

**CORPUS SIREO**

**REAL ESTATE**

EXPERTISE EXCELLENCE FOR  
PROPERTY DEVELOPERS COR  
PORATIONS BANKS PRIVATE  
INVESTORS PORTFOLIO OBJECT  
DEVELOPMENT THE PROJECTS  
RESIDENTIAL REAL INVESTMENT  
ASSET ESTATE MANAGEMENT  
FUNDS BROKERS PEOPLE BUY  
INSPIRATION RENTAL BOOST  
NETWORK  
INDIVIDUAL  
STRATEGY  
CREATIVITY  
POTENTIAL  
ELEVEN LOCATIONS CAPACITY  
INNOVATION INTEGRATION FIVE  
CORE ACTIVITIES PARTNERSHIP  
COMPLETE SOLUTIONS SIZE  
SUSTAINABILITY CAPACITY SELL  
PERSPECTIVE OPPORTUNITY



# YOUR REAL ESTATE - OUR PRIME ASSETS

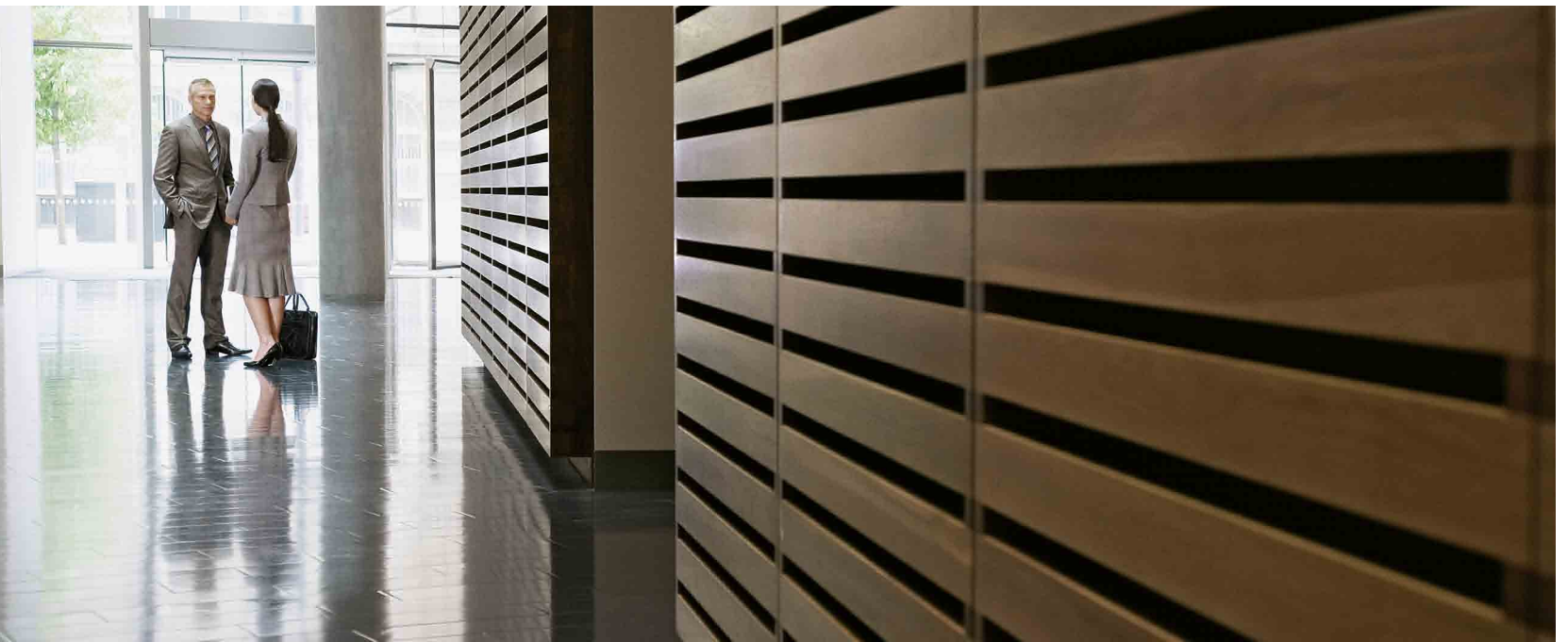
**Stone, steel and glass – high-quality materials make all the difference in real estate, and have done so for centuries. But truly valuable assets are created only through careful management.**

**Our mission as the Real Estate People is to exceed our customers' expectations.**

We develop market- and client-led strategies for international investors, corporations and property financiers. With a keen eye for increasing the value of real estate portfolios and individual properties, we offer complete solutions for purchase, management and marketing.

