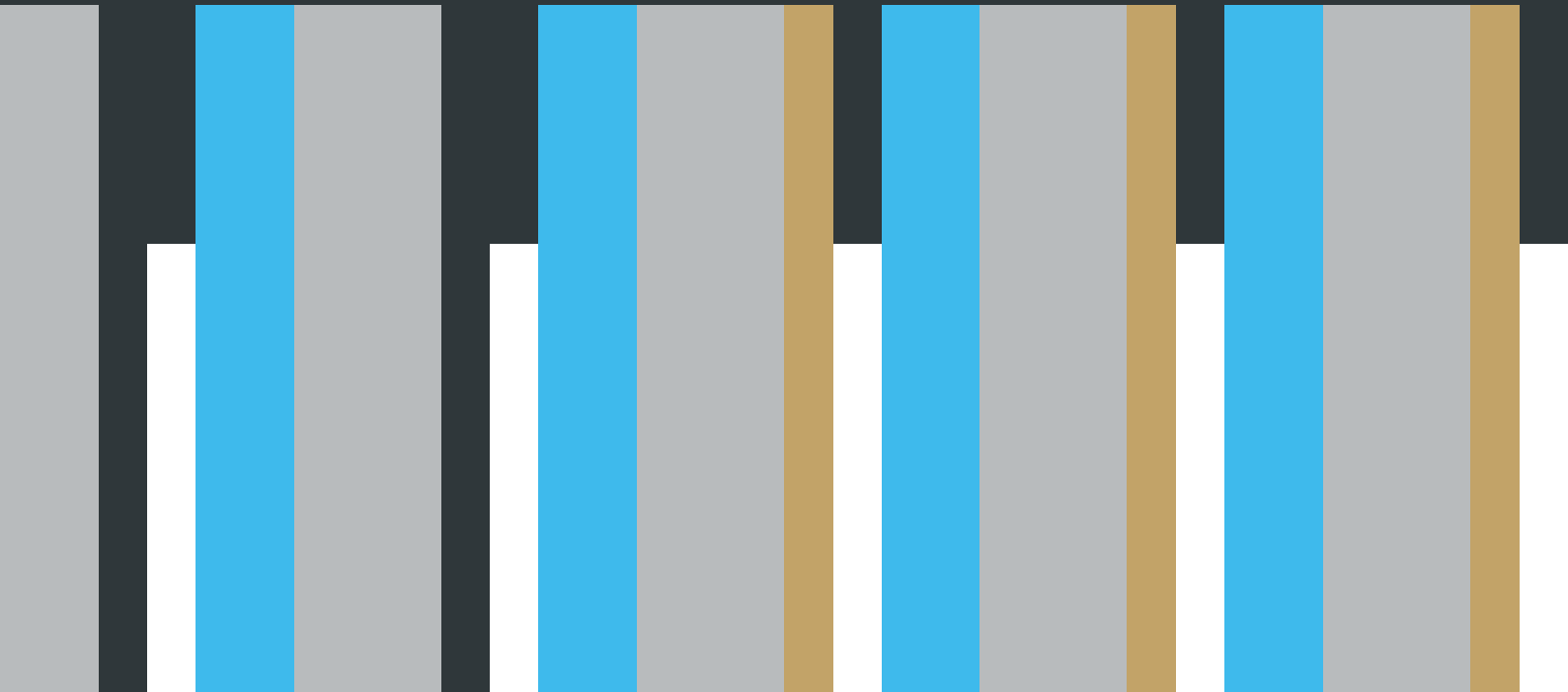


GOLDBECK

# Refurbishment Services





# Renovations, extensions and fit-outs. For every property.

Do you want to change parts of your property, ideally as soon as possible and at a fixed price? Are new tenants moving in, with new requirements for the premises? Are you facing the challenge of efficiently refurbishing your building, or want to implement a new corporate design?

Then choose us as your general contractor: we will realise your turnkey renovation, extension or fit-out project – at a fixed price and from a single source.

