

CONSTRUCTION AND ENGINEERING
PROJECT DEVELOPMENT
SERVICES

DIRINGER&SCHEIDEL
UNTERNEHMENSGRUPPE



www.dus.de

WELCOME TO DIRINGER & SCHEIDEL



Dear Reader,

in 1993, DIRINGER & SCHEIDEL Wohn- und Gewerbebau GmbH has become a subsidiary of residential, commercial and mixed-use real estate in project development, property development and marketing capacity. It's the oldest subsidiary of the DIRINGER & SCHEIDEL Group.

Besides our headquarters in Mannheim, we have branches in Karlsruhe, Dessau-Roßlau and Leipzig.

This brochure is intended to give you some insight into our service portfolio and correlating sectors within the DIRINGER & SCHEIDEL Group.

Under one umbrella, we offer investors (business and private) and owner-occupiers a one-stop service portfolio, from the initial idea for a property down to property management. This we provide over the entire life cycle of the real estate in question.

We welcome your interest in our service portfolio.





...run by the same family for four generations

The people, ideas and building blocks behind our success

- 1921 | Franz Anton Diringer founds DIRINGER & SCHEIDEL Bauunternehmung.
- 1946 | His son-in-law, Heinrich Scheidel joins the company. Expansion into further fields of operation. At the end of the war and on Heinrich's initiative, the Rhein-Neckar region sees the launch of a medium-sized but substantial firm dealing in all categories of structural and civil engineering.
- 1969 | Based on these solid foundations, the son, Heinz Scheidel is able not only to carry on the business but respond promptly and successfully to the rapid structural change taking place in the construction industry.
- 1973 | The company's answer to the growing concentration of construction companies is "Better to take over than be taken over". Via targeted investment and corporate expansion, the course is set to gain a sound future footing in specialty markets too. Parallel to implementing countless building measures for industry, commerce and business, the early 70s see the company begin to engage in projects of its own.
- 1990 | A closed cycle is achieved for the production, refinement and processing of raw materials. From now on, the Group has its own plants for the extraction of raw materials, production of building materials and distribution of mainly calcium silicate bricks and porous concrete blocks along with ready-mixed concrete. With German reunification, D&S extends its entire service portfolio to eastern Germany. This is accompanied by an extremely dynamic expansion of the company's own property development business. The new head office for eastern Germany in Dessau-Roßlau, with its own administration and timber yard, is managed by Karlheinz Heffner, Heinz Scheidel's nephew, another office in Leipzig follows. D&S becomes one of the main construction industry employers in the Dessau-Leipzig region.
- 1993 | The project and property development business is taken over by DIRINGER & SCHEIDEL Wohn- und Gewerbebau GmbH. From this evolve ACCURATA Immobilienverwaltung GmbH and DIRINGER & SCHEIDEL Gebäudemanagement GmbH. In the course of their life cycle, the two firms provide all administrative, commercial and technical services related to real estate.
- 1996 | A forward-looking option presents itself in the building sector. The successive merging of four specialty companies leads to the creation of DIRINGER & SCHEIDEL Rohrsanierung GmbH & Co. KG. As an allrounder, the company has at its disposal the comprehensive, complex know-how and virtually all the process technology required for trenchless, highly engineered rehabilitation of sewage lines and pressure pipes. It is considered one of the sector's market leaders thanks to specialists who operate nationwide and in the rest of Europe. Tobias Volckmann, another member of the family, joins the Group.
- 2000 | D&S consolidates its success in the serviced properties segment and obtains a sound foothold in this future market with the help of new living and service concepts. From this emerge the subsidiaries ARIVA Hotel GmbH and avendi Senioren Service GmbH, which go on to become firmly established in the market as operators. Achim Ihrig, another family member, later joins the management team around Heinz Scheidel on the service side.
- 2003 | As a result of the ongoing consolidation and diversification of the Group, it is reorganised into three holdings according to the services offered (Building and Project Development, Building Materials, Services), with the individual companies being assigned accordingly.



