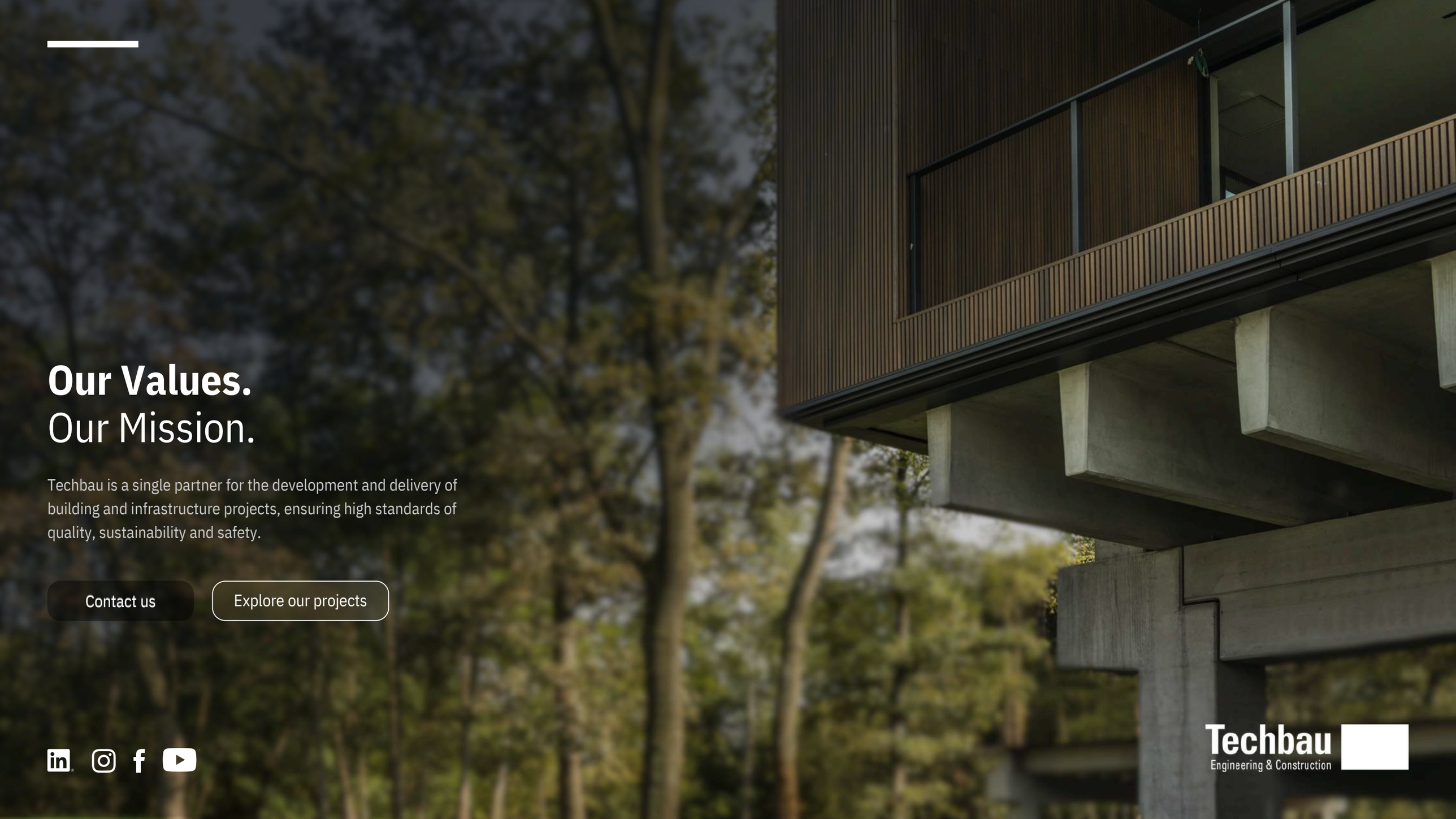
Techbau

Engineering & Construction



Our Values.
Our Mission.

Techbau is a single partner for the development and delivery of building and infrastructure projects, ensuring high standards of quality, sustainability and safety.

Contact us

Explore our projects

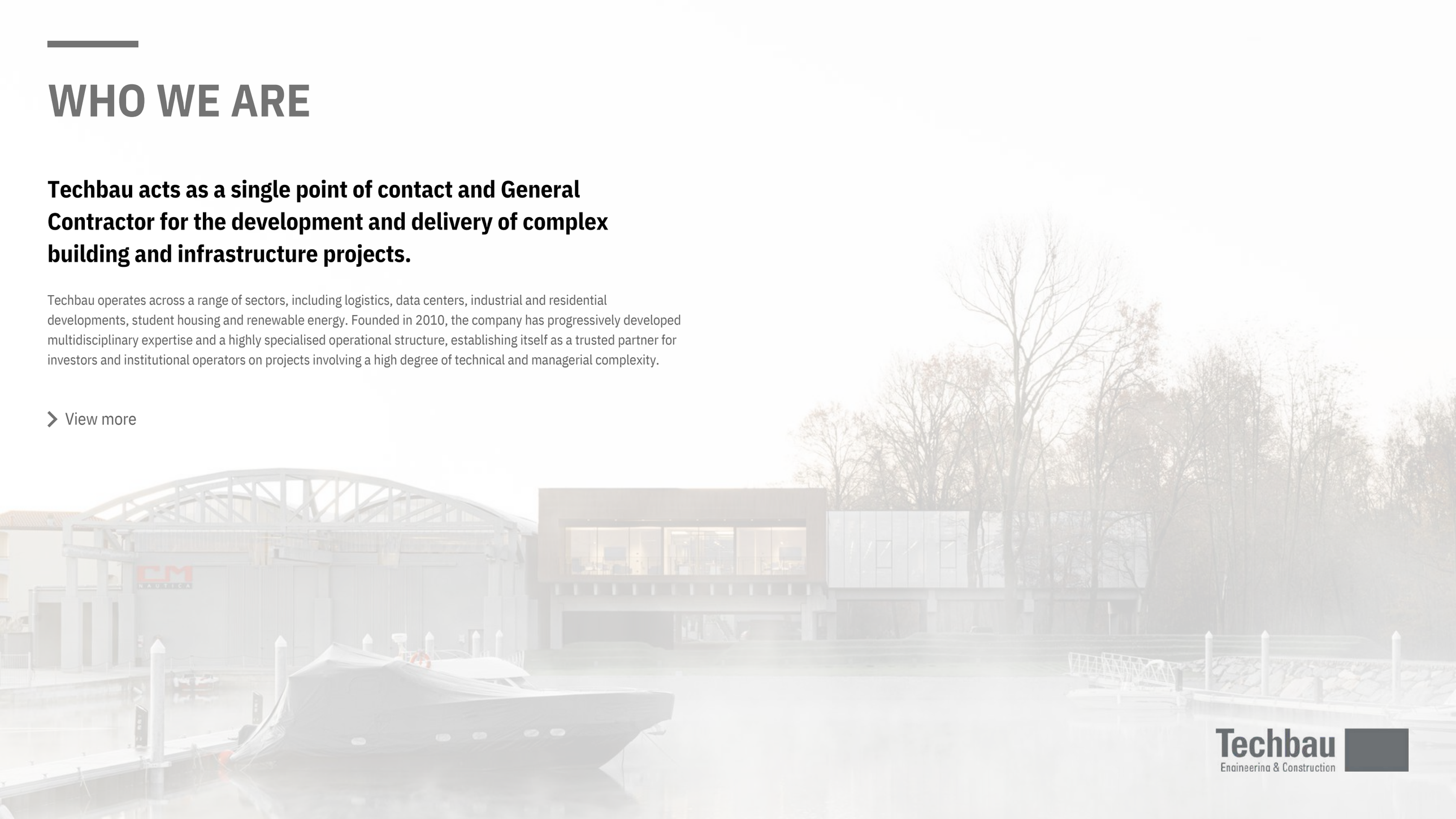
Techbau
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WHO WE ARE