This is made possible by our broadly skilled team of experts in architectural design, project management, site management, MEP equipment and commerce, as well as subcontractors across Germany – we combine all trades for the quick and efficient completion of your project. In doing so, we focus on customer benefits and sustainability, while also reconciling both.

**For us, properties are more than just buildings: they are an active part of the solution for functional, effective and resource-efficient workspaces and living areas.**





# Our mission

Whether the requirements of your project are extremely cost-efficient, energy-efficient or time-critical: we make your challenges our own and work with you to find a comprehensive solution. Every time.



“Construction is a people business and it all comes down to togetherness. Building is 80% people and 20% concrete.”

**Patrick Möller**  
Managing Director of GOLDBECK Technical Solutions GmbH

## Testimonial

“GOLDBECK’s comprehensive expertise and focus on quality, technology and cost-efficiency convinced us to choose GOLDBECK Refurbishment Services for the fit-out of our WestendGate property in Frankfurt.”

**Alexander Becker**  
Managing Director of RFR Management GmbH

WestendGate, Frankfurt am Main



# At a glance

1,409

workplaces built ////////////////

56

employees /////

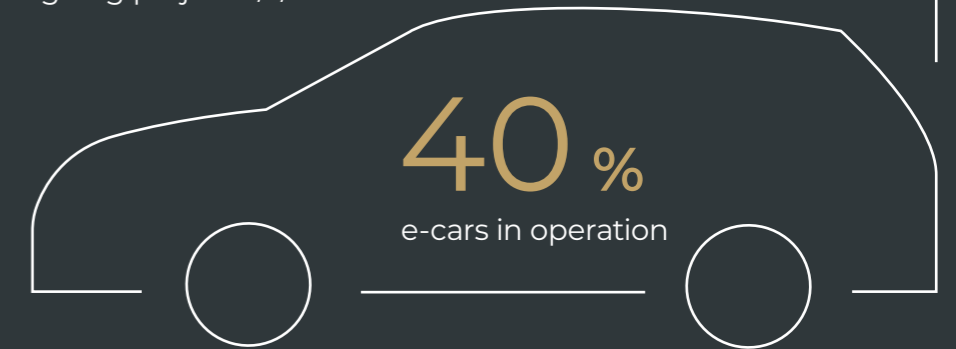
47

ongoing projects //



79

industrial / office /  
retail / residential  
buildings



30

project locations

87

renovated and  
extended storeys

14,250 m<sup>2</sup>

of flooring and carpet laid ////////////////

8

design specialists

20

site managers

20

project managers

112,000 m

cables laid ////////////////

16,000 m<sup>2</sup>

renovated space ////////////////

7 /////

branch locations



# Our services



Tenant renovations and fit-outs



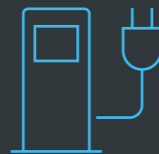
Shop expansions



Warehouse, logistics and mezzanine installations



Residential renovations



E-mobility



CAPEX projects and consulting

## We put your renovation project on strong footing.

Whether it's an office building, warehouse, retail space or residential building, we make your properties fit for the future. As an innovative partner for the refurbishment of existing buildings, we offer you renovation and fit-out services from a single source. We assess the initial position and work with you to define your goals. We plan and coordinate all trades and fully implement the project, all the way through to the turnkey handover.



