

**GOLDBECK**

# Portfolio Europe



# Build in Europe with GOLDBECK

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GOLDBECK builds future-oriented properties in Europe. We view buildings as products that we bring to life as a one-stop provider, from design to construction.

In line with our motto “**building excellence**”, we carry out real estate projects quickly, sustainably and cost-effectively, with a perfectly fitting functionality. Extensive design expertise, proprietary industrial prefabrication and leading technology all factor into the success of our element-based construction with a system. Solution-oriented GOLDBECKers serve our customers in our local branches and act as local corporations.

GOLDBECK is a partner for medium-sized businesses and large companies, investors, developers and public-sector clients alike. Our range of services includes warehouses and industrial buildings, office buildings, multi-storey car parks, residential and school buildings, and sports halls.

**We completed 573 projects in the 2022/2023 financial year, with a total turnover of more than 6.7 billion euros.** GOLDBECK currently employs more than 12,000 people at over 100 locations **across Europe**.

# The GOLDBECK principle



## Fast

We don't waste a minute.  
We give you time.

## Flexible

We provide you with all the options.  
The rest is up to you.

## Efficient

We keep an eye on cost.  
You manage your liquidity.

## Sustainable

We conserve resources.  
You build for the future.

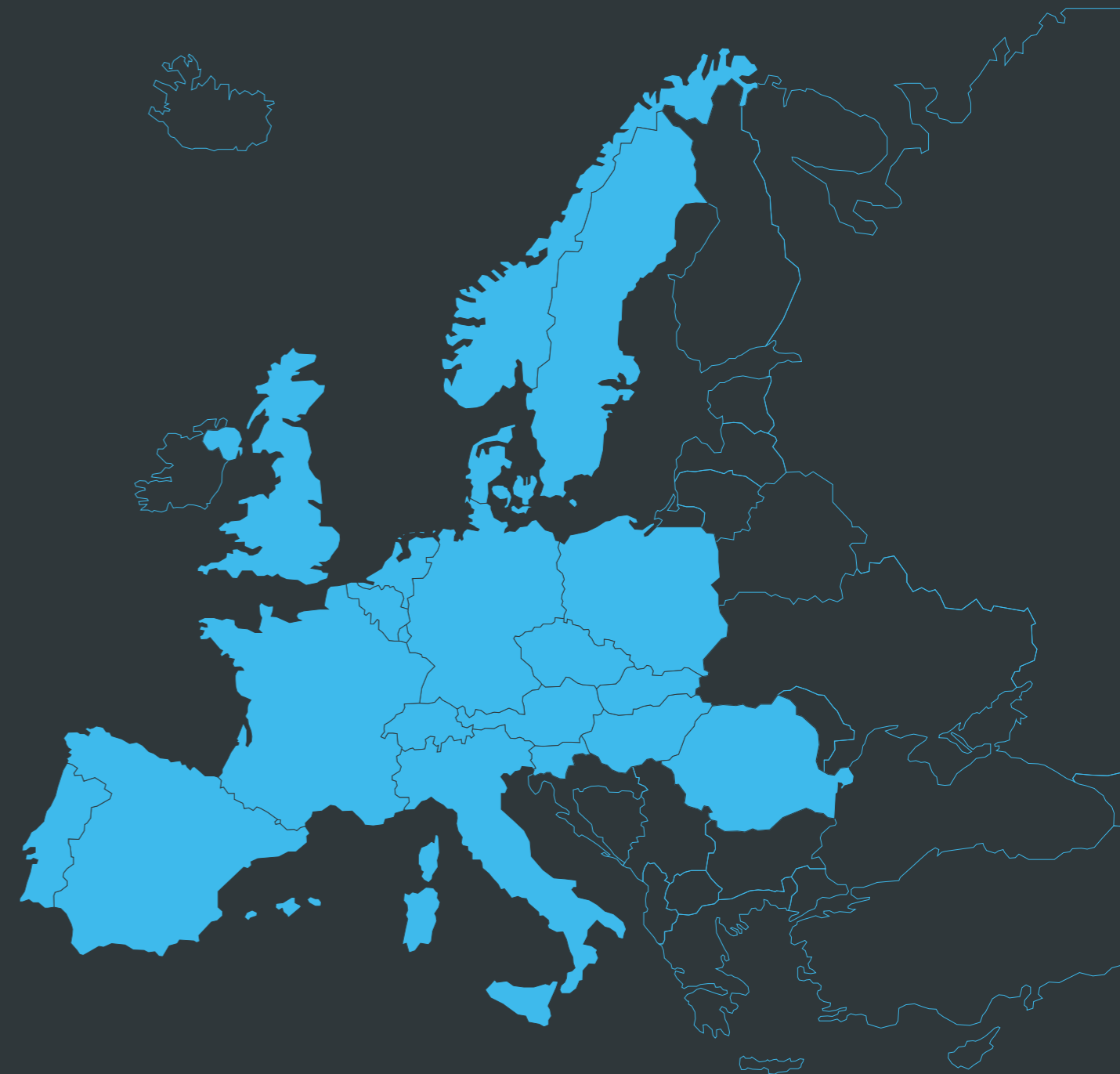
# Across Europe

## Always by your side.

Construction is a regional business. Our decentralized network of locations across Europe ensures that we are always right where our customers need us. We know and understand the special characteristics of each region and ensure we are always speaking our customers' language.

As a long-term partner, we maintain trusting relationships with local suppliers and craftspeople. After all, mutual trust is essential to facilitating coordination and saving time – as is a solid understanding of regional building regulations and requirements. International presence combined with local proximity makes us one of the leading construction companies in Europe.

At GOLDBECK, we have been perfecting our element-based construction with a system for over 50 years. We plan, construct, and operate real estate, drive innovations, and lead the way as the technological pioneers of our entire industry.



