



Real Estate Development



Assets for generations

More than ever, property is one of the mainstays of capital investment. It has proved to be exceptionally stable in value and has shown strong growth, offering long-term profitable investments. As a leading real estate project development company in Germany and Europe, STRABAG Real Estate GmbH stands for the development of successful investment properties.

Comprehensive offering

Our activities essentially include the development of office, business and commercial properties as well as residential properties and hotels. Our services range from the launching, planning and realisation of projects to letting and selling. Our highly qualified staff have the necessary know-how to identify problems early and find sound solutions quickly.

Strong, regional and well-established

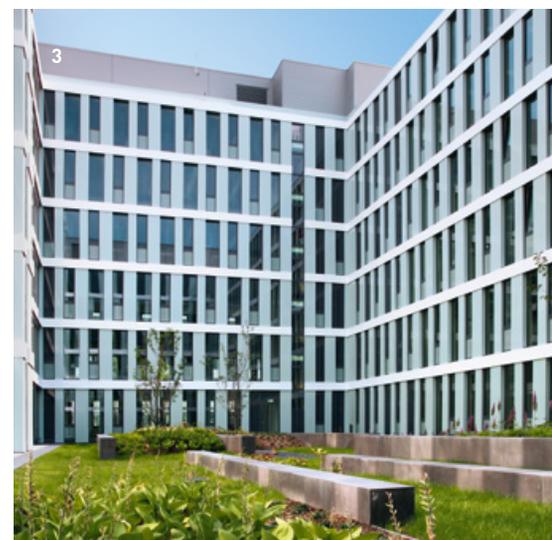
As part of the leading international group STRABAG SE, we have a strong financial base to deal with large and ambitious projects. A high level of market expertise is one of the cornerstones of our day-to-day operations. Through our regional branches, we have in-depth knowledge of local markets and their development prospects.

Founded in 1965, we have many years of market and industry experience. A large number of pioneering real estate developments demonstrate our know-how on a regional, national and international scale.

Find out more about our principles, projects and quality standards. We aim to exceed the expectations of our contractual partners time and time again in order to create assets for generations.



1 MILANEO, Stuttgart (Germany)/
2 Flare, Frankfurt a. M. (Germany)/
3 AIRPORT GARDEN's, Düsseldorf (Germany)



Succeeding as a team

STRABAG Real Estate is familiar with the challenges of the real estate market. We have been implementing projects with greatly varying demands and investment objectives for many years. We work with our clients as a team to develop individual solutions even for the most complex demands.





Solutions for many target groups

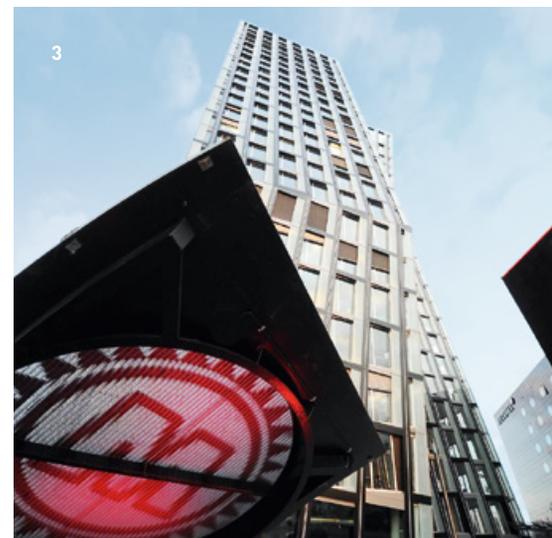
STRABAG Real Estate develops properties which are suitable investment properties for a large number of different target groups, from investment companies, insurance companies and investment funds to family offices and individuals. We attach great importance to working in tandem with our partners because, in real estate development, teamwork is the key to success. The more efficiently all parties work together, the more profitable real estate projects can be. We put together efficient teams for our clients to provide optimum support for their financial objectives. The motto of our Group is TEAMS WORK. And our success proves us right. We pride ourselves on our long-standing contractual partnerships, which encourage us to better our peak performance again and again.

Holistic thinking

The economic success of a real estate development depends on a great number of different factors. It is important to consider not only structural, legal and financial aspects but also ecological parameters. On top of that, properties require viable utilisation and marketing concepts that take account of all possible risk factors. Only if as many aspects as possible enter into the project development process will the properties turn into profitable investments. Inadequate planning and control may result in delays and high increases in cost. That is why we rely on thorough cost control right from the start. Where necessary, we can also count on the know-how of our associate companies within the Group, which can help us optimise our planning and point out possible risks.



1 KB4, Düsseldorf (Germany) / 2 Foreign Office Quarter, Berlin (Germany) / 3 Dancing Towers, Hamburg (Germany)



Bespoke solutions

If you need to make important decisions and expect solutions tailored to your requirements, we offer an integrated range of services ensuring all-round personal support.



