



ecobuilding



GRÖNER GROUP



CG Elementum



*„The real estate industry is facing major challenges. Ecological change, housing shortages and inflation require smart economic and technological solutions. With ecobuilding, we have the answer: We build ecologically, economically and digitally.“*

**Christoph Gröner**

CEO of Gröner Group AG, Founder of CG Elementum AG

It's time for ecobuilding.

# A different way of thinking, planning and building

- Significant reduction of CO<sub>2</sub> emissions in planning, construction and operation
- Provision of sufficient affordable space for living and working
- Functionally high-quality and ecologically sustainable architecture

10%

cost saving

50%

time saving

80%

CO<sub>2</sub> savings\*

\* compared to conventional gas and electricity grid supply



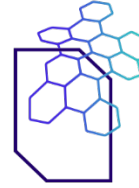
# We build neighbourhoods of the future.

## ECOLOGICAL



- Intelligent, climate-friendly energy solutions
- Recyclable, ecological and low-pollutant building materials
- Resource and climate protection through digital planning (BIM) and prefabrication

## ECONOMICAL



- Savings in time, material, personnel and thus savings in construction costs and ancillary costs in operation
- Value creation through preservation and revitalisation of old building fabric

## DIGITAL



- Optimisation of all processes and maximum efficiency through innovative linking of digital planning and industrial prefabrication
- Reduced staffing as a way out of the shortage of skilled workers



*„Our approach is unique on the market. With ecobuilding, we rely on various very effective measures in planning, construction and operation to realise the greatest possible sustainability for our quarters. Our goal is the massive reduction of CO<sub>2</sub> emissions by up to 80 percent.“*

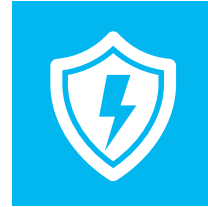
**Ronald Pofalla**  
COO of Gröner Group AG

# Innovative technologies and energy solutions



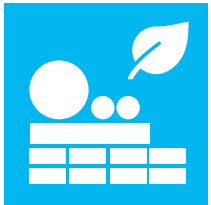
## Generating green electricity on site and using environmental energies

- Photovoltaics, wind turbines, geothermal energy, groundwater heat pumps, wastewater heat exchangers, air-to-water heat pumps, ice storage



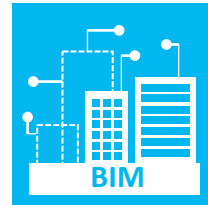
## Security of supply through peak load technologies and decarbonisation

- Combined heat and power generation, hydrogen-compatible peak load systems (H<sub>2</sub>-ready), methane electrolysis, hydrogen cogeneration plants



## Sustainable materials:

- Use of ecological building materials with low pollutant and greenhouse gas emissions
- Use of natural and recyclable materials and constructions



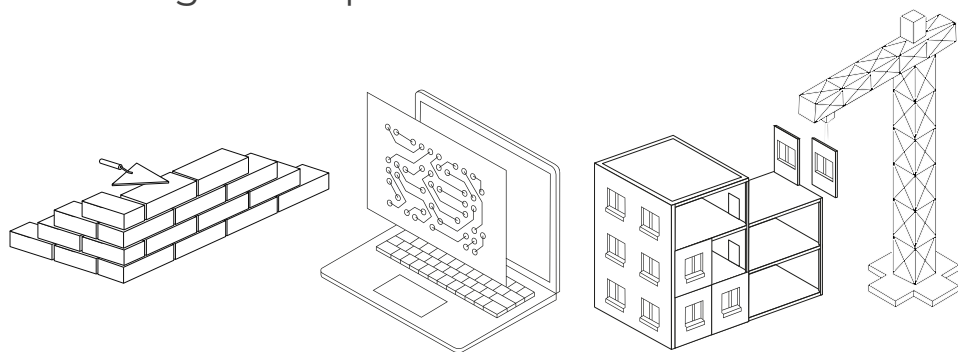
## Digital planning (BIM) and serial prefabrication:

- Savings in cement and steel due to reduced component thicknesses
- Use of recycled materials
- Waste prevention on the construction site

# Our goal: CO<sub>2</sub> reduction of over 80 per cent!

In Germany, around 30% of total CO<sub>2</sub> emissions are caused in the building sector.

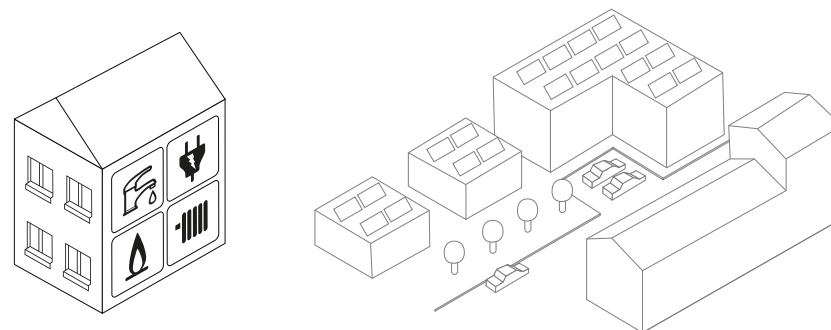
- Of these, 35% of CO<sub>2</sub> emissions are generated during development and construction.



