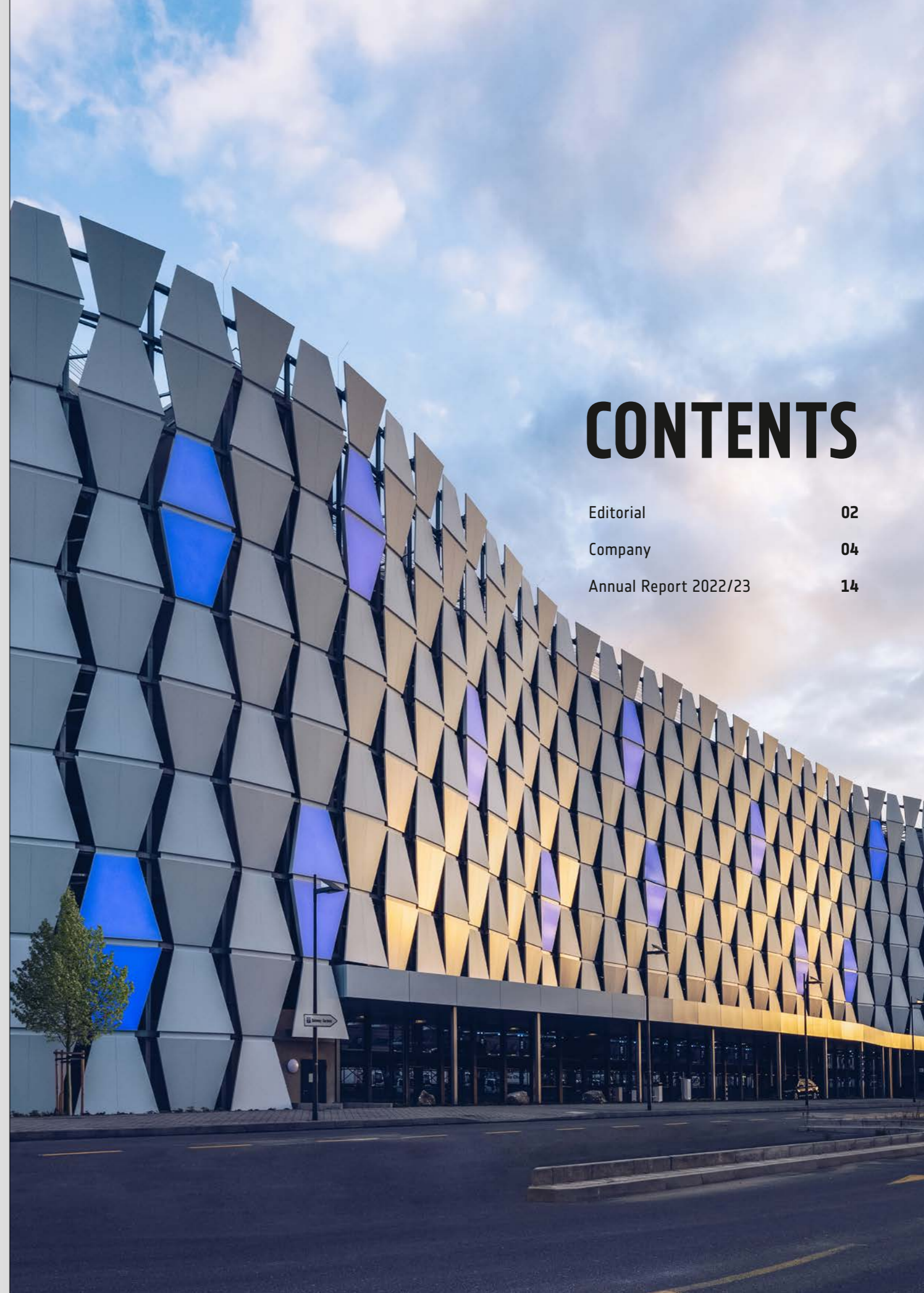


ANNUAL REPORT 2022/23

**WITH ITS ASPIRATION OF
“BUILDING EXCELLENCE”,
GOLDBECK REALISES
FUTURE-ORIENTED
PROPERTIES IN EUROPE:
FROM THE DESIGN AND
CONSTRUCTION PHASE
TO SERVICES DURING
OPERATION.**

CONTENTS

Editorial	02
Company	04
Annual Report 2022/23	14



EDITORIAL



Hans-Jörg Friauff
Market and Products

Jan-Hendrik Goldbeck
Managing Partner

Jörg-Uwe Goldbeck
Managing Partner

Oliver Schele
Digitalisation and Processes

Dear readers,

“Building is one of the supreme disciplines because it works in collaboration with others to shape people’s perceived environment” – those were the words of our father Ortwin Goldbeck in 2019 when we celebrated the 50th anniversary of our family company. Four years later, this credo is truer than ever.

