

FIND BUY BOOST SELL

**Adding value, from strategy
through to sale – with the
CORPUS SIREO complete service.**



YOUR ASSETS ARE OUR TOP PRIORITY

Investors rely on us to activate the potential of their real estate assets. International and corporate investors, property financiers and businesses with real estate assets – all value our long-standing experience in proactive portfolio management.

From strategic analysis and evaluation to cost-saving and value-enhancing management to marketing and sale – we offer the full range of asset management, all under one roof. By keeping an eye on the bigger picture, we are able to realise the full potential of our clients' valuable portfolios.

14.5

billion euros = total value of real estate assets managed by CORPUS SIREO.

OUR SCOPE CREATES OPPORTUNITIES FOR YOU

Offices, logistics centres and production facilities, residential care homes and technology centres – our clients' portfolios encompass a vast range of properties. But it is not just size and scope that make CORPUS SIREO one of the market leaders in Germany.

Our comprehensive range of services and extremely high quality standards are what makes us stand out. And this includes the desire to develop innovative strategies for our clients – for example for optimising use and increasing revenue, thereby enhancing yield potential and leverage.

We have a clear focus on all administrative aspects, including selection, evaluation, lease management and marketing of individual properties. For property and facility management we assist our clients in the selection of service providers, drawing up contracts and coordination of the services.

Smaller portfolios benefit from the large number of property assets we manage and the comprehensive and integrated expertise that comes from it.



ALL DIMENSIONS OF ASSET MANAGEMENT

We assist investors in acquisition, value-enhancing management and divestiture of property portfolios. To banks we offer support in boosting heavily mortgaged property portfolios through proactive asset management.

We create added value for our customers by ensuring continuous cash flow, reducing running costs and optimising yield. For this we leverage the skill and expertise of our extensive service network.

Consulting: portfolio analysis, development of strategies for acquisition and divestiture, property purchase and marketing.

Analysis and evaluation of individual properties and portfolios: market research, analysis, evaluation and 'Due Diligence'.

Management Services – development and implementation of tailor-made packages:

- Strategy: investment and location analysis, portfolio and object-specific business plans, exit strategies, pre-sale portfolio restructuring
- Property: letting and lease management, selection and coordination of property and facilities management services, vacancy management
- Administration: reporting to owners and financiers, cash flow and risk management, annual returns and reporting for property holding companies
- Development projects: budgeting and profitability studies, contract negotiations and management, project management

References:

DWS Investments
Hatfield Philips
Deutsche Pfandbriefbank
Brookfield Europe

TURNING CHALLENGES INTO OPPORTUNITIES

We assist banks who are confronted with extended holding periods, and owners of “distressed assets”, in managing their real estate successfully even during difficult market conditions. Our first steps in this are to secure cash flow and reduce outgoings.

We present our clients with numerous opportunities for action, to avoid non-performing real estate loans. One of these options is our trust fund model, which removes the need for banks to take on the financing of properties or portfolios.



LEHEL CARRÉ,
Munich

Deutsche
Pfandbriefbank
Marketing of 21,000
square metres of
new-built office space





Our strategies for resurrecting an ailing portfolio include:

Planning and analysis: market and performance monitoring, profitability analysis, development of exit strategies.

Optimisation: planning and management of building permits, lease management, performance management and reporting, preparation of sale.

„Distressed Asset Management“: development of asset recovery strategies, special support for problematic properties and portfolios, mediation between bank and investor.

STRENGTHENING BUSINESSES THROUGH OUTSOURCING

We support organisations with extensive real estate portfolios who want to focus on their core business in utilising the inherent capital of their property assets to best effect. We assist in reducing running costs and overhauling the portfolio with long-term profitability in mind.

Additional returns can be gained by optimising land use. For this, we assist with development proposals up to planning permission and subsequent sale.

Our asset management for corporate clients thereby adds lasting and sustainable value beyond the real estate value itself. As the owner’s agent, we create added value by applying the tools of

asset management specifically to benefit corporate real estate owners. For example:

- Portfolio optimisation: analysis and evaluation for the purpose of portfolio overhaul and monetisation
- External letting to optimise capacity utilisation
- External renting to match space demand
- Managing the sale of redundant property to boost cash flow and reduce running costs
- Managing development projects: implementation of new usage strategies or activation of land reserves to mobilise assets

References:

Deutsche Telekom AG

NEUE DEUTSCHE BANK TÜRME,
Frankfurt am Main

DWS Investments GmbH
Asset- and Property-
Management



FRANK UND FREI,
Frankfurt am Main

Deutsche Telekom AG
Marketing and letting

THE REAL ESTATE PEOPLE – AT A GLANCE

Organisations of all sizes and clients with a range of different requirements entrust us with optimising their real estate assets – totalling 14.5 billion euros. For CORPUS SIREO this means we are continuously seeking to activate unexplored investment potential for a wide range of properties and to utilise new investment opportunities.

More than 500 dedicated staff in eleven locations throughout Germany and Luxembourg are committed to these objectives. A lean management structure facilitates successful teamwork: alongside Asset Management Commercial, the group comprises four additional business segments.

Get in touch:

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INVESTMENT MANAGEMENT

Concept, launch and management of direct and indirect real estate investments

ASSET MANAGEMENT RESIDENTIAL

Integrated management of residential properties

PROPERTY DEVELOPMENT

Concept, realisation and marketing of residential developments

REAL ESTATE BROKERAGE

Marketing and sale of residential and commercial properties