



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

430

Mitarbeiter

69 Mio. €

Umsatz



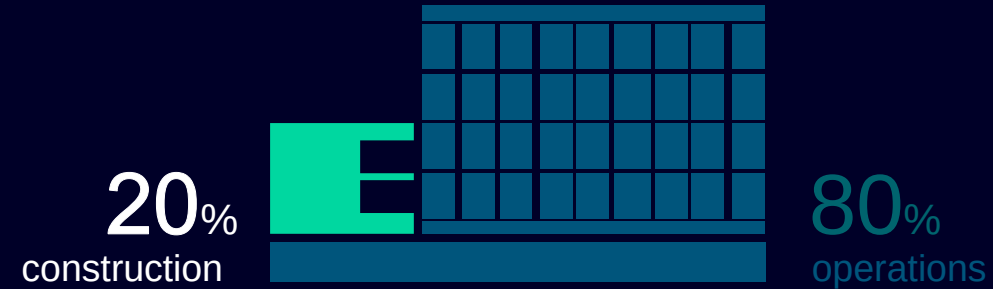
2 Mio. m²

Bewirtschaftete Fläche

What distinguishes us > YOUR VALUE ADD

Very few people know the total cost make-up of a building over its entire life cycle.

The answer is quite surprising:



Here we emphasises 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

Managing Directors



Dipl.-Ing. (FH) Timo Seyfried
Chief Executive Officer

Harald Rest
Chief Financial Officer

Milestones of history

1998

**Spin-off of the construction
and operations department**
of Siemens AG Austria into
Siemens Gebäudemanagement
& -Services G.m.b.H.