As our 54th financial year got under way, it was clear that the world will never be the way it was – that’s the reality today and that’s how it will remain in future. There are crises across Europe and globally that continue to challenge us. However, there are also opportunities such as the emergence of artificial intelligence, which we as a driver of innovation in the industry are embracing. Yet despite all this change, some things do remain the same: business and society need buildings that are, over the entire life cycle, as sustainable as possible and that retain their function long term.

We look back with gratitude at the financial year with the highest total turnover in our company history: in 2022/23, we grew our total turnover to €6.7 billion, the achievement of 12,000 GOLDBECKers working together. Our passion for performance, humanity, and trust and responsibility form the foundation for our actions. The following key principle applies here: those who wish to be free in the decisions they make must shoulder responsibility. The early decentralisation of the company with our first local branch in Hanover, which is celebrating its 50th anniversary on 1 October 2023, is an excellent example.

Over the last financial year, we realised more than 500 projects in 23 countries. At the same time, work began on expanding our production capacity in Bielefeld, Treuen, Kirchberg and Žatec. We extended our decentralised network by adding new locations in Europe. Our international positioning makes us unique: we know the special characteristics of each of the markets we operate in.

Standing on this strong European foundation, we strive to realise sustainable added value for our stakeholders. Always with one eye on the entire life cycle of a property. At GOLDBECK, innovation managers and development engineers analyse new technical possibilities in order to further develop our products and services and plan ahead for the future. Now in its 25th year, our Facility Services division is optimising building operation processes, thereby sustainably securing property values. Robotics experts are getting us ready for the construction site of the future. Pioneering BIM applications, which we are programming ourselves, will also be an important step.

The belief that we are able to actively shape the future also drives us in the scalable implementation of our sustainability strategy. Our new central department Group Sustainability began its work in January of this year. Together with a group-wide sustainability team, the department oversees the goals, measures and performance indicators of our ambitious Sustainability Roadmap.

We are designing the living spaces of the future – with a progressive and pioneering spirit. For that, we need people who courageously stand in the here and now, while also looking ahead to the challenges of the future. In this annual report, you can read about the fruits of this labour – fruits we can harvest today and in years to come.

Warmest regards,

Jörg-Uwe Goldbeck

Jan-Hendrik Goldbeck

“WE ARE DESIGNING THE LIVING SPACES OF THE FUTURE – WITH A PROGRESSIVE AND PIONEERING SPIRIT.”

HISTORY OUR STORY



1969

Ortwin Goldbeck founds the company.

GOLDBECK's roots lie in steel construction. The success of our founder Ortwin Goldbeck was down to his willingness to innovate and to his concept of element-based construction with a system. His vision is reflected in our work every day: we always keep moving, and we always remain curious and courageous. We question how things are done, look for better solutions, find new ways and set standards.

Learn more:



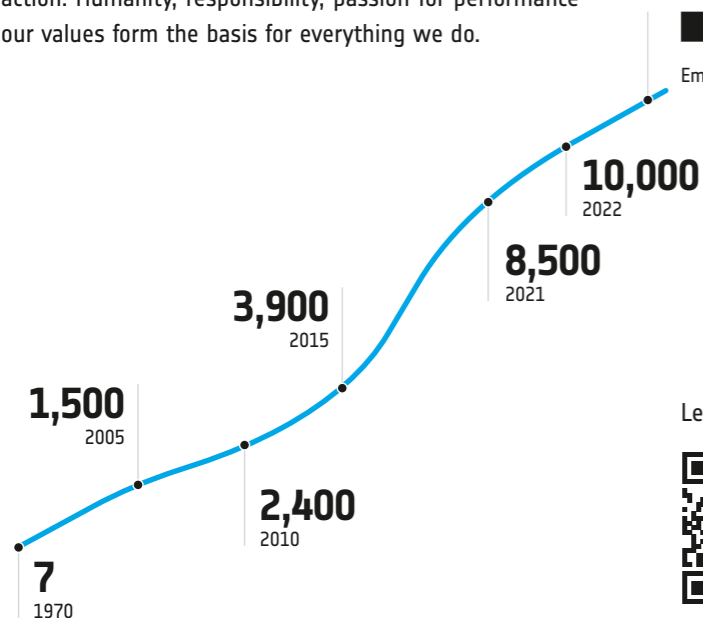
PEOPLE TOGETHER WE ARE GOLDBECK

As a family company, GOLDBECK fosters an open corporate culture and promotes trust as the basis for independent action. Humanity, responsibility, passion for performance – our values form the basis for everything we do.