Techbau acts as a single point of contact and General Contractor for the development and delivery of complex building and infrastructure projects.

Techbau operates across a range of sectors, including logistics, data centers, industrial and residential developments, student housing and renewable energy. Founded in 2010, the company has progressively developed multidisciplinary expertise and a highly specialised operational structure, establishing itself as a trusted partner for investors and institutional operators on projects involving a high degree of technical and managerial complexity.

View more



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SHAREHOLDERS

Techbau S.p.A. is **50%** owned by **AM Holding S.r.l.**, a holding company owned by **Andrea Marchiori**, **founder** and **CEO** of **Techbau**, and **50%** by **Bentall Green Oak Europe IV TB Lux S.à r.l.**, an entity controlled by **BGO**, an international company specialising in investment management and real estate services, with a presence in 27 cities worldwide.

The two shareholders combine entrepreneurial, technical and financial expertise with operational experience, strategic vision and a focus on sustainability.
The collaboration between Techbau and BGO supports the development and delivery of real estate projects and urban regeneration initiatives, contributing to the creation of high-quality buildings and services for local communities while fostering long-term value creation.



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OUR OFFICES

1 **Castelletto Sopra Ticino**
Via del Lago, 57, 28053, Italy

2 **Milan**
Corso di Porta Nuova 3/A, 20121, Italy

3 **Rome**
Via Emanuele Gianturco, 6, 00196, Italy





Techbau
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FINANCIAL STATEMENTS

2023-2024

€ Total revenues

€ 525.4 MM

% EBITDA

€ 52.8 MM

2024-2025

€ Total revenues

€ 713.1 MM

% EBITDA

€ 102.7 MM

2025-2026

€ Total revenues

€ 862.5 MM

% EBITDA

€ 97.1 MM

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SERVICES

01

General contractor

Techbau manages the planning, coordination and delivery of complex construction and engineering projects, developing tailored solutions for the industrial, commercial, infrastructure and technology sectors.
With a highly qualified multidisciplinary team, the company provides integrated services throughout every stage of the project, from feasibility studies through to construction and commissioning, with an approach built on technical expertise, operational precision and innovation.

> View more

02

Development

Techbau supports clients from the earliest stages of real estate development, from site identification and due diligence, supported by a proprietary database, through to the management of acquisition and negotiation processes and economic and financial analyses. Through close collaboration between its technical, legal, financial and planning teams, Techbau coordinates design activities and permitting processes, ensuring regulatory compliance and strategic alignment of the development initiatives.

> View more

03

Facility management

Techbau supports clients throughout the entire building lifecycle, providing advanced monitoring and management solutions to preserve building performance and long-term value. Leveraging BIM and a specialised team focused on building operations, maintenance and energy optimisation, Techbau provides integrated management from commissioning through to refurbishment, optimising operational efficiency, environmental and functional performance, and the property's economic value.

> View more

04

Asset management

Techbau’s asset management function oversees the strategic management of assets, with the aim of improving operational efficiency, environmental performance and long-term value.
Through data analysis, predictive maintenance and advanced monitoring systems, it strengthens operational control and helps mitigate risks and optimise returns.

> View more

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ESG

BREEAM CERTIFICATION

LEED CERTIFICATION

SOA CERTIFICATION

WELL CERTIFICATION

THINK GREEN CERTIFICATION

ISO CERTIFICATION

Techbau applies leading international environmental certification standards, including LEED, the certification system developed by the U.S. Green Building Council (USGBC), and BREEAM. The company draws on a team of professionals holding LEED AP and BREEAM Assessor qualifications, as well as Energy Managers and SQE-qualified engineers specialising in renewable energy and environmental engineering.

Energy savings are therefore complemented by water conservation, emissions reduction and a detailed assessment of each site's specific potential and characteristics. Techbau also places particular emphasis on minimising land consumption, improving occupant comfort and applying the principles of recycling and recyclability to the selection of construction materials. To support this approach, the company uses assessment tools such as Life Cycle Assessment (LCA) and carbon footprint analysis, alongside landscaping measures aimed at environmental compensation and regeneration.

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CARBON NEUTRALITY

Techbau has successfully implemented the ILFI Zero Carbon Certification protocol, recognised as the world's first third-party verified Zero Carbon standard.

Energy efficiency, the use of renewable resources and the reduction of greenhouse gas emissions are among the key principles guiding Techbau's projects.

Techbau adopts leading international environmental sustainability standards and looks to the future in alignment with the objectives of the Paris Agreement, adopted on 12 December 2015 and which entered into force on 4 November 2016, and the EU Taxonomy, established under Regulation (EU) 2020/852.

The European Climate Law establishes a binding target of climate neutrality by 2050 and sets targets for reducing net greenhouse gas emissions by at least 55% by 2030 and 90% by 2040, compared with 1990 levels.



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BIM

Techbau brings together a highly specialised project management team.

We place our clients at the centre of every project, delivering properties designed to meet and exceed expectations through innovation, the use of advanced technologies and high quality standards in the selection of materials and construction solutions. A key element of our approach is the adoption of integrated Building Information Modelling (BIM), enabling precise coordination, more effective risk management and streamlined decision-making throughout every stage of development.
We have obtained certification from Bureau Veritas in accordance with UNI/PdR 74:2019, confirming that our BIM management system complies with the relevant standards and helping to improve the efficiency of design processes. This approach enables us to minimise waste, optimise resources and ensure greater transparency throughout the entire construction process.

