

M
PLAZA
THALKIRCHEN

The Natural Office

M-PLAZA THALKIRCHEN



FIDCAP
MÜNCHEN
EST. 2012

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Welcome to M-Plaza

A NEW OFFICE ECOSYSTEM FOR THALKIRCHEN

M-Plaza stands for a new generation of working environments. A place where architecture, innovation and sustainability do not merely coexist, but interlock. Here, forward-looking technologies meet natural materials, urban dynamism meets green retreats and the highest standards meet exceptional quality.

More than an office. An ecosystem for companies, ideas and people who actively shape the future.



New Work.
New Life.



WORK WITH MORE SPACE.
MORE LIGHT.
MORE POSSIBILITIES.

M-Plaza in Munich-Thalkirchen is a forward-looking office location within the new M-Park. As part of this innovative neighbourhood development, it combines modern architecture with sustainable technologies, bringing together urban working and close proximity to nature.

Across seven floors, it offers ~35,000 m² of flexible leasing space designed to meet socio-ecological requirements. Generous window areas and light-filled rooms create an open, inviting working atmosphere.

SPACE FACTS



~35,000 m² of space for new ways of working



~5,500 m² per typical floor



Up to 5 units per floor



Over 3 m clear ceiling height



Space for up to 3,000 professionals



Neighbourhood by the Isar

MACRO-LOCATION THALKIRCHEN.

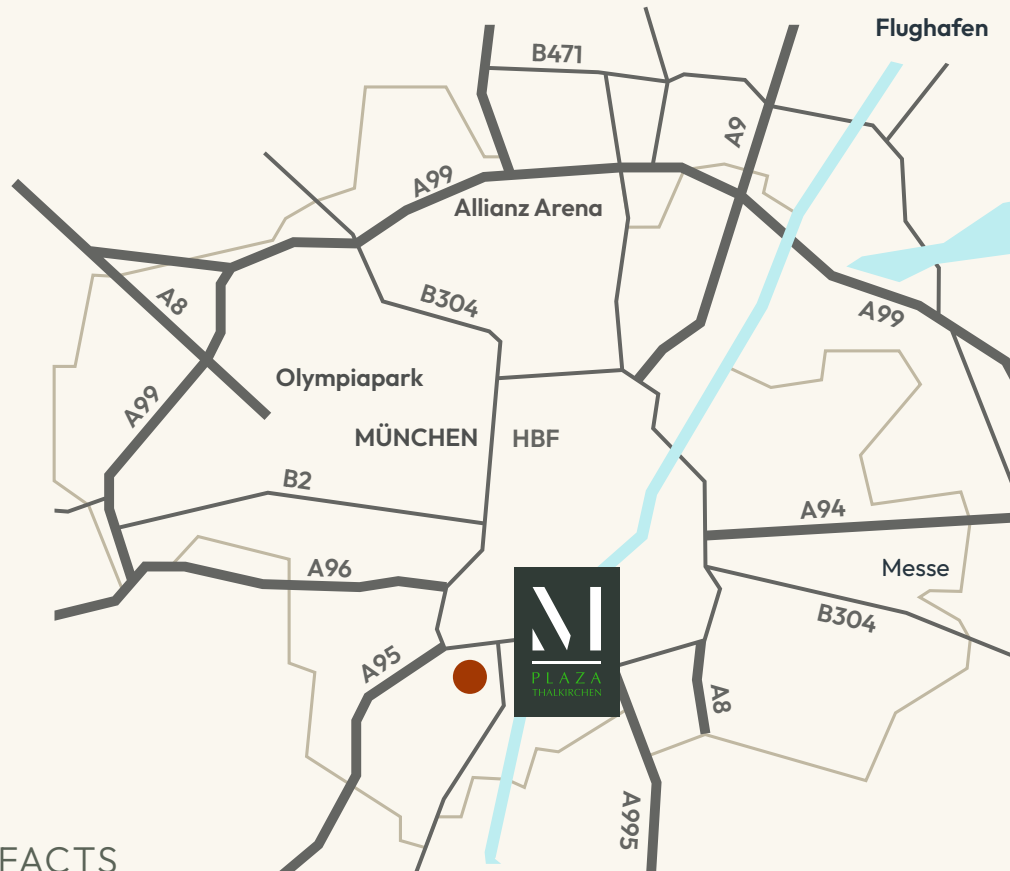
The macro-location opens up Munich and beyond: Sendlinger Tor, Munich Central Station, Schwabing, Messe München, the Theresienwiese and the airport are all within easy reach. At the same time, the Isar, the zoo and green recreational areas are practically on the doorstep.

Around M-Plaza, a working environment is taking shape that offers more than excellent accessibility: a neighbourhood with character, gastronomy, Munich lifestyle and a high quality of stay.

M-Plaza is located where Munich brings work, nature and urban everyday life together in a distinctive way: in Thalkirchen, directly by the Isar and optimally connected to the city centre, the south of Munich and the surrounding region.

