

RME

REAL SOLUTIONS AHEAD



YOUR MANAGEMENT PARTNER FOR COMMERCIAL PROPERTY



AHEAD WITH SOLUTIONS.

We did not come up with this statement today – it has been our promise to investors and owners for more than 30 years. At the same time, we live in a dynamic age and our business is changing continuously. We are responding to this development by entering new, strategic business areas and becoming involved in attractive asset classes such as offices, hotels and industrial property. Of course, our core business area of retail remains extremely important and reflects our many decades of experience in this segment. However, we are increasingly focusing on flexible management solutions and sustainable usage concepts in this area, too. This change is also our change, and that is a very good thing. We are and will remain innovative and active, dynamic and flexible. After all, we keep the specific value promises we make to our clients.

This focus is now also clearly reflected in our corporate identity. With us as RME, sustainable and high-yield solutions for all asset classes are not far away. This is the principle behind our new claim: **“REAL SOLUTIONS AHEAD”**. In other words, we are setting out to create new industry solutions, working in tandem with our clients and driven by the performance of our regional teams. After all, one thing has not changed: We always have a local presence and understand our business at first hand. The best views are the ones you get when you look ahead.

Best regards,

Mark Roth and Ronny Dawid

AS A MANAGEMENT PARTNER FOR COMMERCIAL PROPERTY, OUR CLEAR ASPIRATION IS TO HARNESS OUR EXPERTISE IN ORDER TO GENERATE SOLID RETURNS ON PROPERTY INVESTMENTS. THIS IS EXACTLY WHAT OUR CLIENTS DEMAND. AND EXACTLY WHAT WE ADDRESS WITH OUR CORE BUSINESS.

HOW DO WE MAKE A DIFFERENCE?

From institutional investors and private equity companies to family offices, all of our clients define objectives that are primarily shaped by return targets. We create the best conditions for achieving these objectives. We know the locations and can identify potential and determine the right steps to be taken. Where necessary, we make adjustments, optimise usage conditions and promote commercial exploitation. In short, what distinguishes us is our experience, our creativity and our capacity for action. It is only natural that our solutions are as varied as the tasks they address. Our business areas – Retail, Office, Hotel and Industrial – encompass precisely these tasks.





RE TAIL



ACTING WITH VISION.

Our many decades of experience in managing large-scale shopping centres and department stores add up to a clear message: We know what works. Our daily interactions with chain stores and investors make us a highly valued retail expert. We support our partners with outstanding services and reliable management. This opens up sustainable long-term prospects for the site-specific sector and tenant mix.

The Haerder Center, located in the heart of Lübeck, boasts a wide range of fashion, toys, food and catering.



The Weserpark in Bremen is one of Germany's biggest shopping centres and was voted the country's best shopping centre in 2022. The location offers an attractive range of leisure activities.



WHAT MAKES FOR A GOOD RETAIL CONCEPT? FIRST AND FOREMOST: LONG-TERM ATTRACTIVENESS FOR CUSTOMERS AND RENTAL PARTNERS. OUR REGIONAL PRESENCE ALLOWS US TO ACHIEVE THIS THROUGH A TAILORED MANAGEMENT APPROACH.



The RATIO_Land in Baunatal is home to a hypermarket and an impressive mix of fashion, services and catering.

Back in the early 1990s, the Westfield Centro in Oberhausen was our first big mandate in Germany. We planned, developed and established all of the management structures.





The Office asset class now accounts for more than 50 percent of the properties we manage. The properties in our portfolio are located throughout Germany.



THE OFFICE ASSET CLASS HAS PROBABLY SEEN THE MOST PRONOUNCED TRANSFORMATION WHEN IT COMES TO USER REQUIREMENTS. INCREASINGLY FLEXIBLE SPACE AND RESOURCE CONCEPTS ARE ACCOMPANIED BY DIGITAL SERVICES AND NEW WORKING MODELS. OUR ACTIVE MANAGEMENT SECURES VALUE FOR THE LONG TERM.

We manage around 70 office properties via our regional branches.



DYNAMIC WORKING MODELS.

What is the impact of a corporate location? What potential does it have? Is it fit for the digital age, ready for e-mobility and suited for all sectors? Our perspective extends from the final investor to the user and also encompasses social responsibility. What needs to be done in order to improve work situations, promote co-working and team qualities and optimise mobility? And, last but not least: How can we ensure substantial growth in property values?

