

COMPANY BROCHURE

Doblinger Unternehmensgruppe

Content

THE GROUP OF COMPANIES	4
SUSTAINABILITY	8
DIBAG INDUSTRIEBAU AG	10
REFERENCES	14
Office and administration buildings	16
Commercial real estate	18
Urban districts	20
Housing	22
Business parks	24
Production buildings	26
Logistics properties	28
Educational and cultural properties	30
THE COMPANIES IN THE GROUP	32
CONTACT	34



**Quality of construction
is quality of life.**

With focus on sustainably-developed structures and a sound corporate management, the Dobliger Unternehmensgruppe is one of the major players in the German property sector. Our emphasis is on quality – above all and in every detail. As a result, our properties retain their value and remain attractive in the long term.

Building on expertise



Company founder **Alfons Doblinger** at the age of 17.

The success story began in 1962, when 17-year-old **Alfons Doblinger** founded his first business, a timber and transportation company.

Just five years later, he laid the foundations for today's Doblinger Unternehmensgruppe with the Alfons Doblinger Anlagenbau property development company in Straubing, Lower Bavaria.

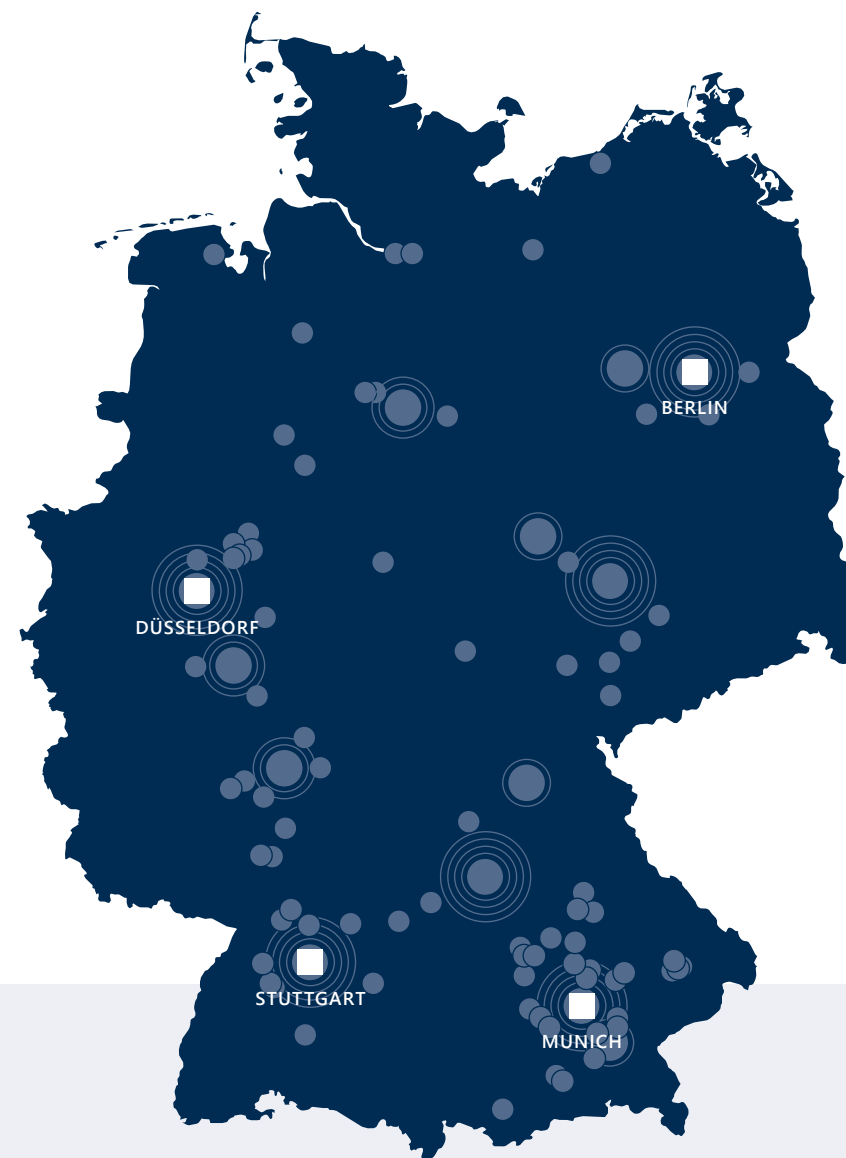
The head office is now located in Munich. With regional offices in Berlin, Düsseldorf and Stuttgart, the group is represented throughout Germany.