The micro-location stands out for its short routes. Siemenswerke S-Bahn, Obersendling underground, bus lines, e-mobility options, mobility hubs and underground parking spaces with EV charging points make the location easy to reach – whether by public transport, bicycle, car or sharing services.

“Not just well
connected.
Perfectly positioned.”



LOCATION FACTS

1 min – to Siemenswerke S-Bahn station

1 min – to Obersendling underground station

8 min – to Sendlinger Tor

9 min – to Munich Central Station

12 min – to Schwabing

36 min – to Messe München exhibition centre

48 min – to Munich Airport

1 min – to the Isar and the zoo

E-mobility – TIER, Lime, Bolt, Voi, emmy, ShareNow & MILES

EV charging points – mobility hubs and underground parking spaces

U3 Obersendling →
every 5 min, 8 min to
Sendlinger Tor

S7 Siemenswerke →
every 20 min, 9 min to
Munich Central Station

BRB Siemenswerke →
every 20 min, 9 min
to Munich Central
Station,
40 min to Tegernsee
(hourly)

Bus 134 / 136 →
every 5–10 min

Local Heroes Thalkirchen

MUNICH LIFESTYLE RIGHT NEXT DOOR.



ASAM SCHLÖSSL

A historic estate, seasonal cuisine and a castle garden beneath old trees: Barbara and Shane McMahon have brought new life to Asam Schlössl. A place for genuine hospitality, special evenings and a brief escape from everyday life.



MOZZAMO

Italian cuisine with heart and passion: at Mozzamo, *mangiar bene* – eating well – stands for mindful everyday enjoyment. High-quality ingredients from Italy, traditional recipes and fresh market inspiration meet popular classics and weekly changing dishes. The highlight: mozzarella in all its forms – prepared with love and always a touch of *dolce vita* on the plate.

“A location that is not only accessible, but truly liveable.”

LAUBLE COFFEE BAR

Speciality coffee, breakfast and lunch in industrial style: with LAUBLE Coffee Bar, Sascha Lauble has created an established neighbourhood meeting point. Cappuccino, pistachio croissants, bowls, salads and freshly baked pinsa make it perfect for short breaks and good conversations.



AUGUSTINER SCHÜTZENGARTEN

Bavarian lifestyle, quick cuisine and around 3,000 beer-garden seats: the Augustiner Schützengarten is a meeting place for the neighbourhood, companies and regular guests. Uncomplicated at lunchtime, convivial in the evening – and always unmistakably Munich.



