



GOLDBECK

Real Estate Services

Profile
and
report
2022/23

Building Excellence



Jan-Hendrik Goldbeck
Managing Partner
GOLDBECK GmbH

With a vision of continuing to support our customers after handing over a completed building, GOLDBECK Services have been an integral part of our range of services for over 25 years.

As a construction and service company, we are partners throughout the entire life cycle of a property: from planning, turnkey construction with a system and operation through to maintenance and renovation. We offer everything from a single source. This holistic approach – dovetailing planning, construction and operation – makes us unique in Europe. It is also important to us to support portfolio owners in achieving their ESG goals. This is the only way they can live up to their responsibility as real estate investors.

Our aim: We are designing the living spaces of the future – with a progressive and pioneering spirit. As a family business, we are convinced that holistic, sustainable action is the basis for future generations.



Dr. Andreas Iding
Managing Director
GOLDBECK Services GmbH

Dealing with sustainability and the demand for environmental neutrality require a transformation that also demands investments from all stakeholders involved. As a company, we are aware of our responsibility and therefore specifically invest in innovative solutions and future-oriented approaches. And we are continuously working on making sustainable concepts economically viable. Together with our customers, we are creating a future for real estate that is ecologically responsible yet also economically viable.

From sustainable construction and our comprehensive building operation services to renovation and existing building refurbishment: We take a holistic view of real estate in every asset class and over the entire life cycle – always with the aim of protecting and increasing value.

In this report, we've collated the most important data, facts and figures from the 2022/23 financial year, along with some selected references and customer voices.

Thank you for placing your trust in us.

At a glance

////////// 79
tenant renovations and expansions

24/7
customer service

2,140
////////// serviced properties

190
car parks

over
30
locations

40,000
long-term parking customers

82,000
managed parking spaces

3
mobility hubs

16,500,000
short-term parkers per year

13,250,000 m²
serviced properties

over
3,000
rental agreements in Property Management

1,020
employees –
incl. 40% in technical jobs

550
serviced photovoltaic systems

in-house services 30%
external services

70%

2,500
service portal users

GOLDBECK Services GmbH increased its total turnover in the 2022/2023 financial year to €225.8 million. The number of buildings serviced by GOLDBECK increased by 160 from the previous financial year, to a current total of 2,140.

Real Estate Services

One partner. For everything you need.

GOLDBECK's Real Estate Services offer 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 contact persons 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. The goal is to keep your real estate portfolio successful for the long term.

GOLDBECK
Real Estate Services

GOLDBECK
Property Services

GOLDBECK
Facility Services

GOLDBECK
Parking Services

GOLDBECK
Refurbishment
Services

GOLDBECK
Sustainability
Consulting



Property Services

Manage. Optimise. Add value.

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

GOLDBECK Property Services have 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. This enables us to secure the value of the managed properties, equipping them for a lasting future.

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



© Carsten Brüggmann/
Gerling Quartier Cologne

“We’re pleased to have a **long-established and reliable partner** like GOLDBECK at our side as a property manager, with whom we’re successfully overseeing many properties, including the Gerling Quartier in Cologne.”

Stephan Pientka, Managing Director
Quantum Immobilien
Kapitalverwaltungsgesellschaft mbH



Our services



Technical
property management



Commercial
property management



Center
management



Property
accountancy



Facility Services

Manage. Optimise. Advise.

GOLDBECK Facility Services champion 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 in-house 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.



© Arminius Kapitalgesellschaft mbH/
Campus Eschborn

“We're thrilled to have GOLDBECK as a **reliable partner** to manage our high-quality properties. Not only do they support us with a comprehensive range of Facility Services, the other GOLDBECK units also make a major contribution to sustainably growing the value of our portfolio.”

Christopher Nell,
Head of Technical Asset Management
Arminius Kapitalgesellschaft mbH

