



Property Management

Property Management
with a plus

Wir managen Ihre Immobilien. *We manage your properties.*



BauGrund

Verwaltung von Immobilien-Vermögen

Ein Unternehmen der
Aareal Bank Gruppe

BauGrund introduces itself:

If you want to secure and increase the value of your property sustainably you need an experienced and reliable real estate manager. For more than 80 years, we, the BauGrund Group, have successfully supervised and managed our clients' real estate properties.

Being a 100 percent subsidiary of the Aareal Bank AG, we stand for reliance and solidity. More than 100 BauGrund employees are at your service in ten subsidiaries nationwide. Our commitment: we take the weight off your shoulders and at the same time increase your properties' return.

Years of experience and know-how are the grounds for customer oriented services which we provide happily and with passion. Alongside our institutional clients we are valued as a reliable and competent partner by private and financial investors, private equity firms and pension funds as well as insurance companies, banks, municipalities and the federal government.



As a member of the
Aareal Bank Group we strive
to be the leading provider
in the real estate industry.



**Aareal Bank
Gruppe**

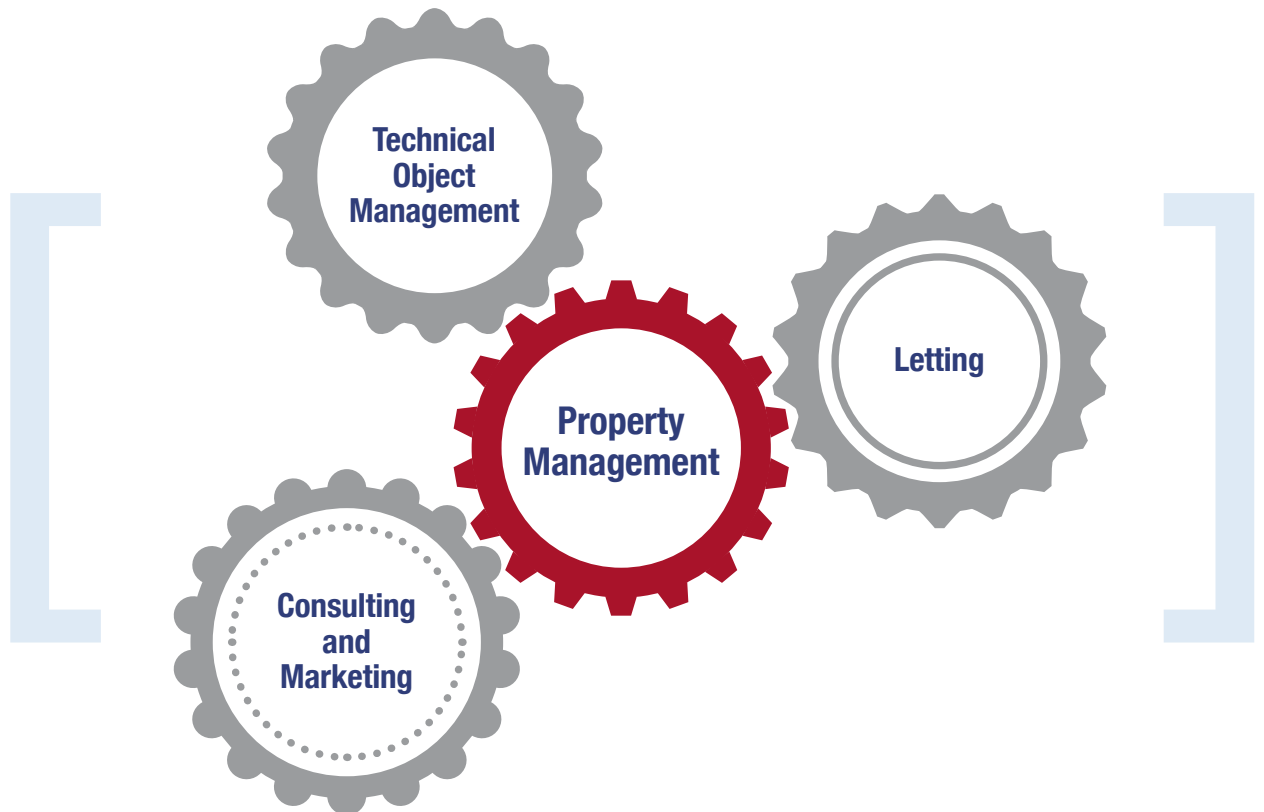


Our services

What may we do for you?