12,000

Employees in 2023

111 LOCATIONS WORLDWIDE



Learn more:



SUSTAINABILITY WE TAKE RESPONSIBILITY

Our goal is to be the "best in class" when it comes to sustainability. With our unique vision and innovations, we want to shape the industry and drive forward the continuous decarbonisation of our business activities. We are constantly seeking out new solutions and are developing strategies that are fit for the future. This way we can make our company and the buildings we design, construct and operate even more sustainable. We factor in the ESG criteria (environmental, social and governance) that set the scope for our holistically sustainable actions.

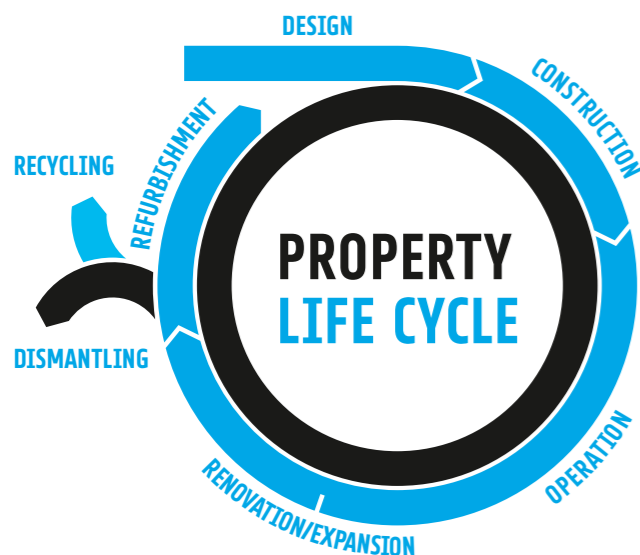
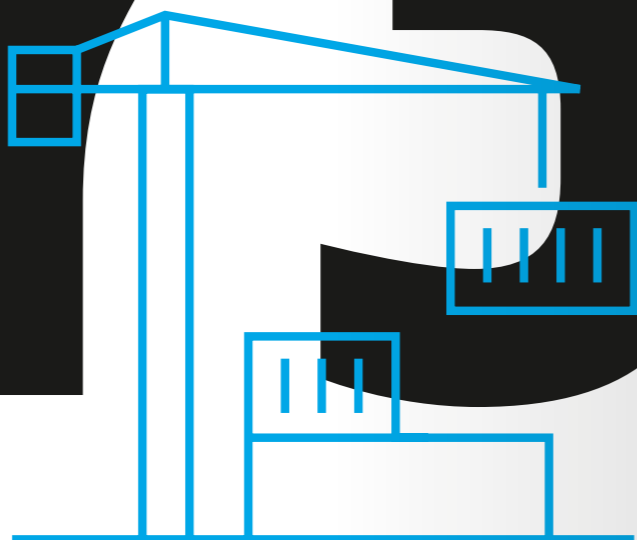
Learn more:



PRODUCT VARIETY BUILDING THE FUTURE

573

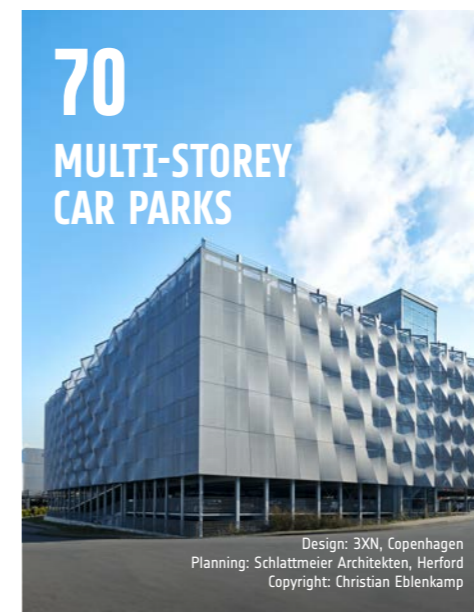
The number of turnkey commercial and public buildings handed over in the 2022/23 financial year.



LIFE CYCLE PARTNER WE THINK HOLISTICALLY

We support customers over the entire life cycle of a property: from conception and design to turnkey construction with a system, from operation to existing building refurbishment, dismantling and material recycling, GOLDBECK provides all services from a single source.

Learn more:



A VARIETY OF SERVICES FROM A SINGLE SOURCE

We support customers with building-related services after handover of the building. Customers benefit from our comprehensive tailored solutions for their properties, along with individual advice. We thereby ensure that even during the use phase, commercial properties still function as effectively as possible. Our service means convenience, operational reliability and value preservation.

