

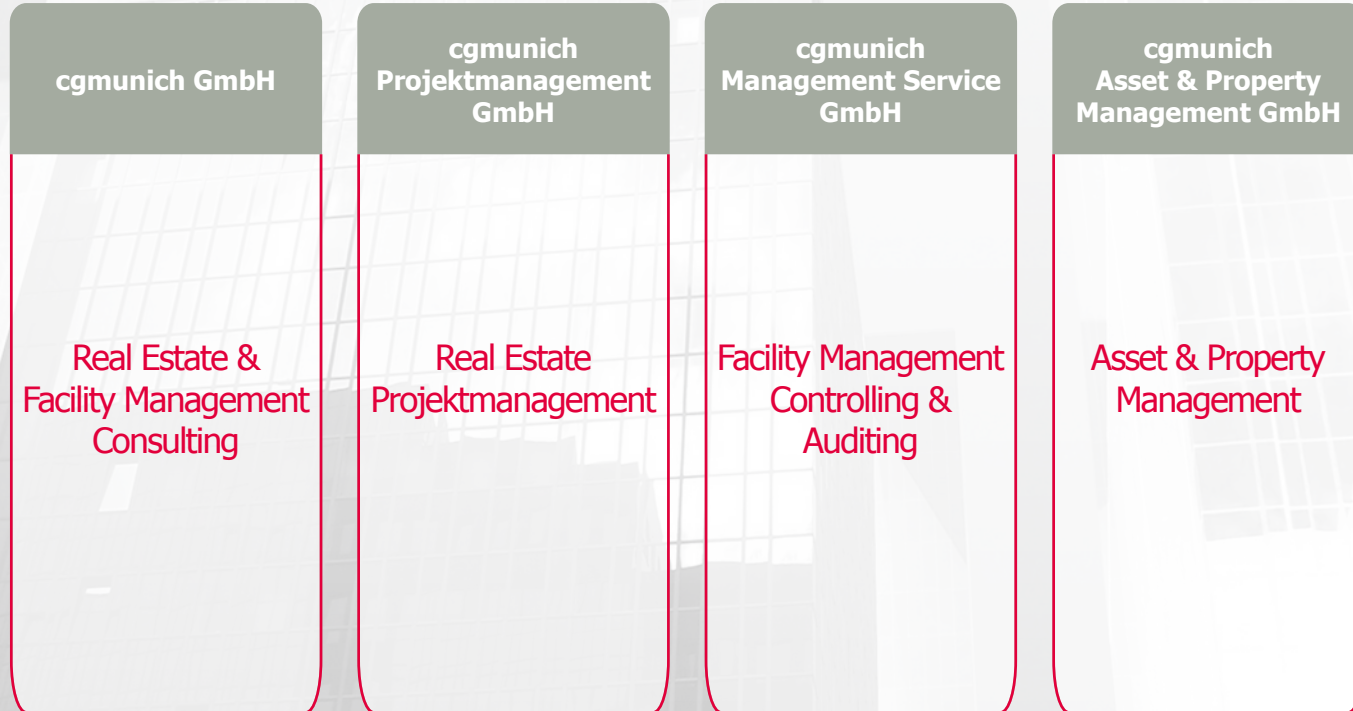


cgmunich 

real estate competence | meet the experts

Munich | Nuremberg | Stuttgart | Mainz

cgmunich Group



The cgmunich Group is an independent consulting and management services consortium. Its firms are specialized in real estate and facility management. Besides consultancy services, the cgmunich Group also provides controlling and management services related to the planning, building and operating of properties and locations. Of varying sizes,

our clients come from industry, commerce, the financial services and service sectors, utilities and disposal, building and real estate industries as well as the public sector. The cgmunich Group is active nationwide in Germany. Besides projects in German-speaking areas, we run projects all over Europe.

The consulting specialists

Consulting in real estate and facility management - organisation, processes, IT/ CAFM, benchmarking, operating concepts, calls for operators, facility management during planning and construction.

The independent cgmunich GmbH counts as one of the pioneers of real estate and facility management consultancy with a practical focus. In this scenario, our clients are drawn from the spheres of industry, administration and the public sector. Planning and engineering offices and facility management providers also value our extensive knowledge of the industry, specialist know-how and methodical expertise.

We are therefore familiar with matters in our sector from the perspective of owners, users, operators, and also consultancy and service providers. Our consultancy approach focuses on a close contact to clients and consistent implementation. This practical concept extends across the entire consultancy process. Our interpretation of high quality consultancy means a project is completed once the solutions entailed have been proven in practice.

Projects are entrusted only to experts with the specialist and personal competence for the specific assignment. Your contact person is our managing partner or director who is responsible for everything from project results to final completion. We are only satisfied once the identified need for change has been translated into corporate success.