## Your local experts, at over 100 GOLDBECK local branches throughout Europe.

It's great to know you always have a point of contact nearby. But it's even better if they're already familiar with the local area and have a grasp of everything they need to take into consideration. That's how you ensure that the challenges your construction project presents are handled in expert fashion. And with our Europe-wide network of local branches, that's what you get.

**GOLDBECK**

**GSE**

**GOLDBECK  
RHOMBERG**

 **DS Flexhal**



See all our locations at [goldbeck.de/en/locations](https://goldbeck.de/en/locations)

# Turnkey new-builds: Perfectly tailored real estate for every requirement

The sheer range of buildings that GOLDBECK creates across Europe is immense. Whether it's an industrial building or an office building, a multi-storey car park, school, sports hall or residential building – when it comes to new-build construction projects tailored to your specific requirements, we are always right by your side, from the initial planning conversation to the handover of keys.

# Industrial buildings

## Logistics. Production.

**A new location, greater space requirements, efficient processes, optimum energy efficiency – there are plenty of good reasons to build a new industrial building or expand an existing one. Every sector has its own requirements. With our construction system, we plan and build custom industrial buildings with a special degree of flexibility. For every use, in every size.**

From air-conditioned warehouses optimised for intralogistics complete with mezzanine installations through to factory buildings equipped with crane technology and all the appropriate mains supplies. From flexible, modular business parks to cold storage warehouses with precise temperature control and customised cooling systems. From exhibition halls and shop floors that meet all the requirements of public buildings to two-story industrial buildings designed to optimise the use of available space.

We plan and build industrial buildings quickly, energy-efficiently and, if requested, on a carbon-neutral basis. From energy-optimised shells and efficient mechanical and electrical equipment to optimised energy concepts and natural outside facilities, we know how to systematically conserve resources.



VGP Nederland B.V., Oosterhout, Netherlands, 67,000m<sup>2</sup>



All logistics and factory buildings executed using the GOLDBECK system meet the requirements of the DGNB (German Sustainable Building Council) and are precertified with the DGNB multiple certificate at Gold level. At the request of the customer, we can also provide LEED and BREEAM certifications.