Learn more:



2,140

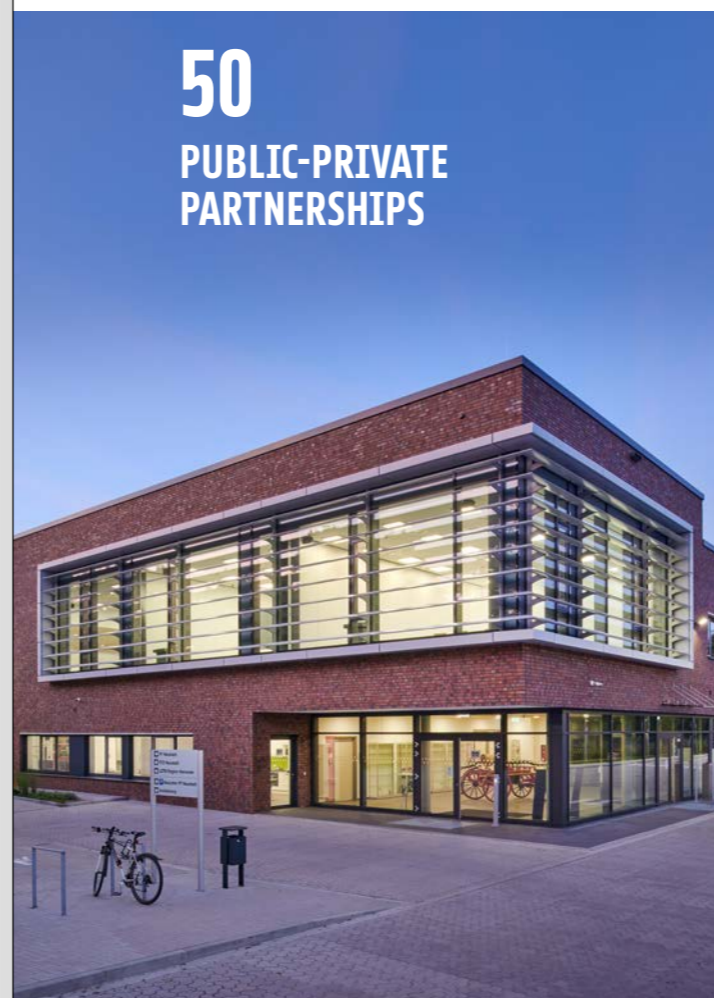
properties are serviced or managed through GOLDBECK Services.



1,350
FACILITY SERVICES



550
PROPERTY SERVICES



50
PUBLIC-PRIVATE
PARTNERSHIPS



190
PARKING SERVICES

INNOVATIONS AND PROCESSES WE QUESTION HOW THINGS ARE DONE

As a leader in technology, we are shaping the future of construction and are pursuing the systematic digitalisation of our value creation chain. With the aid of Building Information Modelling (BIM), we are digitally mapping all design, construction and operating processes – as we move towards an AI-supported “predictive anything” world.

Learn more:



225

CURRENT PRODUCT DEVELOPMENT PROJECTS

show that we are continuously refining our products.


7,200



MEMBERS OF BIM360

These are Revit users, external planners, customers and subcontractors, and are active on the construction site.

1,000



START-UPS

examined, analysed and rated in relation to our business model.

2,600

ACTIVE BIM360 PROJECTS



make us the European leader in the digitalisation of planning processes.

125

IN-HOUSE SOFTWARE SOLUTIONS

are the result of our unique innovative strength.

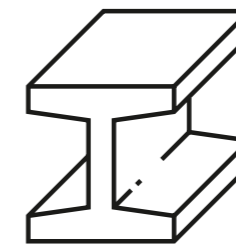


PRODUCTION OUR SYSTEM COMPETENCE



Our in-house production is a central element of our business model, allowing us to realise buildings economically, quickly and sustainably, without sacrificing custom functionality. We produce the majority of our system components in 14 plants in Europe. As a result, we are not subject to external influences and can be sure our products will be consistently reliable. Extensive experience in design, construction and operation is channelled directly into the manufacture of our system components.

Learn more:

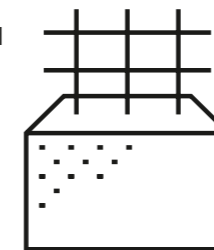


148,000 TONNES OF STEEL

left our plants in the last financial year.

488,500 CUBIC METERS OF CONCRETE

were the basis for our element-based construction with a system in the 2022/23 financial year.



