

# ZÜBLIN 2024



**ZÜBLIN**  
WORK ON PROGRESS



Dear Colleagues, Employees and Friends,

Even in today's difficult market environment, ZÜBLIN continues to demonstrate its strengths – with sustainable concepts, a spirit of innovation and a committed team of nearly **16,000 employees**. Our broad service portfolio has proven its worth, helping us compensate for the downturn in residential construction with major projects in infrastructure and industrial construction. That said, the ongoing pressure in the construction sector – particularly in residential construction – has also left its mark on ZÜBLIN.

After reaching a record level of around € 9 billion in 2023, our **order backlog** fell slightly to approximately € 8.5 billion – still well above the 2022 figure of € 7.8 billion. The **order intake** declined compared to the previous year, coming in at around € 4.2 billion. This development can be explained by the acquisition of three major projects in 2023 – a success that cannot be repeated year after year. On the upside, the total number of projects has continued to rise.

Highlights from 2024 include Europe's largest river water heat pump and the new service centre in Eisenberg. On the international front, the Sea La Vie residential development in Abu Dhabi stands out. Elsewhere, major projects such as the Kriegenbrunn lock, the inclined lift at Leuchtenburg and the new long-distance railway station at Stuttgart Airport all reached important milestones.

"We expect business to remain stable over the course of the year. Our path forward is clearly defined: we aim to plan and build in a way that conserves resources and is climate neutral – across all areas of activity. To achieve this, we are continuing to invest in digitalisation, innovation and sustainability. Our focus on serial construction using the MOLENO® timber-hybrid system and on reconstruction, conversion and refurbishment (BESTAND BEYOND) supports this goal," says Stephan von der Heyde, Member of the ZÜBLIN Management Board.

Niels Dürr

Sabine Hahn

Jens Borgschulte

Stephan Keinath

Markus Landgraf

Stephan von der Heyde

Reinhard Kerschner



## Becoming climate neutral – our path to the future is underway

The climate crisis is one of the most urgent challenges of our time. As an industry, we are responsible for a significant share of global greenhouse gas emissions. To ensure a better future, the construction industry must therefore also be part of the solution.

At ZÜBLIN, all our efforts are guided by our Group-wide mission: Work On Progress. Our goal is to become climate neutral across the entire value chain by 2040. To achieve this goal, we are focusing on climate-friendly building materials and machinery, as well as innovative construction systems. More and more of our projects now use low-carbon concrete, recycled materials or methods such as our MOLENO® timber-hybrid system. And it's not just in construction – we are also turning to digital planning and design tools to support more resource-efficient processes.

[More on](#)  
[Work On Progress](#)





# Outstanding Projects

## Sustainable, resource-efficient new build

The new Esslingen district government office is a flagship project for resource-efficient and sustainable design and build practices. Circular construction methods are being used in the project, with materials recovered from the demolition of the old building carefully sorted and over 90 percent returned to the construction cycle for reuse. In addition to cradle-to-cradle-certified components – such as resource-saving recycled concrete (R-concrete) – the building also features a heat pump powered by photovoltaic energy and river water. The new government office meets the KfW Efficiency House 40 standard and qualifies for a DGNB Gold Certificate. Just eleven months after the foundation stone was laid, the project reached its next milestone – the topping-out ceremony.



## New service centre in Eisenberg built using timber-hybrid construction

ZÜBLIN is leading the design and build of the new service centre in Eisenberg on behalf of the Saale-Holzland district. The project is being realised using the MOLENO® construction system. Thanks to the high degree of prefabrication and the use of serial components, this € 30 million project can be completed in a particularly short timeframe.



## Construction of new Kriegenbrunn lock in Erlangen

Working on behalf of the Aschaffenburg Waterway Construction Office, a consortium consisting of ZÜBLIN and Bauer Spezialtiefbau is building a replacement for the Kriegenbrunn inland shipping lock, with a contract value of around € 450 million. The new lock is being constructed just 14 metres from the existing one, all while shipping operations continue. The works include extensive ground engineering, structural and hydraulic engineering, as well as the installation of steel hydraulic structures and operating technology. Completion is scheduled for spring 2032.



## Stuttgart 21: topping-out ceremony for new long-distance station at airport

A key component of the Stuttgart 21 project is taking shape at Stuttgart Airport – the new long-distance and regional railway station. The topping-out ceremony for the structural shell marks a major milestone in the project development. With two platforms each around 440 metres long, the station will become a crucial transport hub. For the first time, the trade fair grounds, the airport and the Filder Plain – home to some 250,000 residents – will be connected to Germany's long-distance and regional rail network.

## Striking new residential complex under construction in Abu Dhabi

Züblin Construction L.L.C. is delivering the Sea La Vie residential complex on Yas Island in Abu Dhabi on behalf of Nine Yards Real Estate Development. With an investment of more than € 250 million, the project involves the construction of four residential towers whose distinctive triangular shapes make them true eye-catchers. High-tech design meets contemporary architecture in this development, which will offer 638 exclusive apartments, maisonettes and lofts, as well as 30 integrated townhouses. At its heart lies a swimmable lagoon that gives the complex a unique character. Completion is scheduled for the second quarter of 2027.



## Berlin's largest new school building completed: twin school on Allee der Kosmonauten

ZÜBLIN and OTTO WULFF have completed a new school building in Berlin on behalf of HOWOGE housing association. The twin school, part of Berlin's school building offensive, will accommodate around 1,600 students.