### 01 Assessment

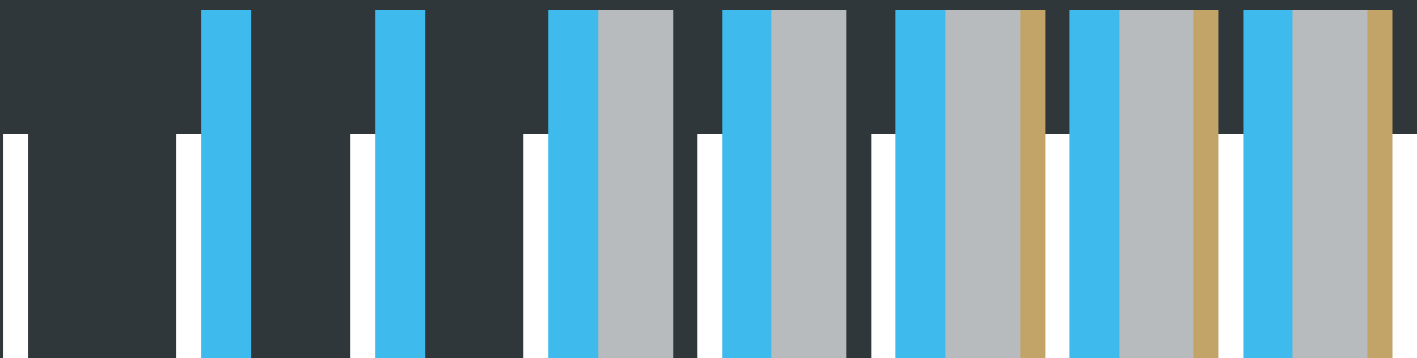
- // Property analysis: Identification of potential and preparation of detailed decision templates
- // Preparation of the requirements profile and building brief
- // Consultation on your renovation and fit-out project with your ESG goals in mind

### 02 Planning

- // Draft and execution design for all trades
- // Quote calculation and project controlling
- // Handling of all construction-related matters (building permits, fire protection concepts, etc.)
- // Conclusion of contracts with all subcontractors

### 03 Implementation

- // Coordination and management of the entire project
- // Turnkey implementation of projects from a single source (turnkey contractor)





# Office



## Tenant renovations & fit-outs

Are new tenants moving in or the requirements for your office space changing? No problem. We'll take care of it.

We know that every user has individual requirements: after all, every industry and work model has its unique characteristics. Whether it's open-plan offices, teamwork spaces, rooms for confidential work or communicative meeting points, we create spatial concepts for your individual needs that not only offer optimal usage options now, but also in the future.