After around six decades of steady growth, the Doblinger Unternehmensgruppe is now one of the major players in the German residential and commercial real estate market.

The property division currently employs around 650 people.

Annual turnover is approximately 600 million euros (as of Dec. 2023). As a project and property developer, portfolio holder and landlord, our aim is to create properties in every asset class that are worth living in over the long term – true to our principle:

QUALITY OF CONSTRUCTION IS QUALITY OF LIFE.



The Doblinger Unternehmensgruppe operates in over 100 towns and cities throughout Germany. The majority of properties are located in and around Munich, Berlin, Stuttgart and Düsseldorf.

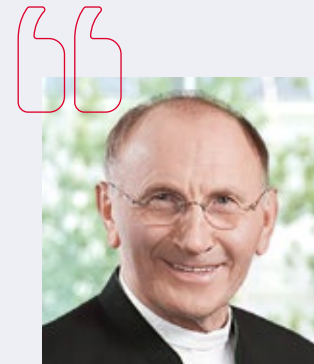
- COMPANY LOCATIONS
- IMPLEMENTED PROJECTS

We are committed to harmonize economy, environment, contemporary architecture and functionality. Our projects are always individually tailored to the requirements of our customers, who can rely on us whether they are SMEs or come from industry or local government. Being a portfolio holder means we can guarantee socially acceptable rents.

All the concepts and implemented projects of the Doblinger Unternehmensgruppe continue to bear the signature of its founder who, as Chairman of the Management Board, is still personally committed to sustainable site developments and high-quality products.

You can find further information at:
www.doblinger-unternehmensgruppe.de and
www.dibag.de

Sustainability at the Doblinger Unternehmensgruppe



'Sustainability is the key to lasting success. And this is based on an entrepreneurial feel for trends and tendencies that meet people's needs. For us, sustainability means creating properties that retain their value and are worth living in over the long term.'

Alfons Doblinger
Company founder and CEO

Ecologically, economically and socially sustainable construction is more important today than ever before. As a planner, project developer, property developer and landlord, the Doblinger Unternehmensgruppe took on the responsibility of sustainable site development at a very early stage and made it an integral part of its business activities.

With our projects we want to create functional living environments – by producing a healthy climate, with meeting spaces that are close to nature, by creating opportunities for interaction, or with comfortable and environmentally friendly mobility solutions.

We create tailor-made places that meet specific needs, and are comfortable for those who use them – over the long term.

Measures that we are taking to counteract climate change include resource-saving, resilient construction methods, the supply of renewable energy, rainwater management, and the inclusion of green spaces and greenery. And this is not just for new buildings. The long-term, holistic development and maintenance of our extensive property portfolio are also a top priority.



Q8/NeckarPark, Stuttgart

In order to demonstrate this in our projects, we decided 15 years ago to be one of the first companies in Germany to construct new buildings in accordance with the guidelines of the DGNB, the German Sustainable Building Council, and have them certified accordingly.

The DGNB awarded the first certificates in 2009, and from then on we have been a member of the largest network for sustainable building in Europe. Since then, around 30 urban quarters and commercial buildings of the Doblinger Unternehmensgruppe have been awarded certificates. The company standard is gold status.

DGNB certification confirms that properties are holistic and life cycle-oriented. Ecological, economic and functional quality is guaranteed in equal measure.