ISO 9001

BUREAU VERITAS
Certification

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SAFETYTECH

Techbau's construction site management system is based on a dedicated organisational structure, rigorous HSE standards and continuous performance monitoring, and is structured around the following six key areas:

Project Governance

A dedicated task force, led by the project manager and comprising the HSE supervisor, quality manager, MEP project manager and site Manager, ensures operational control, safety and regulatory compliance.

Interference Management

Simultaneous activities are managed through coordination meetings, work permits, toolbox talks and dedicated training, in accordance with the Site-Specific Safety Plan (POS), which is updated as construction activities progress.

Construction Site Standards

High HSE standards are applied across construction sites, including access control, segregation of work areas, waste management, adequate welfare facilities and safe access routes, to maintain orderly site conditions and minimise risks.

Regulatory Compliance

The Cantieri Protetti platform monitors documentation, training and site access. Internal and third-party audits verify compliance with Italian Legislative Decree No. 81/2008 and ensure full operational transparency.

HSE Monitoring

HSE performance is measured through monthly KPIs shared with management. Lessons Learned sessions support the continuous improvement of the system.

Performance Indicators

Monitoring covers workforce numbers, hours worked, near misses, occupational accidents, environmental incidents and transport activities. Fatality, frequency, severity, risk and surveillance indices are used to measure HSE performance.

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HSE

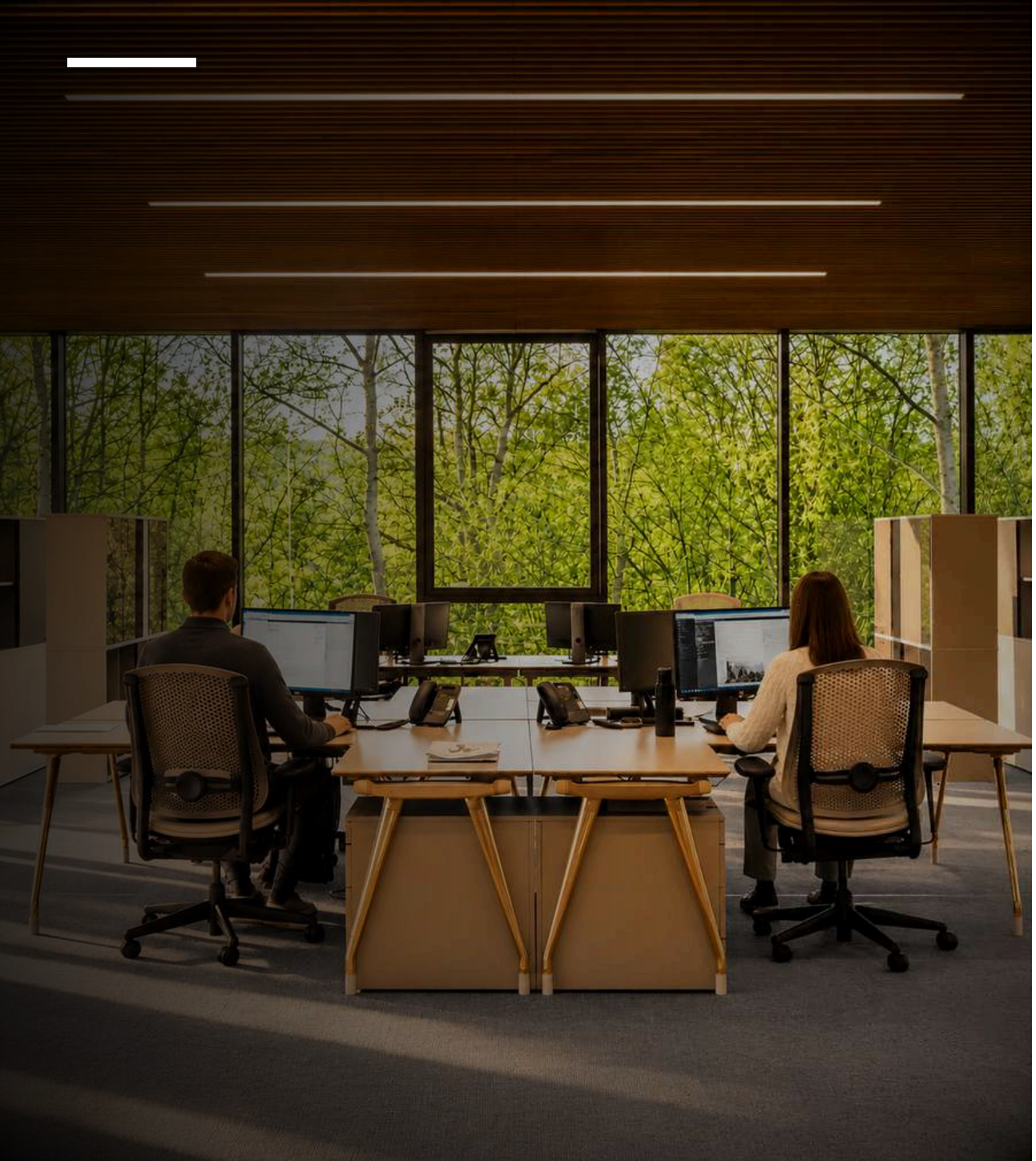
Protecting health, ensuring workplace safety and safeguarding the environment are integral to Techbau’s operations. The company recognises the importance of these issues both within the construction industry and for the wider community.

Techbau operates in compliance with applicable environmental and occupational health and safety regulations and pursues continuous improvement in its performance through dedicated programmes, monitoring activities, the provision of necessary resources and employee training.

To support this commitment, the company’s health, safety and environmental management system enables performance monitoring and establishes the responsibilities, procedures, processes and resources required to implement its prevention policy, in compliance with applicable health, safety and environmental regulations.

» The management system is defined, documented, implemented and continuously updated to ensure its effectiveness and alignment with the company’s health, safety and environmental objectives, as well as compliance with ISO 45001 and ISO 14001 standards.





Quali**Tech**

Techbau firmly believes that a robust quality management system is the foundation for continuously improving the quality of its deliverables.