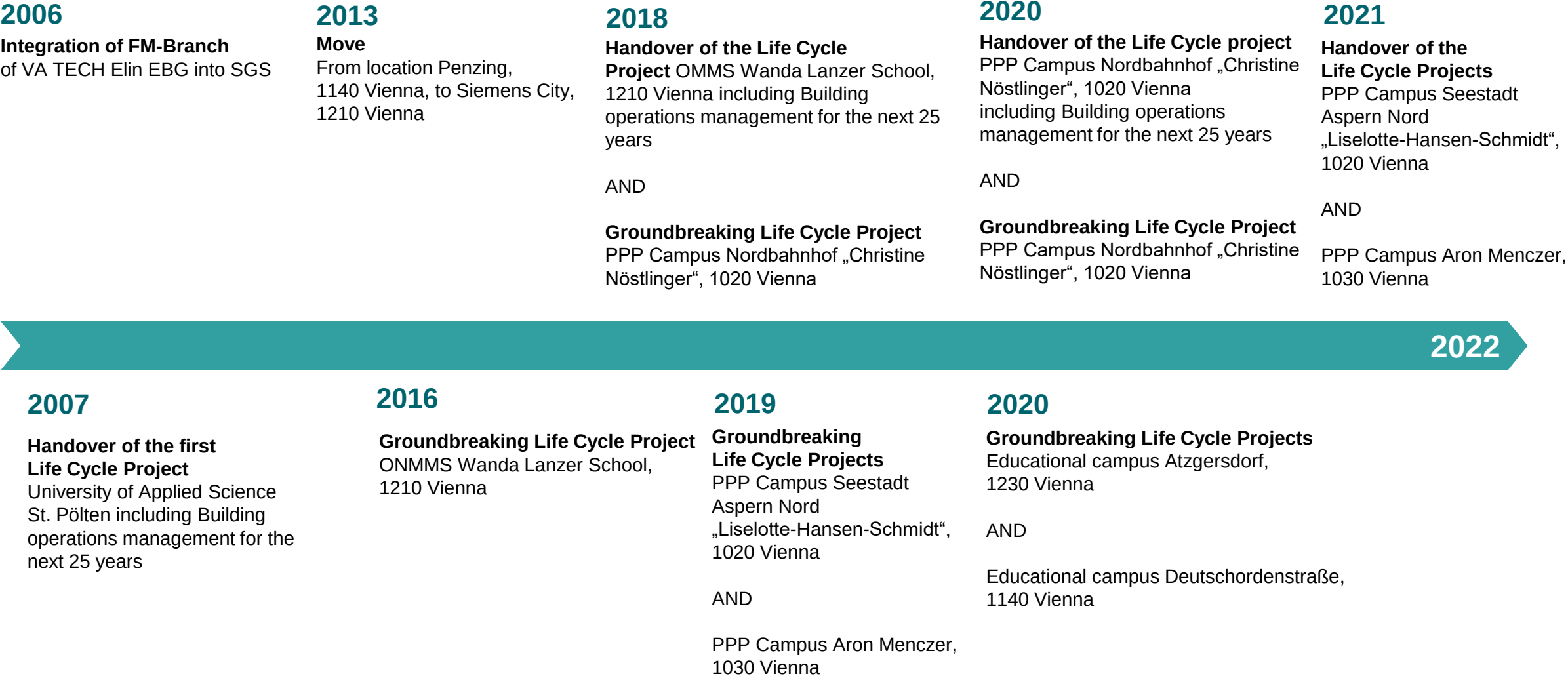
1999

Start of the business with
Siemens external customers

2000

ISO 9001 QM-Certification

Milestones



| Portfolioübersicht

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?

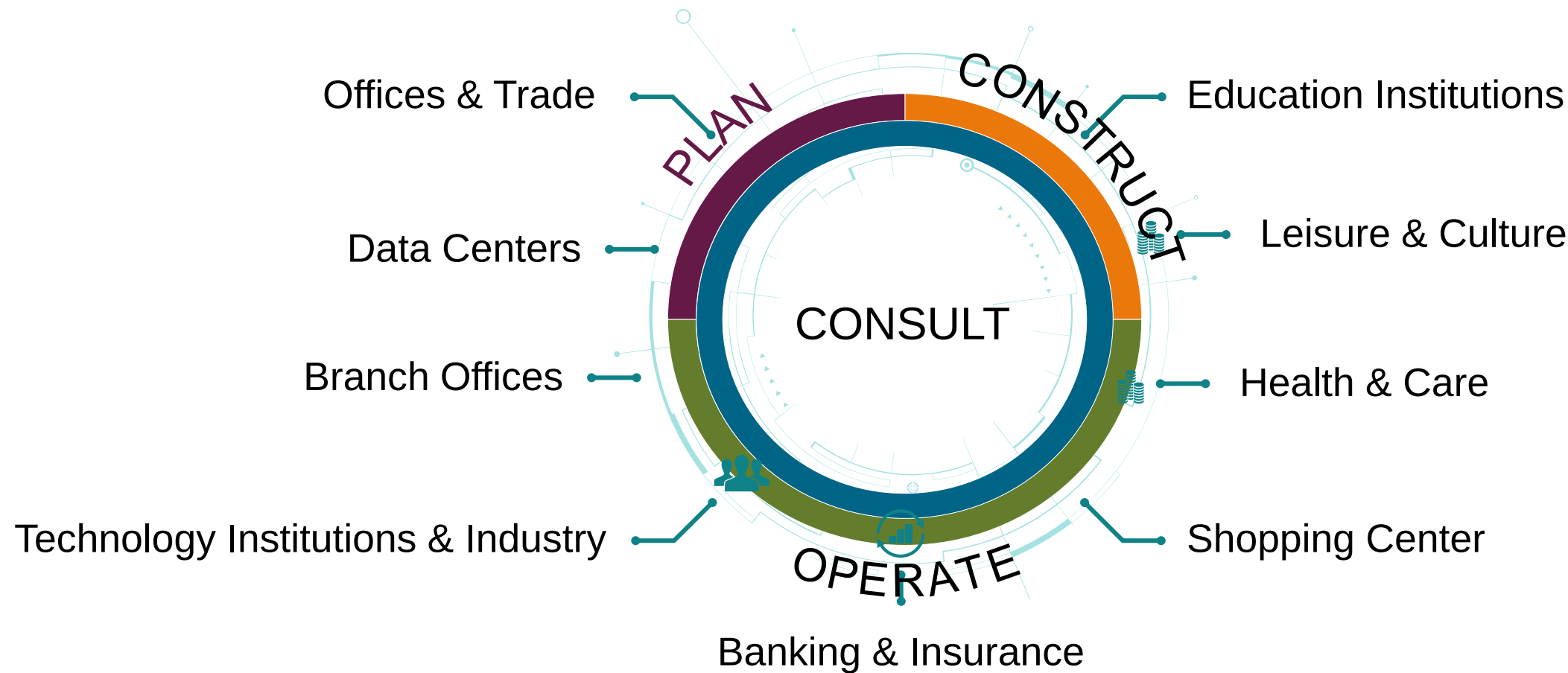
We are offering the solutions in the following areas:

