



From the very first draft to the dismantling: everything from a single source

Design

When building or refurbishing a property, there are lots of complex issues that need to be taken into consideration and the right decisions must be made. We provide you with comprehensive and expert support at all stages of your project – from the first draft to the execution design. We have all the skills and expertise you need for the successful design of your property in-house. From civil engineering to free area design, structural analysis to architecture, and mechanical and electrical equipment to energy and sustainability management, our Integrated Design division develops custom, contemporary building and utilisation concepts that are perfectly tailored to your individual needs.

Construction

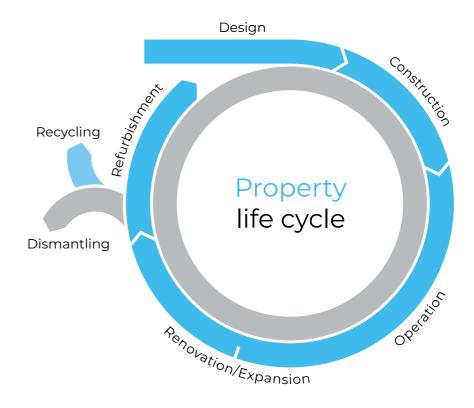
Systematic modular construction means customising everything that can be seen and systematising everything that cannot. We prefabricate key building components at our plants and then assemble these into turnkey buildings on the construction site. This ensures consistent quality, makes the construction work less dependent on wind and weather, and reduces resource consumption and emissions – and includes adherence to deadlines and cost security.

Operation

Anyone who builds or buys a building wants to know that their investment will be secure in the long term. As a partner throughout the entire life cycle of your property, we remain at your side even after the keys have been handed over. Our building-related services combine the expertise of all our specialist divisions – from Property Services and Facility Services to Parking Services, Refurbishment Services and Sustainability Consulting.

Refurbishment

Is your property showing its age, but stands out for its solid structure and impressive location? Sounds like a job for our refurbishment experts. Our regional teams develop tailor-made solutions that give properties a new lease of life in terms of their architecture, functionality and energy efficiency. We carry out structural and partial renovations, make repairs and, if necessary, take care of renovations and expansions for future users, thus creating future-proof properties for today and tomorrow.



GOLDBECK+

Building excellence for the use phase: we apply our unique expertise in design, construction and operation to provide seamless support at every phase of a building's life cycle. Thanks to the integrated combination of design and construction with services for the use phase, we offer our customers unique added value that goes far beyond constructing buildings. From comprehensive customer service for everything to do with start of operation and fault management, to solutions for e-mobility, from the energy monitoring of your property to digital car park management, we offer you tailored complete solutions from a single source.



or your property.

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Collaboration with external architects: partnerships with a whole host of advantages

We regularly work with external architectural firms on our projects. These collaborations provide exciting impetus, lead to success in tenders and competitions, and show how sustainably, economically and quickly inspiring architecture can be realised with the GOLDBECK principle. We work together with our experienced colleagues on an equal footing and involve them in our entire design process.

Do you already have a first draft from your trusted architectural firm? Then get in touch!



Best practice for public construction projects

GOLDBECK is also a reliable, respectable and professional partner for public construction projects. We create comprehensive drafts and execution designs, build turnkey projects and, if desired, take over the long-term operation of public buildings for up to 30 years as part of public-private partnerships – providing individual financing models if required. This one-stop principle saves the costly and time-consuming process of awarding contracts for individual trades, guarantees legal certainty and ensures firm deadlines and fixed costs. Something that is important to remember: the earlier you involve us in the design and planning of your project, the more you will benefit from the advantages of working with us.

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A strong partner: top performance guarantees maximum relief

Construction and refurbishment in line with the GOLDBECK principle means that you can rely on agreed deadlines, rapid construction periods, cost certainty, high quality and sustainability, both in the construction and the subsequent operation of your building. With us, you have a partner at your side who has your back and reliably takes care of everything. This leaves you plenty of time to take care of the day-to-day running of your business.

// Coordination and information hub

We coordinate all specialist disciplines, such as partial services, and provide you with all the information you need – all from a single provider.

// Centralised responsibility

We are your sole contact for costs, deadlines and claims for defects

// All your services in one invoice

We take care of all design and execution services and are your sole invoicing party.

// Early cost certainty

We provide a binding flat-rate price based on the initial draft and the functional services description.

// Strengthen the local economy

We subcontract the majority of our construction services to companies in your region.





Making your dreams a reality: we take your vision and bring your property to life

Be inspired by our full-scale exhibits, extensive material samples and exciting technology! In our XXL showrooms, you can see scale models of some GOLDBECK buildings and get an initial idea of exactly what we do.

Or you can visit your local GOLDBECK branch and digitally immerse yourself in the world of your dream property. Our virtual reality technology allows you to realistically experience building structures and facades, configure spatial concepts and see how you feel about different material and furnishing options. Step by step, your dream property and building operations will take shape, creating a reliable basis for your future planning.

Creating a digital twin with BIM: enhancing efficiency in design, construction and operation





Our mission is to use the BIM method to combine relevant project data from the areas of planning, design, construction and operation.

Comprehensive and integral planning is all about keeping an eye on both the bigger picture and the finer details. Building Information Modelling (BIM) makes this possible. BIM is not only our design method of choice, but also our interdisciplinary information hub. It links together all phases of planning, design and action, from production and construction right through to operation and potentially even dismantling. The process centres around a virtual 3D model that incorporates everyone involved in the project from various trades. This helps to identify dependencies at an early stage, avoid errors, increase efficiency and ensure that all aspects of your building run seamlessly together while your building comes to life.