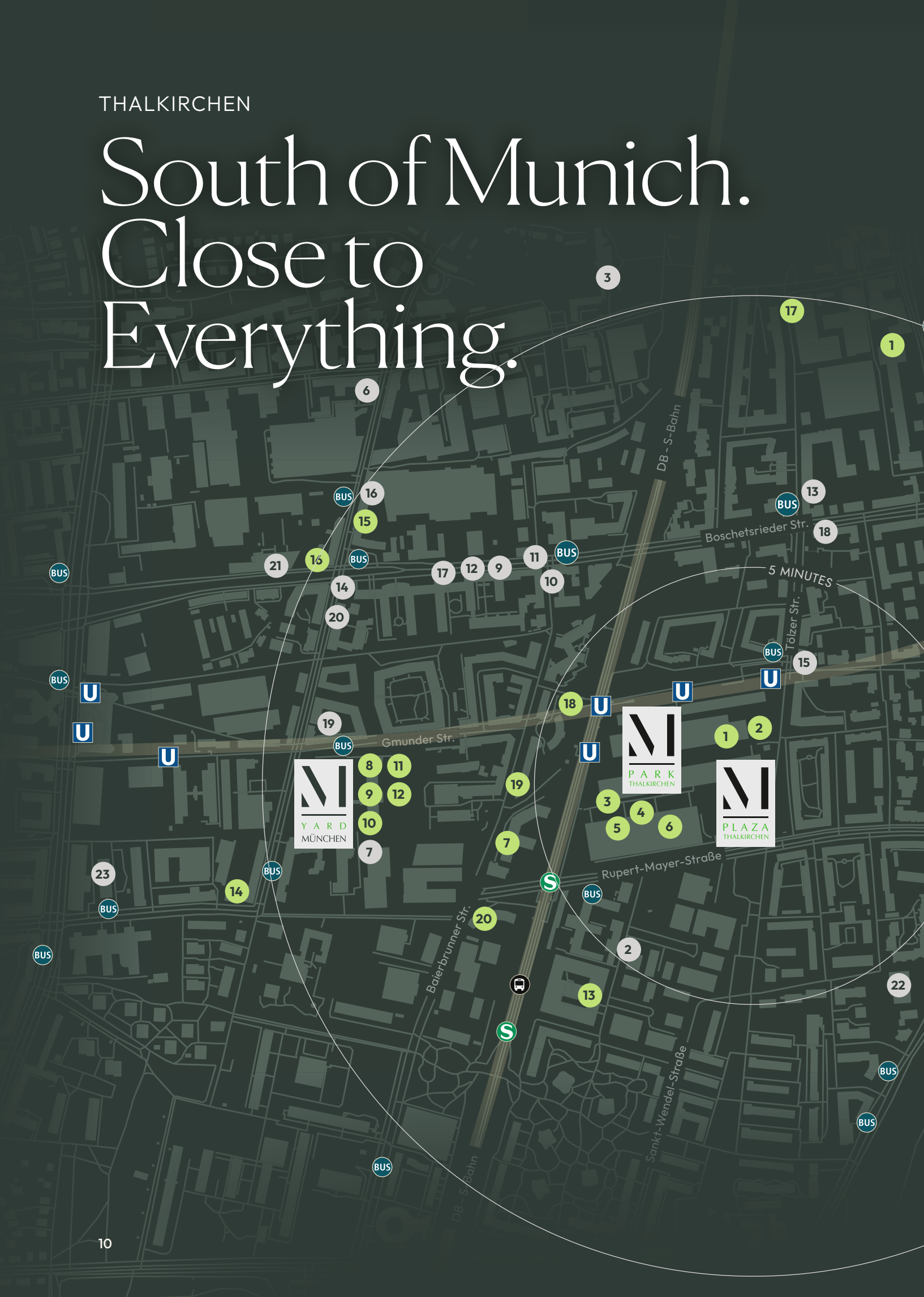
MANGOSTIN ASIA RESTAURANTS

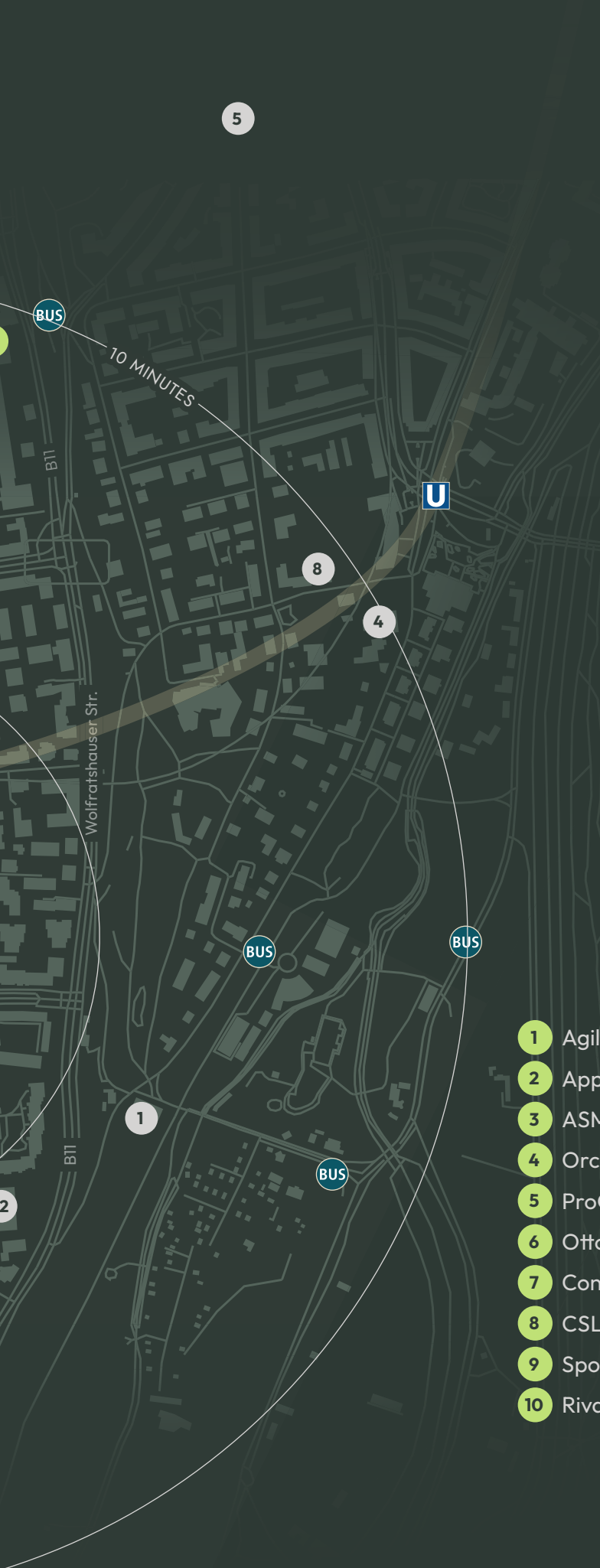
Since 1990, Mangostin has combined Asian cuisine, high-quality ingredients and warm service with a special atmosphere in Thalkirchen. Sushi, curries, dim sum and creative classics make the place ideal for business lunches, an evening on the terrace or dinner with guests.



THALKIRCHEN

South of Munich. Close to Everything.