## OUR GOAL:

Halving CO<sub>2</sub> emissions to around 17.5% through digitalisation and prefabrication

- Of these, 65% of the CO<sub>2</sub> emissions are caused by the operation of the buildings.



## OUR GOAL:

CO<sub>2</sub> reduction of around 65% through climate-neutral energy solutions for neighbourhoods in standard operation



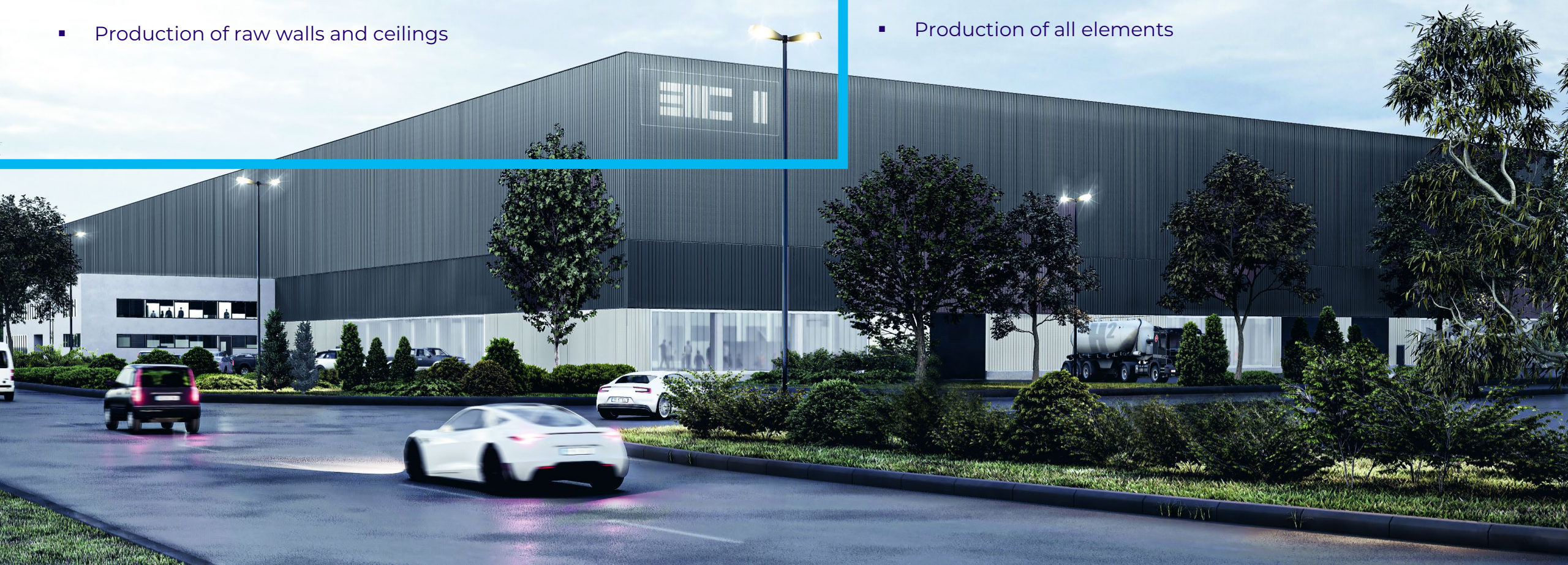
# Prefabrication – next Level

The pioneer: EMC prefabricated component factory No. 1

- Location: Near Erfurt (Thuringia)
- Prefabrication depth around 20%
- Production of raw walls and ceilings

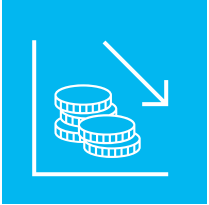
Next Level: EMC 2.0

- In planning: two more plants in NRW and Saxony
- Anticipated prefabrication depth over 60%
- Production of all elements





# Advantages of prefabrication



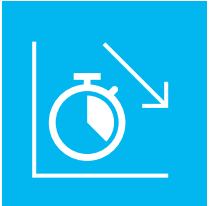
## Construction cost reduction

- Economies of scale in purchasing
- Significantly lower use of personnel and material



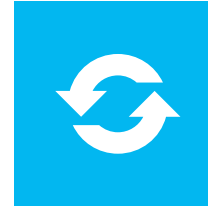
## Precision

- Use of BIM includes holistic, integrated process (planning, production, assembly)
- Conformity of the planning with the manufactured structure



## Construction time minimisation

- „Just-in-time“ delivery of the elements based on the BIM process
- Reduction of the shell construction time by up to 70



## Compensating for a shortage of skilled workers

- Automation and simplified assembly processes



## Higher space efficiency

- Significantly lower material thicknesses compared to conventional construction methods
- Increase in space efficiency (GFA to NFA) by 3% to 5%

# ecobuildings realize ESG requirements.

With **ecobuilding**, we provide the answer to the demands of many investors. Our **ecobuildings** stand for the development of sustainable living spaces in neighbourhoods that are planned in a socially and environmentally responsible manner according to clear entrepreneurial standards and are operated in a climate-friendly way.