Our vision: In the future, all information collected about the building throughout its life cycle will be centrally stored in a digital twin, the "GOLDBECK Building Twin". This will help to make processes even more transparent, efficient and sustainable.



From series production through to assembly: ensuring quality, reducing costs

The automotive industry sets the perfect example for us to follow, as it produces vehicles not just once, but in series. Optimised production lines ensure excellent quality, details are clarified and all machines, materials and tools are always in the right place. Production processes are undisturbed by wind and weather, and the working environment is set up perfectly to accommodate all interventions. GOLDBECK has been demonstrating that this approach also works in the construction industry for over 50 years now.

This is precisely how we are able to bring very different types of buildings – the GOLDBECK products – to life. We assemble them from industrially precast system components. These components are manufactured in our plants and then assembled on the construction site. This saves on materials and reduces emissions, ensuring high quality and longevity for our buildings, while having a positive impact on time and costs. And since our system remains discreetly in the background, there is plenty of scope for creative architecture and contemporary design.



"Our in-house production is a vital part of our company's DNA."

Jan-Hendrik Goldbec Managing Partner



Resource efficiency and value-oriented business practices are ingrained in our corporate culture

We lay the foundations for modern life and business with our buildings for people, vehicles and goods. But bringing these buildings to life uses up resources and produces emissions including CO₂, noise and fine dust. We take on the economic, environmental and social challenges associated with this.

The efficient use of resources has been a fundamental part of what we do every since the company was first founded. We plan integrally and proactively, build with significantly less materials and emissions thanks to our systematic approach, and ensure that our buildings can be operated in an energy-efficient and user-friendly way. We already take potential renovation or dismantling, as well as the later material recycling, into account in the design stages. After all, when constructing a future-proof building, optimal sustainability can only be achieved if it is considered in every phase of the building's life cycle.

As part of our Sustainability Roadmap, we set ourselves ambitious ESG goals and commit to a wide range of initiatives to help create a liveable society and ensure a sustainable transformation of the construction and property sector. Here at GOLDBECK, when it comes to sustainability, we do not look at things from just a product and project level, but also with a view to our company and our social responsibility. Our ESG performance is assessed by EcoVadis, among others, and our environmental management is ISO 14001-certified.

You can find more information about sustainability in our industrial buildings from page 46 onwards.





The requirements that apply to sustainable buildings are constantly increasing. If you want to learn more about our sustainable solutions, take a look at the Sustainability section of our website.



With plenty of experience and extensive knowledge gained from the over 250 new industrial building projects that we undertake in Europe each year we can implement your construction project for an attractive price and in line with the highest possible quality standards. Our solutions are just as unique as your company and your business activities. You get an industrial building that is precisely tailored to your requirements in terms of form, function and sustainability. And as our method of construction is based on an intelligent system, not only will your industrial building be finished and ready to use in record time, it will also be easy to adapt to new tasks and requirements in the long term. This is what makes your industrial building fit for the future.

We know industrial buildings

The right industrial building for every situation

No matter what your requirements are, your GOLDBECK industrial building will meet them. Whether you intend to use it yourself or rent it out, we can create the perfect industrial building for every use and every industry – from small production facilities to complex factory buildings and massive logistics hubs. Thanks to our extensive industry expertise, your building will be designed and built in a way that facilitates smooth processes and creates a foundation for maximum efficiency in your processes. If you like, we can even fit your industrial building out with everything you need, including cranes and lifting equipment, supply of mains or an intelligent lighting control unit. Your industrial building will stand out with its high quality and sustainable, cost-efficient operation. Should new or additional framework conditions develop over time, your building can be adapted quickly and flexibly. This ability to change and adapt is what makes our industrial buildings truly special.



Find out more about the details and special features of our industrial buildings for selected industries.