Quality is part of our **DNA** and translates into tangible commitments:

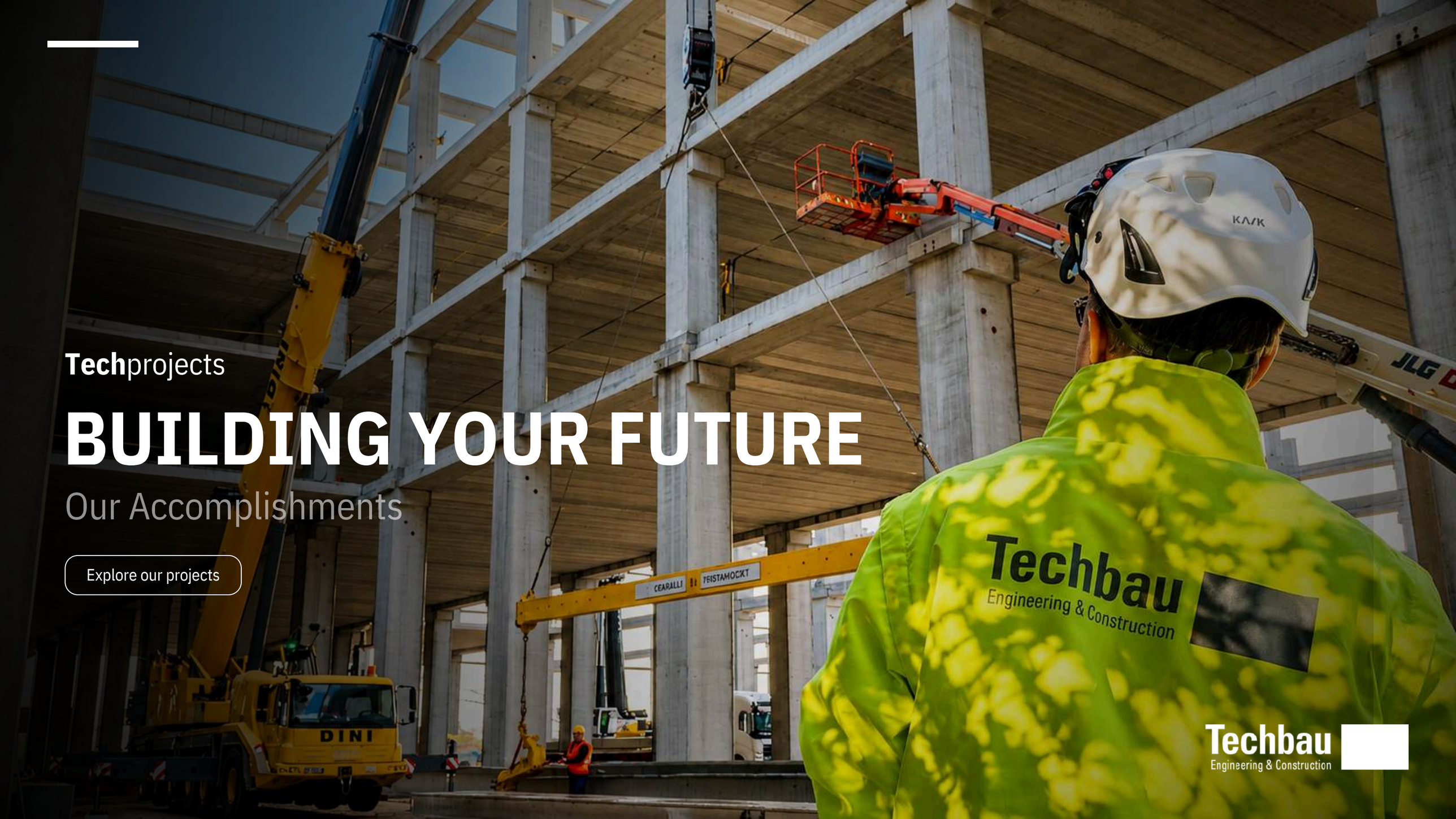
01 Listening to the needs of clients and other stakeholders

02 Operating through lean and agile processes

03 Measuring our performance to continuously excel and generate value

The quality system is at the heart of our continuous improvement agenda, enabling us to innovate our know-how, effectively reduce operational risks and costs, and maximize the return on investment for our clients.

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Techprojects

BUILDING YOUR FUTURE

Our Accomplishments

Explore our projects

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LOGISTICS



01.

Logistics Hub Amazon | Jesi

> view more



02.

Logistics Hub - Kering | Trecate

> view more



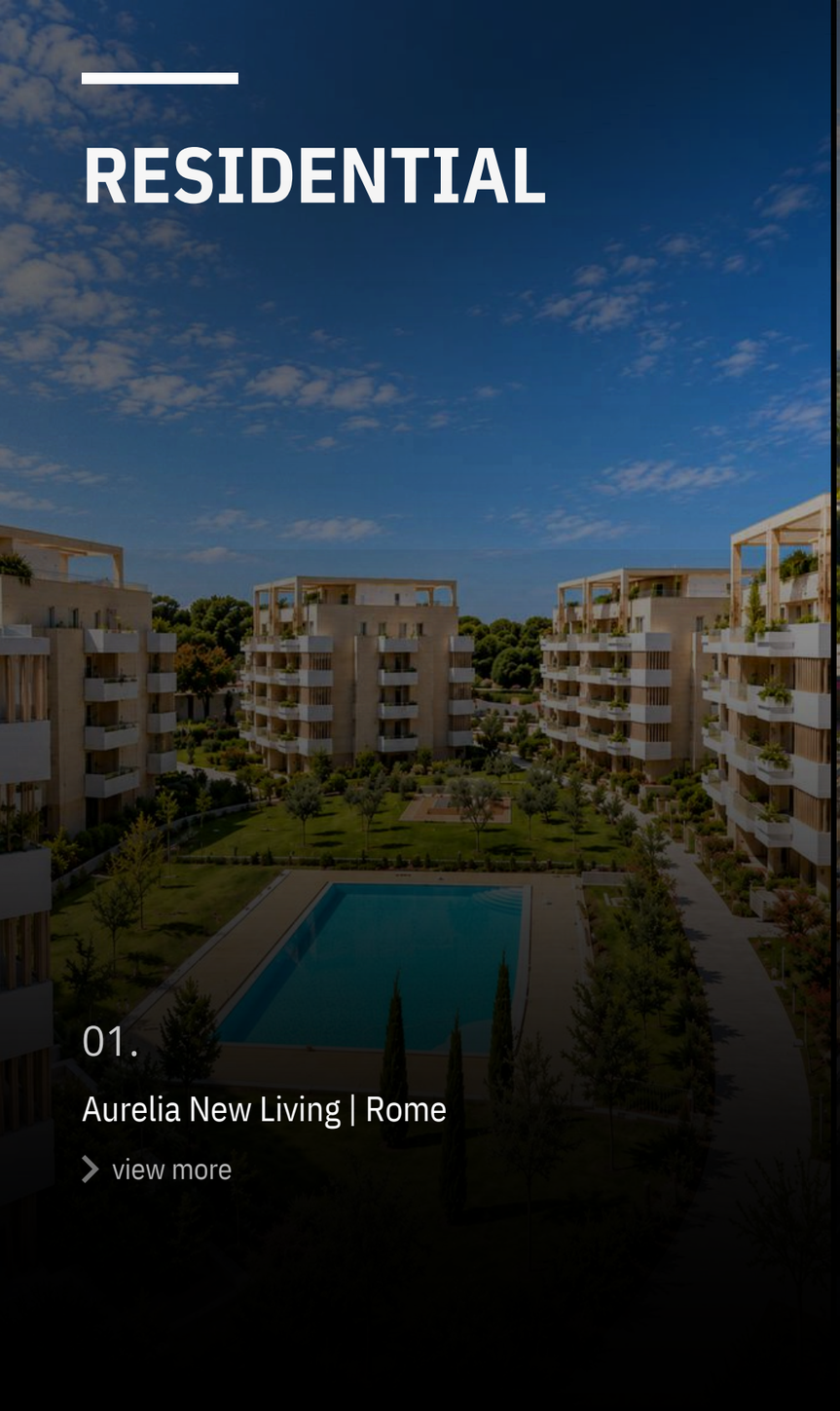
03.

