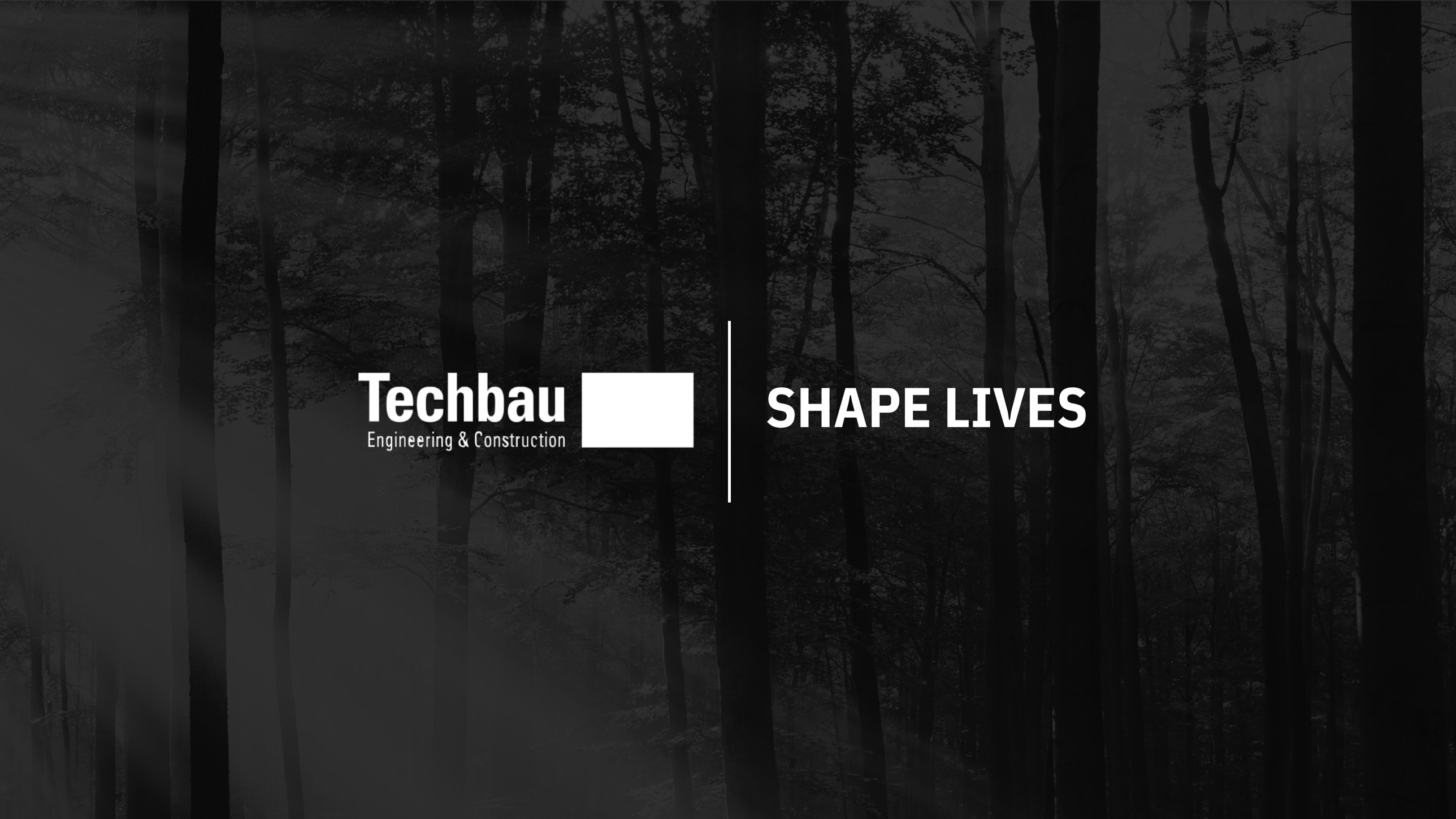

Techbau
Engineering & Construction
SHAPE LIVES

OUR DNA

Techbau presents itself as a unique intercolutor and General Contractor, undertaking projects in the various fields of civil engineering and infrastructure. **Techbau works in the Student housing, logistics, data center, industrial, renewable energy sectors, residential and tertiary, complying with the highest quality and safety standards.**

Founded in 1997, over the years **Techbau** has grown, constantly enlarging its organisation, extending its expertise and employing an ever-increasing number of highly skilled professionals.

A common aspiration, a shared intent and a very clear objective: to assist the customer in the entire process of the design, construction and realisation of the building, through complete management of planning, administration, construction and authorisation aspects.

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SHAREHOLDERS

AMH

50%

AMH is a holding company owned by Techbau's founder.