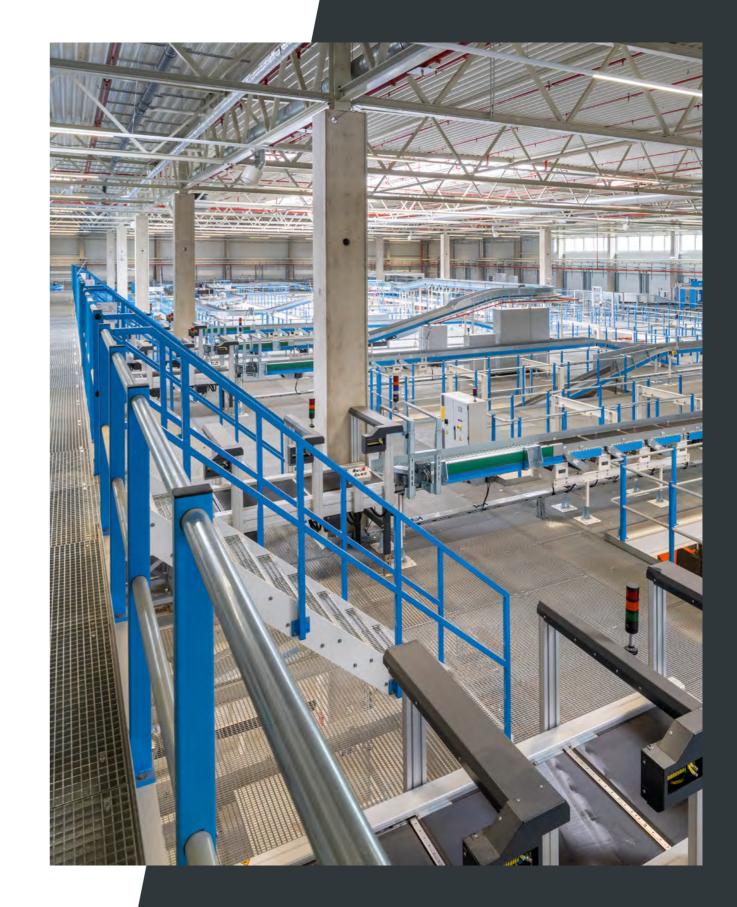


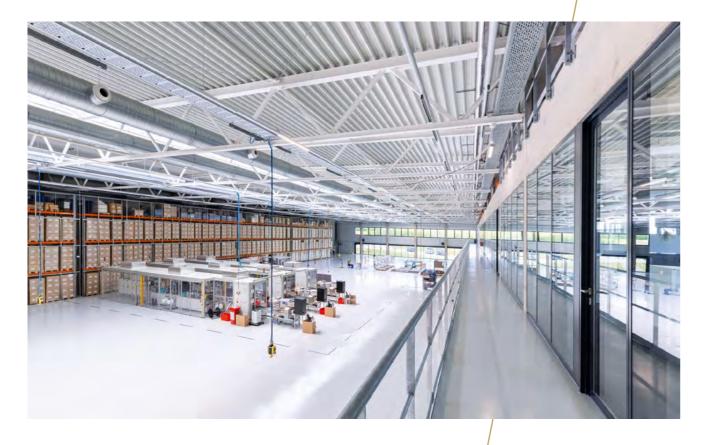
Ready for delivery

Warehouses that are ready to use in record time

Warehouses are the hubs of global trade. We know from our many years of experience: speed is what matters here. And this starts as early as the construction phase. Thanks to our systematic way of working, we can design and build warehouses in a very short space of time and give your processes a high-performing framework. Your warehouses will be precisely tailored to your material flows and we can even add a second storey upon request. By using as few columns as possible in the design, we are able to prevent bottlenecks and create plenty of space for transporting, storing and picking goods. At the same time, you remain flexible: you can easily repurpose your space should your customers or markets change and you need more storage space and fewer transport routes at short notice. All of this ensures that your business always stays in flow and that goods reach their destination quickly and reliably.







Ready for production

Factory buildings that are fit for the future

Our factory buildings are specially designed to meet the unique requirements of your company and secure you a crucial competitive advantage. Whether its electronics, mechanical engineering, automotive or chemical industries – our industrial buildings cover the needs of a wide range of industries. We can create one- or two-storey factory buildings, either as stand-alone units or with attached office buildings. They are individual buildings that we design, build and equip in line with your exact needs. We always keep your production processes and the position of your machines, as well as the needs of your employees, in mind. The result is a factory building that is ready for production and supports your business goals in the best possible way.





Not all industrial buildings are the same

Each industrial building from GOLDBECK is truly individual – perfectly tailored to the requirements of a wide range of uses. In addition to our custom-made warehouses and factory buildings, we also develop individual solutions for many different types of industrial buildings. These include:

- **// Cold storage warehouses** that meet the highest possible standards when it comes to energy efficiency and cost effectiveness
- **Business parks** that provide flexible space for growth and collaboration
- // Failsafe data centres with innovative mechanical and electrical equipment and modular scalability
- // Sales and exhibition halls that can be used to skilfully stage products and impress users with their functions

Whatever your requirements - whether it is unique architecture, multiple levels, special equipment or a small, winding plot of land - we will find a solution and turn your vision into the perfect industrial building.



Two-storey industrial building – Maier Spedition, Singen



Business park – SEGRO City Park, Cologne



Data centre – LEW TelNet, Augsburg



Cold storage warehouse - ALDI Nord, Beucha



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Sales/exhibition hall - RABE Bike, Windischeschenbach