- | | | |
|----|--------------------------------|--------|
| 1 | Asam Schlössl | 7 min |
| 2 | Lauble Coffee Bar | 4 min |
| 3 | Augustiner Schützengarten | 15 min |
| 4 | Mangostin | 9 min |
| 5 | Mozzamo | 14 min |
| 6 | Hans im Glück | 12 min |
| 7 | Kantine M-Yard | 8 min |
| 8 | Gasthaus Alter Wirt | 10 min |
| 9 | Pizza Mondo | 9 min |
| 10 | Fratelli – Cucina Italiana/Bar | 9 min |
| 11 | Zero Hotpot & Lounge | 9 min |
| 12 | Yumira | 9 min |
| 13 | Falcha | 8 min |
| 14 | La Spaghetтата | 10 min |
| 15 | Santorini | 3 min |
| 16 | Vinzenzmurr Metzgerei | 10 min |
| 17 | Türkitch | 8 min |
| 18 | Das kleine Backhaus | 4 min |
| 19 | Dessi Tadka | 10 min |
| 20 | Osteria Egg House | 10 min |
| 21 | Cooking Yu | 11 min |
| 22 | Eat Happy | 9 min |
| 23 | Aumüllers Brotfabrik | 12 min |

- | | | | |
|----|--------------|----|--------------------------|
| 1 | Agile Robots | 11 | Zvoove |
| 2 | Apple | 12 | MegaDev |
| 3 | ASMPT | 13 | Franka Robotics |
| 4 | Orcan Energy | 14 | Cosinuss |
| 5 | ProGlove | 15 | Vinzenz Murr |
| 6 | Ottobahn | 16 | August Weber |
| 7 | Continental | 17 | Computacenter |
| 8 | CSL VIFOR | 18 | Barkawi Group |
| 9 | SportScheck | 19 | BIT Technology Solutions |
| 10 | Rivada | 20 | Johanniter-Akademie |

Beyond
the Horizon.
Above
Standard.



Above the rooftops of Thalkirchen, city, nature and Alpine panorama come together. The result is a working environment that deliberately rises above the standard – and reminds you every day why location is more than an address.



The Natural Office

BIOPHILIC DESIGN,
GREEN COURTYARDS AND
PROXIMITY TO THE ISAR

An office that
offers more
than space:
atmosphere.





NATURAL FACTS



~2,000 m²
green roof terrace



Green courtyard



With trees reaching up to
the 2nd floor

M-Plaza combines modern working environments with the power of natural surroundings. Generous window areas, green courtyards and organically integrated green spaces create a working environment that brings light, air and nature tangibly into everyday office life. Timber from Bavarian

forests, recycled steel and a consistently sustainable building concept define the architecture.

The green courtyard with trees reaching up to the 2nd floor, planted façade niches and proximity to the Isar high bank make M-Plaza a workplace with a distinctive quality of stay.



40

EffizienzHaus



Sustainable by Design

TIMBER CONSTRUCTION, RECYCLED STEEL,
GEOTHERMAL ENERGY, PHOTOVOLTAICS AND
SMART BUILDING TECHNOLOGY.

Sustainability
does not begin
with the façade.
It begins in the
construction.

At M-Plaza, sustainability is not an add-on, but part of the architecture. The building combines timber from Bavarian forests and recycled steel with intelligent energy concepts to create a future-proof office location with measurable added value.

Geothermal energy, photovoltaics and highly efficient heat pumps form the basis for a sustainable energy supply. Smart building technology ensures efficient operation, high connectivity and a working environment that brings together comfort, economic efficiency and ecological responsibility.

The result is a building that not only conserves resources, but also reduces operating costs over the long term and gives companies an address with attitude.



KEY FACTS



Up to 80% lower
operating costs



Certification

- Effizienzhaus 40
- LEED Platinum certification
- WiredScore Platinum –
for maximum connectivity
- SmartScore Platinum – for
intelligent building technology



Energy from geothermal power &
photovoltaics



Timber from Bavarian forests



100% recycled steel as part
of the sustainable construction



40

EffizienzHaus



Invisible Tech. Visible Comfort.

BEHIND THE CLEAR AESTHETIC, CUTTING-EDGE BUILDING TECHNOLOGY OPERATES AT THE HIGHEST LEVEL.

Behind the clear aesthetic, cutting-edge building technology operates at the highest level.



Presence-controlled, decentralized light, air, heating and cooling systems based on geothermal energy and photovoltaics



Smart building automation, app-controlled building functions,



Fully automatic sun shading



Complete fibre-optic infrastructure



Electronic access control with facial recognition from the underground car park to every rental unit



High-quality Otis lifts with weather information on arrival and departure

Technology you do not see – but feel.

Everything is designed to combine comfort, efficiency and user experience seamlessly. M-Plaza is no ordinary office building. It is a new category of urban work.

A place for people and companies who live innovation, value quality and shape the future.