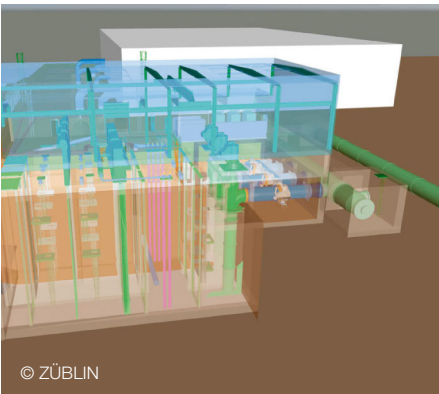






### Sustainable refurbishment of Montpellier Bridge in Heidelberg

Built in the 1970s, the Montpellier Bridge in the centre of Heidelberg was beginning to show signs of structural damage and wear to various components, making extensive repair and modernisation work necessary. This is the first bridge refurbishment project to meet the German Sustainable Building Council's (DGNB) criteria for a "Sustainable Construction Site". The measures included the use of 100 percent green electricity, a carefully coordinated logistics concept, and the application of high-pressure water jets to reduce noise and dust.



### Europe's largest river water heat pump under construction in Cologne

RheinEnergie has commissioned the construction of Europe's largest river water heat pump – also the utility's second-largest individual investment project, with a volume of € 280 million. ZÜBLIN and STRABAG Environmental Technology are building the water intake structure, including fish protection systems. The project marks the starting point for a sustainable heat supply in Cologne. Located in the city's Niehl district, the heat pump will feed directly into the company's largest district heating subnetwork, which supplies the inner city and surrounding suburbs. Commissioning is planned for 2027.

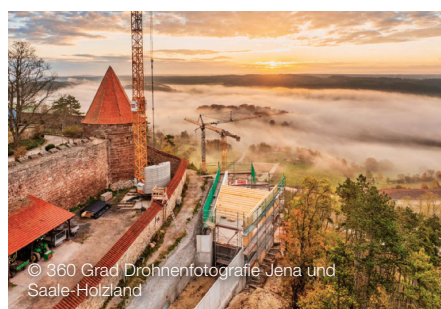
### 3D concrete printing: first solid structure with load-bearing concrete walls

ZÜBLIN and Putzmeister have developed a pioneering and globally unique construction method: a mobile concrete printer based on a truck-mounted concrete pump. Using an automatically controlled boom with a 26-metre reach, concrete is applied in multiple layers via a specialised print head, following a digital blueprint. This enables the construction of full-height, load-bearing concrete walls that define entire rooms. The mobile printer allows for greater flexibility and offers scalability for large-scale projects. 3D concrete printing also contributes to sustainability in building construction – by eliminating the need for formwork, for instance, or by producing full wall cross-sections in a single operation.



### Leuchtenburg in Thuringia to become barrier-free – topping-out ceremony for the upper station

Leuchtenburg Castle near Kahla in Thuringia is being made accessible to all. In a joint project with STRABAG, ZÜBLIN is building an inclined lift to provide step-free access to the hilltop site. While the lift will run mostly underground, the upper section will offer passengers a first glimpse of the castle's stunning views over the Saale valley. The project has now reached another important milestone: the topping-out ceremony for the upper station. Before long, visitors will be able to reach the castle in under three minutes – completely barrier-free.



### Foundation stone laid for the Central Business Tower

Commissioned by Helaba, this major project is being delivered by various ZÜBLIN units working in a consortium with DOBLER METALLBAU GMBH. The Central Business Tower will rise 205 metres into the Frankfurt skyline, built atop a historic base in the city's banking district. With a gross floor area of around 115,000 square metres, the project offers around 72,500 square metres of rental space – including modern offices, restaurants and an outpost of the Museum of World Cultures.



### New research labs on the medical campus of Kiel University

On behalf of Gebäudemanagement Schleswig-Holstein AöR (GMSH), ZÜBLIN is delivering two turnkey research buildings while regular university operations continue. The two building complexes consist of curved structures connected by a central foyer with conference facilities. The 9,416 square metres of usable floor space will accommodate biomedical and generic research laboratories, along with an outpatient teaching clinic.

# The ZÜBLIN Year in Numbers

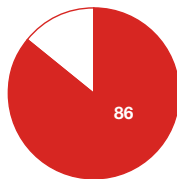
**15,982**  
EMPLOYEES

THEREOF  
7,264 BLUE-COLLAR  
8,718 WHITE-COLLAR  
9,354 IN GERMANY



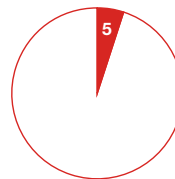
## OUTPUT BY REGION (IN %)

GERMANY



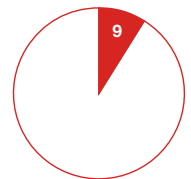
€ 3,923 MILLION

EUROPE



€ 246 MILLION

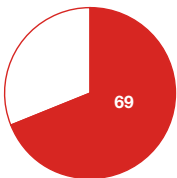
REST OF WORLD



€ 424 MILLION

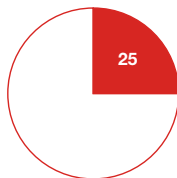
## SEGMENT OUTPUT (IN %)

TURNKEY  
CONSTRUCTION



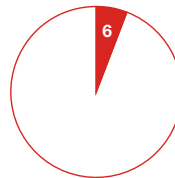
€ 3,183 MILLION

CIVIL ENGINEERING, TUNNELLING  
AND GROUND ENGINEERING



€ 1,153 MILLION

PLANTS AND  
SPECIAL DIVISIONS



€ 257 MILLION

APPROX.  
**2,962**  
PROJECTS \*

∅ **10.70**  
MILLION €  
AVG. PROJECT SIZE \*

€ **8,566** MILLION  
ORDER BACKLOG

€ **4,593** MILLION  
OUTPUT VOLUME



**4,340**  
RESIDENTIAL  
UNITS BUILT

€ **4,214** MILLION  
ORDER INTAKE

OVER **90**  
LOCATIONS  
IN 24 COUNTRIES

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