Our clients have many good reasons to trust in our expertise: our company's size and market coverage throughout Germany, coupled with our experience and success are just the start. Then there is our holistic approach to real estate consultancy, ranging from strategic analysis to acquisition and value-enhancing management to selling on. Furthermore, clients value the flexibility we demonstrate in utilising our own resources for the customer's benefit.

**Ensuring that your prime assets continue to increase in value.**





1.4

billion euros in returns from  
real estate sales since 2008

**Our strengths are your advantage.** Our services are consistently focused on investment consultancy and lease management, new leases and subsequent letting, acquisition and sale. Having these services all under one roof makes life easier for our customers whilst maximising their financial gain.

Our experience is wide-ranging – from individual residential properties to large multi-occupancy developments to multi-size commercial portfolios and internationally known “landmark” estates. In their management we can guarantee the highest flexibility in the event of changes in volume or portfolio structure.

Our market presence throughout Germany, excellent local networks and connections with potential tenants, brokers and other relevant services ensure individual and outstanding service for all our customers. Everyone benefits from our efficient management, adaptable processes, reliable reporting and proven IT systems.

**Securing your success through our service.**



13.6

million square metres of property are  
managed by CORPUS SIREO in 2011

# HIGH STANDARDS REFLECTED IN EVERY DETAIL

**Organisations of all sizes and individual clients with a range of different requirements entrust us** with activating their property's potential and getting the most out of 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 their successful teamwork.

## ■ INVESTMENT MANAGEMENT

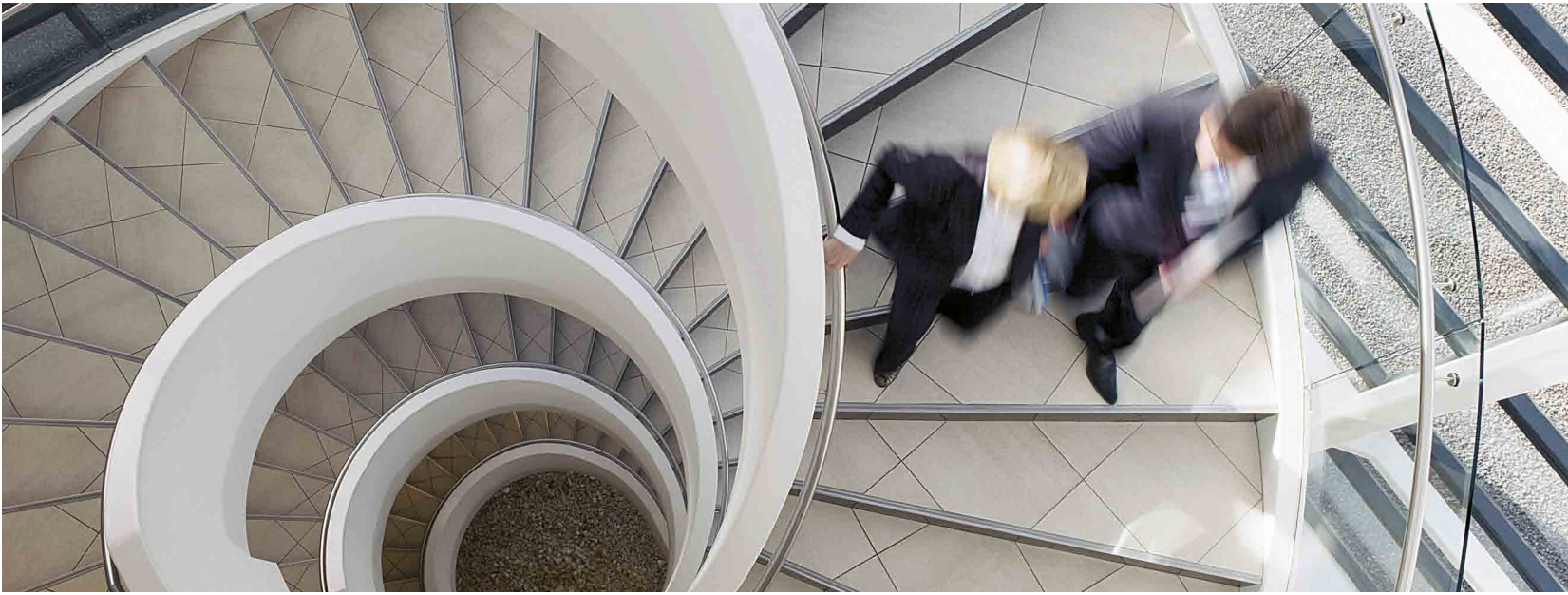
**Concept, launch and management of direct and indirect real estate investments**

