

We
create space
for your
present and
your future.



BAYERISCHE HAUSBAU
REAL ESTATE

REAdY

RE stands for REAL ESTATE. As real estate managers with a passion for what we do, we understand real estate to mean value-oriented portfolio development, sustainable portfolio management and active asset management, with focus placed on people and what they need. That is what has made us successful – since 1954.

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WE

RECIPE

FOR SUCCESS

HOW CONSTANT IS CHANGE?

Bayerische Hausbau Real Estate is one of Germany's leading real estate companies. As part of the global Schörghuber Group, we have been shaping cityscapes since 1954. From day one, our success has been based on constant change. This means actively developing our portfolio in a value-oriented manner – with focus placed on people and what they need. The people who work in, with and for our properties make us strong. As real estate managers with a passion for what they do, they provide us with the motivation that ensures that we never stand still but instead boldly move forward. Our aim is to provide them with the security and space they need to develop their full potential. Today and tomorrow.

Marcel Wnendt
CEO | CFO
Bayerische Hausbau Real Estate

Stefan Bögl
COO
Bayerische Hausbau Real Estate



WE

PLEASU RE

WHAT STORIES CAN NUMBERS TELL?

1954

Founding of the company

> 600,000 sqm

of space for your present and your future

103

vibrant properties

135

hearts and minds focused on real estate

100%

customer orientation in Munich, Berlin and Frankfurt

> 65 years

is the current age of some leases

82%

district heating for all managed buildings

3.3 bn euros

value of our real estate portfolio

As of July 2025

"The Skyline Tower is groundbreaking in terms of digitality, sustainability and location. When transforming the building from a single-tenant into a multi-tenant building, we were guided by the needs of the times and focused on the people who work here."

*Hajo Kruppa
Senior leasing manager
Bayerische Hausbau Real Estate*



"The Zoo Palast is a dream for every cinema operator in Germany. It is Germany's most renowned cinema with a proud tradition. Those responsible at Bayerische Hausbau Real Estate had the foresight to say: 'We're not building just any old cinema – we want to create something very special.'"

Hans-Joachim Flebbe
Managing Director
PREMIUM Entertainment GmbH



CREATE SPACE

CREATION

HOW DO YOU CREATE SPACE FOR MORE?

We create space – in buildings and in people's minds. This is because our properties and the services we provide are geared towards meeting the needs of our stakeholders as they stand today but at the same time are flexible enough to meet future requirements. We are fully aware that, in the future, there will be a demand for different kinds of space rather than less space, and every property is managed and developed accordingly.

Our asset classes provide space in which to think and do, plan and design, provide services and host guests.