From medical centres to insurance offices and law firms, from start-ups to corporate headquarters – we understand the requirements when it comes to sector-specific, user-friendly working conditions.



OFFICE

HO
TEL



HOTELS: KEEPING THINGS MOVING IN THE BACKGROUND.

Our well-trained team is the ideal partner for managing hotels. It supports clients from the earliest due diligence phase, evaluates opportunities, estimates potential – and identifies risks. Solid foundations like these are essential for successful management. We also make a point of selecting suitable hotel operators and ensuring that we remain in a continuous dialogue with them.

Thanks to monitoring based on KPIs and benchmarks, we keep an eye on strategic issues and are able to coordinate lease and management agreements and step in to perform fine-tuning as required. Our objective is for everything to keep moving in the background, almost unnoticed. Like at any good hotel.



IN THE HOTEL ASSET CLASS, EVERY PROJECT COMES WITH A STRATEGY RECOMMENDATION BASED ON OUR DETAILED PROFESSIONAL ANALYSIS. WE TAKE INTO ACCOUNT THE LOCATION, THE BRAND POTENTIAL, THE MARKET SITUATION AND OUR MANAGEMENT EXPERTISE FROM SIMILAR TASKS.



We look after the Steigenberger Hotel de Saxe in Dresden, which lies opposite the famous Frauenkirche and is one of the city's top hotels.

Our hotel portfolio is continuously growing. It is currently centred on Berlin, North Rhine-Westphalia and Saxony in particular.





INDUSTRIAL ASSETS OFTEN HAVE SHORT USE CYCLES. WE PROVIDE ADVISORY AND OPERATIONAL SUPPORT, ANALYSING THE MARKET AND IDENTIFYING FUNCTIONAL OPTIONS. THIS RESULTS IN TAILORED SERVICE PACKAGES THAT ENSURE UTILITY VALUE AND SUSTAINABLE RETURNS FOR INVESTORS.



We harness our specialist expertise in the management of industrial properties with a focus on technical functionality and reliability.



The Industrial segment includes business parks, warehouses, logistics properties and converted industrial properties. This is where our special key competence comes into its own.

OPPORTUNITIES FOR THE PICKING.

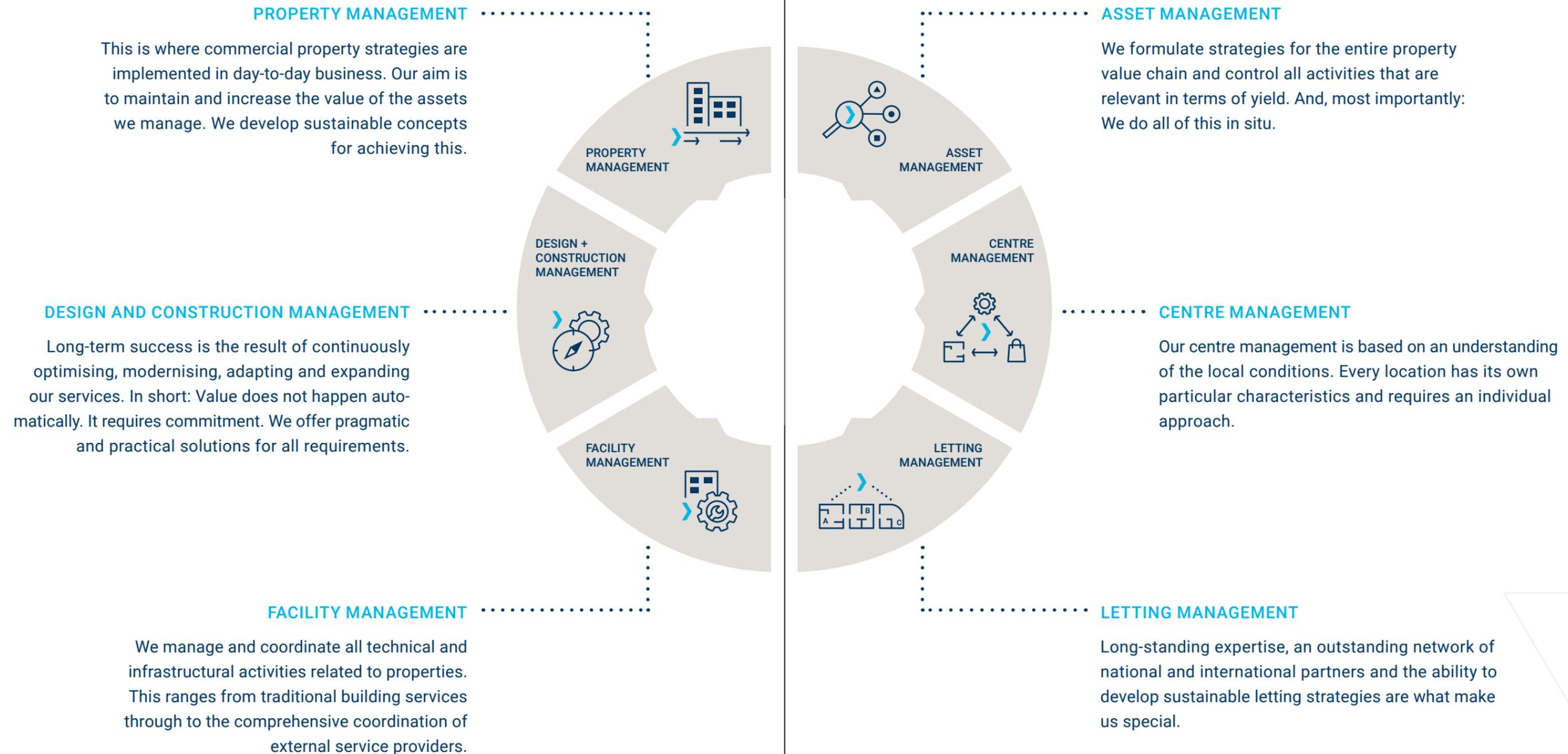
Local, user-oriented concepts are highly attractive for modern commercial businesses. Our Industrial business area looks after an asset class that is bursting with opportunities. We manage commercial and logistics space efficiently and flexibly. For example, we can combine finishing, production and storage capacity with variable office space. Adaptability comes as standard. We create technical structures that ensure efficiency across the board.