2013 | D&S expands its service portfolio in the field of trenchless rehabilitation of gravity and pressure pipelines. It begins to develop and patent its own high-performance components for the remediation technology market, along with innovative robot systems.

2015 | The development of Quartier Q 6 Q 7 in downtown Mannheim – the biggest proprietary project for D&S thus far, at a total cost of 300 million euros – leads to the founding of the CRM – Center & Retail Management GmbH. Together with the restructured Property und Facility Management division and the newly acquired OCC Management GmbH, D&S offers investors and owners of commercial real estate, including retail, a full 'one-stop' range of facility and operational management services complete with the necessary planning support.

2016 | Following the sale of Q 6 Q 7 by D&S to BMO Real Estate Deutschland during the summer, Quartier opens on schedule in September. D&S takes on the Center Management, Facility and Property Management as well as running of the international Radisson Blu Hotel, Mannheim.

TODAY | The Management Board comprised of members of the owning families, namely Heinz Scheidel (CEO), Karlheinz Heffner (Engineering Director), Tobias Volckmann (Finance Director) and Achim Ihrig (Services Director) continue to steer a sound and sustainable course for the Group with its workforce of over 3,400 employees (of whom around 1,600 work in the building industry).

When it comes to residential, office, retail, hotel and nursing care, D&S is doing a good job of developing its own large-scale projects in the market: five hotels under the management of ARIVA Hotel GmbH, including the Radisson Blu Hotel, Mannheim which opened as part of Q 6 Q 7, and the Hilton Garden Inn due to open early in 2019 next to Mannheim main rail station. avendi Senioren Service GmbH successfully runs 26 senior citizen facilities with in-patient and out-patient nursing care, along with serviced apartments for the elderly. Around 50% of the workforce is now employed in the service sector. Besides foresightful investment in related industries and the latest technologies, it is the Group's qualified staff under the watchful eye of the managing directors that constitute its most precious 'asset'. Their sound (and ongoing) training and their loyalty to the company ensure that the vital inter-generational knowledge transfer takes place at the very highest level and on a basis of mutual respect. The Management Board and the workforce work together day in, day out to shape a successful future for the DIRINGER & SCHEIDEL Group.



Recognizing the merits and potential of locations...

creating sustainable values.

As a long-standing project developer and property development company, we not only have a deep knowledge of the market but also an excellent network at our various sites. At our company, we employ experts with a wealth of expertise in the real estate industry to coordinate projects from plot acquisition onwards. Each of our developments is preceded by a comprehensive inspection of the location and the possibilities it offers.

We prepare a project by drawing up user and operator concepts suitable for the specific location, conducting feasibility studies, and formulating the necessary legal documents. Each project is managed by our own, well-versed experts. As coordinators, they are the first contact person for all partners involved in implementation of the undertaking. They manage every process and supervise implementation and adherence to deadlines and budgets.

In past years, we have collaborated closely with municipalities to play a substantial role in shaping the development of new, forward-looking residential and mixed-use districts on former industrial and commercial sites in the Rhine-Neckar region.



PROJECT DEVELOPMENT – SERVICE PORTFOLIO



- 1 Aerial view with overview of the projects realised by the D&S Group in Mannheim und Ludwigshafen
- 2 Competition winner BAUFELD I Glückstein-Quartier, Mannheim
- 3 Residential complex Glückstein Σ , Mannheim
- 4 Residential complex LUIT_PORT, Ludwigshafen Rheinufer Süd
- 5 Office/residential complex Quartier^d Glückstein-Quartier, Mannheim
- 6 Office/residential complex BAUFELD III Glückstein-Quartier, Mannheim



PROJECT DEVELOPMENT – REALISATION

Bold planning and experience...

combined with engineering know-how.