Scharpex Kft., Dorog, Hungary, 4,045m<sup>2</sup>



PPL CZ s.r.o., Plotičtě nad Labem, Czechia, 10,403m<sup>2</sup>



VAILLANT GROUP Heat Pump Production s.r.o., Senica, Slovakia, 86,000m<sup>2</sup>



Prologis Czech Republic XVI s.r.o., Úžice, Czechia, 27,908 m<sup>2</sup>



Miele Technika Sp. z o.o., Ksawerów, Poland, 18,175 m<sup>2</sup>



ITM IMMO LOG, Rochefort-sur-Nenon, France, 75,949 m<sup>2</sup>





ADT INNOVA Immobilien und Verwaltungs AG, Dübendorf, Switzerland, 12,745m<sup>2</sup>

# Office buildings

Individual. Flexible. Comfortable.

**Our everyday work life is changing at a rapid pace as we find ourselves working in more global, digitalised and individual environments. Office spaces are being utilised with greater flexibility, and are expected to deliver more in the process. This is where office buildings from GOLDBECK have the edge, as they are not only unique in form and function, but they also reflect the conditions of complex working environments.**

By combining flexible room module solutions, we are able to design bespoke office concepts that suit the needs of our customers perfectly. And with three GOLDBECK comfort levels to choose from, we give our customers the opportunity to configure their individual level of comfort both quickly and easily. This is how we can systematically create open spaces to promote reflection and creativity, all tailored to people's individual needs: bespoke office concepts that enable both productive and meaningful work, all while remaining flexible and cost-effective.

Our office buildings are ideally equipped for the future in terms of both technology and energy, they are impressively economical in their construction and operation, and they combine comfortable workplaces with individual design to lay the foundations for a positive working atmosphere and successful collaboration.

At GOLDBECK, our experts conceive and design office buildings throughout their entire life cycle. We're not just thinking about today; we're already thinking about what tomorrow has in store. Resource conservation is always at the forefront of our minds, and we provide guidance on all aspects of sustainability.



All office buildings executed in the GOLDBECK system meet the requirements of the German Sustainable Building Council (DGNB) and are precertified with the DGNB multiple certificate at Gold level.



Eurowind Energy A/S, Hobro, Denmark, 1,107 m<sup>2</sup>



DSV A/S, Krefeld, Germany, 5,300 m<sup>2</sup>



Meusburger HOH GmbH, Hohenems, Austria, 1,300 m<sup>2</sup>

# Multi-storey car parks

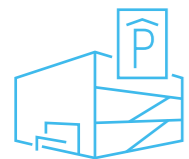
User-friendly. Intelligent. Durable.

**With the rise of traffic-calming zones, car-free city centres, and sharing schemes – do we really still need multi-storey car parks? Absolutely. But rather than being simply functional structures, they are now evolving into dynamic mobility hubs.**

Our intricate supporting structure minimises the need for obstructive columns to create bright and open parking spaces that are particularly user-friendly in combination with functional parking guidance technology and intuitive signposting concepts. What's more, creative exterior façades create unique architectural features while remaining sympathetic to urban development requirements, and GOLDBECK can even implement features such as photovoltaic systems, green roofs, and green façades on request.

With intelligent solutions, we make our multi-storey car parks fit for the future by incorporating concepts for electromobility and intra-modality, ticketless payment systems, and even the prerequisites for autonomous parking. We never lose sight of the entire life cycle, from construction, parking management and contemporary mobility concepts through to maintenance and renovation.

It is thanks to this holistic approach, our unique construction system, and state-of-the-art technology that GOLDBECK multi-storey car parks represent such a low-maintenance and sustainable solution. And that's not forgetting the integration of a DGNB multiple certificate at Gold level for all multi-storey car parks built using the GOLDBECK system.