The investor's interest in increasing and maintaining his real estate assets is our guiding principle. Successful real estate management requires customised solutions. Because no two properties are alike.

With the BauGrund product **Property Management (+)** we are able to meet our clients' property management needs flexibly and individually. We always keep a close eye on your goals: so that your property will be profitable also in the future.



Property Management (+) is traditional property management complemented by the additional services: technical object management, letting, consulting and marketing. A comprehensive service from a single service provider who you can expect more from: the BauGrund Group.

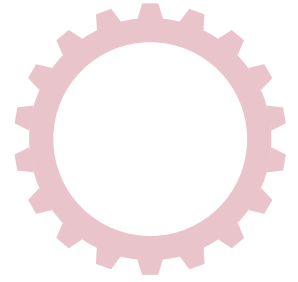


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Property Management



For several decades property management has been one of our company's core competences with which we support our customer's goals in a customer-oriented and professional manner within the resource management phase.

To us, property management is more than simply managing a property. Creating real added value requires knowledge, experience and, not least, genuine enthusiasm. Because only if you do something with passion, you do it well. Our nationwide presence allows us easy access to your customers – the tenants.

From traditional management of leases and revenue streams, via safety precautions and object accounting right up to reporting, we offer everything you would expect from a successful property manager. Already today we manage sustainably more than 1.7 million m² of housing and commercial space for institutional and private customers.



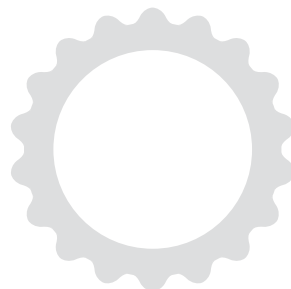


Technical Object Management

The successful and sustainable development of your property also includes maintenance and modernisation – at the right time and precisely according to your wishes.

With our integrated technical object management service, we offer you support in maintaining and increasing the value of your objects and therefore complementing classic property management. We also plan complex maintenance and modernisation processes, including preparing and monitoring the measures for you, even for tenants' alterations or extensions. As part of the process, we prepare the budgets and make recommendations for implementation.

In doing so, we ensure smooth technical operation while unburdening you of all necessary technical measures. We also gladly support you during the purchasing phase by offering due diligence or construction supervision. The long-standing technical experience of our engineers and architects guarantees smooth progress in construction and technical operations. After all, this ensures your tenants' satisfaction and therefore also the returns on your property.





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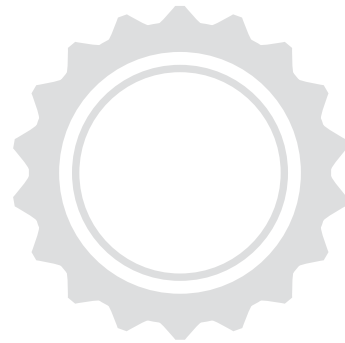
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Letting

Be it a commercial or residential property, the goal is the same: Full occupancy at optimum conditions. We will find the suitable tenants for your property. Because only when your property is let can it deliver real benefit to you.

Thanks to our decentralised structure we are at your service nationwide and on site. We are familiar with the local markets of your commercial or residential property. BauGrund's letting management provides sustainable returns and increases your property's profitability. Thereby, we help you to tap the full potential of your property.

Upon request, our letting experts develop customised marketing strategies and concepts tailored to your property. In doing so, we not only identify the potential to increase the value of your property, but we also make full use of it. You will receive reports on all activities concerning the marketing of your property on a regular basis.





