



Building sustainably, investing wisely.

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Who we are?

As a project development, BAB+ Investment focuses on cost-optimized and sustainable new buildings in the residential and commercial sectors. The secret of our success is the early acquisition of plots and the unique fusion of traditional values with digitalization and AI.

This approach enables us to achieve profitable results.

With strong ties to Berlin, we offer customized Real Estate solutions for global investors.



480.000.000 € project volume

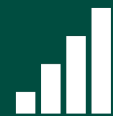
63.000 m² gross floor space in planning

4 projects

Current challenges



Construction costs

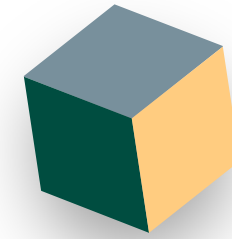


Bank rates



ESG conditions

Construction Price Index since 2017



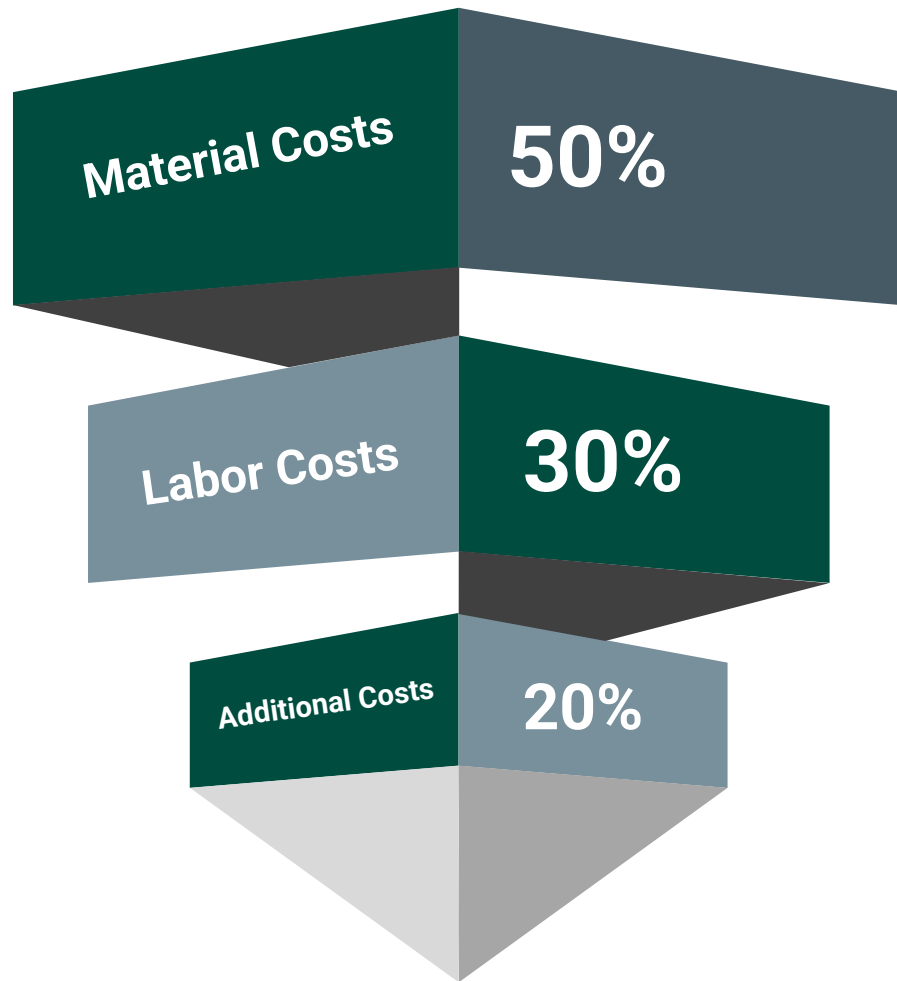
The provided data clearly illustrates a consistent and significant increase of the construction costs in Berlin over the last decade. The construction price index, which is a reliable indicator of construction cost trends, records a striking increase from 96.2 points since February 2013 to a remarkable 158.9 points in February 2023.