LEASABLE SPACE

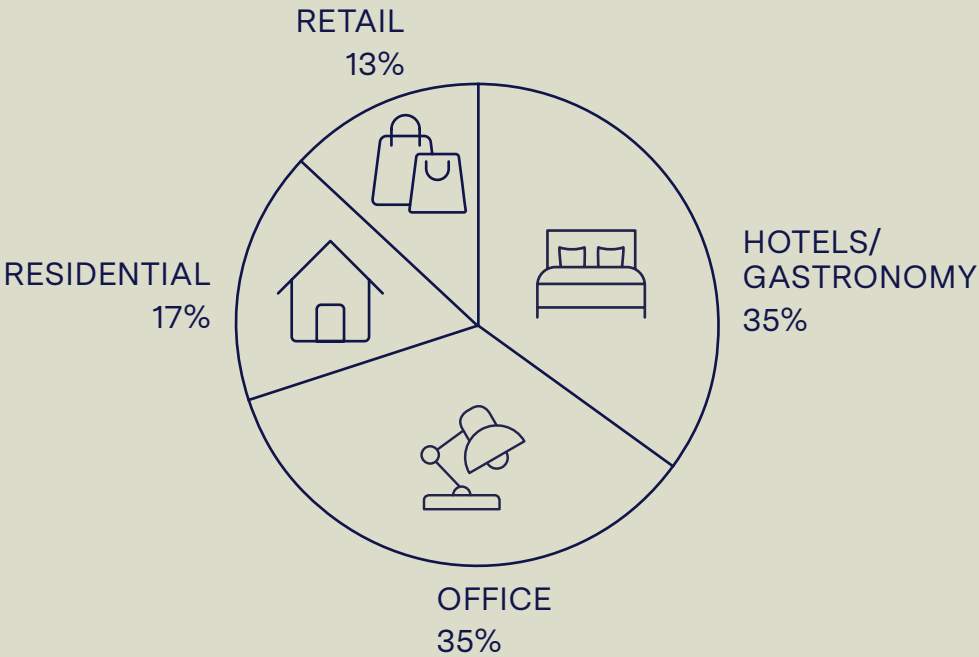




Photo: MUNICH | KF1: The first ROSEWOOD hotel in Germany opened in 2024 behind the historical facades of Kardinal-Faulhaber-Strasse 1 and the Palais Neuhaus-Preysing

CREATE SPACE

RE_{ALITY}

WHAT DOES THE FUTURE NEED TODAY?

We combine value-oriented portfolio management with sustainable asset management. We offer our own property management services exactly where our properties are located. We are there for everyone who uses them.

We

Our properties shape cities. And offer added value for the community.

create **space**

We preserve what already exists. And actively develop it in a value-oriented manner. Tailored to meet today's requirements – and the individual needs of our tenants.

for **your**

Our approach carries a personal touch. And is geared to meeting the needs of those who work for us or lease properties from us.

present and

Our credo is to provide a high level of quality. And thus set new standards in terms of design, technology, comfort and sustainability.

your future.

We offer stability in times of change. And invest not only in innovation, digitalization and sustainability but also in international markets and strong partnerships.



FOR YOUR

FREEDOM

WHERE DO YOU SEE YOURSELF
IN THE FUTURE?

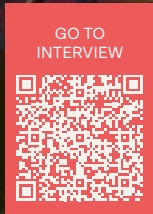
"The most important thing is to treat each other as equals."

*Stefan Bögl
COO
Bayerische Hausbau Real Estate*



"In the end, it's just a lease. But the way in which it is drawn up and, most importantly, interpreted is a collaboration. There is never an instance in which one party is satisfied but the other is not. I think that the combination of building, company values and the people behind them provides the blueprint for efficient collaboration."

Lukas Koppitz
Founder and CEO
smartvillage



FOR YOUR

RE_{SPECT}

WHAT IS THE VALUE
OF A HANDSHAKE?

RELIABLE

We are there for you – from the initial viewing of a property to the drafting of the lease to planning the layout and fixtures and fittings – with wide-ranging know-how from a single source.

COLLABORATIVE

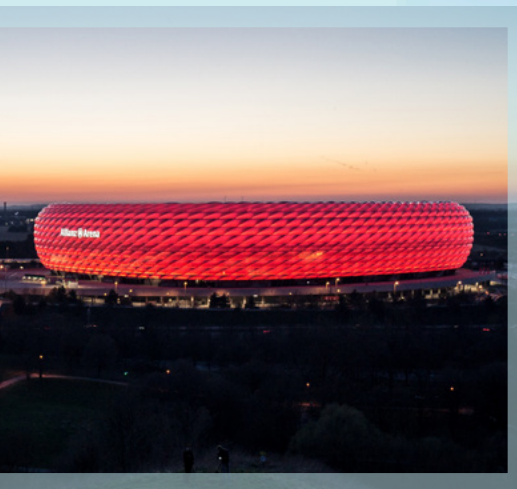
We like to talk things through together because success is a collaborative effort.

INDIVIDUALIZED

Our approach provides individualized care with a personal touch and is geared to meeting the needs of the people we work with.

PASSIONATE

Behind our success are employees who we provide with support and who drive our company forward – with a strong sense of commitment, joy and passion.



PRESENT AND

PREMIUM

WHAT MAKES MUNICH
A GLOBAL BRAND?