Member from the very beginning:
DGNB-Certificates for urban districts and commercial buildings

Project developer of the Doblinger Gruppe

DIBAG INDUSTRIEBAU AG

DIBAG is the core company of the Doblinger Unternehmensgruppe. As a project developer, it supports projects from the planning stage through to implementation, letting and the management of its portfolio.

As one of the largest project development and property development companies in Germany, it implements complex planning and construction projects in the residential, commercial, industrial and administrative sectors. The focus is on sustainable site and district development.

As an experienced project developer, DIBAG supports its clients from the planning stage to the building application, and from execution to the finished property.

DIBAG focuses on sustainable concepts and long-term tenancies.

THE DIVISIONS OF DIBAG INDUSTRIEBAU AG

PROJECT DEVELOPMENT AND CONSTRUCTION

In addition to portfolio management, DIBAG focuses on site and project development and the construction of new buildings. Throughout Germany, we develop commercial and industrial buildings as well as residential, cultural and educational properties for our own portfolio and for the portfolio of the companies in the Doblinger Unternehmensgruppe. The construction of mixed residential quarters has gained significantly in importance in recent years.

The portfolio is let, managed and continuously developed. The range of services encompasses a comprehensive approach to the properties – from land acquisition and conceptual development, to construction, management and letting, right through to revitalisation or sale.

The issue of sustainability is an important component of this. In collaboration with all parties involved, we develop sustainable solutions that also observe the legal framework and social conditions of the particular location.



The **Lützowcarré** in Berlin-Tiergarten offers a variety of uses, including 128 rental apartments spread over four wings.



Sebastian Kuhlen

Member of the Executive Board, Project Development
DIBAG Industriebau AG

'Economically and ecologically sustainable construction is more important today than ever before. The Doblinger Unternehmensgruppe faces up to this responsibility. We focus on the sustainable, long-term development of urban districts, and the comprehensive maintenance of our property portfolio. Interest in new ideas is just as much a part of this as fair, open dealings with all those involved.'

LETTING AND MANAGEMENT

We let and manage office, commercial and industrial space throughout Germany. Our aim is always to establish long-term tenancies. That is why comprehensive support for our tenants is our top priority. As an experienced landlord, we offer our business partners a high degree of professionalism and reliability.

In addition to numerous large and medium-sized companies, our customers include major corporations such as Daimler, the BMW Group, Deutsche Telekom and the Bosch Group, and also public clients such as the Federal Employment Agency, city authorities, local authorities and town councils.

But we are also committed to supporting start-ups: d&b audiotechnik, for example, a manufacturer of professional sound reinforcement systems based in Backnang, has grown from a start-up with five employees to a major company operating in 70 countries.

Another focus is the letting of residential space. We are currently building modern residential quarters throughout Germany. Most of the existing apartments, around 19,000, are located in Munich and the surrounding area. Responsibility for letting and management of these is, however, in the hands of Wohnungs- und Siedlungsbau Bayern, also part of the Doblinger Unternehmensgruppe.



Christian Stehling

Head of Letting
DIBAG Industriebau AG

'The extremely diverse property portfolio makes the Doblinger Unternehmensgruppe something special. Our top priority is the individual needs of our users. Quick decision processes, a strong hands-on mentality and, above all, a great team that combines many years of experience with fresh ideas enable us to adopt an approach that is completely focused on the particular tenant. I am proud that we can help our clients to find the best possible living spaces.'

PORTFOLIO MANAGEMENT AND PORTFOLIO DEVELOPMENT

The far-sighted, integrated development and maintenance of the property portfolio is of central importance. The portfolio is continuously being expanded, adapted to new circumstances, let and managed. The further development of buildings is fundamental to making them functional and fit for the future. For this reason, we develop long-term strategies for our portfolio properties, and carry out measures for ongoing maintenance, refurbishments and energy-efficient modernisations. Properties are comprehensively examined for opportunities for restoration so that resources can be conserved, and demolition and new construction can be avoided wherever possible.