The Everyday Upgrade

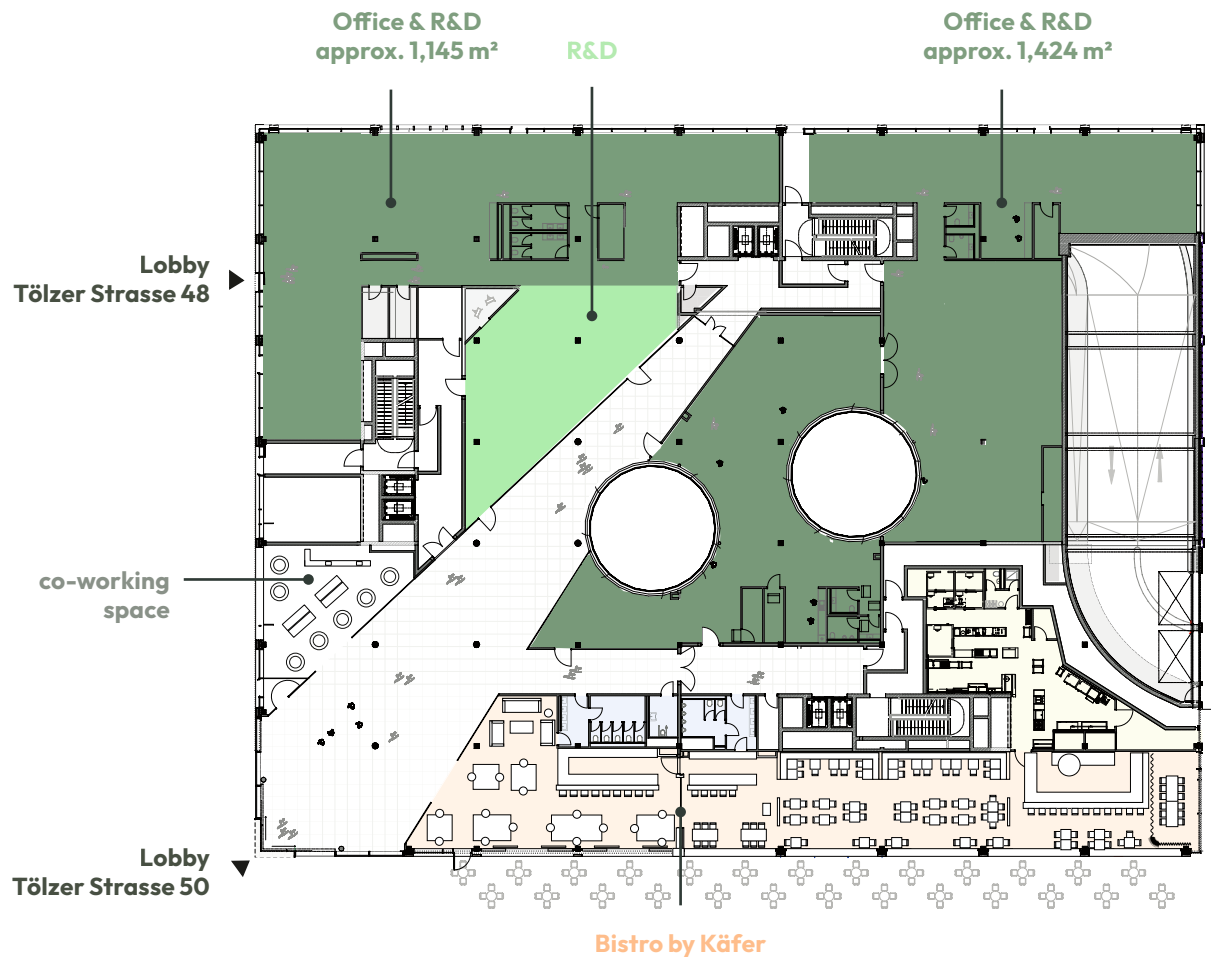
LOBBY, BISTRO, RESTAURANT AND
CO-WORKING SPACE.

M-Plaza does not begin at the desk. Already on the ground floor, a prestigious setting for arrival, exchange and encounter takes shape: with generous lobbies, a bistro, restaurant and flexibly usable conference centre.

Whether it is a first client meeting, a quick coffee between two meetings, a business lunch or an after-work moment – here, everyday work, hospitality and quality of stay come together over short distances.