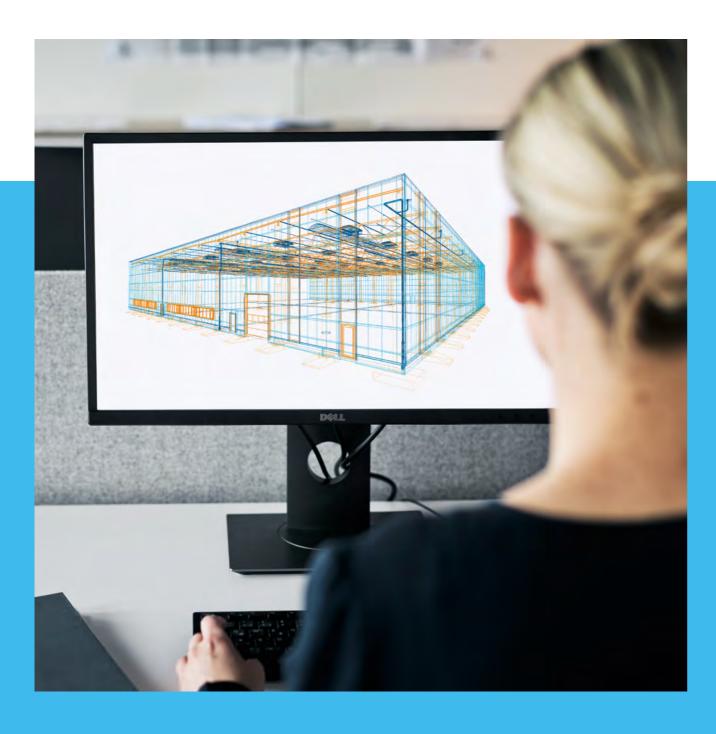


Architecture

Individuality with a system

GOLDBECK industrial buildings are in perfect shape – and that is what makes them stand out. But what does that really mean? Your industrial building will make optimal use of the available plot of land, adapt perfectly to its intended use and set stylish accents. In order to produce these unique pieces in consistently high quality and at a good price, we have spent the past 50 years developing a well-thought-out construction system that is continuously being optimised. The result is the constant development of a construction kit made up of perfectly coordinated systematic elements that we put together for each individual building. For example, the basic rectangular shape of your industrial building can be extended into an angle or U-shape, or supplemented with additional aisles. And if your plot is very limited in terms of size but you need lots of space, we can build multi-storey buildings. In any case, when we build your industrial building, it will be optimally tailored to your business and to your plot of land.





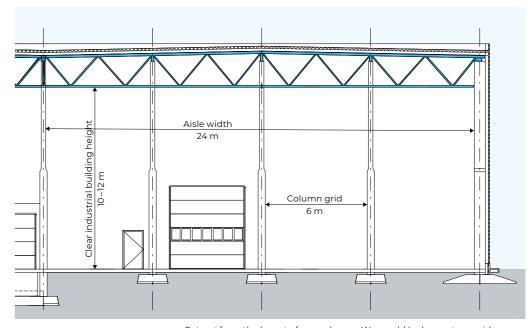


the layout, supporting structure, facade, interior design and building system installations. Independent architects can use our system to create individual and creative building drafts.

The draft principle: our method of variety

Playing around with architectural possibilities is part of our systematic approach. With warehouses, a longitudinal grid of six metres and a clear industrial building height of between ten and twelve metres determines the draft principle that we use to design your building. This allows for maximum variability and gives you lots of freedom to create individual solutions.

With our design methods and BIM information platform, the first design stages are interlocked with all subsequent ones. In the future, we will take things one step further by permanently storing all information and data from the design and construction, the entire building operation and the dismantling in a "GOLDBECK Building Twin" of your building.



Extract from the layout of a warehouse. We would be happy to provide individual advice for the dimensions of other types of industrial buildings built according to our system.

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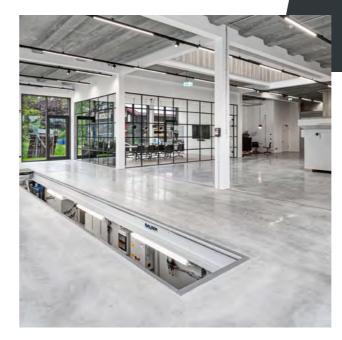
Industrial building structures and equipment with all the bells and whistles

What exactly is the purpose of each part of the industrial building? Where is the best place to put the social spaces? What equipment is needed? It is important that the structure and design of your industrial building is planned to perfection. Both of these factors are crucial when it comes to ensuring successful processes. We make sure that you get the space you need for your business activities. We create a pleasant working environment, thanks to shorter routes and sensible layouts.

Our extensive industry expertise guarantees that you get the best solution, both in terms of function and cost. We are familiar with the individual requirements of automotive parts, plastics, foods, pharmaceuticals and many other product groups and what this means for the design of installation areas and maintenance walkways or industrial building concrete slabs. We use this knowledge to build the perfect industrial building for you and complement our proven high quality standards with innovative concepts.







Upon request, we can deliver your industrial building turnkey with all the installations you want: from mezzanine offices, to cold stores, clean rooms and engineering rooms, and fire protection doors. With crane systems, platforms, shelving and mechanical construction elements. With tailored technology and noise protection measures that guarantee that your employees will not be disturbed, even when your machines are working at full steam. In short, a GOLDBECK industrial building that meets all your needs.

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More than just a facade: your business card

In addition to a perfectly planned interior, having the right shell can also do a lot for your company, your employees and the environment. As the visual figurehead, the facade of your building shapes the surrounding environment and influences how your company is seen from the outside. We design and produce your shell according to your preferences and your corporate design. You can choose from a whole host of materials, forms and colours. In addition to classic sandwich, trapezoidal sheet, concrete and coffer facades, we can also create special facades made from wood, solar panels or greenery.

On top of their attractive appearance, our shells also offer a wide range of unique technical properties. With insulation tailored precisely to your industrial building use, you can save energy and create a pleasant working environment. The individual lighting concept is another important part of our building design. Thanks to a clever combination of windows, light beads, roof domes, sunblinds and internal lighting elements, you can create a bright and stimulating working environment no matter the time of day or night. This has a positive effect on both the health and motivation of your employees. Custom gate and door systems ensure smooth interactions between people, HGVs and the building. Canopies, ladders, loading equipment and other facade additions round off the available design options.