One-stop solutions

STRABAG Real Estate's range of services comprises all stages of real estate development, from the project concept, construction planning, utilisation concept and financing to letting or selling the property. We also offer our know-how in the area of service developments as customised services for third parties which can be individually combined. Whatever you choose, whether it is one of our own developments or a package of services tailored to your own needs, our work is always based on holistic concepts. As a result we offer integrated solutions throughout the life cycle of real estate projects. As a multidisciplinary project development company, we offer consultancy and develop projects both comprehensively and in a targeted manner. Where necessary, we have access to the know-how of our associate companies in the Group, which support us in specific areas such as commercial and technical building services. This allows a great number of risks in terms of costs, quality and timing to be eliminated from the start. And the sooner we are involved, the greater the optimisation potential.

Profitable and secure real estate investments are our credo. Make use of our interdisciplinary competence. We give you dedicated contacts who know your requirements precisely and have access to specialist know-how wherever you need it.



- 1 Xpress Business, Freiburg (Germany) /
- 2 Bremen Head Customs Office (Germany) /
- 3 MesseCity, Cologne (Germany)

Focus on the future

We do not rely on short-term success. Our goals are long-term. In order to create future-proof assets, we identify all risks and possibilities at an early stage, with a particular focus on sustainability.



Creating sustainable assets

STRABAG Real Estate aims to create a balance between the financial, social and ecological aspects of real estate development. With our properties, we want to create sustainable assets for the benefit of all. Our experience shows that financial goals do not necessarily have to come last.

We were early champions of sustainable building practices, consistently embedding them by means of certification systems. All our real estate projects comply at least with the latest sustainability criteria of the DGNB gold certificate, which was developed by the German Sustainable Building Council (Deutsche Gesellschaft für Nachhaltiges Bauen (DGNB)) in conjunction with the Federal Ministry of Transport, Construction and Urban Development.

Ahead of the trend

We constantly test conventional building practices and then develop them further as required. Especially in the areas of energy efficiency and renewable energies there is still vast potential for building projects.

We make specific use of the technical know-how of Zentrale Technik (ZT), which develops pioneering technologies and processes for the entire STRABAG Group. With over 850 employees, ZT has a Europe-wide presence constantly driving innovation.

→ ALWAYS LOOKING FOR PREMISES

We are constantly looking for areas with potential near city centres. As a leading real estate development company, we would be pleased to advise you on project concepts with market potential. Please contact us for an obligation-free discussion.

1 UPPER WEST, Berlin (Germany) / 2 Kurfürsten Hof, Heidelberg (Germany)



Close to you

Knowledge of local markets is crucial to real estate development. A local presence allows the parties involved to coordinate projects on a personal level and react flexibly to all developments.



Local expertise

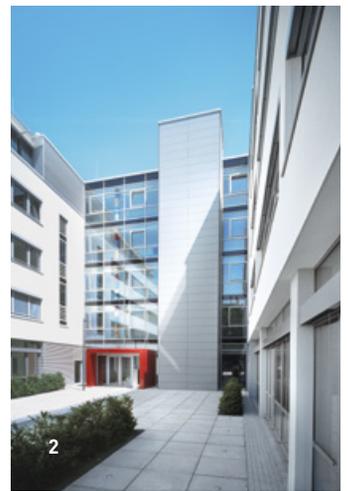
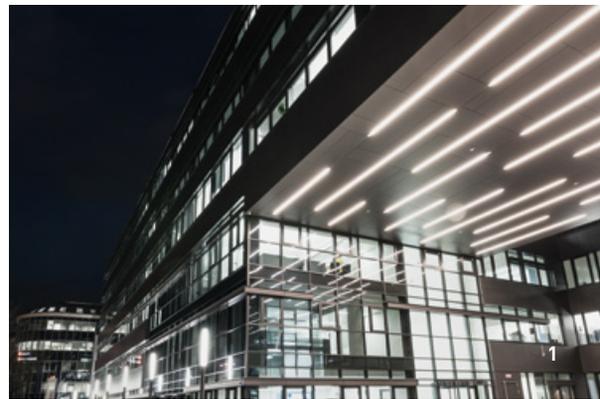
STRABAG Real Estate has a dense network of locations with nine business units in Germany, a sub-division in Austria and a branch in Poland and Romania. All our projects are developed by our regional units. Our clients are assisted by dedicated contacts who ensure that projects are implemented efficiently. This facilitates coordination between all the parties involved and ensures problems are solved as quickly as possible.

We are very keen on close personal dialogue to create an atmosphere of mutual trust so we can assist you in important financial decisions. We are your partners, giving you competent, dedicated advice.

Can we convince you?

We would like to meet you in person. Arrange an obligation-free meeting so we can get to know each other and lay the groundwork.

You can also find comprehensive information at www.strabag-real-estate.com. The site offers the latest information on current projects and you can quickly find your regional contact.



1 Leopold 250, Munich (Germany) / 2 Büro-Campus-Deutz, Cologne (Germany) / 3 Dancing Towers, Hamburg (Germany) / 4 MEANDRIS, Frankfurt a. M. (Germany)



STRABAG
TEAMS WORK.

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