1,603,776

hearts beat in our core market Munich

7

major companies that are listed on Germany's most important stock market index (DAX)

> 1,300

startups turn Munich into "Isar-Valley"

138

billion euros in GDP, highest purchasing power nationwide and lowest rate of unemployment of the top 7 cities in Germany make Munich proud

2

LMU and TUM, two Universities of Excellence, are among the largest and most prominent universities in Europe

6.7

million people come together and celebrate at Oktoberfest

> 125

years old is the age of FC Bayern Munich, one of the most valuable soccer clubs in the world



THE M.PIRE



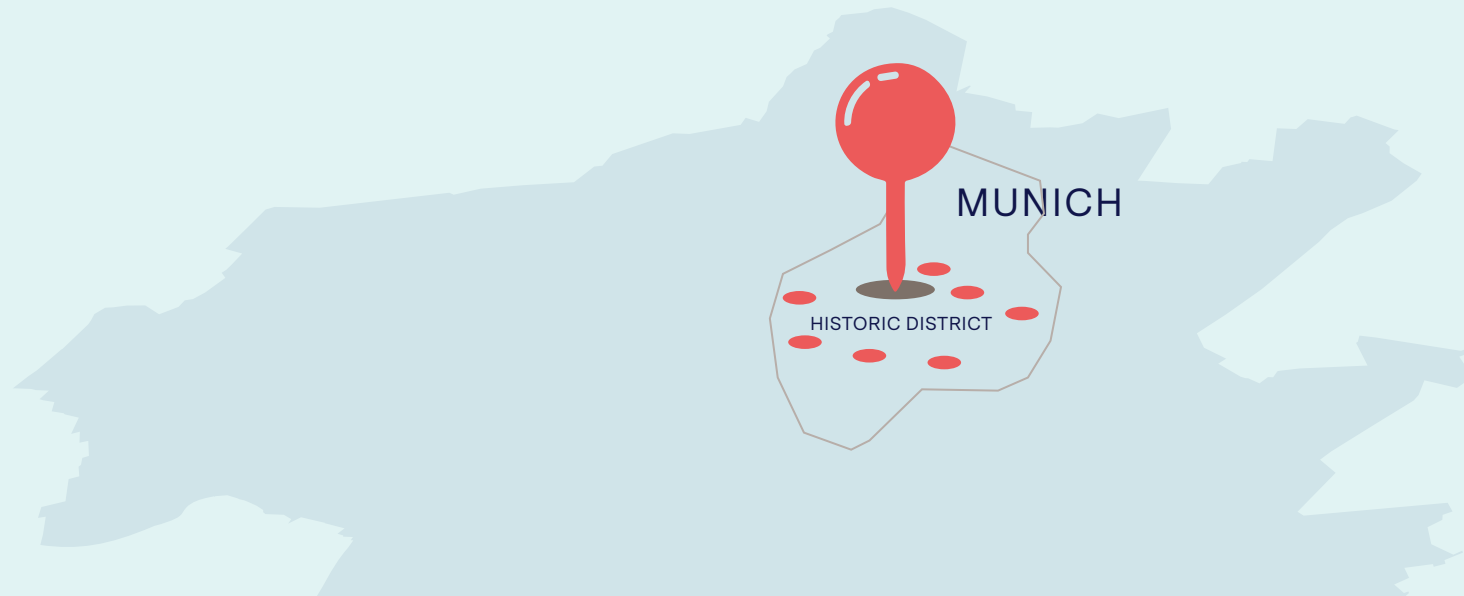
JOSEPH PSCHORR
HAUS



HOFGARTEN-
PALAIS

PRESENT AND

MARIEN-
PLATZ 22



co **RE**

WHO IS MASTER OF CITY-CENTER
LOCATIONS?



PRANNER



KAUFINGERSTRASSE 15



STACHUS RONDELL



PRESENT AND

MoRE

WHERE ARE OUR ASSETS LOCATED?