Sandwich facade

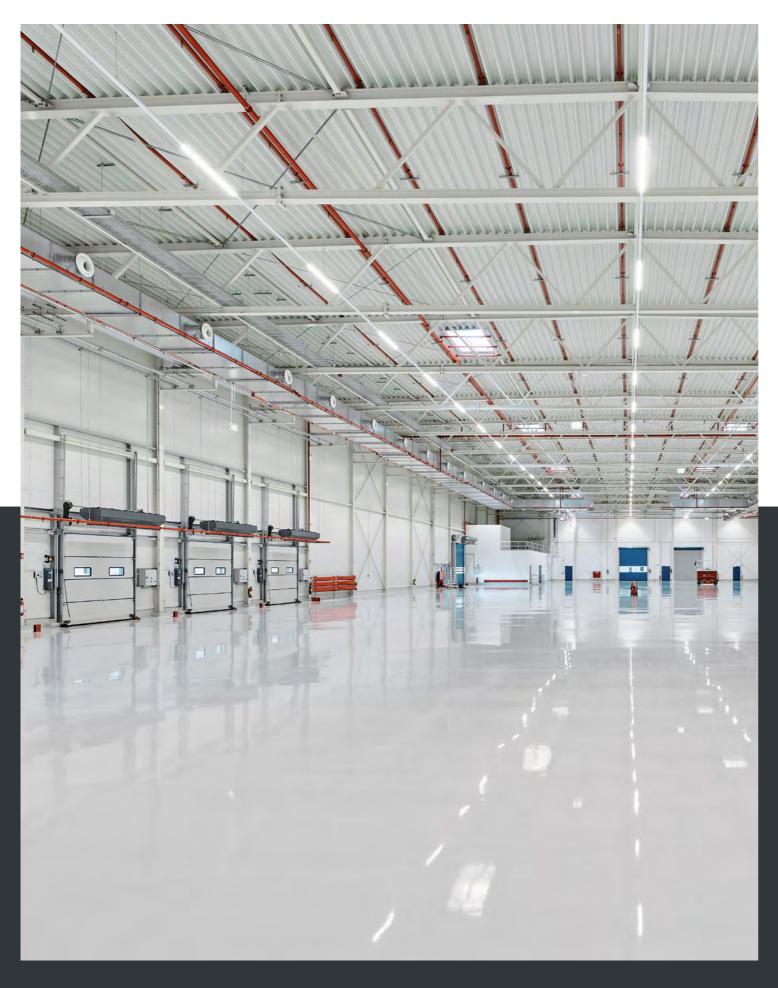


Vooden facade



Panel facade





Construction: the foundation for your success

We firmly believe that anyone that invests in a new industrial building should be able to benefit from it in the long term. That is why we build industrial buildings that can withstand high loads and provide a reliable foundation for your success for many years to come. But how exactly do we do this? We think in a holistic and interdisciplinary way and only use materials that are absolutely safe and have been tested many times over. To achieve this, we get all specialist departments involved from the design phase. We pay close attention to every single detail – from underground and wall construction, to columns, supporting structures and roofs. Our aim is to find the solution that optimally combines span, load-bearing capacity and column clearance in an economical way. We can build the supporting structure in steel, concrete or wood, according to your preferences. Ultimately, you get a long-lasting industrial building with a high degree of functionality that facilitates rapid processes and offers plenty of space to manoeuvre.

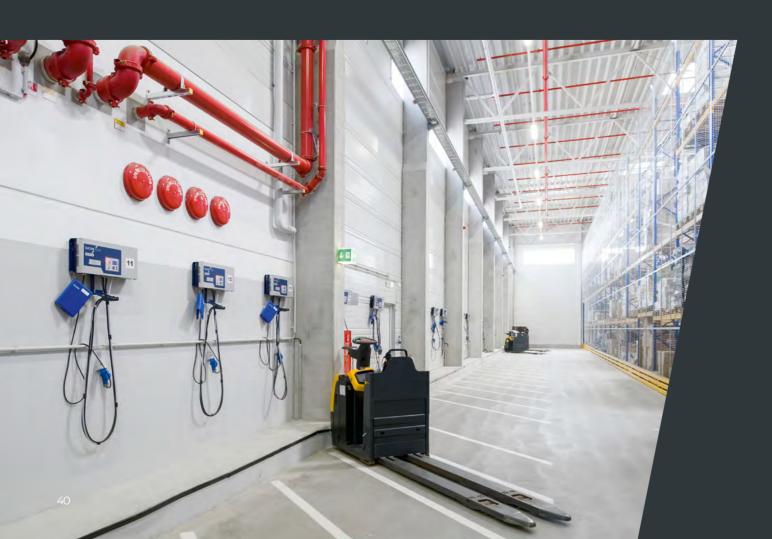




Do you want to see a few examples of our industrial buildings made with wood construction elements? You can check out some of our successfully completed projects here.

To ensure that your machines and processes work smoothly today and in the future, intelligent mechanical and technical equipment is needed. Here at GOLDBECK, experts from a range of different disciplines work closely together to find the best and most cost-effective equipment for everything from the power supply to the indoor climate. With innovative supply technology, including modern heating, ventilation and air-conditioning systems, you can optimise your energy consumption and reduce your CO₂ emissions. These positive effects can be increased further with photovoltaic systems on the roof or on carports.

Our electrotechnical solutions not only provide your industrial building with a reliable power supply; they can also be adapted to the use of your building when combined with intelligent communication systems. Comprehensive safety concepts that range from fire alarm and sprinkler systems, to video systems and access control systems provide reliable protection for your industrial building.







