Your Partner for the entire Life-Cycle of a Real Estate

Better building performance through data
Introduction of SGS

100% Ownership of Siemens AG Austria

Portfolio of Performance:
Planning, construction, operations and consultancy covering the life cycle of real estate throughout Austria

Licences (excerpts):
Construction, HVAC, Electrical systems, chartered engineers for HVAC and electrical systems

Headquarter in Vienna – Branches in all Regions

approx. 70 Mio. € Sales
approx. 500 employees
approx. 2 Mio. m² of operated space

» Development and solutions for a better environment are important for us.
Therefore we are member of the following institutions:
Very few people know the total cost make-up of a building over its entire life cycle.

The answer is quite surprising:

80% operations

20% construction

Here we emphasise at Siemens Gebäudemanagement & -Services G.m.b.H.:

We plan, construct and operate real estate

... Know-how transfer from the Management into the planning

... Overall view for a successful project development and project execution

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Managing Directors

Dipl.-Ing. Manfred Völker
Chief Executive Officer

Harald Rest
Chief Financial Officer
Spin-off of the construction and operations department of Siemens AG Austria into Siemens Gebäudemanagement & -Services G.m.b.H.

1998

1999

Start of the business with Siemens external customers

2000

ISO 9001 QM-Zertifizierung

2006

Integration of FM-Branch of VA TECH Elin EBG into SGS

2007

Handover of the first Life Cycle project
University of Applied Science St. Pölten including Building operations management for the next 25 years

2013

Move
From location Penzing, 1140 Vienna, to Siemens City, 1210 Vienna

2016

Groundbreaking Life Cycle Project
ONMMS Wanda Lanzer School, 1210 Vienna

2018

Groundbreaking Life Cycle Projekt
PPP Campus Nordbahnhof „Christine Nöstlinger“, 1020 Wien

2018

Handover of the Life Cycle project
ONMMS Wanda Lanzer School, 1210 Vienna including Building operations management for the next 25 years

2019
You would like to receive the best design for your real estate?

We are offering the solutions in the following areas:

- Sectoral planning for HVAC and Electrical Systems
- Conversion planning for all lots (construction + building technology)
- Facility oriented planning
- On site construction supervision (construction and building technology)
- Technical Due Diligence

Our consulting experts are at your services!
You would like to construct buildings / equipment with guaranteed costs, on time and quality?

We are offering the solutions in the following areas:

- Installation of electrical systems
- Installation of HVAC and sanitary systems
- Construction consulting: Project controlling, Project Management, Accompanying supervision, On site construction supervision
- Construction of building shell and finishing crafts with selected construction partners

» Count on our know-how of many years!
You would like to operate your building optimally?

We are offering the solutions in the following areas:

- **Technical Building Management:**
  - Operational Management
  - Maintenance (inspection, preventive maintenance, corrective maintenance)
  - Fault clearing-service (24hours/365days)
  - CAFM (maintenance management, documentation, reporting)
  - Conversion management („one stop shop“)
  - Warranty management
  - Provision of specialist officers (fire safety, waste management, elevator)
  - Quality assurance and reporting

- **Infrastructural and commercial building management:**
  - With selected partners

Your real estate is in good hands with us!
Do you appreciate the value add through consulting?

We are offering the solutions in the following areas:

- **Energy consulting:**
  - Monitoring, evaluation, optimization of energy consumption
  - Implementation of energy management systems
  - Energy audits according to energy efficiency law

- **Compliance:**
  - Management of officially notifications
  - Checks in accordance with § 82b trade law
  - Fire safety management evaluation

- **Building sustainability:**
  - Sustainability consulting in accordance with ÖGNI criteria (Österreichische Gesellschaft für Nachhaltige Immobilien)

» Make use of our competent and experienced consulting team!
Benefit from our comprehensive range of services
Certifications – Demonstration of Responsibility

Quality, Health and Safety Management

- ISO 9001: 2015
  Quality Management System | since 2000

- ISO 450001: 2018
  Occupational Health and Safety Management System | since 2013

„Competent, healthy and motivated staff: a guarantee for highest quality“

Environment, Energy and Sustainability

- ISO 14001: 2015
  Environmental Management System | since 2013

- ISO 50001: 2011
  Energy Management System | since 2013

- ÖGNI/DGNB Auditor
  Sustainability Certification System | since 2014

„Certainly – sustainable management for the world of tomorrow“
Excerpt of References

WIEN IT – FLORIDA | Data Center

FH CAMPUS WIEN | Education Institution

BRUCKNER BÜROCENTER, LINZ | Office Building

STRAHLENTHERAPIE KREMS | Hospital

PVA WIEN | Office Building

INTERXION, WIEN | Data Center
Excerpt of References

CONGRESS CASINO BADEN | Casino

TECHNOLOGIE- UND INNOVATIONSPARK VILLACH | Technology Institution

ENERGYbase WIEN | Office Building

TIWAG, INNSBRUCK | Office Building

RUDOLFINERHAUS, WIEN | Hospital

SCHLOSSLEOPOLDSDORF
Schloss, Bürogebäude
Excerpt of References

- **SIEMENS CITY, WIEN** | Office Building
- **OPEC, WIEN** | Office Building
- **FH ST. PÖLTEN** | Education Institution PPP-Modell
- **Wiener Privatklinik** | Hospital
- **Wiener Privatklinik** | Hospital
- **ONMMS Stammersdorf** | Education Institution PPP-Modell

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Our customers speak for us...
Usefull Informations about Life Cycle Projects
Established Praxis – Project processing by individual assignment

PLANNING
- Planner
- Authorities
- Environment

CONSTRUCTIONPHASE
- General Contractor

OPERATIONAL MANAGEMENT
- technically
- commercial
- infrastructurell

USE
- Visitors/Customers
- Organizers
- Tenants

RISK INTERFACE
Usefull Informations about Life Cycle Projects
Project settlement with a Life Cycle Model
Usefull Informations about Life Cycle Projects

A CONTRACTOR...

- ... PLAN integrally:
  - Architecture
  - Technical building equipment

- ... BUILT turnkey:
  - Construction trades
  - Technical building equipment

- ... OPERATES over the contracted period:
  - Technical management
  - Infrastructural management

- ... FINANCED tailor-maid
  - Project finance

THE CONSTRUCTION PROJECT
Usefull Informations about Life Cycle Projects

- **COST SECURITY early**
  - missing interface risk of the individual service phases
  - Guaranteed planning and construction costs
  - guaranteed operating costs (fixed on contract duration)
  - guaranteed maximum energy consumption

- **COST REDUCTION THROUGH FACILITARY PLANNING**
  - Reduction of the life cycle costs of a building by approx. 10% to 20%, due to "Facilitation support" in the planning and construction phase

- **PRESERVATION OF VALUE IN THE OPERATING PHASE**
  - Function and value preservation (during the contract period) secured
  - Handover of buildings in "target state" according to contract duration

- **MAASTRICHT CONFORMITY FINANCING**
We look forward to the cooperation with you!

Siemens Gebäudemanagement & -Services G.m.b.H.

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