ANNUAL REPORT



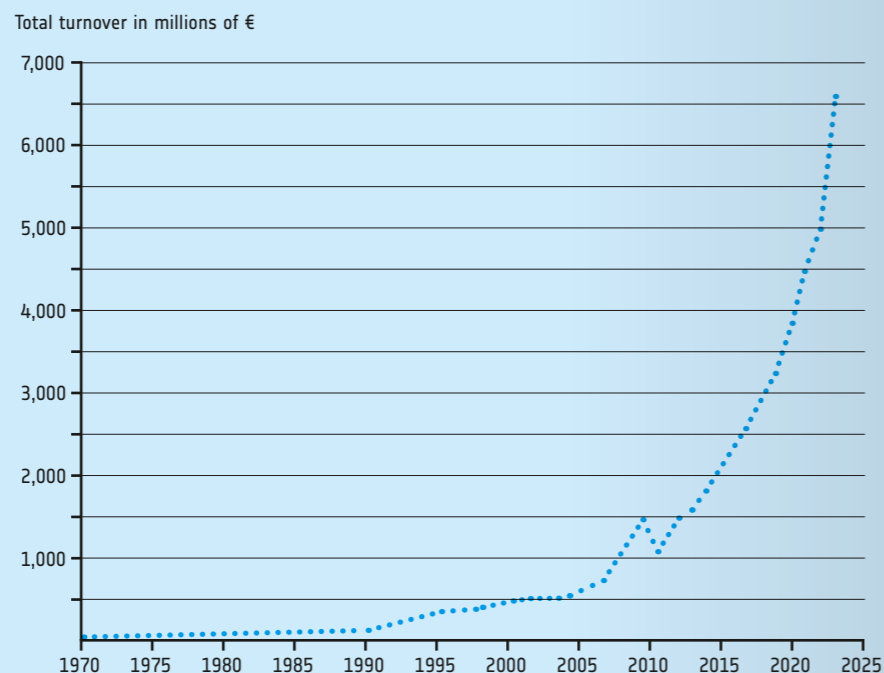
OVERALL STATEMENT OUR FINANCIAL YEAR

GOLDBECK FURTHER INCREASED ITS ORDER INTAKE AND TOTAL TURNOVER IN THE 2022/23 FINANCIAL YEAR.

According to the management's assessment, the **GOLDBECK Group** can – considering the very challenging conditions that included the war in Ukraine, supply bottlenecks and sharp increases in the price of materials and energy – look back at a satisfactory financial year in 2022/23 overall. Order intake and total turnover grew once again. This is largely in line with the forecast of the previous year. Partly due to the continued predominance of profit retention, the equity ratio rose to more than €1.2 billion.

GOLDBECK started the current 2023/24 financial year with a high order backlog. The company is operating in a challenging macroeconomic environment – characterised on the one hand by easing on the materials side, and high inflation and interest rates on the other hand. This is leading to significant uncertainties in the construction sector and the economy more generally. The Group's long-term stable assets, financial position and flexible product portfolio continue to help secure its future, enabling GOLDBECK to succeed in this uncertain economic situation. GOLDBECK therefore anticipates that total turnover and earnings will likely increase this financial year.

The Group's long-term stable assets, financial position and flexible product portfolio continue to help secure its future.



BUSINESS PERFORMANCE

In the 2022/23 financial year, GOLDBECK enjoyed continued success in the markets in which it operates, despite the heterogenous and challenging environment for the construction industry and the economy as a whole. Boosted by the acquisition of the Danish company DS Gruppen at the start of the financial year, the order intake rose 9.5% from the previous year to €6.9 billion. This naturally represents a new high in the Group's history. As a result of this positive business development, the Group's total turnover increased by 33% to €6.7 billion – this too is a new record.

New orders and total turnover

Figures stated in millions of €	2022/23	2021/22	2020/21	2019/20	2018/19	2017/18
Order intake	6,949	6,348	4,616	3,913	3,365	3,097
Total turnover	6,684	5,018	4,096	3,486	2,927	2,729

In Germany, **GOLDBECK's regional branches** continued to grow within the commercial market for above-ground construction work and were able to further strengthen their market position. The consolidated total turnover increased significantly by a further 19.5% to €3.9 billion. By the end of the 2022/23 financial year, the German regional branches had exceeded their new orders targets and generated more than €4.4 billion (+7.4%) in new orders.

Facing a varied environment, **GOLDBECK Europe GmbH** and its holdings maintained what we believe to be a leading position in the construction of industrial and logistics buildings, an area where demand is still high. Total turnover increased significantly in all the relevant markets. Overall, the consolidated total turnover increased significantly to around €2.5 billion, after around €1.5 billion in the previous year. DS Gruppen, the Danish company acquired in the previous year, contributed to that total for the first time, with €360 million. There was also a positive development in the order intake, which increased to €2.6 billion (previous year: €2.2 billion).