A common aspiration, a shared intent and a very clear objective: to assist the customer in the entire process of the design, construction and realisation of the building, through complete management of planning, administration, construction and authorisation aspects.



BGO

50%

BGO Europe IV TB Lux S.à.r.l., an entity controlled by BGO.

Combining a true on the ground presence in global markets with sophisticated analytics, insightful research, and industry-leading sustainability commitments, our buildings, and the communities they nurture are poised to be the settings for the next great chapters of our shared history.

Operating in **27 cities** worldwide, with a team of **1,400+ employees**, BGO is ready for what’s next.

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SERVICES

GENERAL CONTRACTOR

Techbau assumes full responsibility for the planning, coordination, and execution of complex construction and engineering projects. The company offers tailor-made solutions, meticulously adapted to the specific needs of each client, whether in the industrial, commercial, infrastructure, or technological sectors.
At the heart of **Techbau's** approach is a multidisciplinary team composed of highly qualified professionals engineers, architects, project managers, and specialists in various technical fields who collaborate seamlessly to deliver comprehensive and integrated services across all project phases. From feasibility studies and conceptual design to detailed engineering, procurement, construction, and commissioning, every step is managed with precision and innovation.

FACILITY MANAGEMENT

Techbau undertakes to support its clients throughout the entire lifecycle of a building, offering advanced monitoring and management solutions aimed at preserving long-term performance and value. Leveraging the power of Building Information Modeling (BIM) and relying on a team of specialists with proven expertise in the operation, maintenance, and energy optimisation of systems and infrastructure, **Techbau** ensures that each facility functions at its best over time. Lifecycle management is not limited to maintenance alone; it is a holistic and strategic process that covers all phases from construction and commissioning to daily operation and long-term renewal. The objective is twofold: to maintain buildings at peak operational efficiency and to maximise their economic, environmental, and functional value over time.

DEVELOPMENT

Techbau provides comprehensive support to clients from the earliest stages of real estate development, including preliminary site research and due diligence, supported by a constantly updated proprietary database. This enables precise assessments based on zoning, environmental, and infrastructural factors. Following site identification, **Techbau** manages the entire property acquisition process, including negotiation and legal aspects, alongside detailed economic and financial analyses to evaluate project feasibility and returns. Activities are carried out through close collaboration among in-house departments technical, legal, financial, and planning ensuring efficient coordination across the design, permitting, and authorisation phases, and guaranteeing regulatory compliance and strategic alignment.

ASSET MANAGEMENT

Asset management at **Techbau** entails strategically overseeing and optimizing the company's diverse range of assets to ensure efficient and sustainable achievement of our goals. By implementing effective asset management strategies, **Techbau** can elevate operational performance, mitigate risks, and optimize returns on investments. With applications across technology, construction, and innovation sectors, asset management at **Techbau** leverages cutting edge technologies like data analytics, predictive maintenance, and asset tracking systems. By making informed decisions, controlling costs, and adhering to industry regulations, our asset management approach contributes significantly to **Techbau's** enduring growth and competitive edge.

OUR AWARENESS

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BIM CERTIFICATION

UNI PDR 74

BUREAU VERITAS
Certification

Techbau offers a highly specialized team in project management. We place the customer at the center of the project to deliver properties that meet and exceed expectations, guided by a consistent focus on innovation, advanced technologies, and the highest standards in materials and construction philosophies. A **fundamental pillar of our method is the adoption of integrated BIM (Building Information Modeling), which enables precise coordination, better risk management, and streamlined decision-making across all phases of development.**

Techbau is certified according to PDR 74:2019 by Bureau Veritas, ensuring full compliance with quality standards and enhancing the efficiency of our 360° BIM-based project execution.
This approach allows us to reduce waste, optimize resources, and guarantee full transparency throughout the building process.

SIMPLY CERTIFIED

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ESG

Techbu adheres to the top international environmental certification mechanisms such as USGBC LEED and BREEAM, providing LEED AP, BREEAM Assessors, Energy Managers and SQE Qualified Renewable Energy and Environment Engineers from within its organisation. So not energy saving alone but also water saving, emissions reduction and a focus on the site and its potentials and peculiarities. **Techbau** is also very aware of the issues of reducing land use, increasing comfort for occupants and raising the concepts of recycling and recyclability with regard to the choice of building materials to extremes. **Techbau adopts tools such as LIFECYCLE ASSESSMENT, CARBON FOOTPRINT ANALYSIS and landscaping for compensation and redevelopment purposes.**