Logistics Hub - Valsamoggia | Bologna

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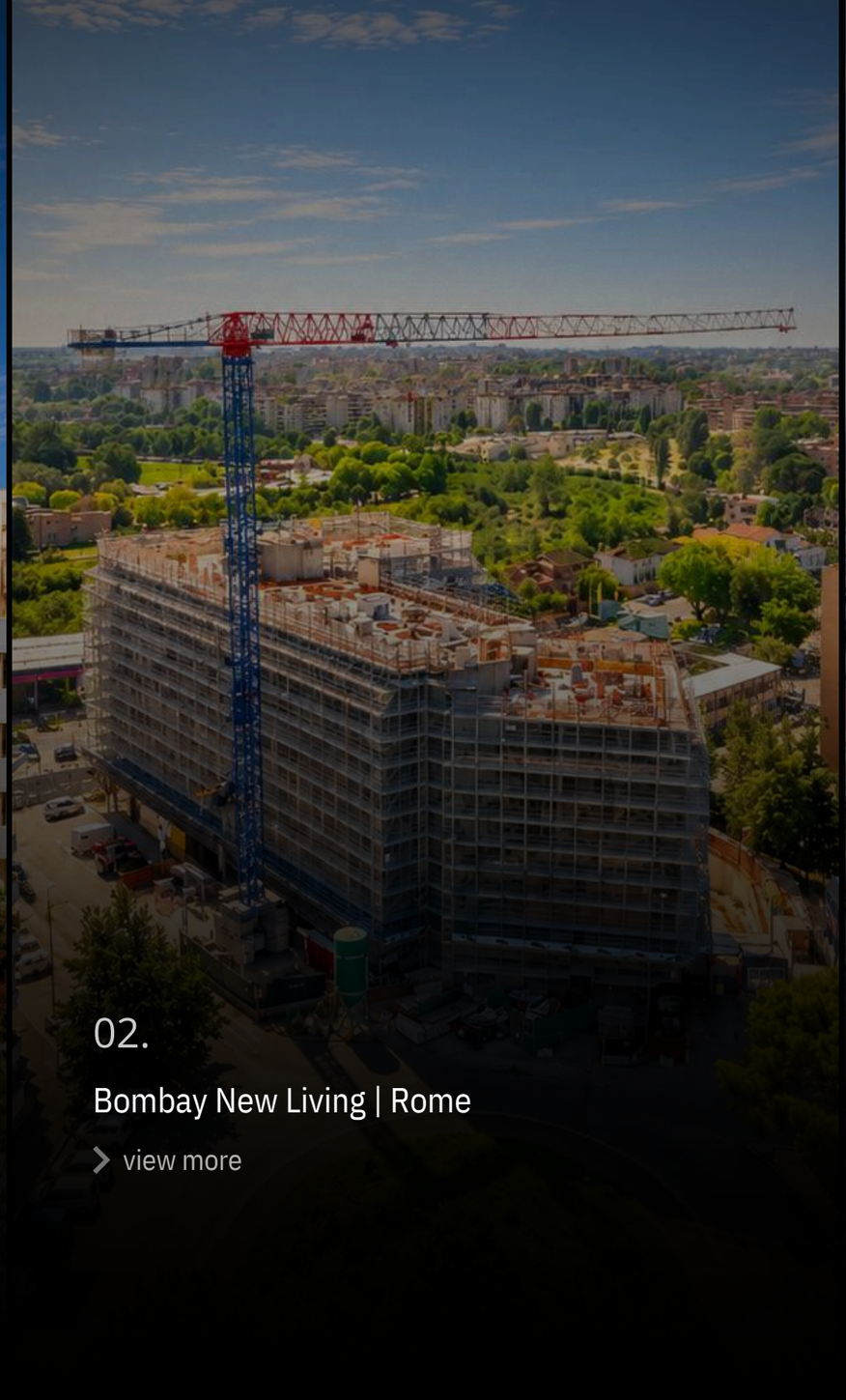
RESIDENTIAL



01.

Aurelia New Living | Rome

> view more



02.

Bombay New Living | Rome

> view more



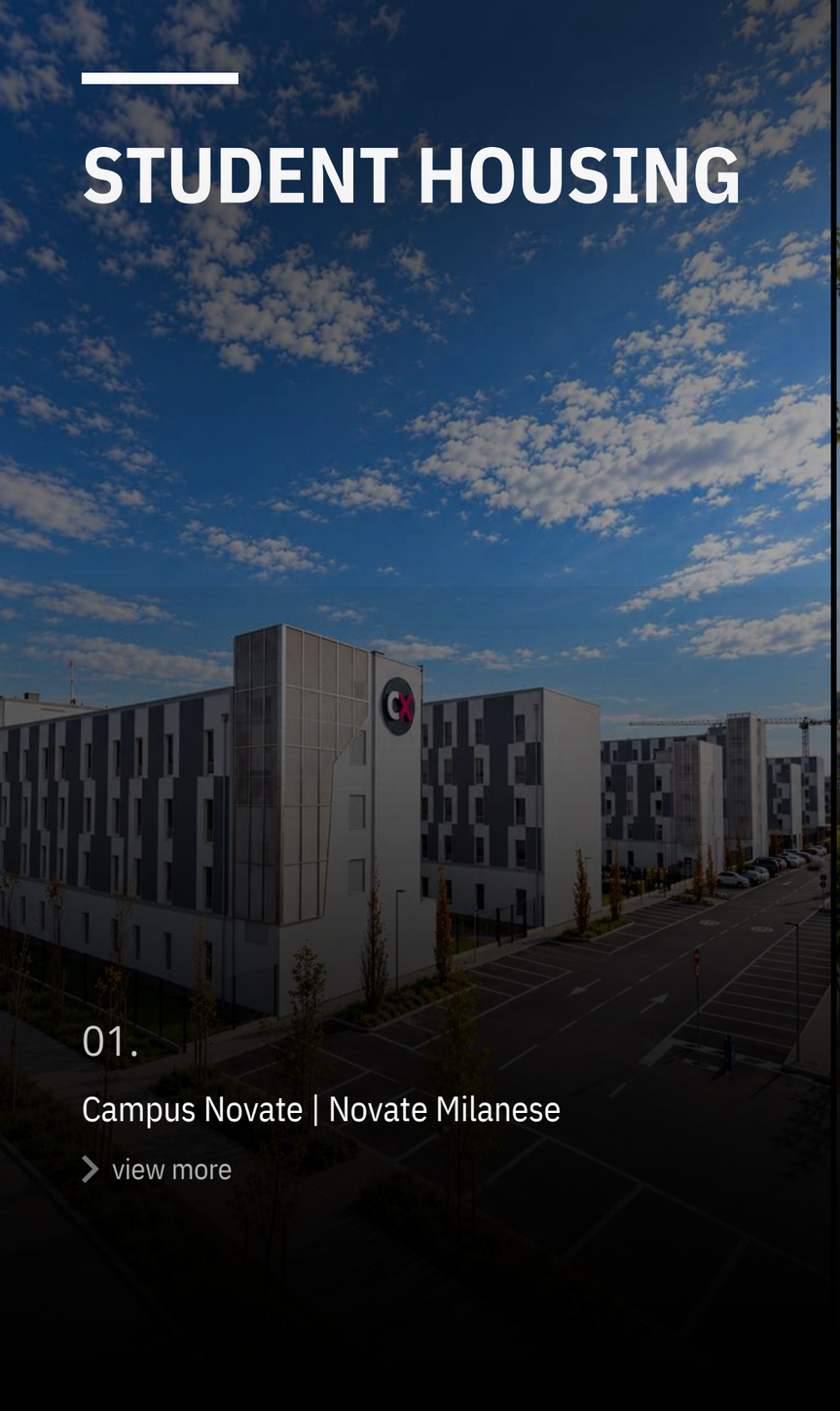
03.