GOLDBECK'S REGIONAL BRANCHES HAVE FURTHER EXPANDED THEIR MARKET POSITION.

ASSETS AND FINANCIAL POSITION

The development of key figures relating to the assets and financial position compares to the previous year as follows:

Key figures – assets and financial position

	Figures stated in	2022/23	2021/22	2020/21	2019/20	2018/19
Balance sheet total	millions of €	3,116	2,639	2,080	1,878	1,271
Equity capital	millions of €	1,242	1,065	885	767	660
Equity ratio	%	39.9	40.4	42.6	40.9	52.0

Compared to the previous year, the balance sheet total increased significantly – by €477 million, or 18.1%. This is largely due to the considerable expansion of business activities.

The financial year was also marked by intensive investment activity. In addition to the acquisition of DS Gruppen in April 2022, with net entries of €192 million, around €75 million was invested in tangible assets. Taking depreciation into account, the inventory of tangible assets and intangible assets increased to €198 million.

The portfolio of receivables increased by a further €416 million based on the reporting date. On balance, liabilities and provisions increased by a total of €299 million. Also due to investment activity, the portfolio of securities held as fixed assets was reduced by around €185 million. Liquid assets increased accordingly by around €56 million to a solid €603 million.

A further expression of the company's sustained growth is the number of unfinished projects, which rose by a further €1 billion to €3.8 billion. As total advance payments on orders also exceeded the portfolio of inventories on this balance sheet date, this led to liabilities of €318 million (previous year: €269 million) on the liabilities side of the balance sheet.

With €1,242 million (+€177 million) in equity capital, GOLDBECK remains robustly well-financed, which will guarantee stability for the company, even given this challenging economic phase. Despite the significant growth of total assets resulting from increased business activity, the equity ratio remains at a healthy 40%.

**GOLDBECK
REMAINS ROBUSTLY
WELL-FINANCED,
WHICH WILL
GUARANTEE
STABILITY FOR
THE COMPANY,
EVEN GIVEN THIS
CHALLENGING
ECONOMIC PHASE.**

OPPORTUNITIES AND OUTLOOK

The economy of the European Union has weathered the crises of recent years better than expected. According to an EU Commission forecast, the EU's economy will see muted but stable growth in the current year. The Commission expects average growth of 1% across the 27 EU states and growth of 1.1% across the eurozone. The risks remain high, and the future is still uncertain because of Russia's war against Ukraine. Another key factor is persistently high inflation, however, that has gradually eased recently. Sinking energy costs were – and continue to be – the biggest stabilising factor. The real economy's adjustment to recent rises in the interest level and reduced financing possibilities currently prohibit a more positive outlook.

Germany's GDP is expected to grow by a mere 0.5% in 2023 as an annual average. France – the company's second-largest core market after Germany following the acquisition of GSE – is forecasting growth of 0.7% in 2023.

In terms of GOLDBECK's other markets, EUROCONSTRUCT currently expects overall growth of between -0.6% in Sweden and 2% in Portugal in 2023.

Contrary to the EUROCONSTRUCT network's assessment dated November 2022, the European construction industry is not able to completely escape the impact of the gloomy economic environment and of hikes in interest rates and costs. However, with declines in construction output of 1.1% this year, and of 0.7% in 2024, the country experts at the EUROCONSTRUCT network still do not expect any more significant negative reactions. While the below-ground civil engineering sector is expected to grow solidly until 2025, the above-ground sector is initially forecast to be vulnerable. Recent downward revisions stem largely from more pessimistic views in residential construction. The reorientation of certain funding instruments has also played a role here.

This is having a corresponding effect on the German construction industry, with construction output forecast to drop by an average of 1.5 percentage points over each of the next three years. However, commercial above-ground civil engineering, which is a significant area for GOLDBECK, does offer hope, with growth of 2.5% expected in 2024. In contrast, the construction output in France is forecast to grow slightly, yet consistently, by an average of 0.7 percentage points in the coming years.

GOLDBECK EXPECTS TO CONTINUE TO MAKE PROGRESS IN THE MARKETS IN WHICH IT OPERATES.

With varying development in each individual case, the construction industry in western European countries is, according to the latest EUROCONSTRUCT forecast, expected to remain in recession over the next two years (-1% in 2023 and -0.8% in 2024), with a recovery only expected from 2025 (+1.2%). For the eastern European countries Poland, the Czech Republic, Hungary and Slovakia, construction output is expected to decline 1.7% in 2023 compared to the previous year. However, a recovery is expected in 2024, with construction output growing by 1.3%, and by 3.5% in 2025.

