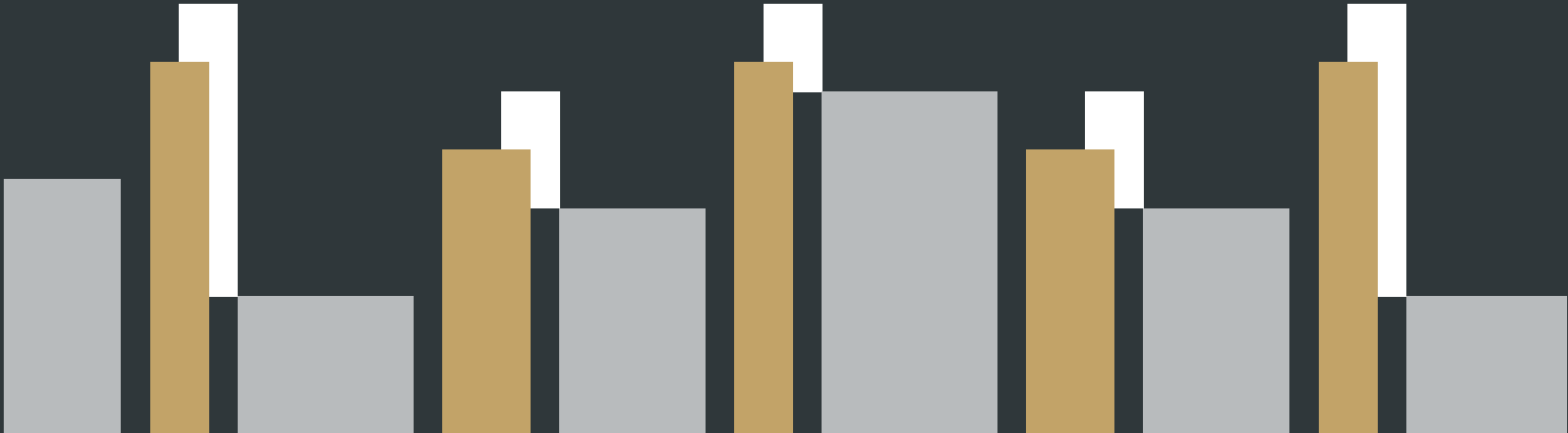
Our services

Technical
property management

Commercial
property management

Centre
management

Property
accounting





Facility Services

Get ready for the future.

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.

Manage. Optimise. Advise.

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



Comprehensive support and partnership



Technical facility management



Infrastructural facility management



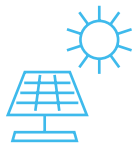
Technical service



Professional commissioning service and start-up phase



Smart metering, energy monitoring and management



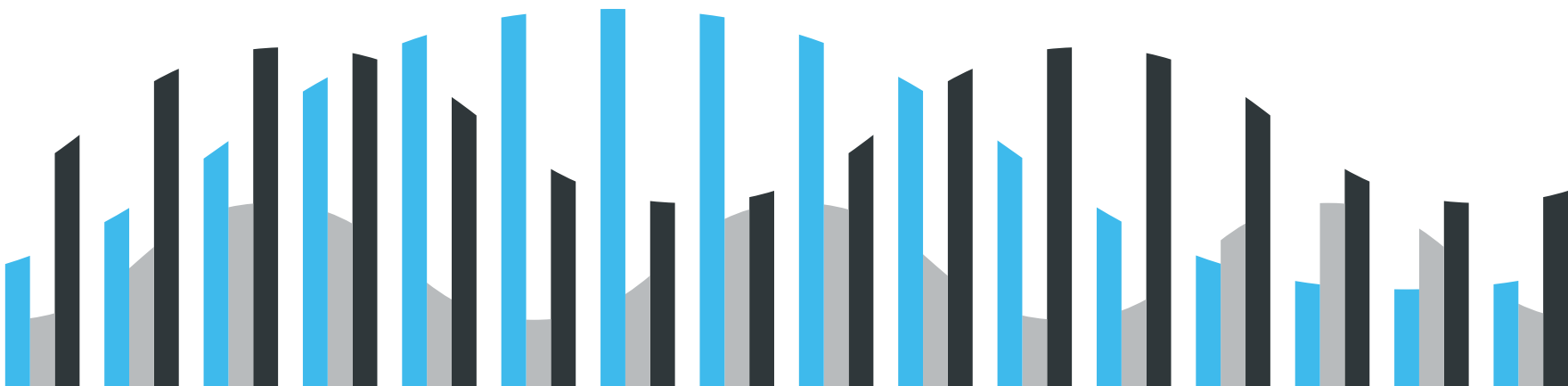
Planning, installation and operation of photovoltaic systems