Besides our consultancy services we also offer specific products designed for swift project implementation. Having held positions of responsibility in facility or real estate management for several years, our experts invest their expertise in our consultancy projects.

cgmunich GmbH regards itself as a professional, specialised real estate and facility management consultancy firm. Our main services include:

- Facility management consulting during planning and construction
- Development or optimisation of facility and property management organisations
- IT system selection and implementation support for the real estate sector and CAFM systems
- Process management, analysis and optimisation of real estate, property und facility management processes
- Operator concepts, calls and order placement support for property management, facility management und facility services
- Benchmarking of real estate industry and organisational indicators
- Location and property analyses



The project management specialists

Real estate project management - cost controlling and scheduling, project controlling, client representation, VOF processes, plan appraisals.

For us, project management means assuming the client's obligations in all project phases. Success in this mainly depends on good preparation, clearly defined targets and constructive cooperation. To ensure that all involved do the right things at the right time, our project ma-

nagement team supplies the necessary transparency and an extensive exchange of information. Besides suitable structures and tools, our huge personal commitment and expert team leadership play a crucial role.

cgmunich Projektmanagement GmbH sees itself as a highly competent firm in all matters concerning real estate project management. We offer project management as a client service which we perform with an independent, neutral approach:

- Project development
- Market and location analyses
- Demand assessment
- Project management
- Setting project targets
- Fixing communication and decision-making levels
- Developing project organisation
- Project control
- Cost management
- Scheduling
- Qualities / quantities
- Due diligence
- Public Private Partnership (PPP)
- PPP suitability test and economic feasibility studies
- Project controlling



The management service specialists

Facility management controlling – evaluation and quality assurance of facility services, interim management, start-up management, technical property management.

Within the group, cgmunich Management Service GmbH stands for a practical focus and targeted, success orientated procedures paired with evaluation and optimisation, implementation and controlling of technical and infrastructure facility management assignments and facility services.

The experts in the Management Service GmbH draw on several years of operative implemen-

tation experience in leading positions with FM service providers.

cgmunich Management Service GmbH's target clients are primarily companies in the private sector such as capital investment companies, insurance companies and banks, project developers and industrial companies.

cgmunich Management Service GmbH focuses on the following services:

- Evaluation of facility management services under consideration of economic factors like market price compliance, sustainability and degree of contractual fulfilment
- Technical property management services, in particular the practical control of service providers and their controlling departments
- Practical and result-orientated auditing of FM service providers and derivation of optimisation potentials (monetary, qualitative and quantitative), including feasibility estimation, target defining and proposals for restructuring operator services
- Supporting call processes for FM services down to order placement and beyond
- Ongoing quality assurance for owners/ users, capital investment companies, commercial administrators, property und asset management and retail real estate



The asset and property management specialists

Property management – fiduciary owner representation, real estate accounting and reporting, tenant liaison, service charges accounting, commercial property management.

As a professional commercial operator, cgmunich Asset & Property Management GmbH currently manages a national commercial real estate portfolio of over 400,000 sqm of usable space focusing on office/services, logistics and light industry.

The experts from this sector act as fiduciaries of the owners, and service providers for the tenants/users controlling all matters concerning the sustainable yield security of properties. The close dovetailing within the cgmunich group ensures maximum customer benefit in the building and technical supervision of properties.

cgmunich Asset & Property Management GmbH is the commercial service provider for managing commercial properties and portfolios, with sustainable yield security for our clients being our highest priority.

Our services include the controlling of all commercial and technical operation processes, property accounting and acquisition and selling transactions.

In detail, these include:

- Contract management (tenants and services)
- Leasing and space management
- Tenant liaison
- Property reporting / service charges accounting
- Drawing up business plans
- Property bookkeeping/accounting
- Optimisation of operating costs
- Transition management / due diligence
- Location analyses / marketing concepts

References

"The experts from cgmunich GmbH support us in harmonising facility management processes throughout Europe. We were advised independently throughout the project by highly committed consultants. Subprojects of a critical nature, either due to their content or deadlines, were identified and a suitable solution proposed to us in good time. With regard to transparency and documentation quality, in particular, we can vouch that cgmunich GmbH used suitable, yet not over-sophisticated tools and a large measure of specialist and methodical expertise."

**Hansjörg Briegel, Purchasing Services Manager,
Infineon Technologies AG**

"Improving quality is an ongoing job with us. In doing so, we ensure that the time spent on quality management is kept within reasonable economic bounds. The cgmunich experts provide us with major support in this endeavour. We have just revised our QM documentation to DIN EN ISO 9001:2008 and, in doing so, considerably simplified its structure. cgmunich has also perfectly equipped us to deal with recertification which is pending this year".