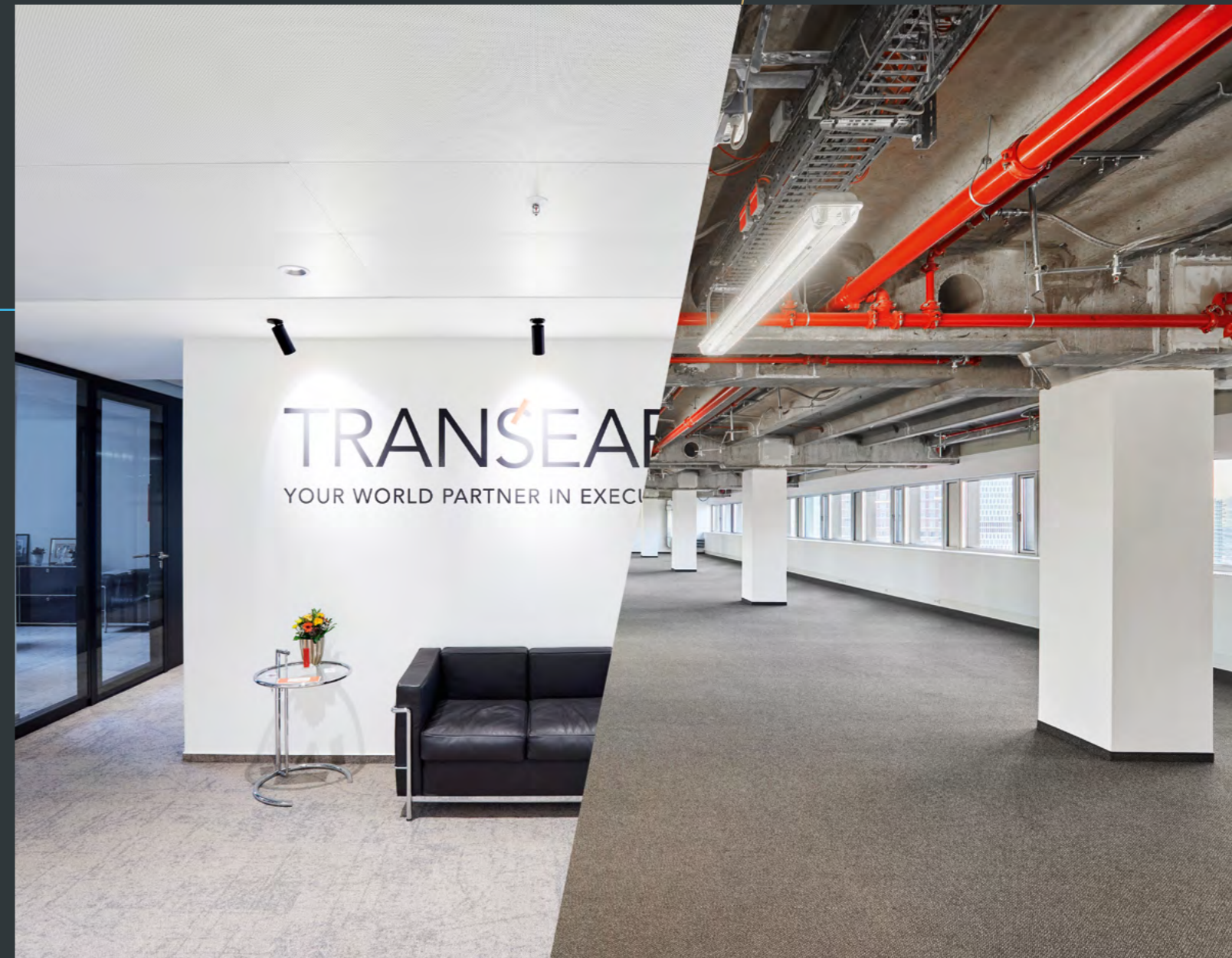
## New tenant – new use case. Turnkey office renovation and fit-out.

### Your benefits:

- // High planning security – fixed price and guaranteed completion date
- // Quick and disruption-free – we also renovate during ongoing operation
- // Compatible with your ESG goals – contemporary concepts for resource-efficient renovation methods and use of recycled materials
- // Everything from a single source – comprehensive in-house services and a well-coordinated subcontractor network
- // Flexibility, thanks to nationwide authorisation to present building documents in Germany
- // Optimal, future-oriented spatial planning – we draw on our experience from over 5,000 office new-builds and renovations

### Our services:

- // Occupancy planning, layout design and tenant building specification
- // Specialist MEP equipment design
- // Dismantling and reconstruction, renewal of floor and wall coverings, modification of wiring and technical equipment
- // Interior architecture, incl. conception and room design with fitted and loose furniture
- // Special projects, such as adaptation of ventilation and sprinkler systems, as well as lift systems
- // Tenant consultation, planning, fit-out and turnkey handover from a single source





# Retail



## Shop fit-outs

To ensure the optimal presentation of your product and offer your customers a place where they can browse, shop and feel at home, nothing matters more than a well-designed retail space.

Whether you are renovating your retail property or want to prepare for new tenants, we offer tailor-made solutions for the renovation or extension of your retail space according to your needs. We work closely with you to define the future use of your retail space and develop an individual renovation concept. We attach great importance to selecting the right design, optimal furnishing, and creating the desired "look and feel", without losing sight of profitability.



We renovate and expand your retail spaces. To make your customers feel at home.