In view of the macroeconomic uncertainties in Europe, the outlook for the European construction industry is subdued. However, with conditions constantly changing, it remains to be seen how the forecasts for the coming years will evolve.

Through its extensive, decentralised organisation, GOLDBECK is serving a very large proportion of the key European markets in the 2023/24 financial year, and can reduce its market risks through this diversification.

Despite the dampened outlook for the construction sector and the economy as a whole, GOLDBECK started the 2023/24 financial year with order intake in line with forecasts, and currently expects to hit its new order projections (€7.3 billion). At the end of June 2023 (three months), the GOLDBECK Group had received a total of €2 billion (previous year: €2.6 billion) in new orders. The net work in hand for the GOLDBECK Group at the end of June 2023 was approximately €6.5 billion (previous year: €6.5 billion).

After rising strongly in the previous year, material prices have eased again over the course of 2023 and restricted availability of materials is only palpable in isolated cases. Existing long-term cooperation agreements with key suppliers have cushioned any remaining price increases.

The in-house production requirements resulting from this significant increase in order volume have been counteracted at GOLDBECK both by further process optimisations and new investments in existing and new production sites. Here, the focus is on increasing supply to the growing foreign subsidiaries.

Despite the continued political and economic uncertainties, GOLDBECK expects to continue to affirm its position and make progress in the markets in which it operates. Given the existing order backlog and the current volume of new orders, GOLDBECK anticipates a further moderate increase in total turnover and a noticeable increase in pre-tax earnings for the current 2023/24 financial year, provided that other external political and overall economic effects and unforeseen weather conditions do not prevent this from happening.

Bielefeld, 28 July 2023

GENERAL INFORMATION

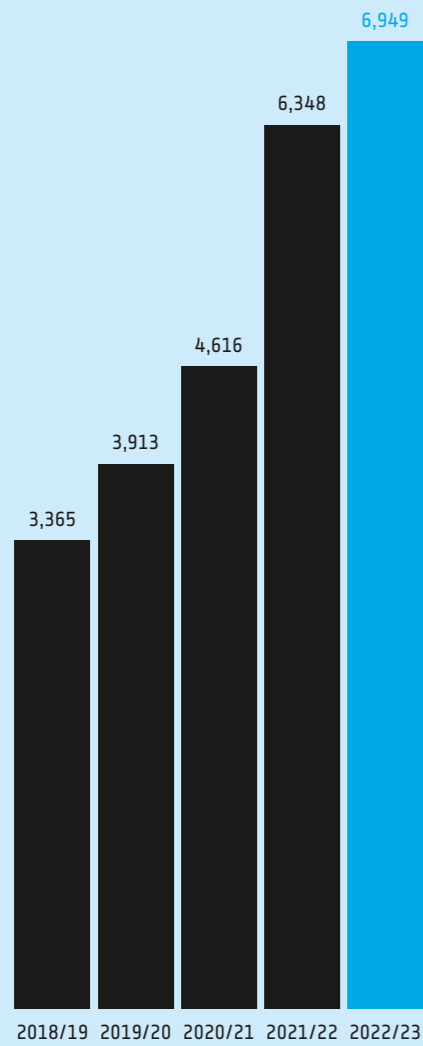
The consolidated financial statements of GOLDBECK GmbH (Bielefeld, Germany) were prepared in accordance with the provisions of the German Commercial Code (*Handels-gesetzbuch*) in consideration of the German Act on Limited Liability Companies (*GmbH-Gesetz*). The complete set of consolidated financial statements will be published in the electronic version of the German Federal Gazette (*Bundesanzeiger*).

CONSOLIDATED FINANCIAL STATEMENTS AS OF 31 MARCH 2023

Assets Expressed in thousands of €	31.03.2023	31.03.2022
A. Fixed assets		
I. Intangible assets	301,711	169,147
II. Tangible assets (property, plant and equipment)	332,683	267,198
III. Financial assets	623,590	809,427
	1,257,984	1,245,772
B. Current assets		
I. Inventories	0	0
II. Receivables and other assets	1,210,105	793,803
III. Cash in hand, bank balances	603,251	546,951
	1,813,356	1,340,754
C. Deferred expenses and accrued income	12,794	17,404
D. Deferred tax assets	32,293	35,065
	3,116,427	2,638,995

