



STRABAG PROPERTY AND FACILITY SERVICES GMBH
DUE DILIGENCE

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NEW DEVELOPMENTS CALL FOR TRUSTWORTHY SOLUTIONS

Detailed audits of transactions, investment projects, project developments and optimisations can only be achieved on the basis of properly processed and transparent data that need to be accessible at any given time. Professional property management is impossible without a valid data base, as it ensures planning precision, legal compliance, customer satisfaction, and accurate valuations as well as quick and safe decision-making. Financing arrangements require an extensive and quality-assured decision-making basis. Monitoring the risks and opportunities of real estate portfolios is possible only on the basis of trustworthy, reliable and up-to-date information.

REVIEWING, ANALYSING, APPRAISING

Property acquisitions and sales need to be based on transparent data. Our services include extensive and sound asset, contract and market analyses. Property analyses include the assessment of the property substance, such as building construction, mechanical services, repair of the structural facilities, fire proofing, environmental profile, contamination issues, all the way to a due diligence review of the sustainability and requirements in regard to energy savings and green building. Contracts with tenants and service providers will be checked for completeness and optimisation potential. Especially in the case of leases it is important to assess the re-letting options and possible risks. We will also look into the flexibility of floor-plans and their potential for future use. An analysis of the reinstatement requirements by considering a variety of scenarios and forecasts will validate a decision to buy.

Of paramount importance for all real estate transactions is the identification and minimisation of risks. Transparency and comprehensive information in the data room will secure a swift and trust-based transaction, marked by a reasonable price and satisfied business partners. This will facilitate comprehensive audits by the financing banks at any time, while the data room provides a high-quality basis for determining the fair market value.

New portfolios can thus be taken over by the after-sales management on a definitive basis and in structured form, eliminating the threat of a costly implementation with possibly unpleasant surprises.

OUR COMPETENCE

MAKING UP-TO-DATE AND ACCURATE PROPERTY INFORMATION AVAILABLE ANY TIME.

Inventorizing holdings, data collection, research, due diligence, quality assurance.

Our extensive presence ensures a high quality in property inventoring and analysing through on-site tours of the premises, assessments of their building substance including detailed forecasts of the reinstatement costs for various scenarios. Uniform standards nationwide and support in all public-law issues ensure highest data quality. Upon request, we will store all documents and data in electronic archives or electronic data rooms.

YOUR BENEFITS

Sound decision-making basis, relying on comprehensive, transparent, valid and up-to-date property information including of the required documentation that can be called down any time. The options include trustworthy transactions with sound pricing and secured funding.

- Valid basis for balance sheets
- Suitable basis for portfolio planning and control
- Uncovering and analysing threats
- Recognising every opportunity for appreciation and yield increases
- Identifying real estate development options
- Supporting acquisition and sales processes

SERVICE AREAS

REAL ESTATE ECONOMIC ANALYSIS	LEGAL ANALYSIS
<ul style="list-style-type: none"> • Location • Market trend • Administrative costs • Occupancy • Tenant sustainability • etc. 	<ul style="list-style-type: none"> • Ownership situation • Easements • Rent relations • Forbidden uses • Development potential • etc.
<ul style="list-style-type: none"> • Identification of key construction data • Building fit-out • Defects report • Structural analysis • Review of statutory requirements • etc. 	<ul style="list-style-type: none"> • Analysis of contamination • Environmentally relevant information regarding existing contaminants • Environmental situation at micro-location • etc.
STRUCTURAL / TECHNICAL ANALYSIS	ENVIRONMENTAL ANALYSIS

DATA, FACTS & FIGURES

- **Acquisition due diligences (technical and economic) for several portfolios of about 200 properties and a total transaction volume of €1 billion**
- **Sales due diligences, preparation of sales including data room and after-sales management with a value of approx. €1.5 billion**
- **Provision of sales documents for more than 4,000 properties with more than 3.6 million sqm in GBA**
- **Collection, recording, research, quality assurance of due diligence documents in data rooms for more than 150 prominent civil engineering structures (e.g. TV towers)**
- **Property inventoring for clients: Using our extensive presence across Germany and deploying established process routines, we collected, analysed and documented property information for more than 8,000 assets.**
- **Research and analysis of market data for the purpose of portfolio analyses of more than 500 business units**
- **Conceptualisation and implementation of an electronic archive after polling all current and relevant documents for more than 10,000 properties. The costs are recovered within 18 months.**

SERVICES THAT WILL EXCITE YOU

STRABAG Property and Facility Services is your partner for any service involving real estate. We will manage your property throughout its entire life cycle. From archiving, all the way to a holistic operator concept. We offer all services as a one-stop provider, potentially creating synergy effects in the process. And no matter what we do for you, you will always have one central account manager to take care of your needs. The integrated nature of these solutions causes time savings and cost cuts to coincide with increases in functionality and service quality.

CONTACT

We will gladly elaborate the benefits of our due diligence service in a personal meeting. So if you have any questions, please talk to your key account manager, or else contact us by sending an e-mail to: info@strabag-pfs.com.

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STRABAG
Managing Buildings.