### Your benefits:

- // High planning security – fixed price and guaranteed completion date
- // Quick and disruption-free – if needed, we renovate during ongoing operation
- // Compatible with your ESG goals – contemporary concepts for resource-efficient renovation methods
- // Everything from a single source – comprehensive in-house services and a well-coordinated subcontractor network
- // Flexibility, thanks to nationwide authorisation to present building documents in Germany
- // Availability across Germany – we go wherever your properties and branches need us

### Our services:

- // Refurbishment and renovation concepts
- // Dismantling and dry construction, renewal of floor and wall coverings, modification of wiring and technical equipment
- // Interior architecture, incl. conception and implementation of room design with fitted and loose furniture
- // Special projects, such as mechanical ventilation systems, accessible lifts, special furniture, etc.
- // Analysis and incorporation of your CAPEX plans



# Warehouse & logistics



## Mezzanine removal and installation

We realise your plans to expand your industrial building or integrate additional areas or office spaces in existing buildings.

Whatever your requirements may be – be it an extension, conversion or renovation – we develop customised spaces to suit your particular needs. Our expert team will support you through every phase of construction, all the way through to the turnkey handover.



We make the most of your  
industrial building.  
For long-term growth.

### Your benefits:

- // High planning security – fixed price and guaranteed completion date
- // Quick and disruption-free – if needed, we work during ongoing operation
- // Compatible with your ESG goals – contemporary concepts for resource-efficient renovation methods
- // Everything from a single source – comprehensive in-house services and a well-coordinated subcontractor network
- // Flexibility, thanks to nationwide authorisation to present building documents in Germany

### Our services:

- // Office extensions as industrial building annexes or additional storeys
- // Installation or conversion of mezzanines
- // Renewal of storage systems
- // Analysis and incorporation of your CAPEX plans



# Housing



Residential refurbishment and energy renovations



The housing market faces a variety of challenges. One of the keys to overcoming them is the reliable, cost-effective and high-quality renovation of interiors.

Our focus: we create homely, modern and affordable living spaces. While doing so, we place particular emphasis on improving living standards while increasing the value of the property to achieve the desired return.

Our services span the complete spectrum of renovations in residential construction. We are extremely familiar with the specific requirements of residential buildings and areas, and will support you with renovation projects across Germany. Our experienced GOLDBECK Team ensures that serial and turnkey housing renovations are implemented efficiently and at a fixed price.

## We renovate living spaces cost-effectively. For attractive and lucrative real estate.

### Your benefits:

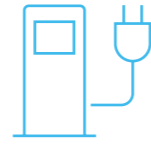
- // High planning security – fixed price and guaranteed completion date
- // Quick and without major losses in rental income – if needed, we renovate mid-tenancy
- // Everything from a single source – comprehensive in-house services and a well-coordinated subcontractor network
- // Availability across Germany – we go wherever your properties need us
- // Contemporary living concepts – we draw on our experience from over 3,000 residential new-builds and renovations

### Our services:

- // Refurbishment and renovation concepts
- // Interior architecture and design concepts
- // Structural renovation of entire blocks, even in rented property
- // Individual renovations, incl. bathroom and pipework restoration
- // Energy refurbishment, incl. replacement of windows and thermal insulation systems
- // Analysis and incorporation of your CAPEX plans



# E-mobility



Charging points – ready for operation

Rising demand for e-mobility is creating new challenges. Whether it's for a new-build or existing building: viable electric charging infrastructure is an important component of sustainably developing your properties. Our dedicated team works with you to create a suitable e-mobility solution for commercial or private parking areas.

## E-charging made easy. Innovative and convenient.

From the planning and dimensioning of the charging systems to communication with authorities and suppliers, all the way through to installation of the entire infrastructure: we offer you an all-round carefree package. In doing so, we bundle and coordinate all the necessary construction and installation services and deliver charging points that are ready for use right away.

### Your benefits:

- // Ready for operation, directly on handover
- // Tailor-made customised solution for a fixed price
- // Scalable – from individual charging points to large networks
- // Complete service provision from installation to start of operation and payment processing via our partner
- // Communication on your behalf with all authorities and suppliers
- // Increased location appeal and user friendliness
- // Suited to your needs – static or dynamic load management



# +charge E-Mobility

As well as a reliable, holistic charging infrastructure, you will also need an individual operating concept. We will not leave you to face these challenges alone, but rather offer a practical combination of hardware, maintenance, operation and service. With +charge E-Mobility, we configure your customised service package and equip your building for the future.