EG



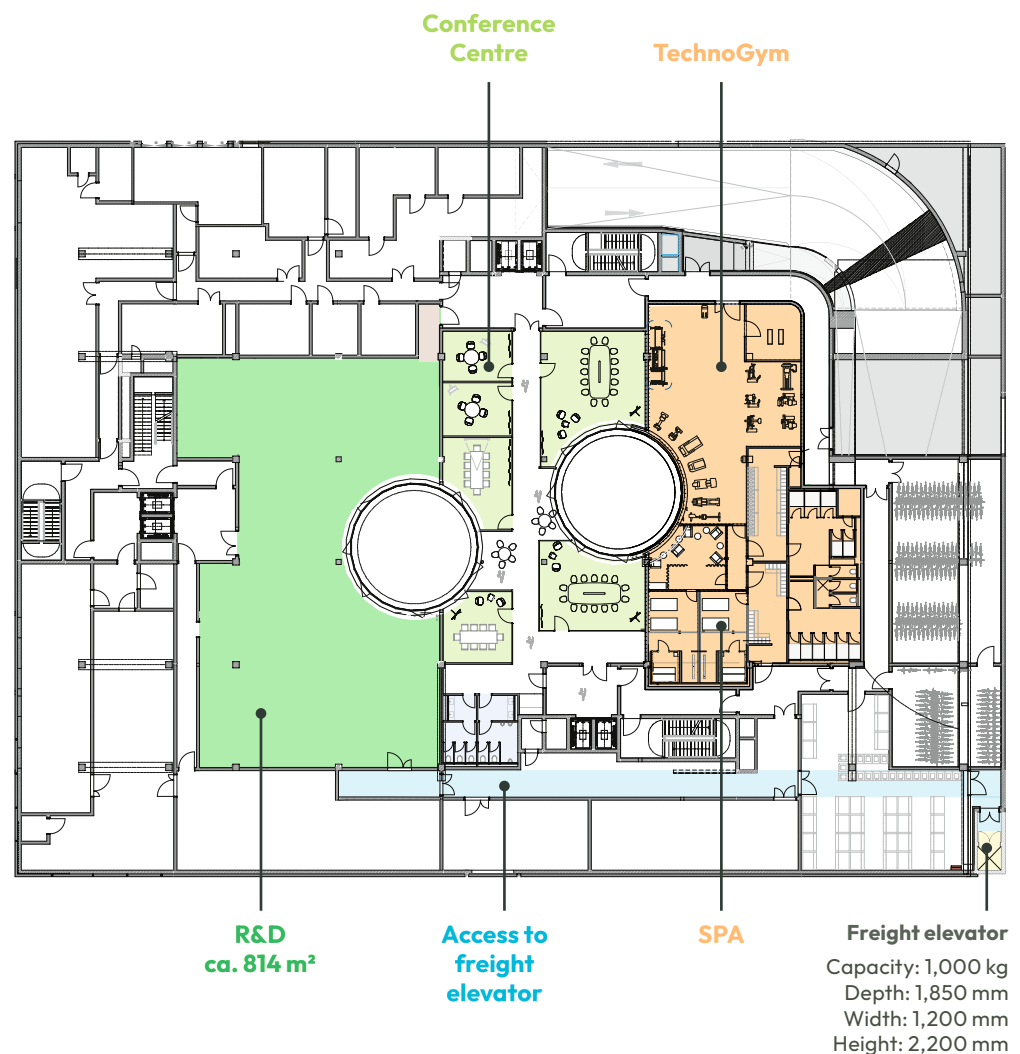
„The first impression begins
not in the meeting room.
It begins on arrival.”



The Everyday Performance

GYM, SPA AND CONFERENCE CENTRE.

UG



The best workplace
does not end at the desk.

On the lower ground floor, M-Plaza extends the working day with everything modern companies need in everyday life: a flexible conference centre and an exclusive fitness and spa area for the building's tenants.

Gym, spa and conference centre create short routes between productive work, exchange, movement and regeneration. The result is an environment that supports teams, facilitates encounters and noticeably enhances everyday office life.



EVERYDAY FACTS

-  Bistro by Käfer for lunch, exchange and business
-  Cocktail bar for events, after-work moments and encounters
-  up to 199 people in the conference centre
-  up to 199 seats in Bistro by Käfer
-  Gym with premium equipment by TechnoGym
-  separate spa and sauna areas for women and men



“Space that grows
with companies.”

Where Perspectives Expand.

MODULAR RENTAL UNITS AND FLEXIBLE FLOOR-PLAN OPTIONS.

M-Plaza offers spaces that adapt to companies – not the other way round. Generous typical floors, intelligent building structures and modular rental units enable working environments that grow with the requirements of teams, processes and organisations.