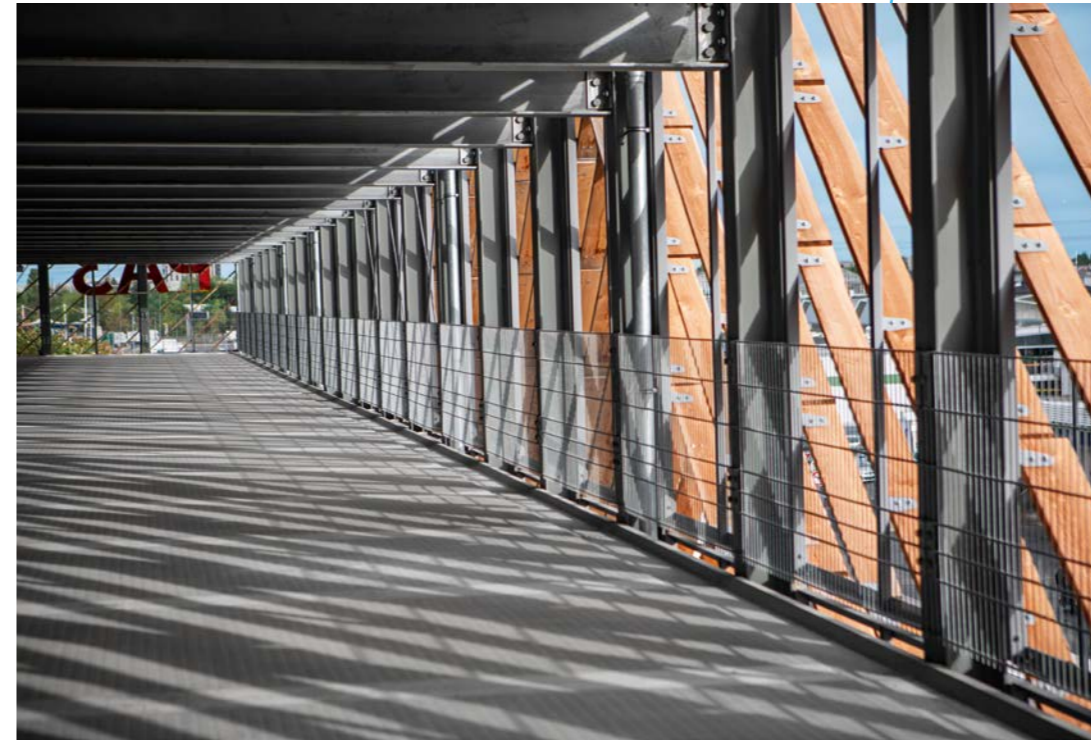
We have successfully completed over 1,300 multi-storey car park projects to date. In fact, one in two above-ground multi-storey car parks in Germany have been built by GOLDBECK.



Sunderland City Council, Sunderland, United Kingdom, eleven levels, 659 parking spaces



Liebherr-Werk Bischofshofen GmbH, Bischofshofen, Austria, seven levels, 635 parking spaces



SEMMARIS, Rungis, France, four levels, 440 parking spaces



University of Leiden, Leiden, Netherlands, six levels, 430 parking spaces

# Residential buildings

Cost-effective. Flexible.  
Serially produced.

**We provide people with space to live. High-quality, affordable, and in a short time. That is our mission. We build residential buildings for both private and public-sector clients – from options eligible for housing grants through to bespoke solutions.**

Our residential buildings meet the high demands placed on multi-storey residential construction projects today, featuring well-designed, accessible layouts, a high energy standard and user-optimised technical building equipment. These are attractive residential buildings that form liveable urban neighbourhoods and whose architecture, ambience and amenities allow people to really feel at home.



GWG, Munich, 198 residential units in five buildings, 20,830 m<sup>2</sup>



# School buildings

Functional. Sustainable. Cost-effective.

As integral aspects of our public life, schools are expected to meet exemplary standards with respect to their design and functionality. We create school buildings that offer space for adventure, knowledge and development. GOLDBECK channels the expertise gained from over 130 successfully completed projects into school buildings for both private and public-sector clients.

Our experience shows us just how diverse the requirements for contemporary learning and teaching spaces are. After all, every school follows its own unique educational concept and places different emphasis on topics such as physical activity, independent work, group projects and general interaction. GOLDBECK creates the appropriate learning spaces for different types of learning. We provide a bespoke overall concept for various educational approaches, taking care to accommodate individual requirements in the planning and design process. Whether it's a traditional classroom-based school, a cluster setup or an open learning environment, we create bespoke learning spaces that are designed to provide the perfect atmosphere for teaching and learning.

We also never lose sight of sustainability throughout the planning, construction, and future operation of the school building. GOLDBECK works together with the customer to assess the potential of a particular location. From energy-optimised building shells and efficient mechanical and electrical equipment through to concepts for cutting down on carbon emissions, we systematically conserve resources and are always right by our customers' side from the initial concept development and permit process.

