

STRABAG subsidiary ZÜBLIN awarded major contract for Innovation Park Artificial Intelligence (IPAI)

Facts & Figures

STRABAG COMPANY:
ZÜBLIN Subdivision Stuttgart
ZÜBLIN Timber

JOINT VENTURE
Ed. Züblin AG: 62%
ROM Technik GmbH & Co. KG: 38%

ORDER BACKLOG:
Q3/25

SEGMENT:
North + West

CLIENT:
IPAI Immobilienmanagement GmbH &
Co. KG, represented by Schwarz
Immobilien Service GmbH & Co. KG

- **ZÜBLIN brings its expertise in high-tech construction to an innovation park in Heilbronn that is unlike any other in Europe**
- **The sustainable space for research, development and application of AI technologies is taking shape on a 30-hectare site**

Vienna/Stuttgart, 22 October 2025 STRABAG subsidiary ZÜBLIN, in partnership with ROM Technik GmbH & Co. KG, has been commissioned to carry out the turnkey construction of the first phase of the pioneering IPAI Campus in Heilbronn. The client is IPAI Immobilienmanagement GmbH & Co. KG, represented by Schwarz Immobilien Service GmbH & Co. KG of Neckarsulm.

The IPAI Campus is being developed on the Steinäcker site as the first-of-its-kind innovation park for artificial intelligence in Europe – a place where research, industry and society will get together to jointly shape the digital future. IPAI, which stands for Innovation Park Artificial Intelligence, will form the core of a modern AI infrastructure in Germany.

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“Our engagement in the IPAI Campus is a truly special project for us. With this major contract, we are reaffirming our expertise and performance capabilities in high-tech buildings while making an important contribution to the advancement of Europe’s AI infrastructure. We are proud to be part of this forward-looking initiative,” says Jörg Rösler, Member of the Management Board of STRABAG SE responsible for the North + West segment.

A project with far-reaching impact

The overall IPAI Campus project is divided into multiple construction phases. Covering an area of around 30 hectares, the campus will eventually provide space for more than 5,000 people engaged in the research, development and application of AI technologies. The site will also feature a childcare centre, temporary residential units and a communication centre for fostering dialogue between science and society.

ZÜBLIN and ROM Technik are responsible for the turnkey realisation of key building components: a mobility hub at the entrance, the “Reallabor” (real-world laboratory) with an open timber-hybrid structure, and a sustainable high-rise with integrated photovoltaic panels – all shaping the campus’s innovative architectural identity. A start-up innovation centre will offer young companies flexible office space and a green oasis for creative collaboration. The contract also includes a utilities tunnel and a cooling tower.

Focus on sustainability and future viability

The buildings on the IPAI Campus follow a clear design principle: technologically advanced, architecturally distinctive and consistently focused on interaction, sustainability and long-term resilience. Green spaces, photovoltaic systems, rainwater management and the use of resource-efficient recycled concrete are integral parts of the concept.

STRABAG SE is a European-based technology group for construction services, a leader in innovation and financial strength. Our activities span all areas of the construction industry and cover the entire construction value chain. We create added value for our clients by taking an end-to-end view of construction over the entire life cycle – from planning and design to construction, operation and facility management to redevelopment or demolition. In all of our work, we accept responsibility for people and the environment: We are shaping the future of construction and are making significant investments in our portfolio of more than 250 innovation and 400 sustainability projects. Through the hard work and dedication of our approximately 86,000 employees, we generate an annual output volume of around € 19 billion. Our dense network of subsidiaries in various European countries and on other continents extends our area of operation far beyond the borders of Austria and Germany. Working together with strong partners, we are pursuing a clear goal: to design, build and operate construction projects in a way that protects the climate and conserves resources. More information is available www.strabag.com.

Stuttgart-based **Ed. Züblin AG**, with approximately 16,000 employees and an annual output of around € 4.6 billion, is one of Germany’s largest construction companies. ZÜBLIN, which has been successfully realising challenging construction projects in Germany and abroad since 1898, is the STRABAG Group’s leading brand for building construction and civil engineering. The range of services covers all construction-related tasks – from complex turnkey construction, civil engineering and tunnelling to construction logistics, structural maintenance, ground engineering and timber and steel construction. Supported by the expertise of its Zentrale Technik competence centre, ZÜBLIN also offers integrated design-and-build services from a single source. We take an end-to-end view of buildings over their entire life cycle, with a focus on collaborative construction using our TEAMCONCEPT® partnering model while constantly promoting and advancing the topics of digitalisation, sustainability and innovation. Together within the STRABAG Group and with our external partners, we are working systematically to make the design-and-build processes resource-friendly and climate-neutral. More information is available at www.zueblin.de.



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“Reallabor” (real-world laboratory) with an open timber-hybrid structure

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Mobility hub at the entrance of the IPAI Campus

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