**INDUS
TRIAL**



HIGHLY MOTIVATED. BROADLY POSITIONED.

Our concepts for commercial properties are as varied as the projects they serve. And we also tailor our services to meet individual requirements. Our clients enjoy the full benefit of this approach. The combination of financial expertise and a can-do attitude is what makes us so attractive to clients. Use our services on a modular basis or as a complete package.

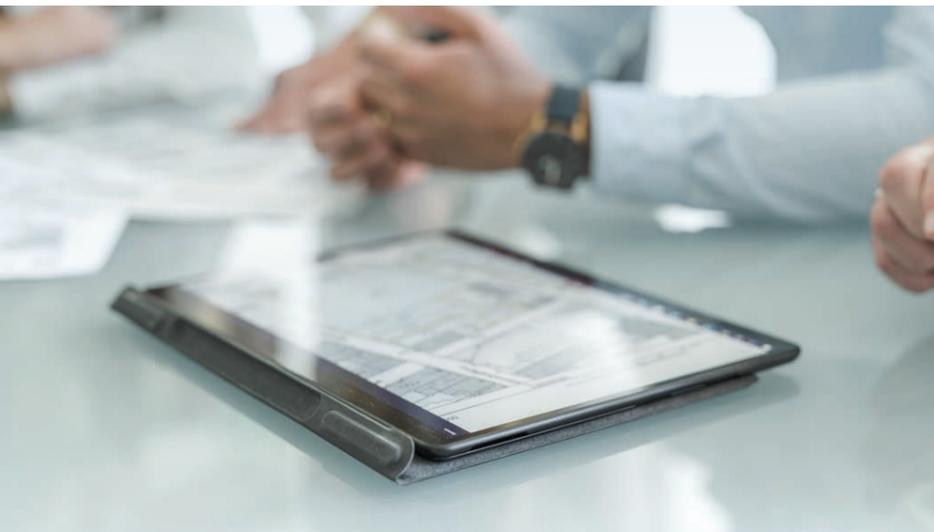


WE CREATE SITE IDENTITIES, ADOPT A SECTOR-ORIENTED MINDSET AND CONSISTENTLY IDENTIFY NEW OPPORTUNITIES FOR USE. THE RESULT IS SUSTAINABLE YIELD PROSPECTS. TO ACHIEVE THESE GOALS, WE BRING ALL OF THE STAKEHOLDERS TOGETHER AROUND THE TABLE.



RETURN IS A RESULT. MANAGEMENT QUALITY IS OUR TOOL FOR ACHIEVING IT.