We have been working with renowned architectural practices for many years now and have our own planning division within the D&S Group. It takes bold planning coupled with practical experience and engineering expertise to put real-estate visions into practice. In addition, our all-embracing know-how drawn from the rich tradition of the D&S Group ensures that we are exceptionally well equipped to act as project and property developers.

Today, our portfolio includes real estate projects from every asset class for investors from business, retailing and banks, as well as for private users and investors.

- 1 Punkthaus WOHN PARK Niederfeld, Mannheim
- 2 Overall development WOHN PARK Niederfeld, Mannheim
- 3 Assisted living complex WOHN PARK Niederfeld, Mannheim



PROJECT DEVELOPMENT – OPERATION

Our references range from urban quarter development and classic residential complexes through integrated facilities, office buildings, health centers and nursing homes/assisted living facilities down to retail parks and logistics facilities. Our high-grade, turnkey properties are all marketed through our own property sales division.

For a number of years, one focal area has been serviced properties, especially integrated facilities for assisted living and in-patient care, and hotels. They are run by other very well-established D&S subsidiaries.



- 1 Healthcare center, Mannheim (planning D&S)
- 2 Logistics center, Mannheim (planning D&S)
- 3 Radisson Blu Hotel, Mannheim
- 4 Assisted living & care Wilhelmshöhe, Wiesloch (planning D&S)
- 5 Assisted living & care An den Drei Mühlen, Bad Dürkheim



PROJECT DEVELOPMENT – URBAN QUARTER

The successful project developments of today...

provide answers to the questions of tomorrow.

A solid basis, ground-breaking plans, flexible solutions and a high degree of functionality along with economic sustainability are what go to make a healthy company. There are parallels here with future-oriented real estate and the way it develops 'inner values' that endure. Besides a qualitatively superior and sustainable method of construction, such buildings prove to be variable and adaptable in terms of their spatial and utilisation concept.

All those involved at the D&S Group feel bound to meet these high standards. At D&S, experienced project developers, business people and lawyers work closely with planners, DGNB® and LEED® auditors, engineers and technicians under one roof. Our customers benefit from the added value that comes of this interdisciplinary collaboration.

Development of downtown Quartier Q 6 Q 7 in Mannheim:

- 1 Incorporation of public space: Münzplatz
- 2 Living above the roofs of the city
- 3 Radisson Blu Hotel, Mannheim
- 4 View of Fressgasse



PROJECT DEVELOPMENT – CONVERSION

Whether working with architects from our D&S planning division or external architects, our project development projects are all supervised by our own experts from start to finish – we are all about a holistic approach to real estate.

Development of the mixed-use complex KEPLER-QUARTIER on the former site of Mannheim Main Post Office:

- 1 Hilton Garden Inn Mannheim
- 2 Residential visualisation
- 3 Residential building stage 2
- 4 Visualisation of office space
- 5 Aerial view July 2018



PROJECT DEVELOPMENT IN ALL ITS FACETS

With us you are perfectly equipped...

life-cycle-optimised real estate.

In the office segment, we also offer companies further services if needed. These range from office space planning for the public sector through the design of workplaces down to move/relocation management.

There is a good reason why we remain connected to 'our' properties in the long term. Our facility and property managers, where appropriate also our hotel, nursing care and retail experts, are involved in the development of properties in an advisory capacity from the word go. After completion of a project, they use their considerable knowledge to take over the administration, technical maintenance or even the day-to-day running of the buildings in question. This is the best way to ensure continuing success once the property has been handed over to the new owner!

On the following pages, we present the service providers of the D&S Group.



- 1 Example of office design and interior concept
- 2 Residential/commercial/care – LanzCarré, Mannheim
- 3 Speciality retail center, Mannheim
- 4 The Mall, Quartier Q 6 Q 7, Mannheim
- 5 Visualisation of flexible office space
- 6 Residential/commercial/care – Am LANZGARTEN, Mannheim



PROJECT DEVELOPMENT IN ALL ITS FACETS



- 1 Best Western Hotel LanzCarré, Mannheim
- 2 Assisted living & care Wilhelmshöhe, Wiesloch
- 3 Residential/commercial/hotel, Mannheim
- 4 Quartier Q 6 Q 7, Mannheim
- 5 Residential with an attractive roof garden – Quartier Q 6 Q 7



Contemporary work styles in flexible structures...