BREEAM®

BREEAM CERTIFICATION

USGBC MEMBER

LEED CERTIFICATION

SOA Nord Alpi
Organismo di Attestazione

SOA CERTIFICATION

INTERNATIONAL WELL BUILDING INSTITUTE™
WELL

WELL CERTIFICATION

THINK GREEN CERTIFICATION

ISO 9001
ISO 14001
ISO 45001
BUREAU VERITAS Certification
BUREAU VERITAS 1828

ISO CERTIFICATION

GREEN GENERATION

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CARBON NEUTRALITY

ZERO CARBON CERTIFICATION

Techbau has successfully implemented the ILFI certification procedure, the world's first **certified Zero Carbon standard.**

The prerogatives of our projects are: **energy efficiency, implementation of renewable resources and reduction of carbon emissions.**

Our projects have always followed the major international protocols for the protection of the environment, but we do not stop believing in the future by targeting the directives from **the Paris Agreement on Climate Change of 4 November 2016, and the EU Environmental Taxonomy Introduced by REGULATION (EU) 2020/852.**

As provided for in the agreement, the EU presented its long-term strategy for reducing emissions and its updated climate plans before the end of 2020, committing to reducing its emissions by at least 55% by 2030 compared to 1990 levels. T**he EU will achieve climate neutrality by 2050.**

TARGET ZERO CARBON

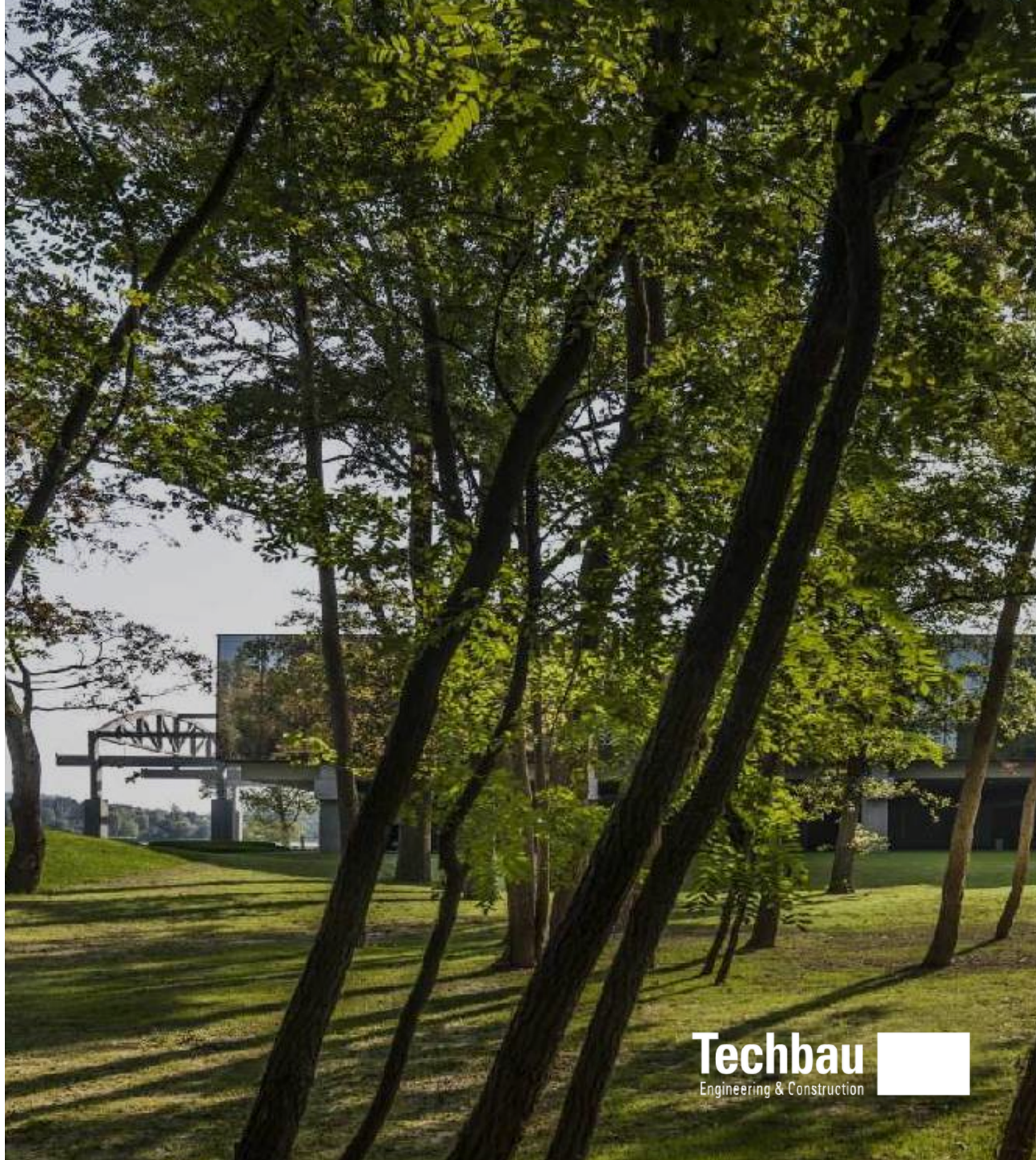
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HSE