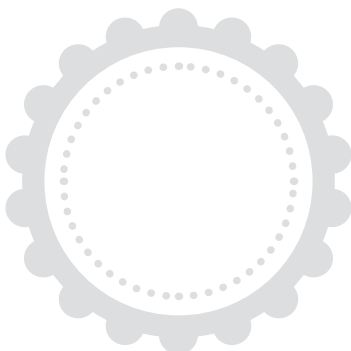
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Consulting & Marketing

We round off our range of services within the field of purchasing and selling with consulting and marketing and thus enabling an integrated approach for optimising your portfolio management. Our experts in consulting and marketing are already on hand with professional advice when deciding on investments and will support you in the due diligence and selling processes. From preparation up to the completion of sale, you will receive everything from a single source.





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Your partner, the BauGrund Group

Our statement of service

For us, a successful service means: reliability, customer orientation, professionalism, passion and joy. We always focus on the value of your property.

We maintain and respectively increase its market value through our services. This is the standard we are ready to measure up to.

Our efforts increase your value!

Reliability



Customer orientation



Professionalism



Passion and joy



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Your advantage

We offer more than 80 years of solid experience in property management. Being a subsidiary of the Aareal Bank Group, we are also familiar with the compliance standards of banks and institutional customers.

Our nationwide presence, the flexible structures of our company and proximity to our customers and their objects enable individual and professional support. You have a highly motivated and well-established team at your disposal who offer you the full scope of property management competence from a single source.

Learn more about our product **Property Management (+)** and get in touch with us – we will be happy to advise you.





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Feel free to talk to us

If you need any further information about our services and company, please drop us a line. We are looking forward to getting in touch with you personally. Please call or write to us. Our property management experts are at your service and on hand with help and advice.



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Subsidiaries of the BauGrund Group

For you on site

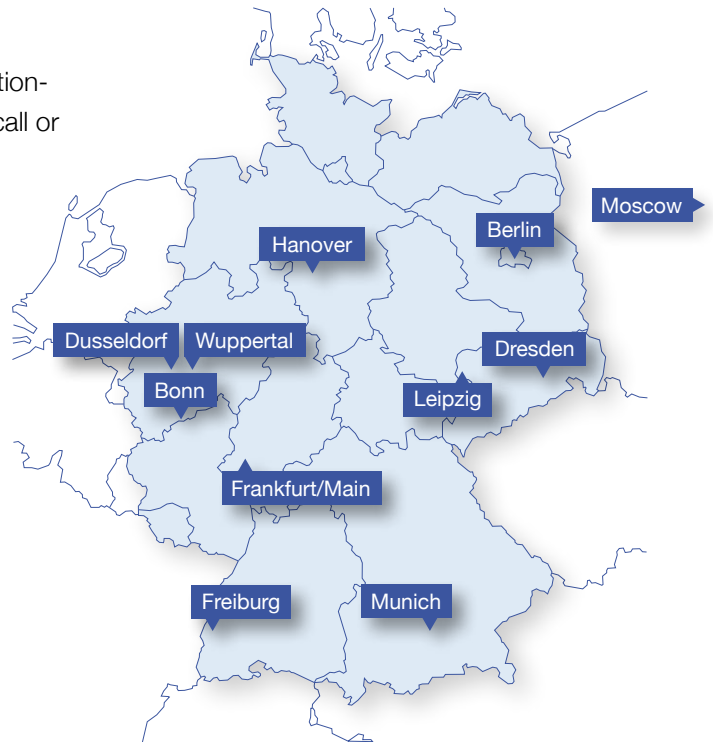
The best counselling still occurs in face-to-face conversations. No problem, as BauGrund is nationwide at your service in 10 subsidiaries. Please call or write to us.

For general concerns, please contact our headquarters:

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For regional concerns, please contact one of our national subsidiaries:



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Further information about BauGrund



www.baugrund.de/en

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