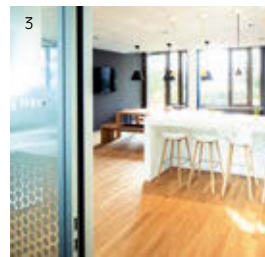
for future-proof office areas.

With **OCC Management GmbH**, the D&S Group incorporates a service provider long established in the market for office space planning and move/relocation management. The specialists at OCC see themselves here as managers of change processes.

- Our specialists have been at the side of many companies for years, supporting them with constructive, innovative solutions for a range of projects, from minor tasks up to more complex undertakings.
- Stringent project management is applied to realise ideation, design and change processes along with the necessary planning, and to control and oversee the respective implementation.
- Architects, interior designers, construction engineers, draftsmen, tradesmen and fitters contribute their expertise to planning, construction work and move/relocation management.
- One-stop for our clients: we offer a full service – from conceptual design, capturing building inventory data through the planning and implementation of conversion measures down to moving into the new premises.

Our staff at OCC, the D&S Planning Department and D&S Gebäudemanagement report to one and the same management board at the D&S Group. As a result, they complement each other perfectly in terms of their service portfolios.

For further information go to
www.occ-gmbh.de



- 1,3 Examples of office space and interior concepts, tailored to current and individual needs
- 2 View of office space and medical practices Quartier Q 6 Q 7, Mannheim
- 4 Visualisation of flexible office space

All systems go...

for the best possible real estate performance.

DIRINGER & SCHEIDEL Gebäudemanagement GmbH as an FM service provider with an engineering slant and specialist building expertise, currently manages over 400 objects, keeping a constant eye on the complete life cycle of the properties and value maintenance.

- It is at the planning stage that the course is set for the subsequent operation of a building. It is therefore easy to appreciate how a builder owner can benefit from the early involvement of facility managers and close coordination with the experts from building services.
- The deployment of facility management in parallel to the planning and construction of a building allows for made-to-measure operating concepts that take account of engineering requirements.
- Drawing on the extensive construction know-how of D&S, D&S Gebäudemanagement offers further services that go far beyond the scope of conventional technical and infrastructural facility management. In the case of external projects, this means that customers can benefit from a detailed installation inventory and evaluation of the as-is state to illustrate and ultimately achieve the desired target.
- Our experts advise their clients not only on maintenance and repair but also on the modernisation, renewal, extension or conversion of properties. Under the Group umbrella we offer the full range of services – from consulting and planning down to actual construction.
- Our facility managers support and coordinate any necessary change processes, thus creating a genuine 'bonus' over conventional FM competitors.

Besides securing the intrinsic value of the properties entrusted to us, we aspire to a relationship of trust between partners and strong user satisfaction over the entire life cycle of your real estate.

For further information go to
www.dus-gm.de



- 1 Start-up process KEPLER-QUARTIER, Mannheim
- 2 Quartier Q 6 Q7, Mannheim
- 3 Office building Werfthaus, Frankfurt
- 4 Dr. Limbach labs, Heidelberg
- 5 Klima Arena, Sinsheim
- 6 Office building Gallieistraße, Mannheim



PROPERTY MANAGEMENT

Whether it be a residential complex or mix-used real estate...

it is in safe hands with us.

ACCURATA Immobilien GmbH is a professional administrator working to high standards: From consulting and the relevant legal issues through contract and (classic) rental management down to strategically customised property management for large-scale mixed-use properties. Its long-standing success is based on comprehensive know-how from two decades in administration and detailed knowledge of the property entrusted to it.

The company is currently managing real estate assets valued at over 850 million euros. The current clientele has been with the company for many years and there is a steady flow of new clients, meaning that ACCURATA continues to enjoy dynamic development.