The protection of safety, the environment and occupational health are an integral part of Techbau's operations. Techbau is aware of the importance of environmental and safety issues, both within the construction industry and for the community as a whole. Techbau is actively committed to complying with all relevant environmental and safety legislation, with the aim of continually improving its performances through appropriate programmes, controls, resource procurement and training of the workforce.

The company is committed to working to monitor and continually improve safety and environment performances through the application of a management system (SEMS), which sets out the procedures for defining the responsibilities, procedures, processes and resources within the company's organisation for the realisation of its corporate prevention policy, in accordance with current health, safety and environment regulations.

The management system is defined, documented, implemented and kept continually up to date to ensure its efficacy and adequacy with regard to the corporate safety/environment objectives and compliance with the **ISO 45001:2018 and ISO 14001:2015 standards.**



Safety**Tech**

Each construction site managed by **Techbau** is organized with a dedicated task force led by a **Project Manager, supported by a team that typically includes an HSE Supervisor, Quality Manager, MEP Project Manager, and other key roles.** The Site Manager plays a crucial role in ensuring that all activities are carried out safely, in compliance with regulatory requirements and according to best practices.

Special attention is given to managing concurrent or interfering activities on site. When multiple operations overlap, **Techbau** implements specific procedures such as coordination meetings, work permits, toolbox talks, and staff induction sessions to manage risks effectively. **These procedures are included in the site's Operational Safety Plan (POS) and regularly updated.**

Construction sites follow strict operational and safety standards.
These include secure fencing, access control systems, designated low-risk administrative areas, clean and functional sanitary facilities, proper waste management systems, and clearly marked pedestrian pathways. **Techbau also uses a digital platform Cantieri Protetti to manage and monitor worker documentation, safety training records, and site access, ensuring that only authorized personnel can enter high-risk areas.**

Regular third-party audits (such as those by Bureau Veritas) and internal supervisory reviews ensure compliance and transparency. The Italian legislative context, especially D.Lgs. 81/2008, provides the regulatory framework for workplace safety and risk prevention, and **Techbau** ensures full adherence to these rules.

HSE performance is closely monitored through a comprehensive system of key performance indicators (KPIs), which are tracked monthly and shared with the company’s top management. At the end of each project, a “Lessons Learned” session is held to identify best practices and areas for improvement, especially concerning safety. These insights are used to strengthen the company’s HSE management system.

Among the most important indicators monitored are the number of total workers on site, hours worked, near misses, safety warnings, incidents resulting in medical treatment or lost workdays, environmental and fire-related incidents, and transport-related issues. In addition, **Techbau** calculates indices such as the Fatality Index, Frequency Index, Severity Index, Risk Index, and Surveillance Index to provide a quantitative assessment of HSE performance across all projects.

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Quali**Tech**

Techbau strongly believe thats a firm Quality System is the base to improve the Quality outcome of deliverables.

Quality principles are in our **DNA**, because we are passionate about:

Listening to our clients' and all stakeholders' needs	01
Operating via lean and agile processes	02
Measuring our performance to continuously excel and generate value	03

The **Quality System is at the core** of our continuously improvement agenda to innovate our know-how while effectively **reducing operational risks, costs and maxi- mizing our clients return on investment.**

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FINANCIAL STATEMENT

2022 - 2023	2023 - 2024	2024 - 2025
TOTAL REVENUES € 385.1 MM	TOTAL REVENUES € 525.4 MM	TOTAL REVENUES € 713.1 MM
EBITDA € 44.8 MM	EBITDA € 52.8 MM	EBITDA € 102.680 MM

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HIGHLIGHTS

PROJECTS



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STUDENT HOUSING





LOGISTICS CENTERS







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DATA CENTERS





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RENEWABLE ENERGY







INDUSTRIAL







RESIDENTIAL







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CLIENTS


amazon
FedEx.
PIRELLI
Ferrari
PORSCHE
STUTTGART
BGO
KERING
SDA
Posteitaliane
MICHELIN
LAMBORGHINI
PRELIOS
EQUINIX
DHL
DUCATI
BMW
Ain
Abitare In®
DEA CAPITAL
REAL ESTATE SGR
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