# ESG: ecobuildings with measurable impact

## IMPACT

- Active contribution to achieving the climate targets
- More social justice
- Sustainable business model



### Environmental

- Holistic approach (planning, construction, management)
- Digital construction and Group-wide energy management
- Reduction of CO<sub>2</sub> emissions by up to 80%



### Social

- Provision of affordable housing
- Promoting equality and inclusion within the company
- Commitment to social organisations and associations



### Governance

- Transparent reporting
- Implementation of an effective compliance structure
- Sustainability Report



ecobuildings are ahead of their time.



- Economic efficiency and sustainability
- Affordable housing
- Almost climate-neutral, self-sufficient energy supply
- Diverse and liveable neighbourhoods
- High-quality, individual architecture





# Cologneo Campus

## Cologne

Messeallee Nord/Deutz-Mülheimer Strasse 117-131/  
Am Eckigen Rundbau 1-3, 5, 7/KHD-Strasse 5, 51063 Köln

Area/Units

Commercial:

approx. 36,600 m<sup>2</sup> (GFA)

Parking spaces: approx. 305

GDV

approx. € 211,760,700

Completion

approx. 2026

ecobuilding



### Eco-Facts

CO<sub>2</sub> savings in figures\*:

**423**

tons of CO<sub>2</sub> less per year

**166,415**

saved emissions in  
truck kilometres

**80%**

CO<sub>2</sub> savings through  
renewable energies

\*without Kunst- and Gewerbehof –  
Last update 07/2023



# Wohnen an der Strunde

## Bergisch Gladbach

Kradepohlsmühle 1-16, Am Dännekamp 1,  
51465 Bergisch Gladbach

Area/Units	Residential & Commercial: approx. 63,500 m <sup>2</sup> (GFA) Residential units: approx. 495 Parking spaces: approx. 546
GDV	approx. € 294,100,000
Completion	approx. 2028

ecobuilding



### Eco-Facts

CO<sub>2</sub> savings in figures:

**616**

tons of CO<sub>2</sub> less per year

**242,321**

saved emissions in  
truck kilometres

**88%**

CO<sub>2</sub> savings through  
renewable energies

Last update 07/2023



# STADTLANDHADEL

Berlin

Kleine Eiswerderstrasse 14, 13599 Berlin

Area/Units	Residential: approx. 23,100 m <sup>2</sup> (GFA) Residential units: approx. 204 Parking spaces: approx. 182
GDV	approx. € 118,187,200
Completion	approx. 2025



## Eco-Facts

CO<sub>2</sub> savings in figures:

**158**

tons of CO<sub>2</sub> less per year

**62,163**

saved emissions in  
truck kilometres

**70%**

CO<sub>2</sub> savings through  
renewable energies



# Plagwitzer Höfe – Quartier A

Leipzig

Engertstrasse/Karl-Heine-Strasse/  
Weißenfels Strasse, 04229 Leipzig

Area/Units

Commercial:  
approx. 46,940 m<sup>2</sup>  
(lettable space)

Residential:  
approx. 830 m<sup>2</sup>  
(lettable space)

GDV

€ 175,000,000

Completion

Progressive Completion

ecobuilding



## Eco-Facts

CO<sub>2</sub> savings in figures:

**978**

tons of CO<sub>2</sub> less per year

**384,443**

saved emissions in  
truck kilometres

**100%**

CO<sub>2</sub> savings through  
renewable energies

Last update 07/2023



# Braugold Areal

Erfurt

Schillerstrasse 7/Semmelweißstrasse/  
Robert-Koch-Strasse, 99096 Erfurt

Area/Units	Residential: approx. 27,200 m <sup>2</sup> (GFA)
	Residential units: approx. 257
	Commercial units: 2
	Parking spaces: approx. 280
GDV	approx. € 103,510,900
Completion	approx. 2028

ecobuilding



## Eco-Facts

CO<sub>2</sub> savings in figures:

**227**

tons of CO<sub>2</sub> less per year

**89,336**

saved emissions in  
truck kilometres

**56%**

CO<sub>2</sub> savings through  
renewable energies

Last update 07/2023



# OTTO-Quartier

## Wendlingen am Neckar

Schäferhauser Strasse, 72340 Wendlingen am Neckar

Area/Units	Commercial: approx. 59,100 m <sup>2</sup> (GFA)
GDV	Parking spaces: approx. 441
Completion	approx. € 264,100,000
	approx. 2026



### Eco-Facts

CO<sub>2</sub> savings in figures:

**1,362**

tons of CO<sub>2</sub> less per year

**535,338**

saved emissions in  
truck kilometres

**92%**

CO<sub>2</sub> savings through  
renewable energies



# GREENVILLE

Karlsruhe

Erzbergerstrasse 131–141, 76149 Karlsruhe

Area/Units

Residential & Commercial:

approx. 97,700 m<sup>2</sup> (GFA)