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



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

Environment, Energy and Sustainability



„Certainly – sustainable management for the world of tomorrow

Excerpt of References



FH CAMPUS WIEN |
Education Institution



FH ST. PÖLTEN |
Education Institution PPP-Modell



OMMS Stammersdorf |
Education Institution PPP-Modell



BC Christine Nöstlinger, WIEN |
Education Institution PPP-Modell



BC Aron Menczer, WIEN |
Education Institution PPP-Modell



BC Liselotte-Hansen-Schmidt, WIEN |
Education Institution PPP-Modell

Excerpt of References



WIEN IT – FLORIDA |
Data Center



INTERXION, WIEN |
Data Center



TIWAG, INNSBRUCK |
Office Building



Excerpt of References



RUDOLFINERHAUS, WIEN |
Hospital



Wiener Privatklinik |
Hospital



STRAHLENTHERAPIE KREMS |
Hospital



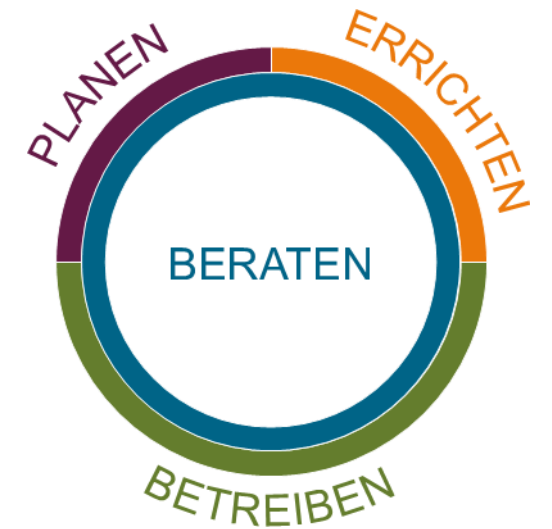
Auszug Referenzen



H&M Hennes & Mauritz
Branches



EKZ West |
Shoppingcenter, Gymnasium, VHS



Excerpt of References



Wirtshauskammer Österreich (WKO) | Office Building