**Holger Eickholz, CEO,
Niederberger Group, Cologne**

"Thanks to cgmunich's expert support we managed to lay the groundwork for the nationwide realignment of DLR's facility management in a space of just six months. During this period, an analysis of the facility management services of the seven DLR sites was conducted with minimum fuss and extensive optimisation potentials revealed. A host of practical implementation proposals rounded off this positive partnership."

**Frank Giese, Technical Infrastructure Controlling
Manager, German Aerospace Centre (DLR), Cologne**

"The consultants at cgmunich GmbH have already assisted us in several facility management projects. The last project alone brought us high annual savings in the six-figure region in Euros and also leaned down and vitalised our FM organisation".

**Manfred Schuster, Facility Manager Germany,
Baxter Deutschland GmbH**

"... were able to identify – despite the complicated project structures – decisive optimisation potentials within the briefest of times and achieve the increased or defined project goals. Besides consultation, the cgmunich consultants also assume responsibility for implementation in general project steering committees. We look forward to continuing this good cooperation".

**Dieter Czekalla, Operations and Services Manager,
E.ON Facility Management GmbH**

"The most recently completed project, drafting an extensive organisation manual for the Freising public services and the Freisinger Stadtwerke Versorgungs GmbH, as well as other subsidiary companies, formed a basis for us to address future challenges. A risk management system was also developed and implemented. Services always came up to required specifications and expected quality. The consultants broached matters with a fine feeling, not to mention methodical and organisational adroitness. We regard further cooperation with cgmunich GmbH and its consultants in a positive light".

**Gerhard Schmid, Chairman of the board,
Freising Public Services**

References of expertise

Satisfaction from A to Z

- ..| ADAC
- ..| aik – APO Immobilien-KAG
- ..| Alpha Immobilienmanagement
- ..| argoneo Real Estate
- ..| Arvato-Bertelsmann
- ..| APO Immobilien Kapitalanlagengesellschaft
- ..| August STORCK
- ..| AUDI
- ..| Avancis
- ..| BASF SE
- ..| BP
- ..| Bausparkasse Schwäbisch-Hall
- ..| Baxter
- ..| Bayerische Landesbank
- ..| Bayerischer Rundfunk
- ..| BayWa
- ..| Berliner Verkehrsbetriebe BVG
- ..| Biotest
- ..| BMW Group
- ..| Cambridge Place Property CPPS
- ..| Catella Real Estate
- ..| Caritas München
- ..| CB Richard Ellis
- ..| Corpus Sireo
- ..| Denso Automotive
- ..| Deutsche Rentenversicherung
- ..| DIW Gruppe
- ..| DLR - Deutsches Zentrum für Luft- und Raumfahrt
- ..| EADS
- ..| Edwards Lifesciences LCC
- ..| EnBW
- ..| E.ON
- ..| E-Plus Mobilfunk
- ..| Eurocopter
- ..| Europäisches Patentamt
- ..| Fay Projects
- ..| Gasteig München
- ..| g.e.b.b.
- ..| GE Capital Real Estate
- ..| Gemeinde Bad Wiessee
- ..| Gemeinde Hallbergmoos
- ..| Gelita
- ..| HORNBACH Baumarkt
- ..| Hypo Real Estate
- ..| Infineon Technologies
- ..| infraserv Höchst
- ..| Landkreis Augsburg
- ..| Landeshauptstadt München
- ..| LBS – Landesbausparkasse Bayern
- ..| Lebenshilfe Graz
- ..| LHI Leasing
- ..| Linde Group
- ..| Montessori-Gemeinschaft Fürstenfeldbruck
- ..| NAI apollo Asset Management
- ..| N-Ergie
- ..| Novartis Vaccines & Diagnostics
- ..| ORF
- ..| Orion Capital Managers
- ..| Phoenix Contact
- ..| Real I.S.
- ..| Rheinenergie
- ..| Roche Diagnostics
- ..| Sanofi Aventis
- ..| SCA Hygiene Products
- ..| SES - Spar European Shopping Centers
- ..| Siemens Real Estate
- ..| Softlab Group
- ..| Stadt Fürstenfeldbruck
- ..| Stadtwerke Düsseldorf
- ..| Stadtwerke München
- ..| Stiftung Pfennigparade
- ..| Süd-Chemie
- ..| Südzucker
- ..| Swissport
- ..| TARGA Real Estate
- ..| THÜLIMA (Thüringer Liegenschaftsmanagement)
- ..| TMW Pramerica
- ..| ThyssenKrupp Real Estate
- ..| UBS AG Global Asset Management
- ..| Versicherungskammer Bayern
- ..| VPV-Versicherungen
- ..| Volksbank Mittelhessen
- ..| Wüstenrot und Württembergische
- ..| wbg Nürnberg
- ..| W.E.T. Automotive
- ..| WWK Lebensversicherungen



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