## Hardware & maintenance

### Charging infrastructure

- // Cable infrastructure
- // Charging stations and wall boxes
- // Load and charging management
- // Assembly, installation and commissioning

### Inspection & maintenance

- // Testing of the residual current device
- // Readjustment of the load management
- // Hardware maintenance

## Operation & service

### Web-based operator tool

- // Operation of charging points
- // User management
- // Real-time monitoring of charging processes

### Services

- // Pay-per-use for registered users
- // Ad-hoc charging for non-registered users
- // Payment processing and settlement
- // Customer support
- // 24/7 support including remote troubleshooting
- // Connection to Hubeject eRoaming network



# Together, we lead your project to success.

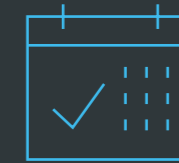
We are your expert team for renovations and fit-outs. Thanks to numerous successful and pioneering construction projects, we know our customers' requirements in precise detail: we offer a fast renovation at a fixed price, personalised and localised support, as well as services that help you meet your ESG goals.

We implement your renovation project individually with a holistic view of all the challenges.



## Responsibility

Your total satisfaction and that of your tenants and users is our mission. That's why we reduce the complexity of the project, both during planning and implementation. GOLDBECK is your sole contractor and point of contact for all trades and subcontractors. We accept full responsibility for your project.



## Fast implementation

Time really is money when it comes to renovations. That's why we guarantee a next-day initial planning service, a binding proposal within a week, and the completion of a typical tenant fit-out within three months. Your turnkey project is handed over from us to you, right on schedule.



## Bundled versatility

Just because we are your sole contractor, does not mean you lose out on versatility. We bring specialised subcontractors on board for the implementation of your project and bring experts to the table, who can optimally realise your goals.



## Sustainability

As a life cycle partner for real estate, we have a broad spectrum of experience in renovations and sustainability. We build with sustainable materials, employ technical solutions for enhanced performance and prioritise resource-efficient renovation methods.



## Holistic view

For us, properties are more than just buildings. They are an active part of the solution for functional, effective and resource-efficient workspaces and living areas. All our expert teams are involved from the get-go – allowing us to develop tailor-made, creative solutions that are planned to perfection and generate innovative synergies.



## Cost certainty

You can count on us as a transparent partner for your project. We not only create a robust cost analysis, but also offer our services for a fixed price.





## For greater sustainability in renovations and fit-outs.

Around 4 million square metres of office space are fitted out or renovated at the top eight real estate locations: an immense area with a not-negligible ecological footprint. Frequent tenant changes in particular result in interior designs with a short life cycle – which is why it is all the more important that resources are handled sustainably and responsibly.

There is a need for clever, holistic concepts that don't think short term, but see far into the future, beyond just the next use phase. A new approach is needed to enable attractive and both economically and ecologically sensible decisions. We want to work with you to get the best out of your property.

# Rethink. Reuse. Reduce. Recycle.

The environmental impact of tenant fit-outs. A practical challenge.

Rethinking things in a new and holistic way opens new doors. That's why our motto is "Rethink". The most resource-efficient planning approach is to use what's already there and to change as little as possible. Sounds simple, but is only rarely the case in practice. We zoom in and analyse the existing building:



### REUSE

Don't waste, reuse! Because every construction material that doesn't need to be produced from scratch has a positive influence on the environment and is more economical than a replacement.

// What is already there, what condition is it in, what can we reuse and what needs replacing?

// How can we integrate new requirements in the existing environment?

// And how can we successfully combine aesthetics, economics and sustainability?



### REDUCE

Less is more. After all, every interior design leaves an environmental footprint. We develop optimal layouts and develop a sustainable spatial plan that saves energy during the use phase of the building.