We will find tailor-made investment opportunities for national and international investors and can design investment packages to suit your requirements. Since 2005, this has also included attractive real estate special funds, which are set up and managed from Luxembourg. Our team there has years of experience in the sector and is able to fully exploit real estate investment opportunities to your advantage. We increase our clients' returns through ongoing portfolio optimisation and proactive asset management of their real estate investment – currently standing at an overall value of 1.6 billion euros.

## ■ ASSET MANAGEMENT COMMERCIAL

**Development, optimisation and marketing of real estate portfolios**

For international investors, corporations and property financiers with real estate assets, we can activate the potential of your property portfolios and investments. From strategic analysis and evaluation to management and optimisation to marketing and sale – we offer the full bandwidth of asset management, all under one roof and with particular expertise in the sales arena.



## ■ ASSET MANAGEMENT RESIDENTIAL

### Holistic management of residential properties

We assist investors and property owners throughout the entire lifecycle of their residential property or portfolios. Here we add value by increasing rental income, reducing running costs and through carefully considered investment in the property. From strategic analysis and evaluation to management and optimisation to marketing and sale – we offer the full bandwidth of asset management. This also applies to the 10,000 units in our own portfolio.

## ■ PROPERTY DEVELOPMENT

### Design, realisation and marketing of residential developments

We realise a total of about 500 residential units per year, with a market value of just under 200 million euros. As the country's second-largest residential housing developer we mainly focus on city centre locations in metropolitan areas throughout Germany. We take a holistic approach to our development projects – covering all aspects from inception to implementation to the sale of the development to private investors or organisations. Our internal network of real estate services holds further advantages for our clients.

## ■ REAL ESTATE BROKERAGE

### Marketing and sale of residential and industrial properties

For many years we have been among the top five real estate brokers in Germany, acting on behalf of owners and investors to purchase or sell commercial and residential properties to a total value of over 5 million euros. As exclusive partners of the municipal savings banks in Cologne/Bonn, Dusseldorf and Frankfurt, we assist private clients who wish to purchase residential property for their own use or as an investment. Naturally, all our clients benefit from our local market knowledge in these growth regions.

# YOUR TRUST IS OUR CAPITAL

**Investors, businesses and banks** place their trust in our management of complex portfolios and our handling of transactions of any size. Equally, in our independent surveys and evaluations, high-profile development projects and individual real estate marketing. We also regularly enter into partnership agreements with our clients or project partners in order to strengthen our collaborative approach.

## Client references



**ASSET MANAGEMENT COMMERCIAL**  
Deutsche Telekom AG  
Exclusive management contract for the company's real estate assets in Germany



**ASSET MANAGEMENT COMMERCIAL**  
Brookfield Europe  
Asset and property management contract for the company's commercial property portfolio in Germany



**INVESTMENT MANAGEMENT**  
DEVK Versicherungen  
Investor in Sireo real estate funds



**ASSET MANAGEMENT COMMERCIAL**  
The Royal Bank of Scotland  
Asset Management for a company commercial property portfolio



**CORPUS SIREO**

**Holding GmbH & Co. KG**

Aachener Straße 186

D – 50931 Cologne

Telephone +49 221 39900 0

Telefax +49 221 39900 109

[www.corpussireo.com](http://www.corpussireo.com)