Residential units: approx. 694

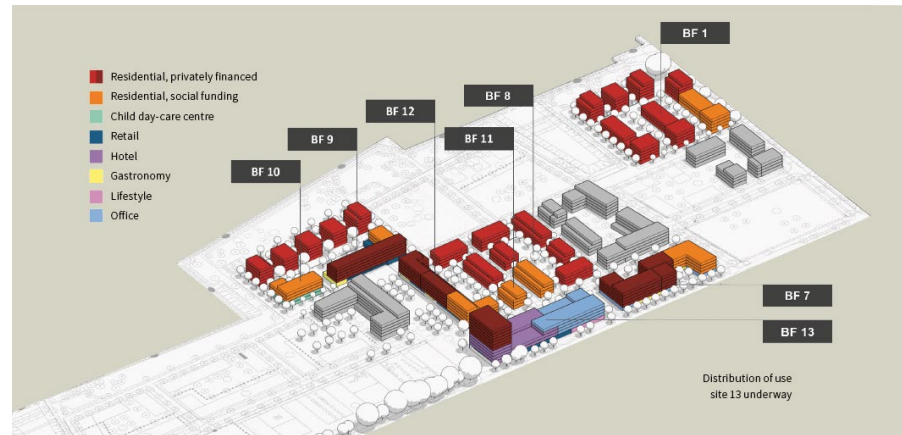
Parking spaces: approx. 891

GDV

approx. € 458,532,600

Completion

approx. 2026



## Eco-Facts

CO<sub>2</sub> savings in figures:

**877**

tons of CO<sub>2</sub> less per year

**344,543**

saved emissions in  
truck kilometres

**72%**

CO<sub>2</sub> savings through  
renewable energies

# Anna Quartier

## Karlsfeld

Nibelungenstrasse/Münchner Strasse 160,  
85757 Karlsfeld

Area/Units

Residential & Commercial:  
approx. 48,700 m<sup>2</sup> (GFA)  
Residential units: approx. 79  
Parking spaces: approx. 700

GDV

€ 182,500,000

Completion

approx. 2027

ecobuilding



### Eco-Facts

CO<sub>2</sub> savings in figures\*:

**328**

tons of CO<sub>2</sub> less per year

**128,897**

saved emissions in  
truck kilometres

**76%**

CO<sub>2</sub> savings through  
renewable energies

\*Construction site 1, 4 and 5 –  
Last update 07/2023



# Mariannen-Campus

Leipzig

Adenauerallee 6, 8, 10, 04347 Leipzig

Area/Units	Commercial: approx. 65,700 m <sup>2</sup> (GFA)
GDV	Parking spaces: approx. 624
Completion	approx. € 253,725,000
	approx. 2026



ecobuilding

## Eco-Facts

CO<sub>2</sub> savings in figures\*:

**637**

tons of CO<sub>2</sub> less per year

**250,393**

saved emissions in  
truck kilometres

**100%**

CO<sub>2</sub> savings through  
renewable energies

\*Mariannen-Campus South and East –  
Last update 07/2023



# PetzschWork

## Leipzig

Zerbster Strasse 6/Wittenberger Strasse 8, 10,  
10a/Dessauer Strasse 7, 9, 9a, 04129 Leipzig

Area/Units

Commercial:

approx. 30,900 m<sup>2</sup> (GFA)

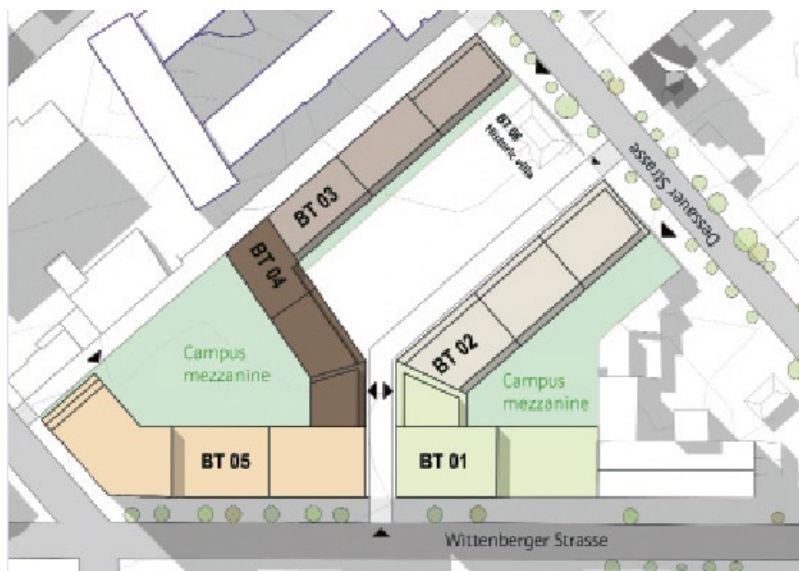
Parking spaces: approx. 300

GDV

approx. € 123,298,900

Completion

approx. 2026



### Eco-Facts

CO<sub>2</sub> savings in figures:

**321**

tons of CO<sub>2</sub> less per year

**126,357**

saved emissions in  
truck kilometres

**69%**

CO<sub>2</sub> savings through  
renewable energies

# LIA

## Augsburg

Eberlestrasse 28, 86157 Augsburg

Area/Units

Residential: approx. 457,000 m<sup>2</sup> (GFA)

Commercial: approx. 9,350 m<sup>2</sup> (GFA)

Residential units: approx. 500

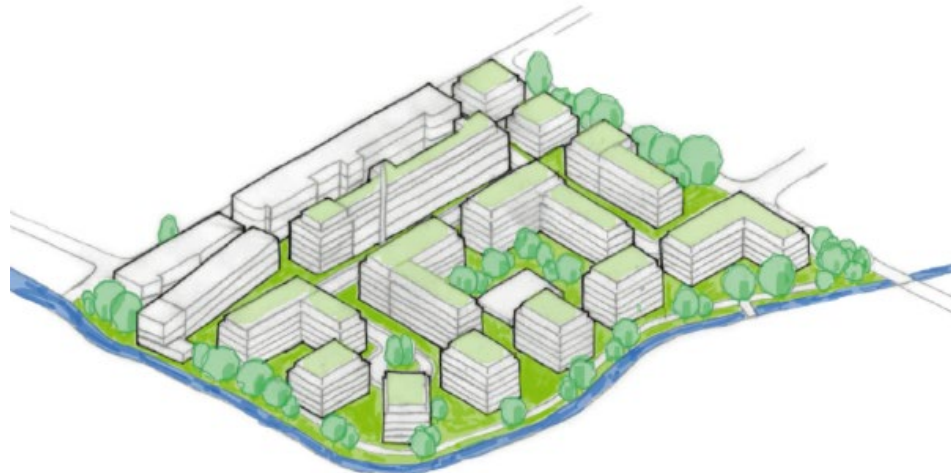
Parking spaces: approx. 400

GDV

approx. € 300,000,000

Completion

approx. 2028



### Eco-Facts

CO<sub>2</sub> savings in figures:

**493**

tons of CO<sub>2</sub> less per year

**193,753**

saved emissions in  
truck kilometres

**62 %**

CO<sub>2</sub> savings through  
renewable energies



# Rhein Lahn Living

## Lahnstein

Didierstrasse 25 –35, 56112 Lahnstein

Area/Units

Residential & Commercial:  
approx. 86,500 m<sup>2</sup> (GFA)  
Residential units: approx. 450  
plus senior residence &  
assisted living

GDV

Parking spaces: approx. 1,303  
approx. € 370,000,000

Completion

approx. 2030



### Eco-Facts

CO<sub>2</sub> savings in figures:

**1,155**

tons of CO<sub>2</sub> less per year

**453,842**

saved emissions in  
truck kilometres

**72%**

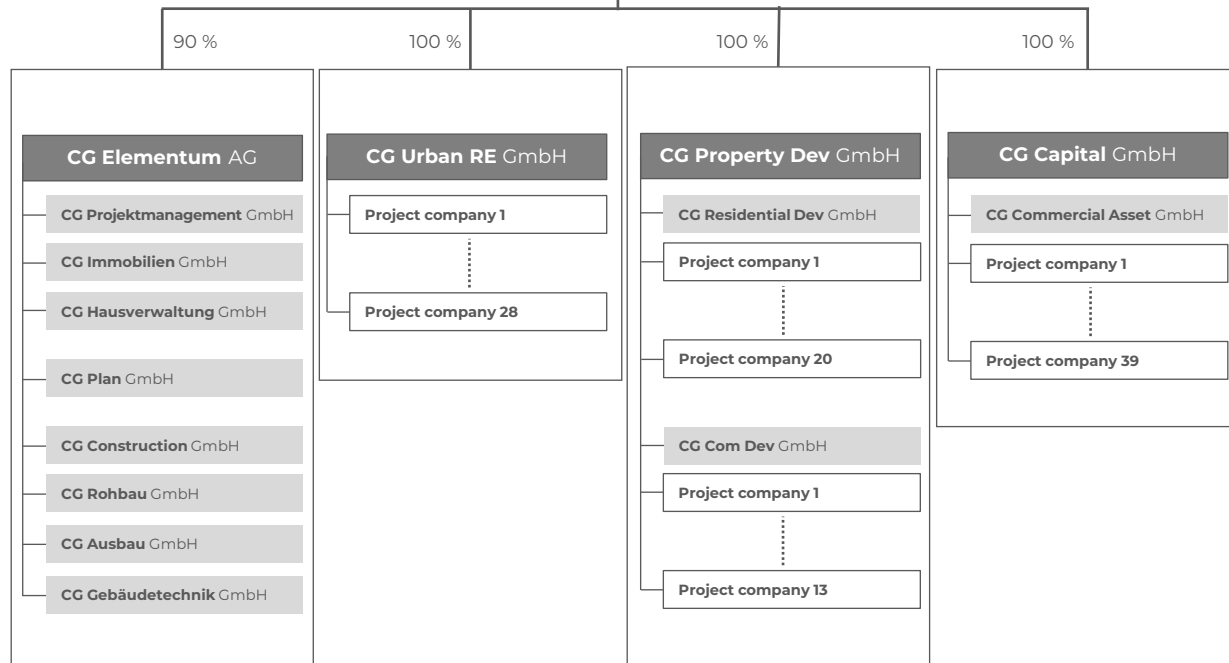
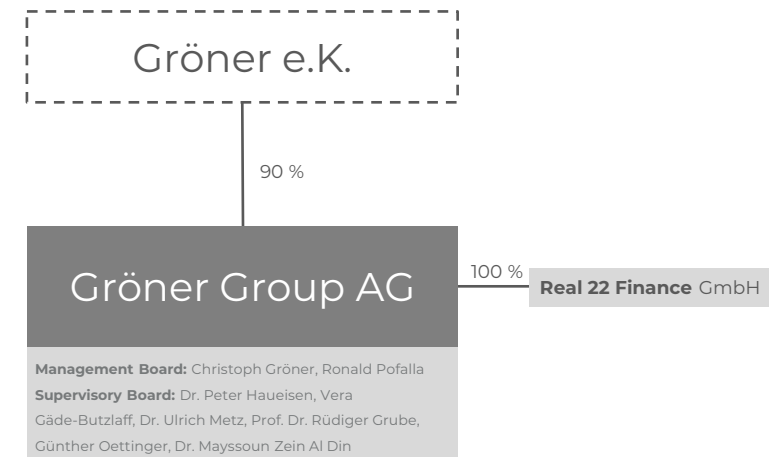
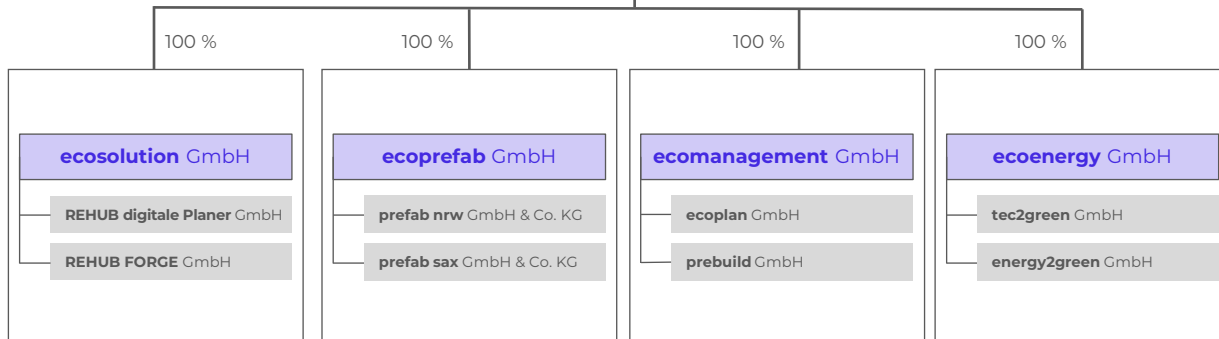
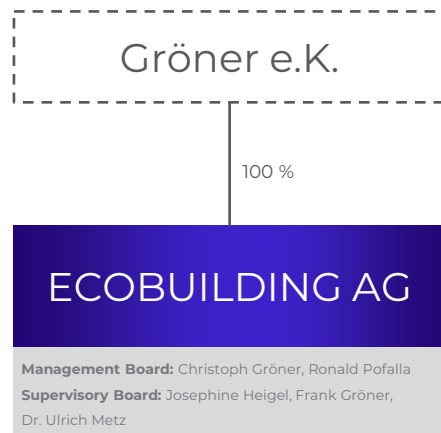
CO<sub>2</sub> savings through  
renewable energies

# Structure of the Group

With its focus on sustainability the competence of the Gröner Group in the fields of energy management, Building Information Modeling (BIM) and Prefabrication are focused in the in July 2023 newly founded **ECOBUILDING AG**.

The Gröner Group AG and the CG Elementum AG, which is the in-house service provider for sustainable and digital construction, can profit from these highly specialized skills of the **ECOBUILDING AG**. Sustainable and modern quarters – **ecobuildings** - emerge in this close cooperation.