Werner Lauer

Head of Portfolio Development
DIBAG Industriebau AG

'The property portfolio, which has grown over many decades, is the core element of the Doblinger Unternehmensgruppe. In order to keep it attractive in the long term, it has to be maintained and constantly adapted to the changing needs of its users. After all, we not only design and shape spaces, we also create quality of life and of livability. We see it as our duty to take responsibility for the future, and to develop innovative solutions that are valuable both economically and ecologically.'

ENVIRONMENT AND DEVELOPMENT

Early on, we take a comprehensive look at the particular environmental conditions, for example by evaluating groundwater, air and climate conditions, and by analysing any pollutants. Investigations are also carried out at an early stage into the protection of animal and plant species, and the effects of flooding or extreme weather.

We factor measures for adapting to climate change into our planning. These include rainwater management, sustainable heat generation, protection of animal and plant species, and the promotion of biodiversity. We do this for both new and existing buildings.

With us, you can be sure that the properties are not just sustainable in the long term, but that they also have a well-functioning infrastructure. This is, after all, the essential organisational basis for long-term trouble-free utilisation.



Julia Friz

Head of Environment & Development
DIBAG Industriebau AG

'Long-term thinking across the entire lifecycle of a property and beyond is deeply rooted in our entrepreneurial activities as a portfolio holder. The basis for this is good stewardship of environment and resources. In my sector we have experience in this since the 1990s – our company had an environmental department long before sustainability became a megatrend.'



Sustainable project diversity

REFERENCES

Contemporary by tradition: DIBAG creates liveable and lovable buildings in all asset classes. It combines around 60 years of experience in construction and project development with the highest modern standards.

REFERENCES

Office and administration buildings



Beilsteiner Strasse, Berlin
New office building in Berlin-Marzahn constructed entirely as a timber building; a distinctive feature on this scale.



2,500 m³
OF WOOD

were used for the new office building in Beilsteiner Strasse, which was designed as a timber construction.



DIBAG-Quartiere Schwabing Nord, Munich
Office complex comprising four distinct quarters covering a total area of 41,000 m².

With our office properties, we not only want to create functional workspaces. We want to create living spaces in which motivation, creativity and commitment can flourish.

The demands on working environments have changed. The implementation of working time models means that office space must achieve a high degree of flexibility. The option of working from home means that the office itself has to be something special – a healthy, feel-good place where people enjoy spending time, which can satisfy a wide range of everyday needs and, ideally, combines work, everyday life and relaxation within a short distance of each other.

High-quality facilities that promote health, plenty of daylight, an appropriate infrastructure, integration into nature, and the creation of space for interaction and well-being, are just some of the aspects to be considered.



Q8/NeckarPark, Stuttgart
Office and commercial building in Bad-Cannstatt, Stuttgart, covering 20,500 m², completed in 2024.

REFERENCES

Commercial real estate



Dreifaltigkeitsplatz 4, Munich
Late Classical-style corner building right next to Munich's famous Viktualienmarkt.

Prestigious addresses attract attention – and we ensure their preservation. As the owner of a number of attractive commercial buildings, primarily located in Munich's top districts, we are committed not only to the buildings themselves, but also to the cityscape. These buildings are significant in terms of their design, and we preserve, maintain and revitalise them with sensitivity, to both their tradition and their future – so that they will continue to be bustling hubs of commerce.



> 210

YEARS OF TRADITION

Munich's Viktualienmarkt has been an institution since 1807.



Brienner Carré, Munich
Historic ensemble of four buildings covering a total area of around 21,500 m² in a prestigious city centre location.

REFERENCES

Urban districts



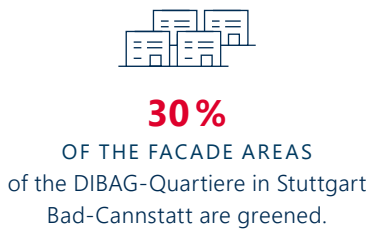
DIBAG-Quartiere, Stuttgart
Four office buildings covering a total of around 45,000 m² and forming part of the NeckarPark in Bad Cannstadt, Stuttgart. In the foreground is the recently completed Q8, to the left behind there are Q7, 4 and 1.