Our service includes accompaniment from the planning right through to the installation of the mechanical and technical equipment. We make sure that all components are integrated seamlessly and optimally interlocked. This way, you can save time for the more important things while we make sure that your building technology runs smoothly.

Outside facilities that combine flair and function

Wellbeing meets biodiversity

Alongside the industrial building, the outside facilities are the first thing that people notice when they visit your company. The overall aesthetic appearance of your external facilities conveys a feeling of professionalism and shows that you value your employees and the environment. Wide access roads, ample parking, spacious bicycle shelters, sturdy fences – we know what matters. Upon request, we can also integrate offices for gate staff, as well as barrier and drainage systems.

When cleverly designed, your free areas not only win over people with their function, but they can also have a significant impact on your social and environmental sustainability performance. They offer space to relax that encourages interactions between employees and increases productivity. When paired with biodiversity concepts, your outside facilities give a part of the area that was sealed during construction back to nature. Whether you want to create a tiny forest, a wildflower meadow, ponds, a quiet area or a social meeting place – we work together with you to plan the structure and use of your free areas while always making sure that your outside facilities are easy to maintain.

Depending on the concept and location, we come up with individual solutions that even take into account roof surfaces and facades.



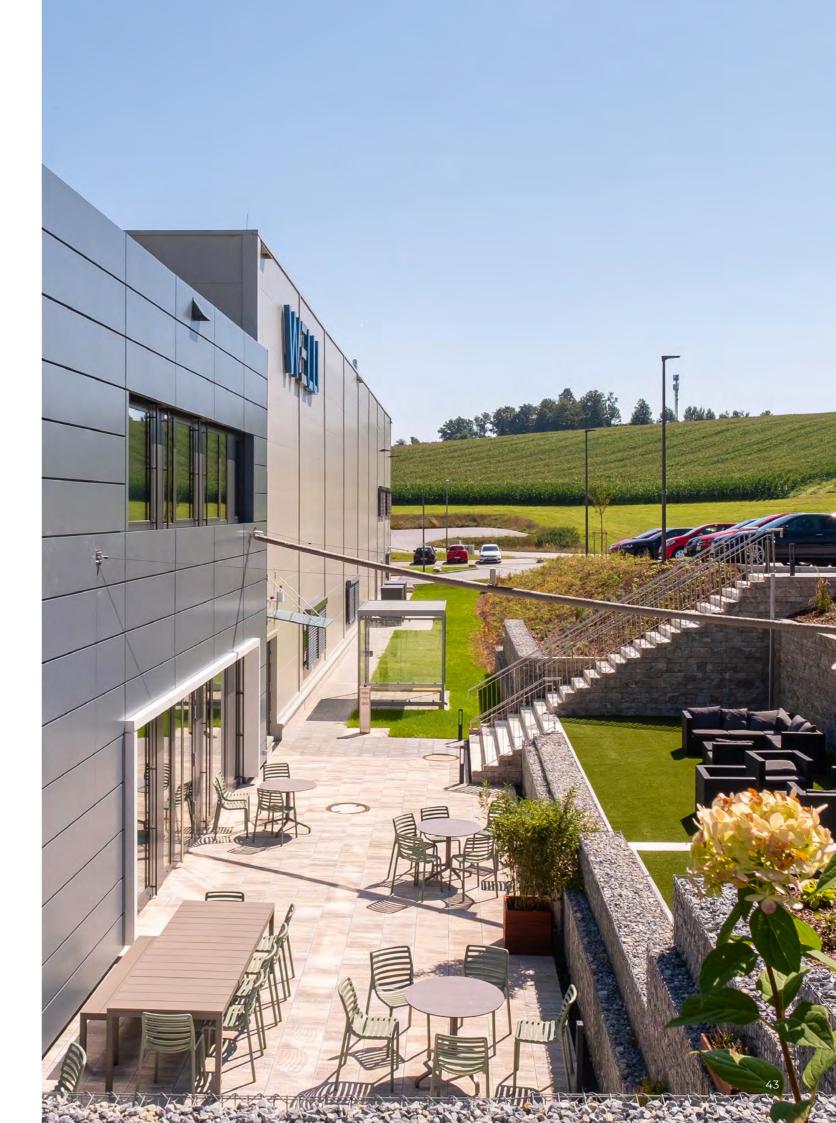
Gatehouse with wildflower meadows



Social meeting place



andwood pile



An unbeatable duo: offices that suit your industrial building



Office spaces close to your production or logistics areas can help to save time and facilitate work processes. We would be happy to expand your industrial building with tailored office units that we can either seamlessly integrate into the structure of the industrial building or add on as a stylish extension. This way, we create connections in both spatial and communicative ways, and combine short distances with meaningful structures. Whether you want open-plan offices, conference rooms or individual workspaces – we will work up a spatial concept that perfectly matches your working culture. A prestigious and performance-enhancing atmosphere in which employees, business partners and customers will feel at ease.



Find out more about our office buildings and get some inspiration from our varied concepts.