BIKINI BERLIN



THE WESTIN GRAND FRANKFURT





“A mere 11 months lay between initial contact, signing of the lease, remodeling of approximately 5,000 sqm of space and the opening of the new C&A flagship store in the Joseph Pschorr Haus. C&A has already received the Store of the Year 2025 award. For us, sustainability means more than just installing a photovoltaic system on the roof of a building. It means close cooperation between us and our customers.”

*Marcel Wnendt
CEO | CFO
Bayerische Hausbau Real Estate*

YOUR FUTURE

ENSURE

WHAT DOES THE NEXT GENERATION NEED?

We are not adapting to the future. We are helping shape it. By treading new paths and actively investing in innovation and sustainable management.

DIGITALIZATION

Technological progress offers us countless opportunities to improve the services we offer and ensure that we deliver on the promise of quality we make to our tenants – today and in the future. To do this, our experts develop innovative concepts, introduce innovations into the departments and thus create true added value for everyone, both teams and tenants. All of our teams are working on the real estate company of the future.

55,000 data points help facilitate building automation of the Joseph Pschorr Haus in the historical part of Munich. **1,130 users** have registered with **casavi**, the **app for our tenants**.

SUSTAINABILITY

Sustainability concerns us all. We recognize the special responsibility we bear – from the supply chains we create to the satisfaction of our employees. We are making our portfolio fit for the future by carrying out revitalization and redevelopment measures. But this does not change the fact that long-term partnerships are more important than short-term profits.

Approximately 50 households could be supplied for a year with energy generated by our **PV systems**. We were able to save around **12,000 tons of CO₂ emissions** in 2024 with **green electricity (market based)**.

SEAFOOD



HOTELS



REAL ESTATE



SCHÖRGHUBER GROUP IN NUMBERS:

2 BN EUROS IN REVENUE

355 MM EURO EBITDA WITH EQUITY RATIO OF 43.3%

6,600 EMPLOYEES WORLDWIDE

Last update: 2024

BEVERAGES



DEVELOPMENT



YOUR FUTURE

FO R E RUNNER

WHAT MAKES THE GROUP SO SPECIAL?

The Schörghuber Group pursues one key objective: quality of life. As one of its five areas of business, Bayerische Hausbau Real Estate is proud to make a valuable contribution to achieving this goal.

REAL ESTATE

Active real estate management and value-oriented portfolio development

DEVELOPMENT

Development, planning, realization and sale of residential and commercial real estate

BEVERAGES

Exporting regionally diverse beers and a centuries-old brewing tradition to over 80 countries

HOTELS

Development, realization and operation of luxury hotels in top destinations

SEAFOOD

Production of high-quality Atlantic and Pacific salmon along the entire value chain



“First and foremost, the Schörghuber Group wants to do more than merely follow someone else’s lead when it comes to sustainability and digitalization; it wants to be a forerunner in the industries in which it operates. The forces driving us are culture, customer orientation, innovation, fast and lean business processes, and ambitious goals that are in harmony with people and nature.”

Florian Schörghuber
CEO
Schörghuber Group

YOUR FUTURE

STRENGTH

HOW STRONG IS THE FAMILY?

Bayerische Hausbau Real Estate and Bayerische Hausbau Development have bundled the Schörghuber Group's construction and real estate activities for over 70 years. The Group operates globally in more than 80 markets – but, as a family business, nevertheless has strong ties to its home base in Munich. As a tight-knit network, it does not merely hold an assortment of shareholdings. It exemplifies values that guide all the parts: quality, innovation and sustainability. We benefit from this strength just as much as our tenants do. Together, we are leading the way with a pioneering spirit and with the aim of shaping tomorrow in the best way possible.

SCHÖRGHUBER STIFTUNG & CO. HOLDING KG



MERIT

WHERE IS EVERYONE
TREATED AS EQUALS?

BAYERISCHE HAUSBAU RE GMBH & CO. KG

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“Anyone who has
all-encompassing
ideas, will find
room to develop
them here with us.”

Marcel Wnendt
CEO | CFO
Bayerische Hausbau Real Estate

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