SIEMENS CITY, WIEN | Office Building



OPEC, WIEN | Office Building



CONGRESS CASINO BADEN | Casino



PVA WIEN | Office Building



Excerpt of References



SCHLOSS LEOPOLDSDORF
Castle, Office Building



ESTERHAZY Betriebsgesellschaft m.b.H.
Castle, Administrative Building



TZ Seestadt – tz1
Technology and research center



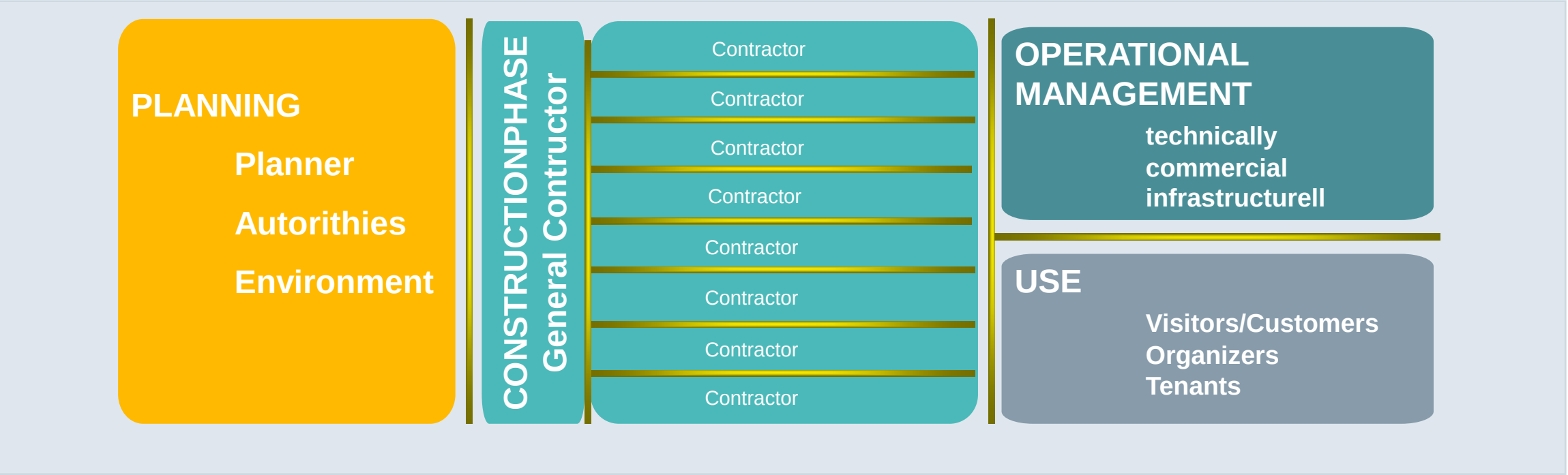
Our customers speak for us...



| Life Cycle Projects

Usefull Informations about Life Cycle Projects

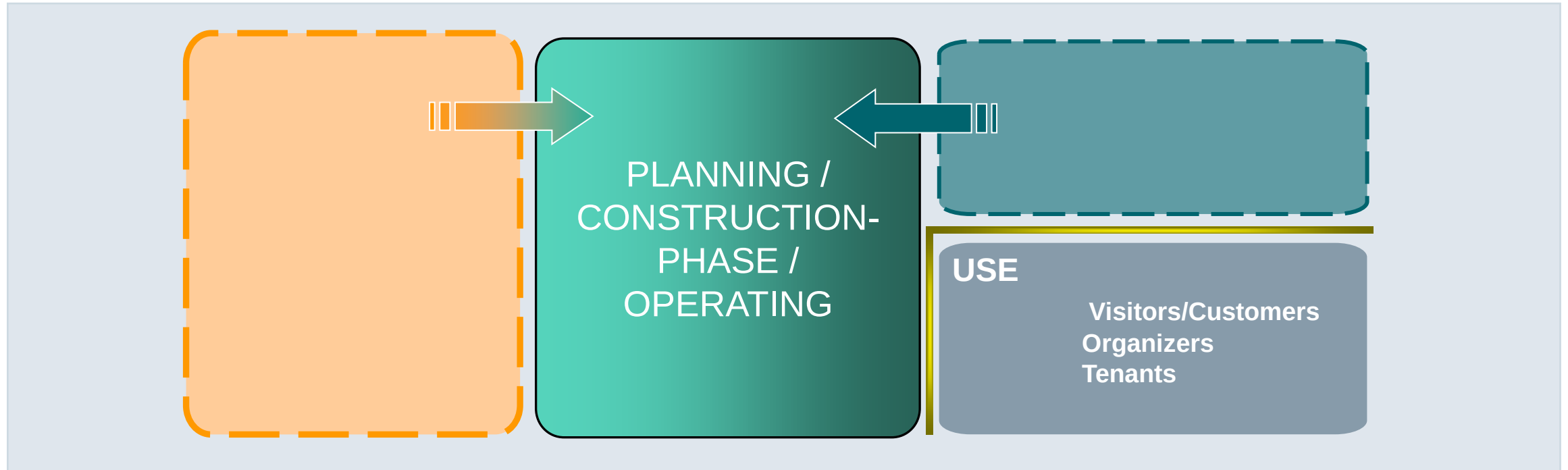
Established Praxis – Project processing by individual assignment



RISK INTERFACE

Usefull Informations about Life Cycle Projects

Project settlement with a Life Cycle Model



RISIK INTERFACE



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-made
 - 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 konstruktion 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

❑ MAASTRICH CONFORMITY FINANCING



We look forward to the cooperation with you!

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

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