### RECYCLE

Cradle to cradle. We integrate sustainably certified and recyclable products in our interior design – which saves CO<sub>2</sub> and resources.

# GOLDBECK

## The company

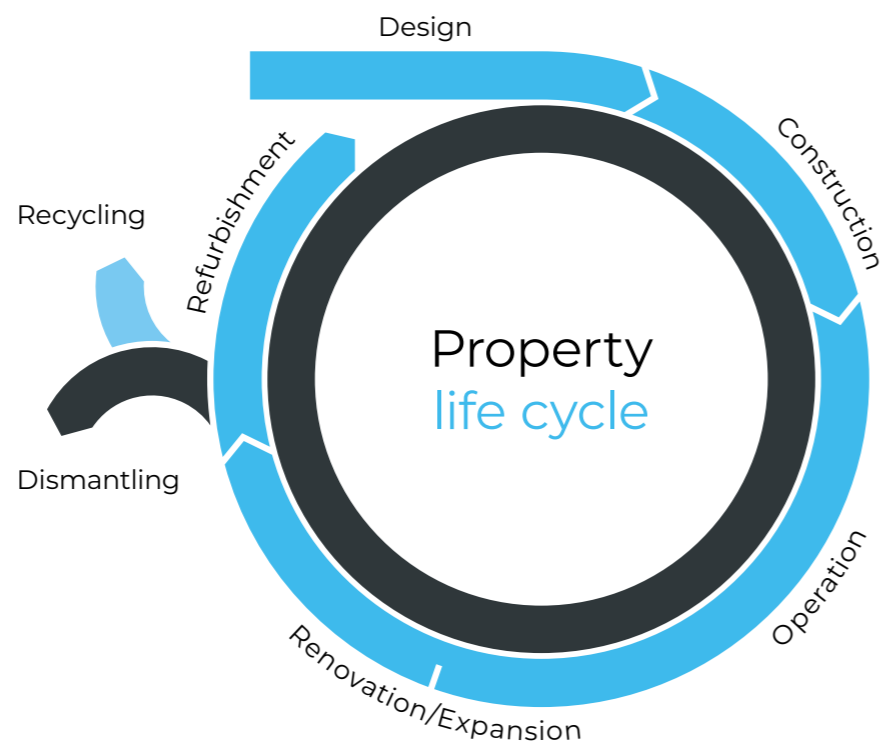
**GOLDBECK is designing the future of construction. As we have been for over 50 years.**

Future-oriented properties, design, construction and services – that's what we consider "building excellence". Our systematic element-based construction enables us to provide the precise buildings and services that our customers need.

**Products & services – cost-effectively, quickly and sustainably.**

Our range of services includes warehouses and industrial buildings, office and school buildings, multi-storey car parks and residential buildings. Building refurbishment and expansion as well as building-related services complete the GOLDBECK spectrum. We accompany the entire life cycle of a property to ensure that it is future-facing and delivers added value.

Our experience from over 10,000 projects, coupled with our innovative strength and commitment to driving digitalisation, ensures that our products perform optimally while in service – their future viability included.



**GOLDBECK**

## 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.



Are you looking for a strong partner with broad expertise?

Discover our other GOLDBECK Services units to fully optimise your building.

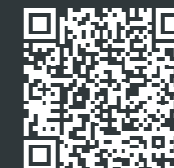


# Existing building refurbishment

If you have big plans to partially or completely redevelop your property, we offer a solution – even for major undertakings like this.

Our experts in existing building refurbishment are here to support you with extensive renovation projects. Whether office buildings, industrial buildings, residential buildings or school buildings – we renovate old existing properties.

- // Objective consultation
- // Digital stocktaking of existing property
- // Planning from a single source
- // On-time and cost-effective implementation
- // Advice on transport subsidies and certifications



The location is perfect, but the building isn't anymore? Discover our services for extensive partial and structural renovations.

For more information, visit [goldbeck.de/en/building-refurbishment](https://goldbeck.de/en/building-refurbishment)





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