It is noteworthy that this upward trend is even more prominent in the recent past. This is evident from the nearly 32-point increase of the index between 2021 and 2023, while the increase between 2013 and 2015 was only about 6 points. This steep upward trend can be attributed to a variety of factors, including rising material and labor costs and other emerging market dynamics. These data provide a clear picture of the growing challenges and increasing cost intensity that characterize construction in Berlin in the current period.

It is therefore essential to pay attention to these aspects during the planning of future projects.



Splitting of construction costs



The percentage breakdown of construction costs can vary depending on the type and location of the project, the specific materials, labor, and many other factors.

However, there are general estimates that are commonly cited in the industry.

Increase values despite EU taxonomy regulation

EU taxonomy regulation

The taxonomy-compliant planning and implementation of new buildings and refurbishments is a central aspect for us. New buildings must be at least 10% below the national values of the lowest energy building standard, and a reduction in the primary energy demand (PED) of at least 30% is required for renovations and revitalizations of existing buildings. Primary Energy Demand (PED) of at least 30% is required. Our goal is to ensure that all our properties meet or exceed these standards.

Stranding Point in Real Estate

Analysis and comparison

Decarbonization pathway:

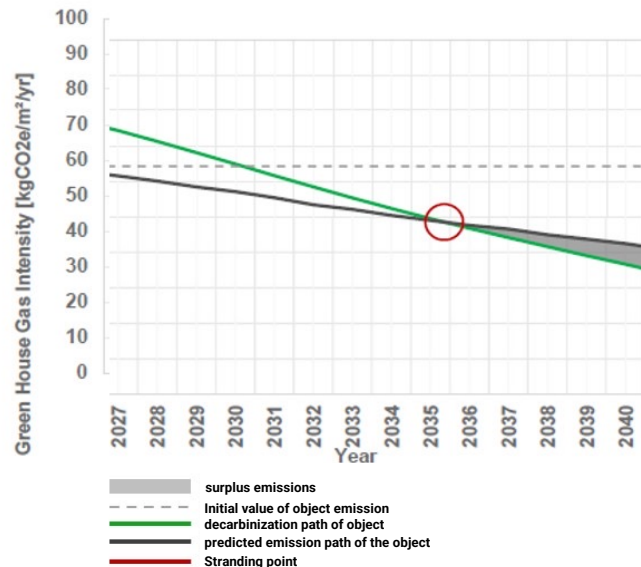
Available budget of CO² equivalents for the respective type of use over time.

Emission path:

Projection of consumption / demand of the property of the future development of heating or cooling days at the site with the decarbonization of primary energy sources (e.g., coal or natural gas)

Stranding point in time:

When due CO² emission intersects the target curve



Our strategy and planning not only guarantee the sustainability of our projects, but also their financial viability.

Taxonomy-compliant real estate is easier to finance, mezzanine and equity financing as well as loan financing.