Our services

Technical facility management

Infrastructural facility management

Professional commissioning

Maintenance, inspection and fault management

Comprehensive consulting and services

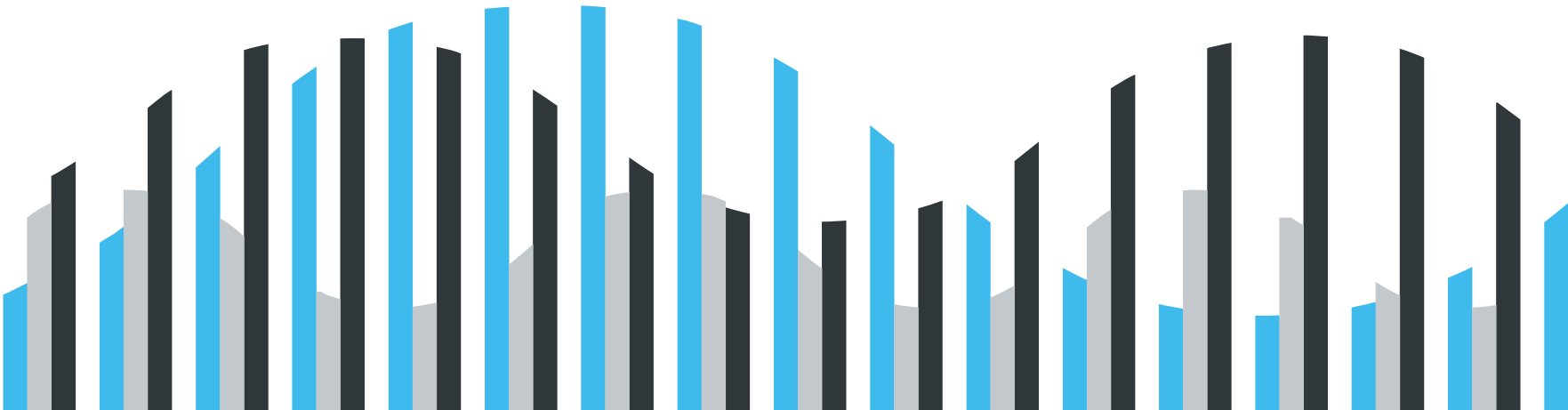
Smart metering, monitoring and reporting

Resource-friendly, sustainable management

DGNB-certified building operation

Our strengths

- // Extensive technical expertise
- // Local support throughout Germany
- // Many services provided in-house
- // Smart services



Parking Services

Operate. Connect. Renovate.



To help bring comfort and efficiency to modern mobility, we take a comprehensive approach to mobility and parking management. From platform-based parking and billing systems to creating management concepts – we offer (service) packages individually tailored to your property and your requirements for any type of parking facility. We protect the value of the properties involved and drive future mobility technologies forward.

We offer your parking customers the greatest possible convenience and exceptional service quality in every car park we operate. To achieve this, we combine a functional parking space with an attractive parking service.

Whether barrier- and contact-free parking and access technology, e-charging infrastructure or a mobility app: Our solutions are flexible, well thought-out, and aligned with the future of mobility. We offer bespoke and reliable services with a holistic view for all challenges to support you throughout the entire life cycle of your parking property.



© Buhlmann Immobilien-Gesellschaft mbH/
Bremen Intercity Bus Terminal

“A key infrastructure hub that’s **thoughtfully planned, built quickly, and operated intelligently and economically**. What more could you ask for?”

Marco Meyer, Managing Director
Buhlmann Immobilien-Gesellschaft mbH

Our strengths

- // Thoughtfully designed parking and mobility concepts
- // Flexible and networked software solutions
- // Scalable and future-proof e-charging solutions
- // A comprehensive approach to ensure long-term value

Our services

Operation and management	Maintenance and renovation	Parking and mobility solutions	Technology and processing	Operating services for e-charging points	24/7 customer service



Refurbishment Services

Advise. Plan. Take action.

Whether small conversions, key renovation 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 interior conversions and expansions. We bring your commercial, residential and office space as well as storage facilities and warehouses up to an attractive, contemporary standard – as a complete turnkey service from a single source and at a fixed price. If requested, we can also implement your project during ongoing operation.

This is possible thanks to our broad-based team consisting of architectural design, project management, site management, MEP equipment experts and commercial specialists. We combine all trades and implement interior conversion and expansion projects quickly and efficiently. In doing so, we can focus on customer advantages and sustainability, while also reconciling both.



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Our services



Analysis and assessment of existing properties



Project planning: Draft and execution design



Calculation and project controlling



Turnkey conversions and expansions

Our strengths

- // Comprehensive examination and assessment
- // Integrated and digital design
- // Proven implementation solutions
- // Reliable pricing and timelines

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

Alexander Becker, Managing Director
RFR Management GmbH

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.

We offer independent consulting for your existing properties, as well as transparency around ESG-related matters. 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 individualised and customised solutions for individual assets or entire portfolios.

Building on the expertise and innovative power offered by GOLDBECK Services, we create economical, implementable and scalable measures that can be realised in-house or by third parties. If you wish, we can always provide you with the right service provider network. Join us on our journey to a more sustainable future.

Our strengths

- // Expertise in construction, renovation and operations
- // Customisable services
- // Individual concepts and packages of measures with high practical relevance
- // Long-term value protection and growth
- // Reliable data as a basis for decision-making



“With GOLDBECK Sustainability Consulting, we’re pleased to have found a partner that’s optimally equipped to help us establish a **strategic and sustainable** ESG orientation for our first office-building fund and ensure reliable assessments of future acquisitions as well.”

Torsten C. Wesch, Managing Director
Via Capital 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 audits and (re-)certification



Knowledge transfer



Our Real Estate Services:
As diverse as your portfolio.



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



What can
we do for you?

#WithUsYouCan

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



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