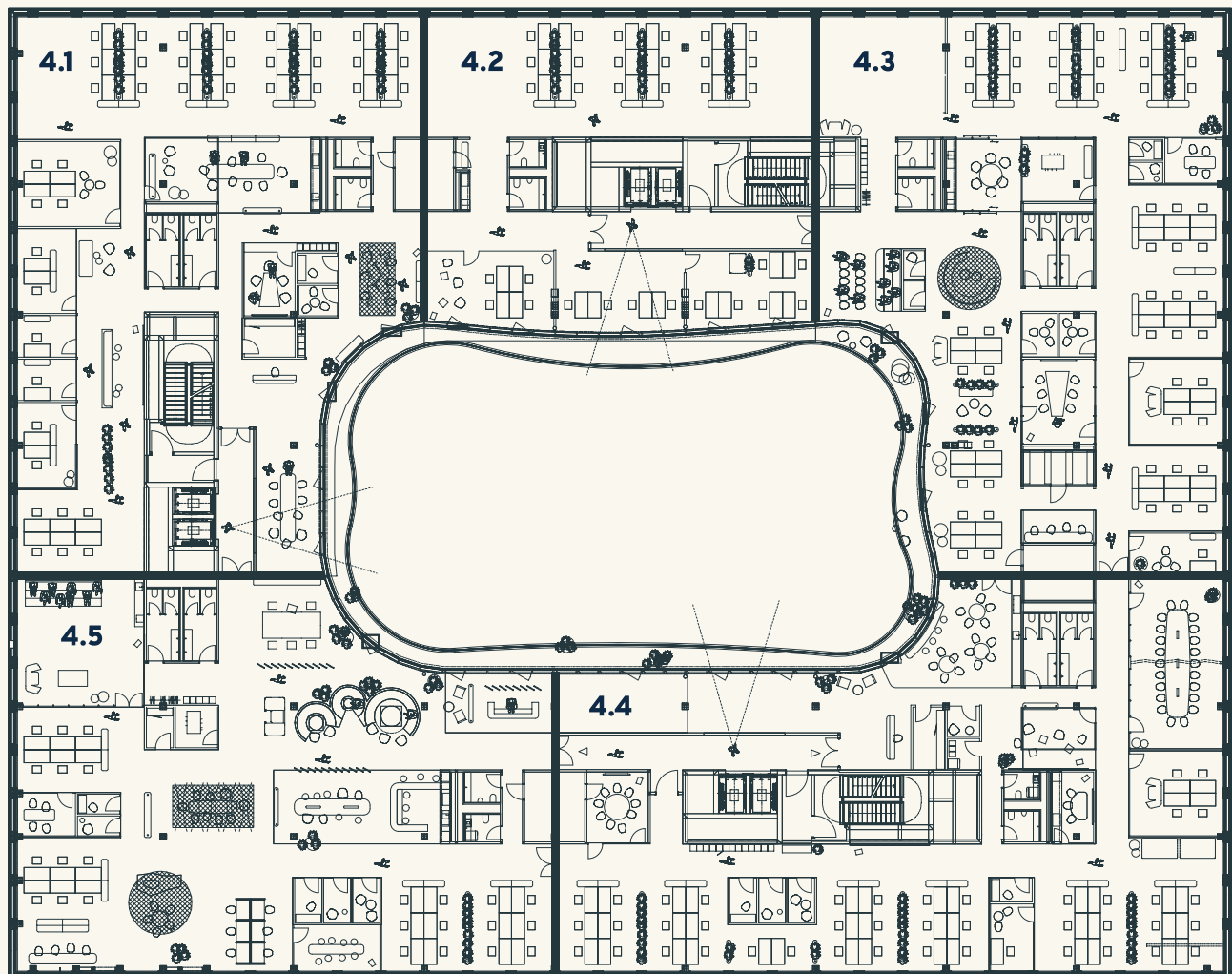
From compact offices to contiguous full floors, a wide range of usage scenarios can be realised: open space, private offices, project zones, meeting areas, retreat spaces or prestigious headquarters. This creates maximum freedom for companies that want to stay flexible today and think ahead for tomorrow.

$\sim 5,500 \text{ m}^2$
highly efficient typical floor

Unit 4.1: approx. 1,097 m²

Unit 4.2: approx. 611 m²

Unit 4.3: approx. 1,196 m²



Unit 4.5: approx. 1,199 m²

Unit 4.4: approx. 1,156 m²

“You know your goals.
We create the right
space for them.”

From Vision to Workspace

THE PATH TO YOUR NEW LOCATION.