The service portfolio includes not only all those offered by any modern, classic rental and property management business but also encompasses the compilation of balance sheet data for the financial reporting required with large-scale projects as found in the property and asset management portfolios of banks, insurance companies and investment trusts.

Our clients are property owner associations, home owners, family offices, companies and investment trusts.

Collaboration with the construction division and technical service providers within the D&S Group results in synergies which also benefit real estate and its owners on the property management side.

For further information go to
www accurata.de

- 1 Residential complex – Quartier Q 6 Q 7, Mannheim
- 2 Residential complex – WOHN-PARK Niederfeld, Mannheim
- 3 Retail warehouse/parking garage R 5, Mannheim
- 4 Residential complex Gallieistraße, Heidelberg



HOTEL DEVELOPMENT AND OPERATION

Just that little bit friendlier...

is the guiding principle of our hotels.

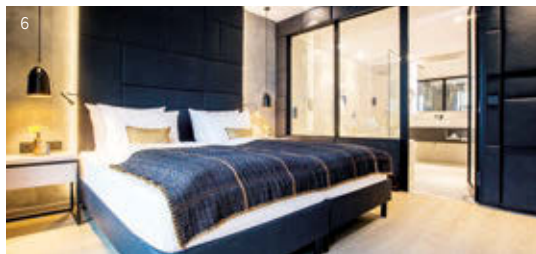
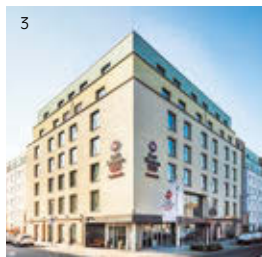
ARIVA Hotel GmbH was founded in 1998 and has enjoyed dynamic development ever since. The company incorporates four Mannheim hotels under its umbrella, with a total of 550 rooms. Here, around 120 staff look after the international guests who visit Mannheim primarily in a business capacity to attend meetings and conferences.

ARIVA operates the multiple award winning 4 Star Superior Radisson Blu Hotel, Mannheim in Quartier Q 6 Q 7, the two 4 Star Best Western Plus establishments, Steubenhof Hotel and Hotel LanzCarré, and the Boardinghouse Platanenhof.

Our 4-star establishments are characterized by attractive locations and a special ambience, coupled with high standards of architecture and design. They all have flexible seminar and conference space for a whole range of purposes. These factors, along with the excellent service provided by professionally trained staff, are crucial ingredients of our success, with many guests becoming regular customers.

The spring of 2019 will see the opening of yet another hotel under an internationally renowned flag. The new Hilton Garden Inn at Mannheim's intercity rail station, with 197 rooms, 8 meeting rooms, a bar and restaurant, and a leafy atrium, forms part of the large-scale KEPLER-QUARTIER project, developed and implemented by the D&S Group.

For further information go to www.ariva-hotel.de



- 1 Hilton Garden Inn, Mannheim
- 2 Best Western Steubenhof Hotel, Mannheim
- 3,4 Best Western Hotel LanzCarré, Mannheim
- 5-7 Radisson Blu Hotel, Mannheim

DEVELOPMENT AND OPERATION OF CARE FACILITIES

Later life, support and care...

at the highest level.

avendi Senioren Service GmbH was founded in Mannheim in 2001 in the course of developing the D&S serviced accommodation division. The aim was to both develop and operate nursing care facilities in tandem with assisted housing. avendi was quickly able to establish itself in the market thanks to innovative care and residential concepts. It now operates 19 integrated facilities for assisted housing and in-patient facilities for long- and short-term nursing care (with different regional focal points), two in-patient assisted housing complexes and five out-patient nursing services.

The modified architecture of the integrated facilities makes for more comfortable living and allows users to lead independent lives in an age-appropriate setting into their senior years.