Whether it's open learning environments, laboratories, or nursery buildings, we turn special requirements into special building concepts.



Würselen Comprehensive School, Würselen, Germany, 11,500 m<sup>2</sup>

Heinrich-Heine-Schule, Büdelsdorf, Germany, 10,964 m<sup>2</sup>





Green Campus Model Sports Hall, Berlin, Germany, 2,300m<sup>2</sup>

# Sports halls

Individual. Cost-effective. Functional.

**Whether at school or in a club, playing volleyball, football or badminton – exercise requires both space and a safe environment. GOLDBECK systematically implements these requirements quickly, comprehensively and with a turnkey approach.**

Sports halls are usually home to playing areas of a standardised size with a fixed basic programme for the adjoining rooms, making them the perfect candidates for our system. The compact designs of the GOLDBECK models, coupled with the pooling of all our planning and implementation capabilities, result in the rapid construction and cost-effective operation of our sports halls. Right from the outset, we plan our sports halls with one eye on energy consumption and equip them in a way that allows them to be perfectly adapted to suit different user groups and a wide range of sporting activities.

GOLDBECK sports halls are high quality and multifunctional. The flexible GOLDBECK construction system provides customers and architects alike with ample design freedom, which is all part of what makes every GOLDBECK sports hall unique.

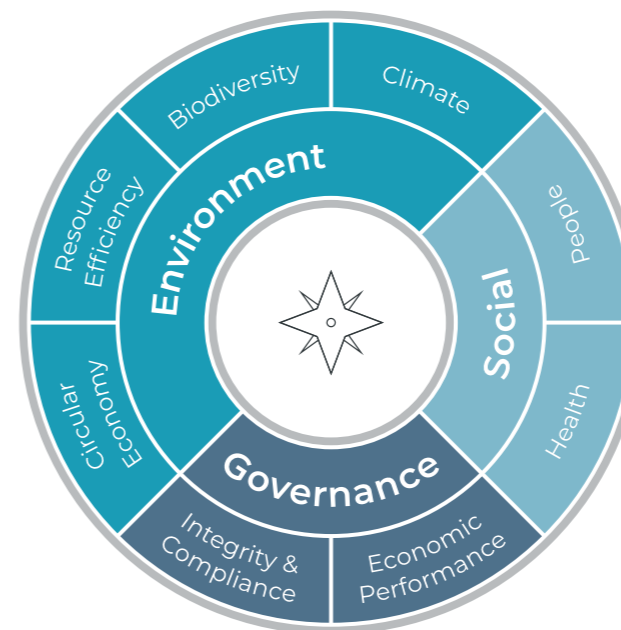
Rienförder Education Campus, Stade, Germany, 5,332m<sup>2</sup>



# From CO<sub>2</sub> to ISO 14001: Sustainability is not a fad – it's the future

The efficient use of resources has been ingrained in our DNA since our family business was first founded. We save a considerable amount of the materials and emissions typically associated with construction by systematising our planning, production, logistics and assembly processes. A typical office building in the GOLDBECK system emits approximately 25 per cent less CO<sub>2</sub> during construction than a comparable office building based on conventional reinforced concrete methods. For us as a lifecycle partner, sustainability extends far beyond new-builds to encompass energy-efficient operation, life cycle extension through renovations and expansions, and recyclable dismantling concepts.

We have certified our company-wide commitment to sustainability with the international ISO 14001 standard. What's more, by integrating ESG criteria into our procurement process, we also ensure adherence to our sustainability standards across our supply chain. We support our customers with certifications such as DGNB, LEED, BREEAM and the national QNG quality seal, and also advise on EU Taxonomy compliance.



Real estate is responsible for consuming a significant proportion of the world's resources, yet also creates the spatial conditions for social life and contemporary work. The contribution that each building can make to achieving sustainability goals is therefore equally large.

Our sustainability compass highlights GOLDBECK's key action areas and guides our sustainability strategy while also serving as the focal point for our sustainability consulting. This is where we provide holistic and transparent advice on over 130 individual measures throughout the entire life cycle of your real estate.





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