Building automation

Our strengths

- // Extensive range of services with strong in-house capabilities and 100% technical expertise
- // Highly skilled expert teams, particularly in the fields of energy efficiency and photovoltaics
- // One point of contact for all matters
- // Always close by with over 30 locations across Germany
- // Innovative approach driven by digital solutions and smart services
- // Creative and customised solutions for individual customer needs



Weiser Brandschutz & Technik

We are fire protection.

Whether it's for a residential building, office complex or industrial park, a well-conceived fire protection concept is not a luxury; it's indispensable. Fire protection protects people, safeguards assets and prevents operation 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.

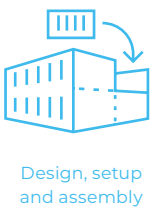
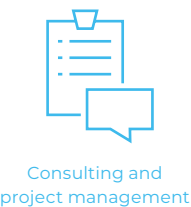
We have been part of GOLDBECK Services GmbH since 2024. We augment the GOLDBECK portfolio of services while supplementing the company's internal fire protection expertise in new-build projects of all asset classes.

Our strengths

- // VdS-accredited installers of sprinkler systems
- // Special expertise in fire protection and firefighting water systems
- // Prompt delivery capability thanks to our own inventory
- // More than 35 years 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 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 through the entire life cycle of your parking property.

Our strengths

- // Intelligent parking 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



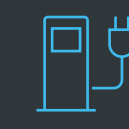
Maintenance and existing building refurbishment



Parking and mobility solutions



Technology and processing



Services for electric charging points



24/7 customer service



Before existing building refurbishment



After existing building refurbishment

“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.

GOLDBECK revitalises!

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

With our experience in conversions, extensions and expansions, we give existing properties a future. Our focus is always on economic efficiency and ecological responsibility. We offer you advice from the initial idea to the handover of your finished property, and provide all services for a fixed price.

As a general contractor, GOLDBECK also offers the refurbishments of existing properties, in addition to turnkey new-builds and real estate services.



“GOLDBECK’s renovation and modernisation of our building is a crucial step in the future of HESSENMETALL. With our newly designed modern spaces which highlight functionality as well as aesthetic value, we have created an attractive working environment and event spaces that don’t just encourage collaboration and productivity, but that also invest in the wellbeing of our employees and guests.”

Dirk Pollert
Managing Director
HESSENMETALL Verband der Metall- und Elektro-Unternehmen Hessen e.V.

Our services



Analysis and assessment of existing properties



Project planning: Draft and execution design



Calculation and project controlling



Energy-related renovations of residential buildings



Tenant renovations and fit-outs



Warehouse, logistics and mezzanine installations

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

ESG made easy.

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

GOLDBECK Sustainability Consulting steers you safely through the sustainability jungle and supports you during the entire transformation process right through to 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 ability of GOLDBECK Real Estate Services, we define feasible and cost-effective packages of 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 make ESG and sustainability standard practice for you.



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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 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 efficiency and practical relevance
- // Long-term value preservation and appreciation

Our services



ESG consulting



ESG due diligence



Portfolio analysis



Energy consulting



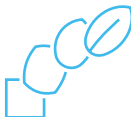
In-use certifications
and ESG scoring



Training and
workshops



ESG data
management



Transformation
support



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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