“Tender, devoted and professional care and support for people in need of assistance in daily life. We are aware of our responsibility, and we listen and learn.” This is how avendi’s defines the company’s purpose and approach with regard to the people in its care as well as their next of kin.

avendi has already performed well a number of times in the annual Avivre Consult Ranking of German nursing home operators. The Medical Service of the Health Funds (MDK) repeatedly rates the facilities as ‘very good’.

For further information go to
www.avendi-senioren.de



- 1 Assisted living & care Edi-Wohnpark, Edingen-Neckarhausen
- 2 Assisted living & care Alte Schlossgärtnerei, Rastede
- 3 Assisted living & care Palais Bose, Dessau-Roßlau
- 4 High-level care with compassion
- 5 Assisted living & care An den Drei Mühlen, Bad Dürkheim
- 6 Assisted living & care LanzCarré, Mannheim



Creating future spaces...

for retail, the food service industry, home dwellers, customers and visitors.

CRM – Center & Retail Management GmbH was established in 2015 when the D&S Group was developing and implementing a large-scale innercity project in Mannheim, namely Q 6 Q 7 – Das Quartier. Since then, the company has been successfully managing this downtown multifunctional urban quarter which received the Polis Award in 2017. A shopping mall with over 27,000m² dedicated to retail and the food service industry forms the centerpiece of this complex.

Our CRM retail experts aspire to more than just classic center management: they seek to create an authentic experiential world combining contemporary retail concepts with elements from people's lifeworlds and their working and home environments throughout different levels at a downtown location. Contemporary shopping malls at the center of urban districts form anchor points in the modern city. CRM is the connecting link between shops, customers, tenants and the proprietor of Quartier.

The technology partnership with SAP, the software and cloud experts, is unique in Germany. It gives rise to digital retail concepts whose solutions bring shopping alive for everyone, not just retailers and consumers.

Lively urban districts benefit from attractive retail outlets and a sophisticated food service industry in their usage mix. Both uses contribute crucially to the quality of time spent in the area. That is why CRM looks for novel franchise concepts such as the FC Bayern München fan shop and the Porsche Design Store in Q 6 Q 7.

As a subsidiary of the D&S Group, CRM also collaborates closely with its sister companies to oversee property lifecycles from start to finish. Here, where others are obliged to buy in expertise, D&S unites everything under one roof, with all parties working together for sustainable success.

For further information go to www.crm-retail.com



- 1,4 The Mall Quartier Q 6 Q 7, Mannheim
- 2 DIE KÜCHE Quartier Q 6 Q 7
- 3 Münzplatz Quartier Q 6 Q 7



REFERENCES



RESIDENTIAL



RETAIL, LOGISTICS



OFFICE SPACE, MEDICAL PRACTICES

REFERENCES



HOTEL



CARE

CREDITS

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D&S:

Gebäudemanagement, OCC Management, Planning Department



ZER.QMS

ZERTIFIKAT

Die ZER-QMS bescheinigt hiermit, dass das Unternehmen

**Diringer & Scheidel Wohn- und Gewerbebau
GmbH**
Wilhelm-Wundt-Str. 19
68199 Mannheim

für die Tätigkeiten **Planung und Ausführung von Bauarbeiten im In- und Ausland im Hochbau (Roh- und Schlüsselfertigbau) und Projektentwicklung** ein **Qualitätsmanagementsystem** eingeführt hat und anwendet.

Durch ein Audit, Verfahrens-Nr. 2246, wurde der Nachweis erbracht, dass dieses Managementsystem die Forderungen der folgenden Norm erfüllt:

DIN EN ISO 9001:2015

Dieses Zertifikat ist gültig ab: 27.05.2018

Dieses Zertifikat ist gültig bis: 26.05.2021

Zertifikat-Registrier-Nr.: 759/Z2246e

Köln, den 30.05.2018

Franz Boller

(Zertifizierungsstelle)
ZER-QMS, Zertifizierungsstelle,
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Dieses Zertifikat ist Teil des Gesamtzertifikates der Gruppe
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