The city within a city: one of the main focuses of the Doblenger Unternehmensgruppe is the development of sustainable urban districts.

According to the German Sustainable Building Council (DGNB), climate protection and sustainable energy supply, clever planning of land use, a synergetic mixture of uses, smart traffic concepts, ventilation and air quality, the creation of green spaces and issues relating to biodiversity, are the decisive fields of action in district development. For its users, the perfect district provides an efficient combination of work, everyday life, and leisure.



Obere Walke, Backnang
Urban mixed-use quarter under construction on an area of around five hectares with approximately 450 residential units.



We attach great importance to an urban design that combines all the aforementioned factors with high-quality construction and dynamic, aesthetic architecture. We are aware that sustainable neighbourhood developments make a decisive contribution to countering climate change and responding to the demands of increasing urbanisation. This is our mission.



Schneiderhof, Haar
An ensemble located in the east of Munich with 100 residential units, a food market, restaurants and a direct connection to the railway.



Rathausviertel, Kirchheim

Residential quarter near Munich with a green centre, 138 rental apartments and 29 terraced houses.



Dülferstrasse, Munich

Redensification in the north of Munich – four new residential buildings complete the existing quarter.



In der Feldmark, Potsdam-Golm

Residential quarter close to nature with five buildings and a total of 200 residential units.



Jagdfeldring, Haar

Residential complex east of Munich with 1200 rental apartments.



4,000

APARTMENTS

are being planned and constructed by the Dobliger Unternehmensgruppe throughout Germany (as of Q4 2024).

REFERENCES

Housing

The creation of living space is becoming increasingly important to us, and we are sticking to this approach even in these times of housing crisis. We focus on high-quality rental housing built to a high standard and with socially acceptable rents. After all, we want residents to feel at home in our buildings.

Our new builds include an above-average proportion of low-barrier or barrier-free residential units, as well as rent- and occupancy-controlled housing.

We are continuously expanding our portfolio in order to effectively implement sustainable concepts and manage the portfolio in the long term. The construction of entire residential quarters plays an important role in this.

Living space has become a rare commodity. In order to remedy this situation, we regularly review our properties for opportunities for redensification. We have already successfully realised a large number of projects of this kind.



Europark, Frechen

Large business park with a diverse mix of sectors in the east of Cologne.



WU+, Wustermark

Future vision for the development of an innovative and sustainable business park west of Berlin-Spandau.

REFERENCES

Business parks

Before business parks can be handed over to their future users, we devise an integrated, flexible development and implementation concept. Commercial and service companies, areas for start-ups – the future uses are manifold.

For a long time, the key criterion for a business park was functionality. The correspondingly economical use of the surrounding infrastructure was considered the greatest advantage.

We do, of course, focus on efficiency, but above all on synergies – and we do it successfully. At the locations we have established, we have deliberately focussed on a heterogeneous mixture of sectors. The results are impressive, with new potential and established commercial locations.



1,160,000 m²

AREA

covered by the Europark in Frechen.



Eugen-Adolff-Strasse, Backnang

Industrial park on the historic site of the Adolff spinning works.

REFERENCES

Production buildings



Am Eggenberger Feld, Allershausen

Completed hall with an area of 20,000 m², which has been rented by automation specialist Yaskawa and other companies (right): a further production hall (left) of an equal size is currently being built for thyssenkrupp Automotive Systems.



Eugen-Adolff-Strasse, Backnang

Production hall for d&b audiotechnik on the historic spinning works site in Backnang.

No matter whether it is a new building that had been thought through in every detail or the proficient management and further enhancement of existing buildings, the development of production and manufacturing buildings is a matter of trust. The requirements for properties of this type are challenging with regards to individuality and engineering, and they demand experience and expertise. Our clients can rest assured that we can provide all this. We provide customised concepts to develop and construct the appropriate production facility for every industry.

Finding the right space to accommodate the size required is often not easy. After all, it has to house a large amount of technology, material and machinery. We help to find the right location. You can also count on us when it comes to forward-looking acquisition of land or property.