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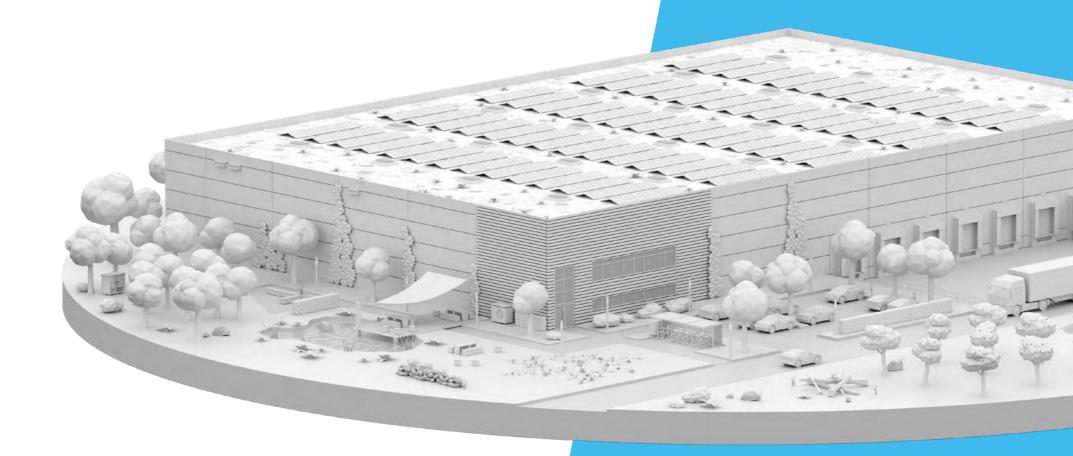
Sustainability

Our Blue Buildings

To make the design of your sustainable industrial building as easy and productive as possible for you, we have developed Blue Buildings – our "serving suggestion" for holistic, sustainable buildings made using the GOLDBECK system.

With the preconfigured variants "Blue Building" and "Blue Building Premium", we have cleverly combined a range of different sustainability measures for you. Both variants follow the ESG standards established on the market and fulfil defined goals within a total of nine parameters. The "Blue Building" focuses on optimising life cycle costs, while the "Blue Building Premium" aims to achieve the best sustainability performance possible.

This approach allows us to offer you a valid basis for your decision making and an ideal starting point for your individual building design. We provide extensive and competent advice on each parameter, determine your needs and then work with you to configure a property that meet your personal sustainability goals, as well as all regulatory ones.



Our Blue Building parameters



EU taxonomy



CRREM pathway



DGNB certification



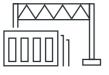
omfort and health



Circularity



Energy efficiency



Material efficiency



Biodiversity



Carbon footprint



about our Blue Buildings

Your individual sustainability concept

Whether you want your Blue Building to be "off the rack", personalised, or completely unique to you – we take every decision that you make during your sustainable project planning and combine them to create comprehensive sustainability concepts. This way, you can enjoy planning security and get an initial indication of the sustainability performance of your building early on.

Incidentally, upon request, we can help you to obtain international sustainability certificates according to LEED or BREEAM and we will take care of the necessary verification management.

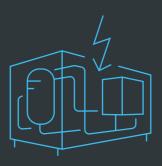


The energy concept: the easiest way to reduce CO₂ emissions during operation

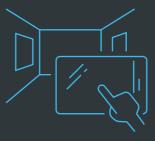
We can construct your building to the energy standard that you want. With our simulation and forecasting tools, we can compare alternative energy scenarios and determine the ideal mechanical and technical equipment, or MEP for short, for your building. This can range from efficient mechanical and electrical equipment, to the integration of renewable sources of energy and smart building technologies, to energy monitoring.

Making optimal use of energy resources is good for your bank balance and your company's carbon footprint

Energy efficient buildings offer financial advantages and – when combined with renewable sources of energy – contribute to supply security and the energy transition. At the same time, building operations are one of the easiest ways to reduce CO_2 emissions. Upon request, we can develop an energy concept for your industrial building that fits with the CRREM decarbonisation pathway, and so contribute to the achievement of the European climate goals.

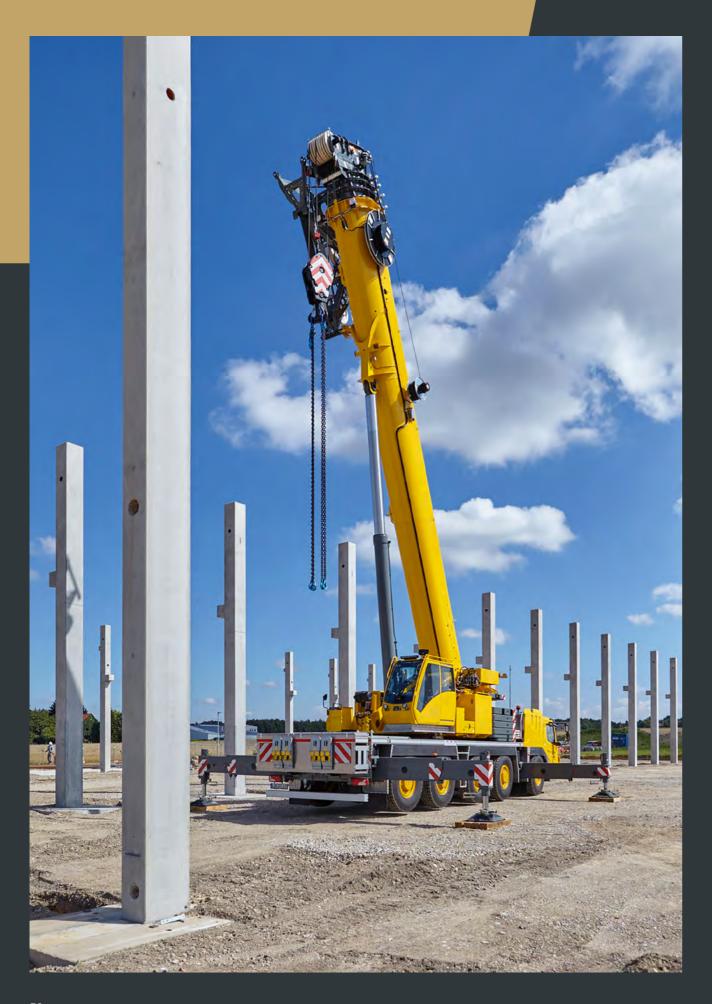


The GOLDBECK energy centre comes either in the form of precast segments or as a complete module for inside or outside areas.