Palazzo Naviglio | Milan

> view more

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Engineering & Construction

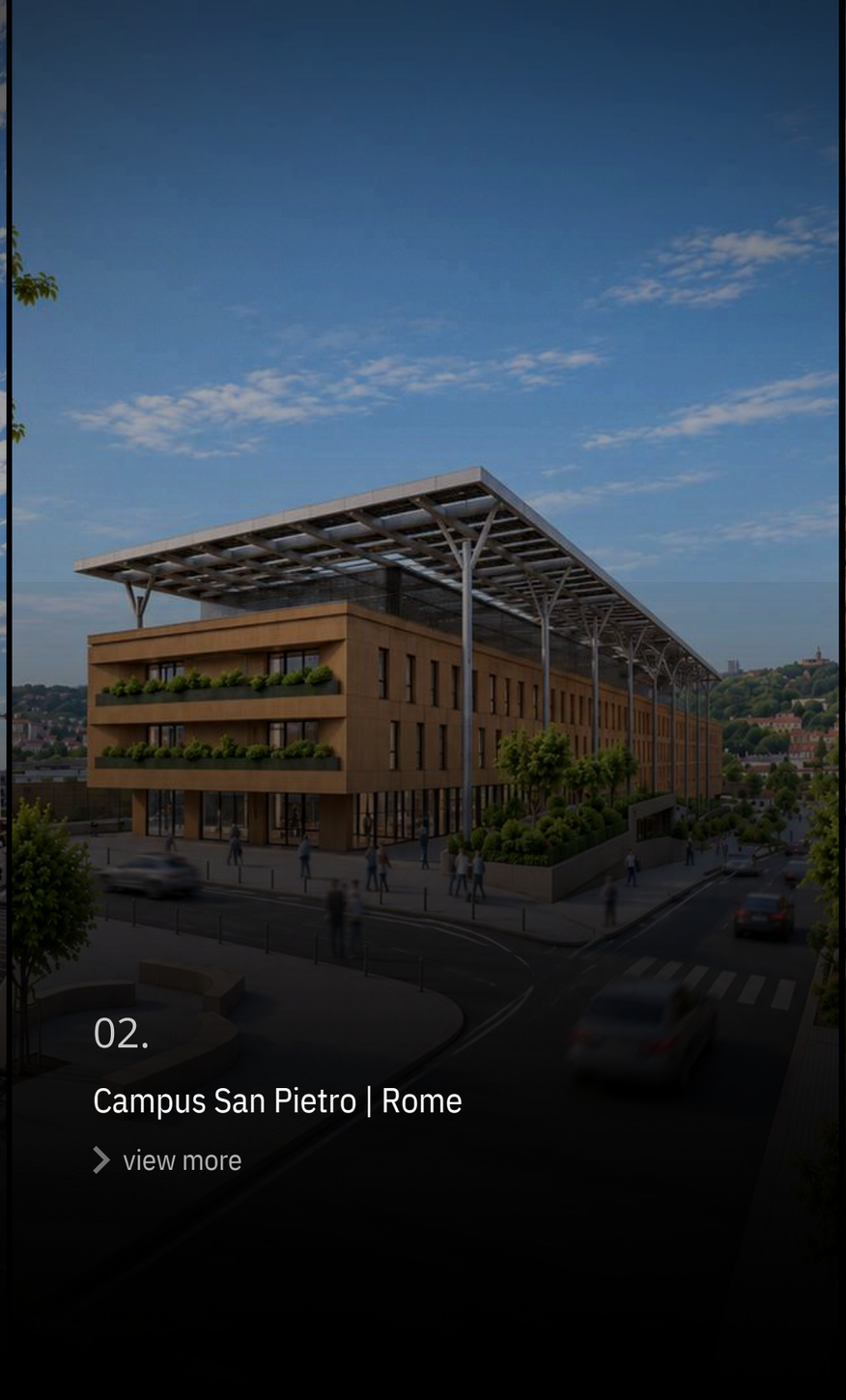
STUDENT HOUSING



01.