6 months

CONSTRUCTION PERIOD

The DGNB Gold-certified northern production hall in Allershausen was completed in record time.

REFERENCES

Logistics properties

An extensive logistics network ensures that we are supplied with everything we need in order to live. Logistics centres are an important part of the globalised economy. In addition to location and appropriate transport connections, factors such as optimal, space-efficient size planning, the integration of appropriate technologies, flexibility, and energy optimisation play a decisive role in the planning and construction of this type of property. And sometimes things also have to happen really quickly.

We have proven, through a large number of major projects for well-known German companies, that you can rely on us.

The fact that long-term, sustainable planning and rapid completion are not mutually exclusive can be seen in Wallersdorf in Lower Bavaria, where we completed one of Europe's largest logistics halls for BMW within a year.



BMW halls, Wallersdorf
Logistics centre, central warehouse and distribution centre for BMW AG with a total building area of approx. 310,000 m² in Lower Bavaria.



Bajuwarenstrasse logistics centre, Neufahrn
Logistics centre with an area of 23,000 m², which DIBAG developed for Panalpina Welttransport GmbH.



Deep-freeze logistics Oyten
Transthermos deep-freeze facility with office and warehouse in Lower Saxony.



12 months

CONSTRUCTION PERIOD

It took just under a year to complete the first BMW hall in Wallersdorf – one of the largest logistics halls in Europe to be completed in a single construction phase.

Following a long tradition, our logistics portfolio also includes deep-freeze facilities. In 1990, the Doblinger Unternehmensgruppe took over the majority share of Markt- und Kühlhallen AG, which was founded in 1890. Due to demand, we are also currently expanding our portfolio in this sector for food delivery services.

REFERENCES

Educational and cultural properties



St. George's School, Munich
Private school for up to 900 pupils in the north of Munich, occupying a site covering of 15,300 m².

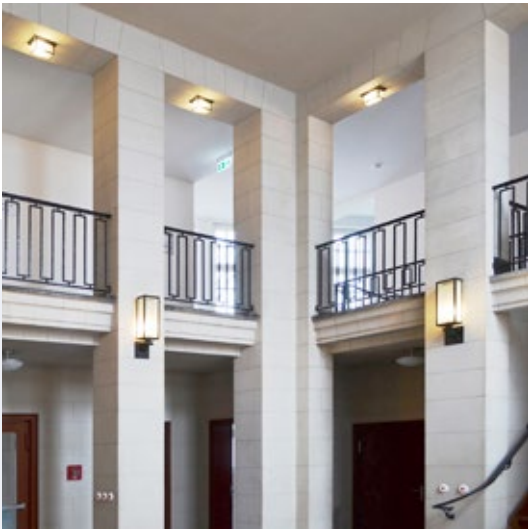
Education and culture are crucial factors in the development and well-being of a society. Regardless of whether they involve studios, schools, theatres or district centres, we are happy to take on the running of these very special projects.

We have already proved many times how sensitively and professionally we can work in this segment. Our quality

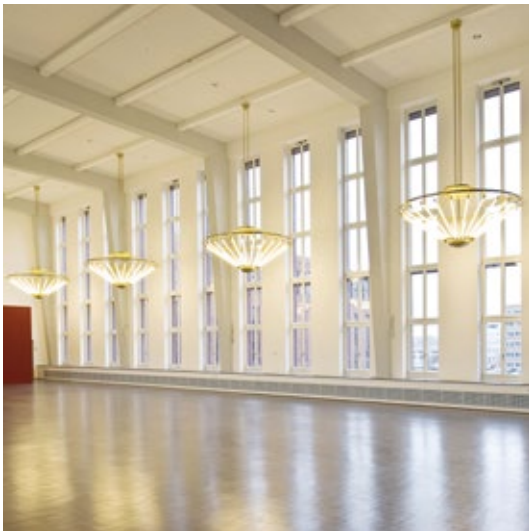
standard is high, whether it comes to the revitalisation of listed buildings or sites that have long been derelict, the refurbishment and energy optimisation of special-purpose properties, or the construction of cultural buildings, educational facilities and schools. We also have experience in implementing projects with public-private partnerships. We look forward to creating something special together with you.