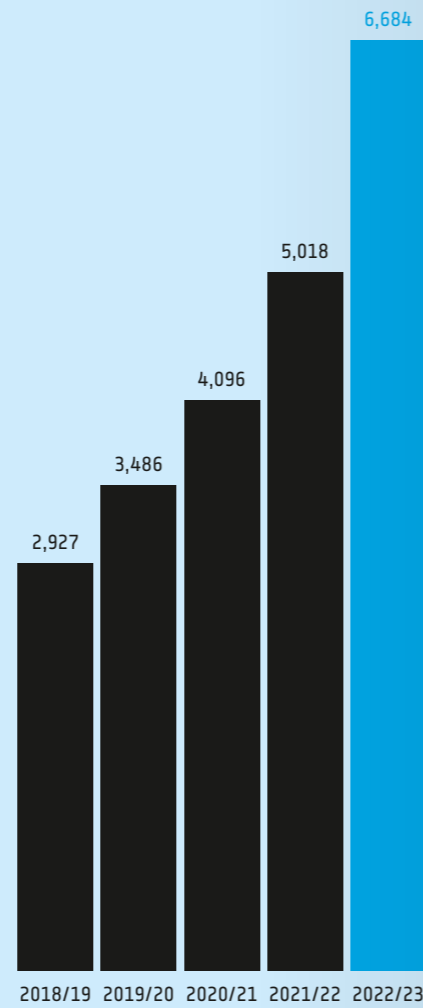
Liabilities Expressed in thousands of €	31.03.2023	31.03.2022
A. Equity capital		
I. Subscribed capital	50,000	50,000
II. Other equity	1,192,087	1,014,708
	1,242,087	1,064,708
B. Provisions	675,019	589,928
C. Liabilities	1,195,958	981,654
D. Deferred expenses and accrued income	3,363	2,705
	3,116,427	2,638,995

COMPANY DEVELOPMENT OVER THE LAST FIVE YEARS



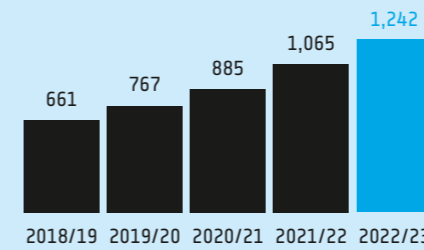
New orders in millions of €

+107%



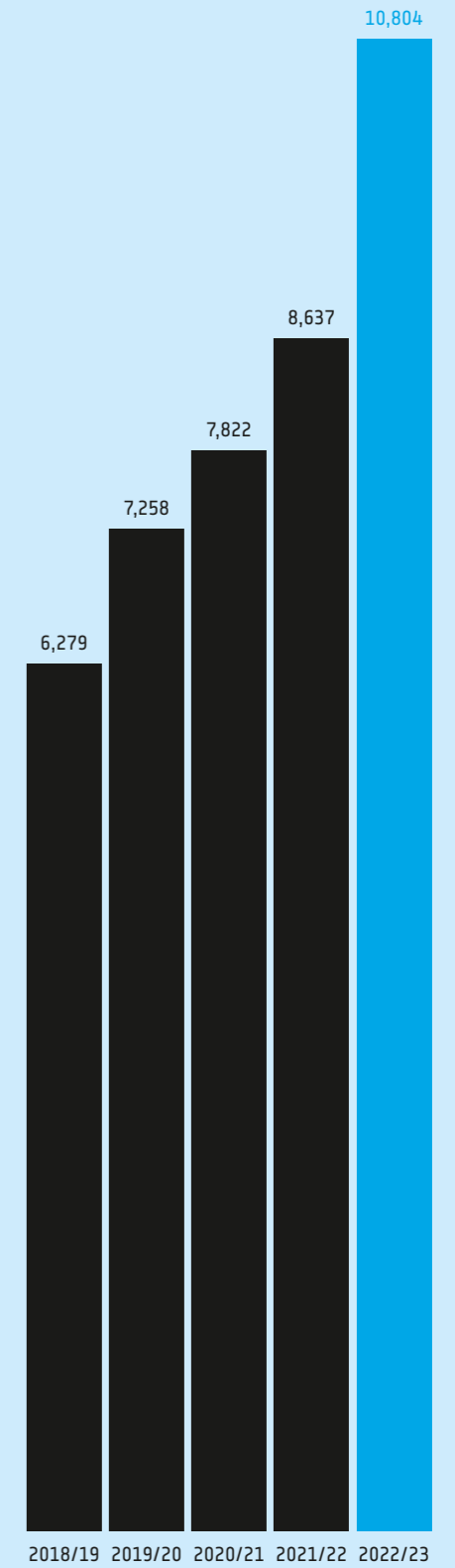
Total turnover in millions of €

+128%



Equity capital in millions of €

+88%



Number of employees

+72%

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