Campus Novate | Novate Milanese

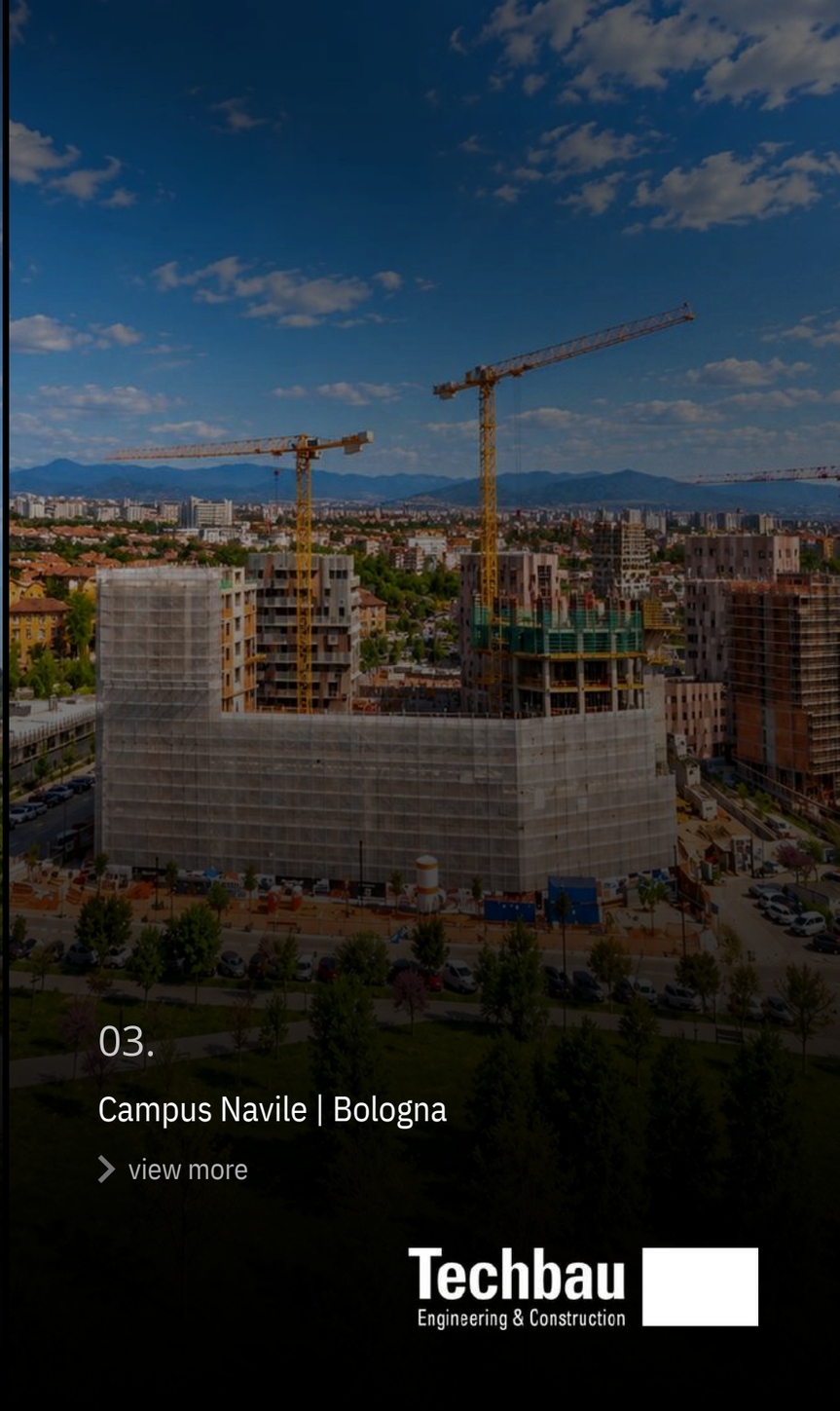
> view more



02.

Campus San Pietro | Rome

> view more



03.

Campus Navile | Bologna

> view more

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DATA CENTER



01.

ML7 | Settimo Milanese

> view more



02.

Vantage | Settimo Milanese

> view more



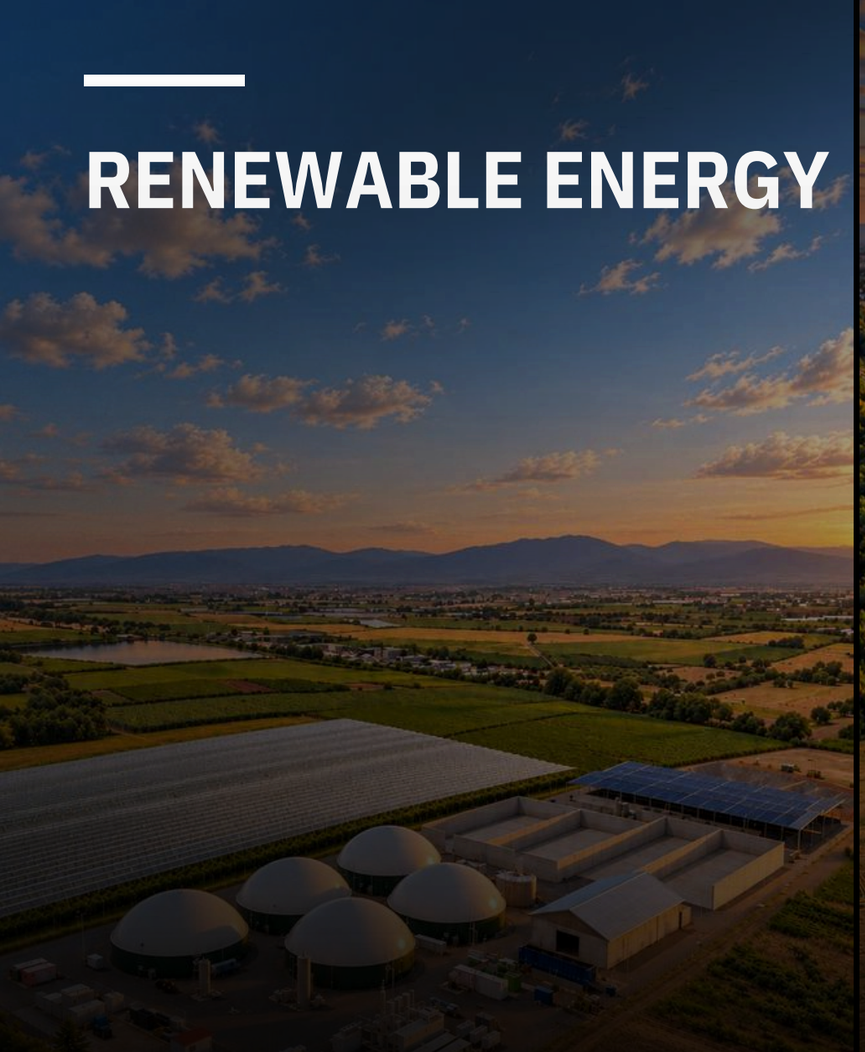
03.