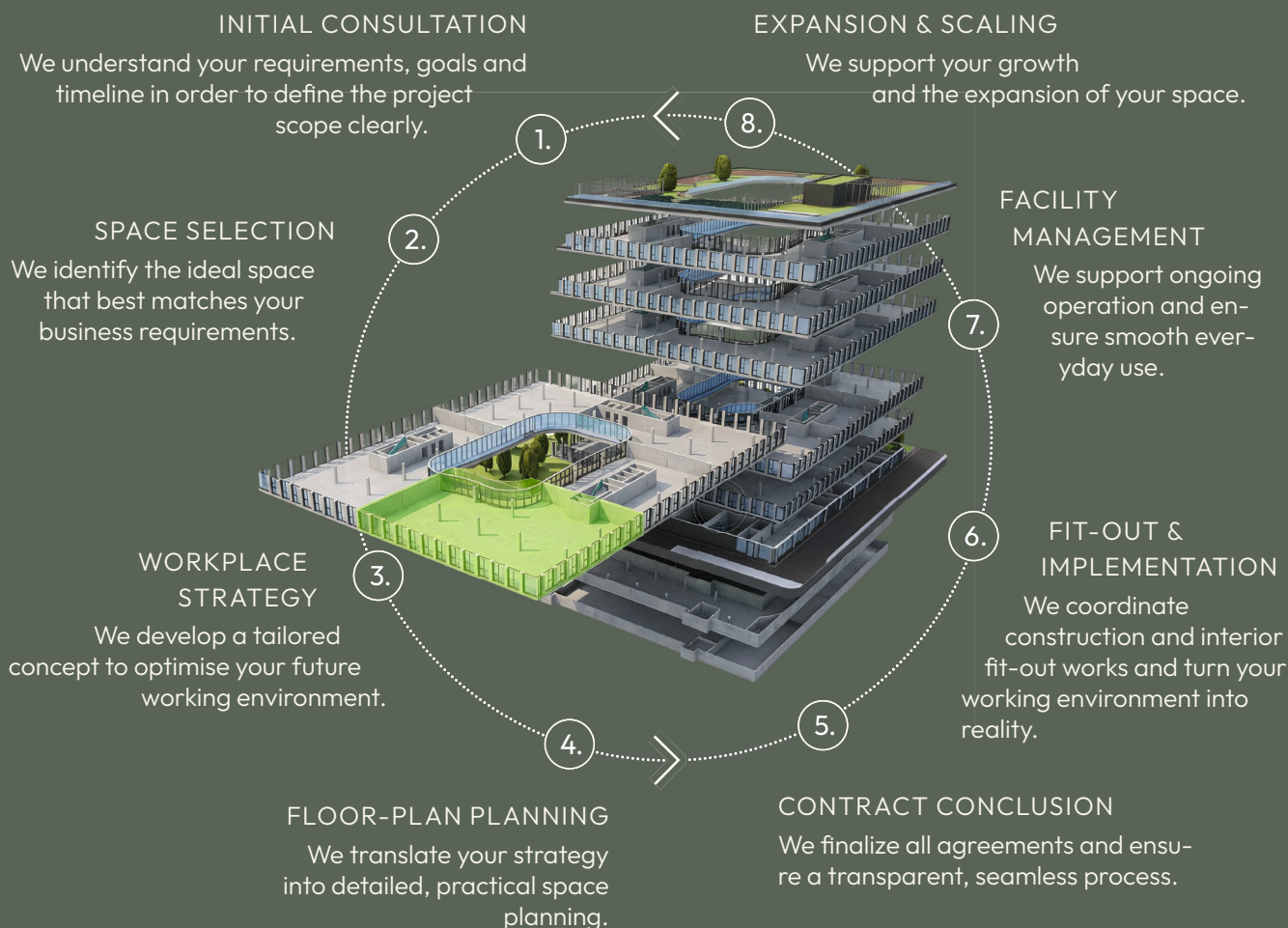
8 steps

from enquiry to completed working environment

Every strong working environment begins with a clear understanding of the company, its teams and its goals. At M-Plaza, the first enquiry becomes a structured process that translates requirements, makes spaces visible and prepares decisions with confidence. From initial consultation, workplace strategy and floor-plan planning through to

implementation, an office space is created step by step that not only fits, but offers perspective. Flexible to plan, high-quality in realization and designed for growth.

This turns a vision into a workplace that works – today, tomorrow and beyond.



M-Plaza Facts

KEY FACTS & DIGITAL INSIGHTS.

M-Plaza combines architectural quality, sustainable building technology and flexible working environments to create an office location with clearly measurable added value. The key figures show what defines the location: scale, efficiency, sustainability and a digitally tangible experience.

Through film, VR and 3D, the architecture, atmosphere and quality of the spaces can be experienced even before an on-site appointment or tenant fit-out.

This makes M-Plaza not only visible, but spatially tangible.

~35,000 m²
flexible leasing space

~5,500 m²
highly efficient
typical floor

~2,000 m²
green roof terrace

10
full storeys
plus roof terrace

2025
Commissioned

from €22 / m²
monthly rent

up to 5 rental
units
per typical floor

Timber
construction &
recycled steel
sustainable construction

Geothermal
energy &
photovoltaics
sustainable energy supply



[M-Plaza.de/film/](https://m-plaza.de/film/)



[M-Plaza.de/vr/](https://m-plaza.de/vr/)



[M-Plaza.de/3d/](https://m-plaza.de/3d/)

~45,000 m²
gross floor area – figures that create room.







Building Future. Creating Impact.



FC M-Quartier (~40,000 m²)
LEED Platinum (highest level)
www.M-Quartier.de



FC M-Tower Munich / Atlas
(~35,000 m²) DGNB Gold
(highest level at the time of
certification)
www.M-Tower.eu



Central Tower (~35,000 m²)
DGNB Gold, tallest tower
inside Munich's Mittlerer Ring



Michael A. Gerlich,
Sole Founder & Owner & CEO;
30+ Years Property
Development

OWNER / CLIENT / PROJECT DEVELOPER / GENERAL CONTRACTOR:

FidCap Group Munich est. 2012
– Pioneers of Sustainability

FidCap Group Munich was founded in January 2012 in Munich's historic centre by Michael A. Gerlich, the sole managing shareholder of the group and all its subsidiaries.

Since then, the company has operated as a long-term investor with a focus on sustainability, as a vertically integrated project developer working exclusively in the Bavarian capital and specializing in the revitalization of brownfield and former industrial sites into liveable, attractive urban districts. FidCap realizes all projects exclusively with German, long-term institutional capital partners.

With its current timber-construction projects totalling more than ~200,000 m², FidCap is becoming Munich's leading timber-construction developer, with the aim of embedding sustainability in both construction and operation while placing people, their wellbeing and their health at work, together with spaces for recovery, at the centre.

The FidCap project M-Tower (~35,000 m², now "Atlas"), the development currently under construction in the popular Werksviertel district in eastern Munich, and the FidCap project M-Quartier (~40,000 m²), the first new commercial building following Siemens' complete relocation from this emerging area in southern Munich, have each received the highest certification from the German Sustainable Building Council and the U.S. Green Building Council (LEED Platinum).



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