Staatstheater rehearsal centre, Stuttgart
17,500 m² rehearsal centre for the Württemberg State Theatre with studio stage.



Artist studios in the DIBAG Park, Berlin
4,300 m² studio space on a historic factory site in Berlin-Pankow.



Hanomag site, Hanover
Listed, revitalised mixed-use quarter.



Berlinische Galerie, Berlin
Museum of modern and contemporary art in an 11 m high hall with an exhibition area of 4,600 m².



> 48,000 m²

OF RENTAL SPACE IN A LISTED BUILDING
in the Hanomag site in Hannover have been revitalised in a mixed use of residential, office and retail space.

ABOUT US

The companies in the group

■ DOBLINGER GRUPPE

The Dobliger Unternehmensgruppe has been growing steadily for around six decades, and is now one of the major players in the German residential and commercial property market. Contractors, tenants, cities and local authorities alike trust the Group because of its sustainably-grown corporate structure and strong corporate management. Dobliger Beteiligung GmbH, headquartered in Munich, acts as the Group's parent company.

THE CORE COMPANIES OF THE HOLDING ARE:



DIBAG Industriebau AG is a property company operating throughout Germany with a focus on project development and portfolio management. DIBAG plans and implements construction projects in the residential, commercial, industrial, administrative, educational and cultural sectors.



Brienner Carré staircase, Munich

Bayerische Gewerbebau AG

Bayerische Gewerbebau AG leases and develops logistics property, office and business parks. The company's aim is to maintain and secure the property portfolio in the long term.



WSB's core business is the letting and management of its own residential portfolio. The customer and market-oriented service company is one of the largest private housing companies in Bavaria.

MONACHIA

The company focuses on customer and market-oriented building and grounds management. Its core business is the letting and management of properties, primarily in central inner-city locations in Munich.



As a partner of the Dobliger Unternehmensgruppe, the company manages the Group's properties and provides comprehensive support in both technical and commercial areas.

Imprint and contact



Lilienthalallee 25
80939 Munich

T: +49 (0)89 32470-0
F: +49 (0)89 32470-490

info@dibag.de
www.doblinger-unternehmensgruppe.de

Head office Munich
Lilienthalallee 25 | 80939 Munich

Regional offices Berlin
Wundtstrasse 48-50 | 14057 Berlin
Allee der Kosmonauten 31 | 12681 Berlin

Regional office Düsseldorf
Königsberger Strasse 100 | 40231 Düsseldorf

Regional office Stuttgart
Lenore-Volz-Strasse 1 | 70372 Stuttgart

Copyrights, visualisations and photos:

Title, p. 17 (bottom) | © Brigida Gonzales
P. 4/5, p. 17 (top), p. 19 (all), p. 21 (bottom), p. 30
© M. Kammeter/DIBAG
P. 6, p. 31 (bottom right) | © Archive DIBAG
P. 8/9, p. 14/15, p. 20 | © M. Guhl/DIBAG
P. 21 (top), p. 22, p. 23 (top left), P. 25 (top), p. 26
© beneplan/DIBAG
P. 10, p. 16 | © H. Praefke/DIBAG
P. 18 | © MONACHIA
P. 11, p. 12, p. 13, p. 23 (r.), p. 24, p. 27, p. 29 (top),
p. 31 (top left), p. 31 (bottom left) | © DIBAG
P. 23 (bottom left) | © Köster
P. 25 (bottom) | © Sevenweddings
P. 28 | © TMC Media/DIBAG
P. 29 (below) | © Bayerische Gewerbebau AG
P. 31 (top right) | © O. Mahlstedt/DIBAG

Scan me:



German version of the company brochure

Concept and design:
STAUB Werbeagentur GmbH
Kaiserdamm 113
14057 Berlin

Brochure status:
September 2024