ROM1 - Digital Realty | Roma

> view more

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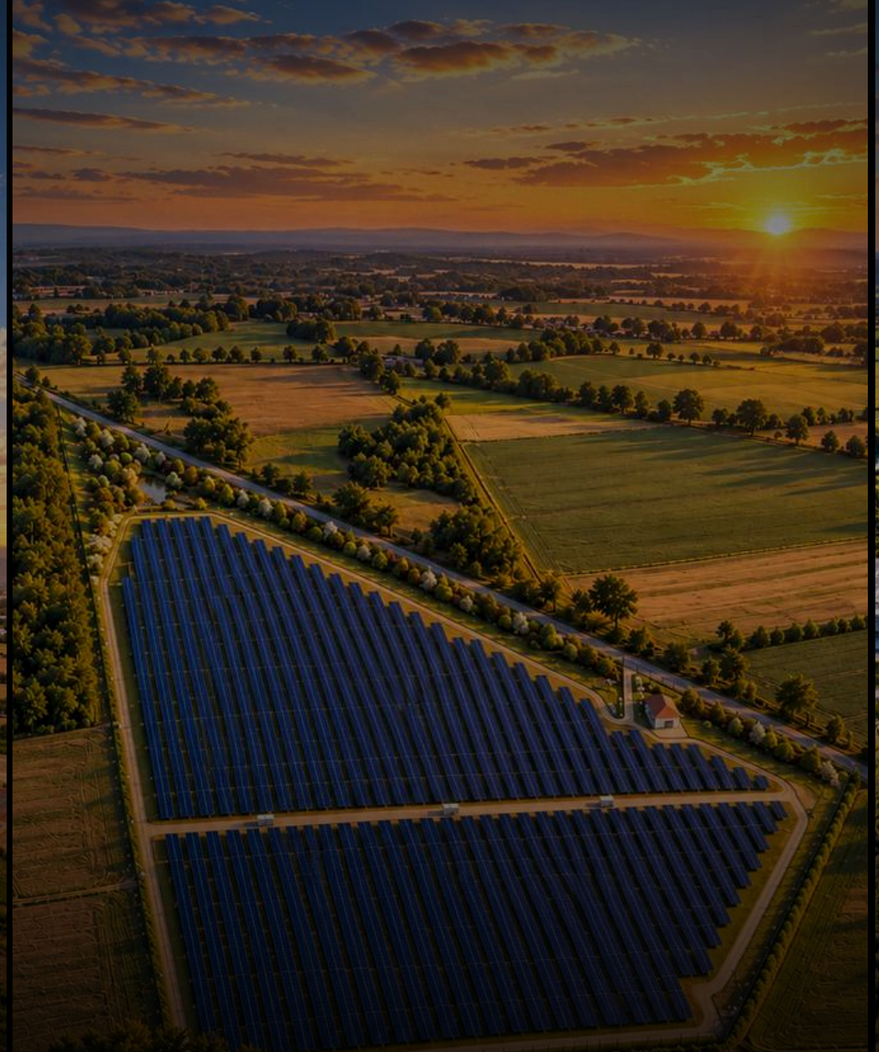
RENEWABLE ENERGY



01.

Retina | Lazio – Campania – Puglia – Molise

> view more



02.

TBGE | Masserano

> view more



03.

TBGE | Cava di Passo Corese

> view more

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INDUSTRIAL



01.

E-building | Maranello

> view more



02.

Centre of Excellence - Loro Piana | Ghemme

> view more

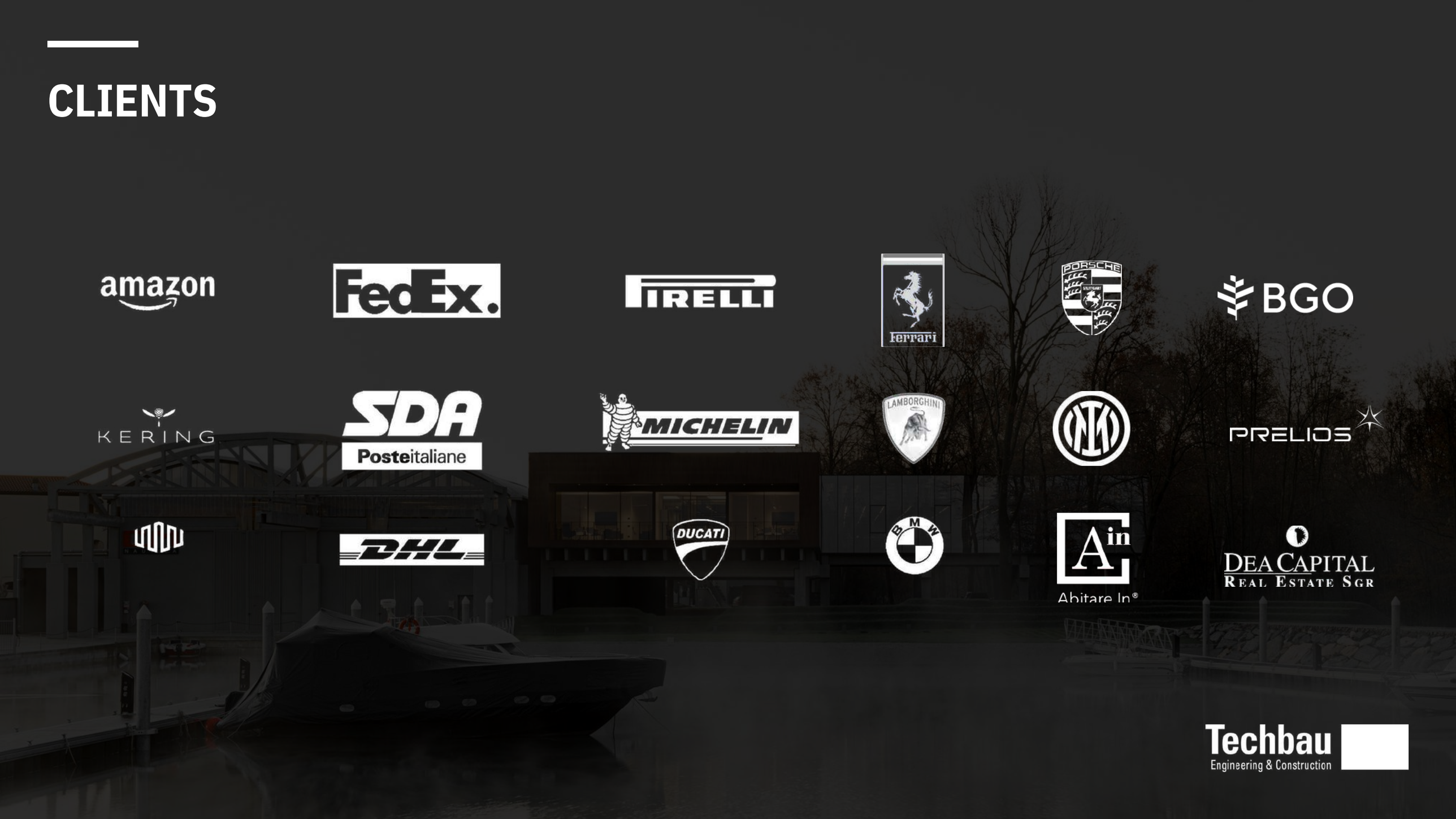


03.

ARaymond | Vercelli

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CLIENTS



Techbau
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REA MI-1922561

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