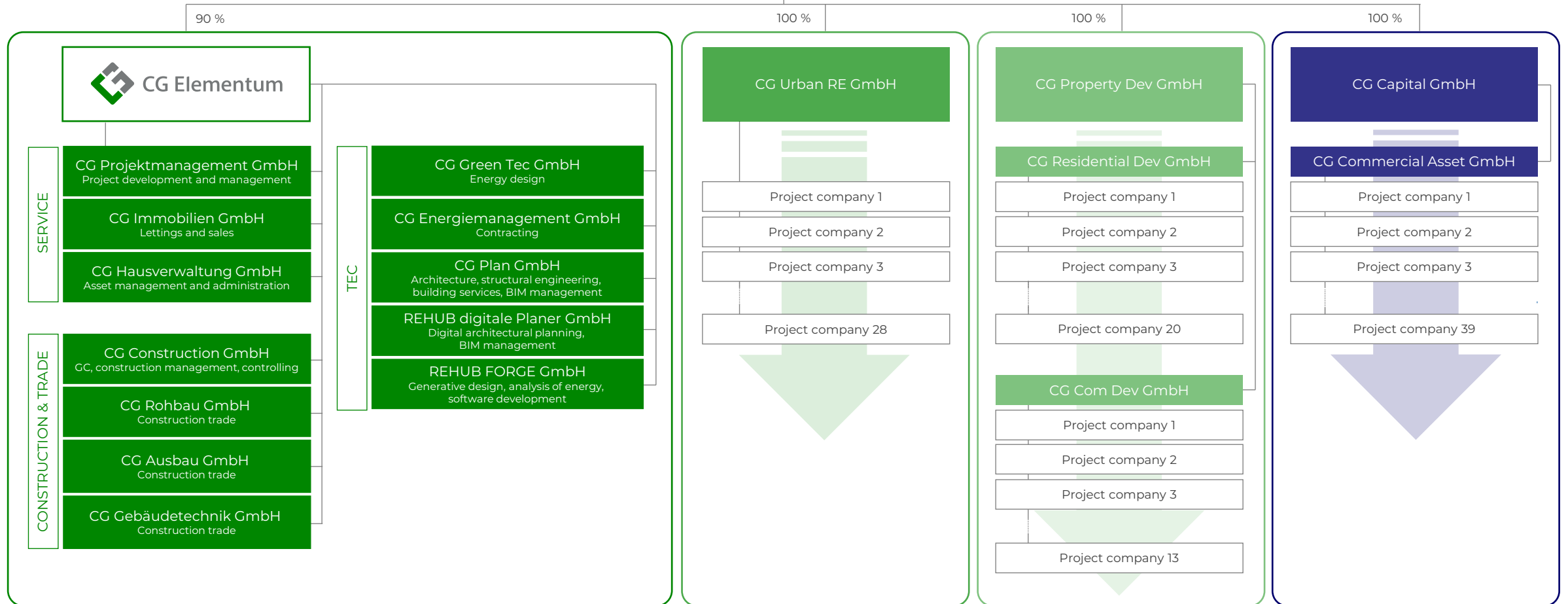


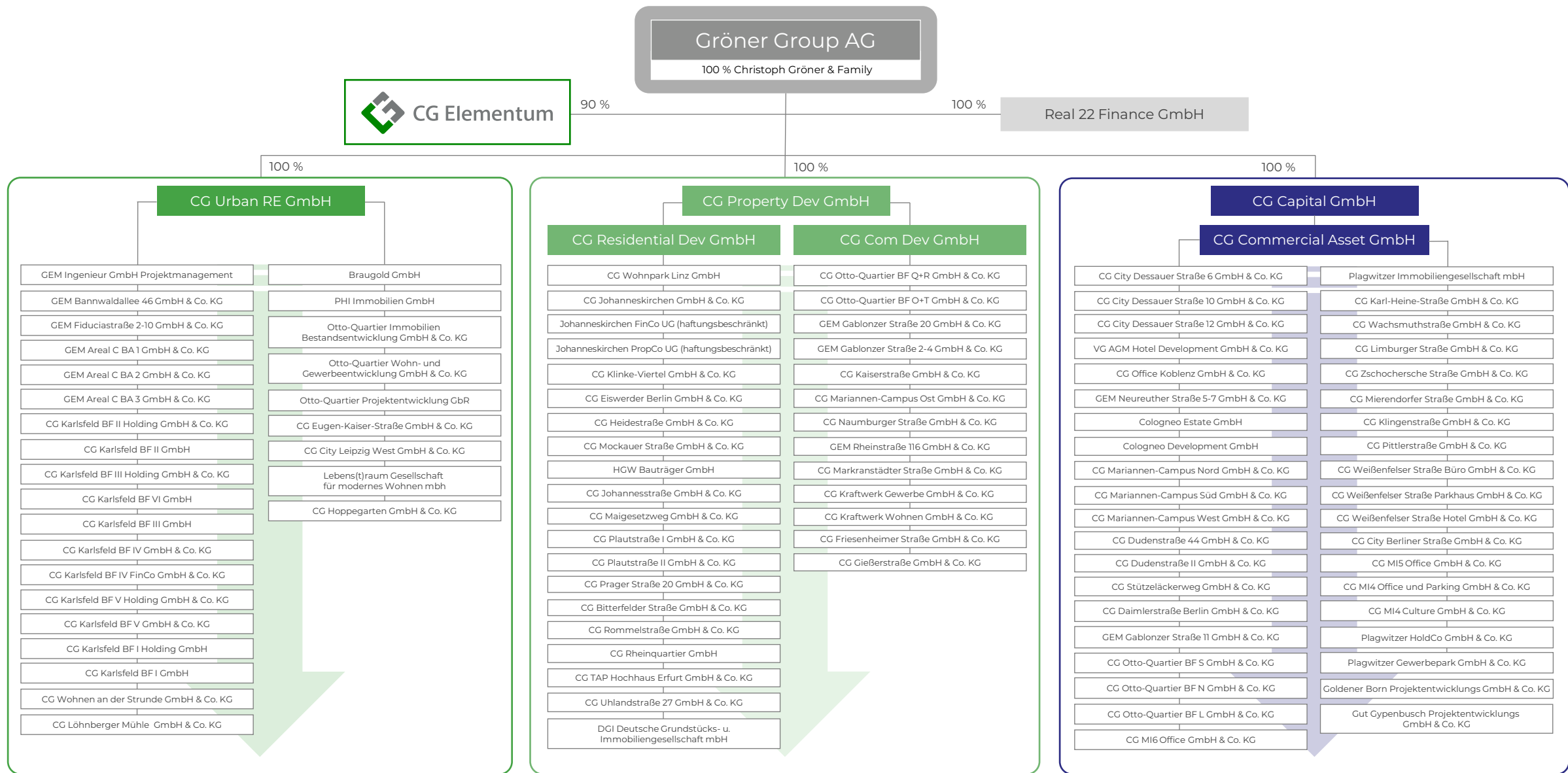


100 %

Real 22 Finance GmbH

Our social commitment:





Gröner Group AG

# Management Board



**Christoph Gröner** CEO

- More than 30 years of management experience in property development and construction
- Strong focus on prefabrication, greentech and digitalisation



**Ronald Pofalla** COO

- More than 30 years of experience in management and politics with a focus on Greentech
- Federal Minister for Special Affairs and Chief of Staff of the German Chancellery from 2009 to 2013

## Supervisory Board



**Günther H. Oettinger**

- Minister President of the State of Baden-Württemberg from 2005 to 2010 and CDU State Chairman from 2005 to 2009
- Former EU Commissioner for Energy



**Vera Gäde-Butzlaff**

- More than 13 years of experience as a judge in Berlin and Brandenburg
- Former Chairwoman of the Management Board of GASAG AG and Berliner Stadtreinigung (BSR)



**Prof. Dr. Rüdiger Grube**

- More than 30 years in top positions in German and inter-national companies, including as Chairman of the Management Board of DB AG and as a member of the Management Board of Daimler AG



**Dr. Ulrich Metz**

- More than 30 years of experience in organizational consulting and IT implementation in municipal sports administration



**Dr. Mayssoun Zein Al Din**

- 10 years scientific advisor to the former Minister President of North Rhine-Westphalia, A. Laschet
- Managing Director of the Academy for Int. Affairs North Rhine-Westphalia

# CG Elementum AG

Internal service provider for  
digital and sustainable project development

# Management Board



**Ulf Graichen** CEO/CDO

- Experienced executive in the real estate development industry
- Broad know-how in the areas of development and redevelopment of old buildings, former factory and commercial sites as well as in the development of inner-city residential quarters
- More than 13 years management experience in planning, development and construction



**Georgios Moutoulis** CCO

- Many years of management experience in the development, financing and marketing of properties