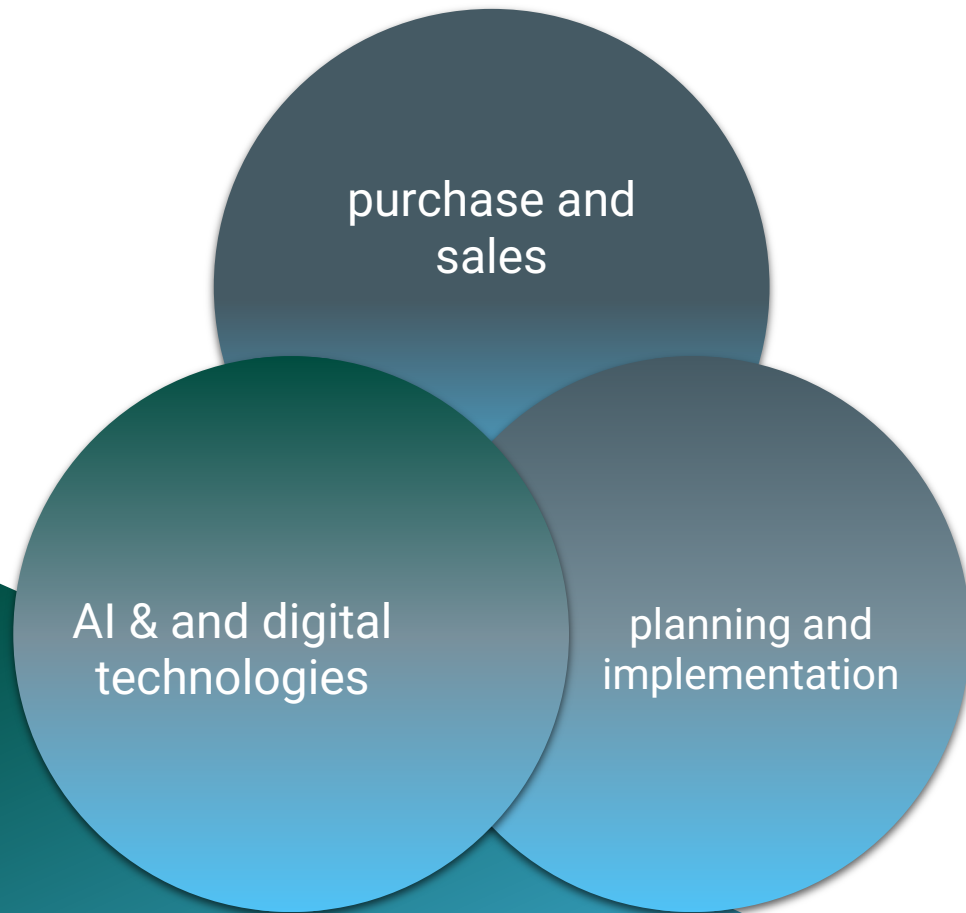
In addition, we ensure that our buildings are not become "unfinanceable" due to non-compliance with CO₂ guidelines.



Our mission

By reducing construction costs, we create sustainable and affordable living space.

Our Fundament



Our **purchase and sales departments** benefit from in-depth market knowledge and strong networks, which gives us access to first-class opportunities.

The **planning and implementation** of our projects are result-oriented and sustainable, with a clear focus on high quality and environmentally friendly solutions.

By integrating **artificial intelligence and digital technologies**, we optimize processes and increase the efficiency of our projects.

This ensures that our partners' investments are profitable and future oriented.

Our business fields

From the initial idea to the final implementation, BAB+ Investment serves the entire value chain of a property. The comprehensive support from a single source ensures fast order processing, the best possible cost-benefit ratio, and unified quality management. This is the standard and at the same time a commitment to performance for our investors!



Our construction methods

Timber Frame Construction: The timber frame construction method enables fast and efficient assembly of prefabricated wall, ceiling and roof elements, ensuring high precision and quality.

Modular building construction: Modular construction allows us to work flexibly and save time by using prefabricated modules, which accelerate the construction process and improve quality.

Hybrid construction: Hybrid construction combines the best properties of wood and other materials to create a robust, energy-efficient and sustainable building.



Efficiency, Sustainability & Profitable



Financial viability

The focus on sustainable building and the use of funding opportunities for sustainable materials, we increase the financial viability of our projects.



Speed

The use of wood in our projects enables faster and more efficient construction process, which leads to significant cost savings.



Useful area

By using wooden structure, we maximize the usable floor space of the properties, which improves living and working comfort and increases the value of the property.



Network

Through our broad network and years of experience we offer unique competences in early real estate acquisition & construction, to achieve outstanding results in the market.



AI

With our innovative use of artificial intelligence (AI) we optimize real estate purchasing and construction to cost-efficient and sustainable solutions.



Green Future

We are committed to sustainable building by using environmentally friendly materials and techniques to create durable, energy-efficient real estate.

Das Team

100 years of real estate and sales experience

1.000.000 m² gross floor space planned

1.000.000.000 € accompanied transaction volume

CEO and implementation: :

Jeff Jany, Tomas Zukauskas

Planning:

Martin Krebes

Sales und Processes:

Oliver Zech

Financing and Structuring: :

Fabian Hosch

Marketing:

Stefan Dietrich

Artificial Intelligence: :

Benjamin Aunkofer



Thank You

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