


SIEMENS REAL ESTATE

Next level CREM @TU Darmstadt

Jörg Vocke

June 2025





Siemens Real Estate (SRE) Who we are

Our Business Mandate:

SRE owns and manages the Siemens real estate assets and provides space and real estate services to other Siemens units and to external customers for the purpose of **value creation** and **business enablement**.

7.6 m m²

Rentable space, continuing discontinued operations

1,300

Locations

>100,000 tons

Annual CO₂e reduction since 2021

1,900

Employees

All figures as of September 30, 2024



"Panta Rhei"

- Heraclitus

PANTA RHEI - Siemens and the journey of its CREM organization over time



Turning SRE's business model into real-world action

Value Creation

- Pro-active portfolio management
- Real estate developments & disposals
- Strategic maintenance planning
- Decarbonization of Siemens' real estate portfolio

Business Enablement

- Deep understanding of business strategy and business demands
- Capital allocation into growth areas
- Agile organization that responds to short notice business demands

Our success factors:

- ★ Reporting line to board member
- ★ Own P&L responsibility
- ★ Global organization
- ★ Responsibility for Siemens' entire RE portfolio
- ★ Sale & Leasebacks
- ★ Market price model

***"With great power there
comes great responsibility!"***
- Spider-Man

On the way to NEXT LEVEL CREM



- 1** We strive to further optimize our business model
- 2** We want to become a data driven CREM organization and create the "autonomous building"
- 3** We translate Siemens' company culture into innovative working environments
- 4** We make the real estate portfolio of Siemens „fit for glocalization“



Thank you