- Many years of management experience in the development, financing and marketing of properties
- More than 25 years of experience in the real estate industry



**Martin A. Müller** CFO/CIO

- Experienced managing director of numerous real estate development companies
- Extensive know-how in the areas of information technology and digitization of processes
- Information technology and digitalisation of processes
- More than 30 years of management experience in real estate development with a focus on large district developments in Baden-Württemberg



**Jessica Seja** CAO

- Experienced manager in the business sector with a focus on real estate
- Sound knowledge in the areas of real estate and housing industry, corporate communication, administration as well as real estate and urban development
- More than 20 years of management experience in holistic marketing, strategy development, process analysis and optimisation

# Branch Management



**Jonas Bräuer**

Branch manager

Central Germany

**Leipzig**, Erfurt, Dresden



**Georgios Moutoulis**

CCO of CG Elementum AG

Branch manager

Wuerttemberg + Bavaria

**Stuttgart**, Wendlingen, **Munich**, Augsburg



**Thomas Ramrath**

Deputy  
branch manager

Bavaria

**Munich**



**Dr. Tobias Schnaidt**

(left)

**Matthias Haas**

(right)

Project manager for  
CG Projektmanagement GmbH  
Dual branch management

Baden

**Karlsruhe**, Baden-Baden, Heidelberg



**Jörg Dietz**

Branch manager

North Rhine-Westphalia

**Cologne**, Bergisch Gladbach



**Edyta Wünsch**

Branch manager  
in Frankfurt/Main

Hesse + Mannheim + Rhineland-Palatinate

**Frankfurt/Main**, Wiesbaden, Mannheim,  
Koblenz, Lahnstein, Linz am Rhein



**Marcus Hendle**

Branch manager



Rhineland-Palatinate

**Koblenz**, Lahnstein, Linz am Rhein, Diez



# Locations and Presence

- 09** Branches nationwide
- 25+** Years of building expertise
- 80** Projects
- 6** bn € Total development volume
- 500** employees

-  Branches
-  Locations



# **We design ecobuildings.**

[ecobuilding.de/en](http://ecobuilding.de/en)



GRÖNER GROUP



CG Elementum