Our solutions for system and room automation facilitate smooth communication and control of all components involved. This guarantees a high degree of user comfort and energy efficiency.

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Assembly

Building in flow – on-time and cost-effective

Systematic modular construction is a central aspect of our approach here at GOLDBECK. Production, logistics and assembly are all precisely timed and even run in parallel wherever possible. Our system components are mostly manufactured in our plants. They are delivered just in time to the construction site and then constructed immediately. This makes warehouses on site virtually redundant and enables construction on even the smallest of sites. So that all tradespeople and work steps can mesh smoothly together, we orient our thinking and way of doing business to LEAN principles and apply tried-and-tested solutions to the challenges that we encounter time and time again. This avoids extra transports, duplicate work and material waste, and guarantees a smooth, trouble-free construction process. We also make sure to keep you updated with all the latest goings on via webcam, jour fixe and progress reports.



"We are proud that many of the system components used on a GOLDBECK construction site come from our own plants across Europe."

Dr Wulf Härtel

Managing Director, GOLDBECK Bauelemente Bielefeld Gmb





Building-related services

One partner. For everything you need.

The building is ready for occupancy, and your life with your new property begins. Because we think about buildings in every asset class over their entire life cycle, we remain at your side with building-related services even after the keys have been handed over. We guarantee a smooth start of operation, support you in all matters and accompany you with our GOLDBECK Real Estate Services throughout the entire use phase. This means: We ensure resource-efficient and economical building operation, take care of your needs with our commercial and technical property management, and manage, operate and refurbish your parking facilities. In addition to all this, we advise you on future-oriented topics such as sustainability, ESG and taxonomy, and carry out conversions, extensions and expansions. We not only ensure that your building is operated efficiently and economically, but also that your property is future-proof. We provide the best conditions to ensure that your portfolio remains successful in the long term.



What can we do for your property? Find out more.

Real Estate Services

GOLDBECK
Parking Services

GOLDBECK
Refurbishment
Services

Facility Services

Property Services

GOLDBECK

GOLDBECK

GOLDBECK
Sustainability

Consulting



References

On average, GOLDBECK builds over 250 new warehouses and factory buildings in Europe every year – this is equivalent to one new industrial building every working day. Each building we design and construct is just as unique as the company that it houses and the people that work there.

We build individual industrial buildings within a short time frame that are functional, cost-effective and certified sustainable, and that provide a productive space for successful business activities. Discover how outstanding design freedom and our intelligent system can be combined in the examples on the following pages.



Follow the progress of some of our current industrial building projects live!

Gazeley Zevenaar B.V. Zevenaar, Netherlands 47,300 m² GFA



BEOS Logistics GmbH Polch 20,767 m² GFA

A showcase of industry diversity





Dietz 22. Grundbesitz GmbH Mülheim-Kärlich 57,500 m² GFA

IMSTec GmbH Klein-Winternheim 4,300 m² GFA

Space for productivity

FIEGE Gruppe Zaandam, Netherlands 43,000 m² GFA



Panattoni Germany Properties GmbH Großbeeren 9,725 m² GFA



Peper & Söhne Projekt GmbH Bremen

2,090 m² GFA

Industrial buildings that inspire





IN-TIME Transport GmbH Buchholz 32,700 m² GFA



Hexagon Purus GmbH Kassel 33,660 m² GFA



Schmees & Lühn Holzund Stahlingenieurbau GmbH & Co. KG Niederlangen 12,438 m² GFA



GOLDBECK – the company



GOLDBECK – the company

GOLDBECK builds future-oriented properties in Europe. We view buildings as products that we bring to life for our customers as a one-stop provider – from the design and construction phase to services during operation.

In line with our motto "Building Excellence", we carry out real estate projects quickly, sustainably and cost-effectively, with a functionality that perfectly meets your needs. Extensive design expertise, in-house industrial prefabrication and leading technology all factor into the success of our systematic modular construction. Humanity, responsibility, performance, trust and pioneering spirit are still at the heart of our family company. The solution-oriented GOLDBECK teams serve our customers in our local branches and act as local corporations. Our experience from over 12,000 projects, coupled with our innovative strength and commitment to driving digitalisation, ensures that our products perform optimally while in service – their future viability included.

GOLDBECK is a partner for medium-sized businesses and large companies, investors, developers and public-sector clients alike. Our range of services includes warehouses and industrial buildings, multi-storey car parks, office and school buildings, sports halls, fire stations and residential buildings. Existing building refurbishments and building-related services round off the services that we offer.

A competent on-site partner – always by your side

It is great to know your contact is always nearby. And it is even better if they are already familiar with the local area. But it is perfect if your contact can manage every aspect of the project, answer your questions with confidence, and is always right by your side. This is what we offer you, thanks to our network of local branches.



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