

# Real Estate Management of Globus Asset Property Management Ltd.

## Portfolio & Strategic Asset Management on the part of the owner

## Operational Asset Management

## Property Management

## Facility Management

### Strategy

- Definition of strategic goals
- Acquisition
- Distribution
- Business plans
- Optimization of portfolio mix

### Positioning of Property

- Evaluation and optimization of market position following market analysis
- Stabilization and optimization of yield incl. cash flow controlling
- Verification of the latest building regulations legislation and possible utilization types
- Proposals as to improve / repositioning
- Concept for a risk-reductive tenant mix

### Project Management

- Representation of the owner's interests towards tenants, authorities and suppliers
- Optimization of conditions (e.g. benefits arising from managing several real estate properties)
- Realtime reporting
- Centralized project control
- Investment planning

### Lease Management

- Planning, coordination and realization of leasing activities
- Planning, organization and realization of property space delivery / return
- Space management
- Property marketing

### Commercial Management

- Budget setup and maintenance
- Centralized contract Mgt. (incl. lease contracts with tenants plus agreements made with service providers and suppliers)
- Active cost management (controlling, cost reduction potential)
- Insurance management
- Calculation of operating expenses

### Technical and Infrastructural Management

- Development of tailor made service concepts
- Preventive maintenance
- Organization, coordination and controlling of contract partners
- Conduction of technical inspections