Perfect management means more than just streamlined, transparent administration or a team of estate agents and engineers. In order to assist companies in their plans, successfully modify retail and working environments, ensure smooth operation and protect property values, we do exactly what you as a client expect from us: We use every tool at our disposal to enhance your opportunities.



THE STATE OF THE ART MODE.



Good to know, and not only for our international partners: Our reporting stands up to all scrutiny. It is modular, bilingual and, above all, fully transparent. Needless to say, we undergo stringent audits, obtain all relevant audit opinions from independent auditors and perform accounting in accordance with the national and international standards applied by our partners.

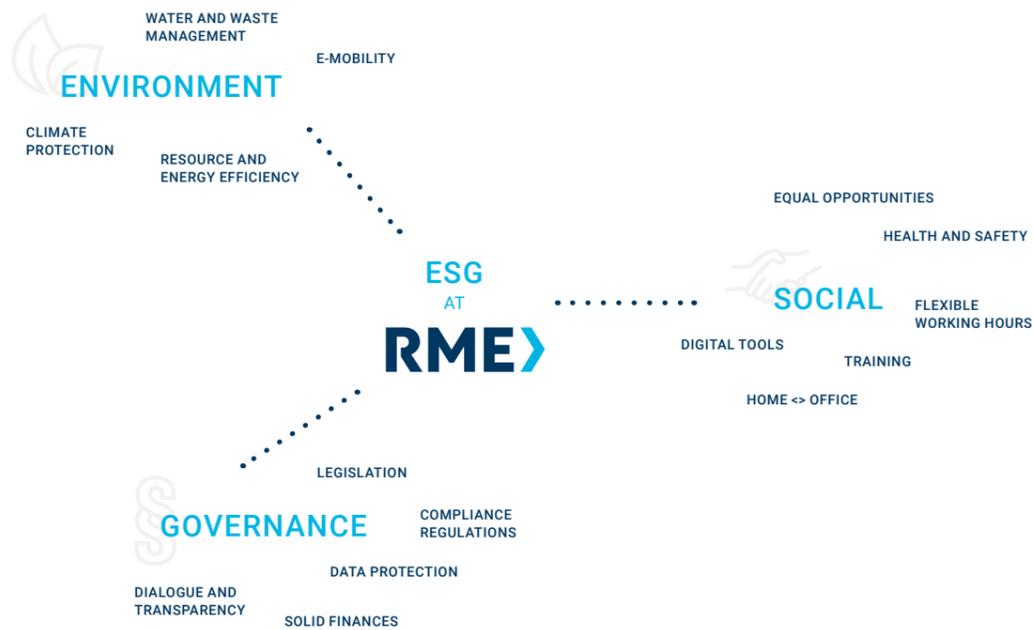
We establish management structures in line with our clients' preferences. We provide all of the evidence and information they require at all times. Our promise: Place your trust in a professional partner.

- + Investment-specific and international accounting
- + Risk management
- + Data protection and compliance regulations
- + Implementation of anti-money laundering requirements at company and asset level
- + Modular reports
- + Comprehensive ERP system
- + ISAE 3402 certification
- + Digitalised processes in all service areas
- + Support for regulatory requirements such as GRESB, DGNB and BREEAM

MAKING SENSE ON A LONG-TERM BASIS.

Our services represent an investment in long-term value preservation. Well-managed properties mean stable returns, low vacancy rates and property values that outperform the market. This allows us to create flexible use scenarios, improve the image of the respective location and generate sustainable yield prospects. Last but not least, we are committed to ensuring that all stakeholders pull in the same direction when it comes to expansion, conversion or modernisation work. This means coordinating planners, business development agencies, building contractors, service partners and tenants.

We provide our clients with strategic, operational and administrative support. What does that mean in practice? We use demand-driven technology to optimise resource utilisation, including digital tools such as smart meters and ESG trackers. It goes without saying that we give precedence to sustainable products wherever we can. We also take a sustainable approach to the day-to-day details.



SKILLS ARE GOOD. SKILLS THAT BENEFIT YOU ARE EVEN BETTER.

Consider our experience as the quickest way to your own ESG strategy. We love to pass on our expertise to our customers and partners. We support our clients in defining, executing and controlling their ESG processes. We see ourselves as your ESG workbench. This means you can be confident that the strategy, operational implementation and reporting offer consistently high quality. We understand what matters and take the right decisions so that you can concentrate on your day-to-day business.

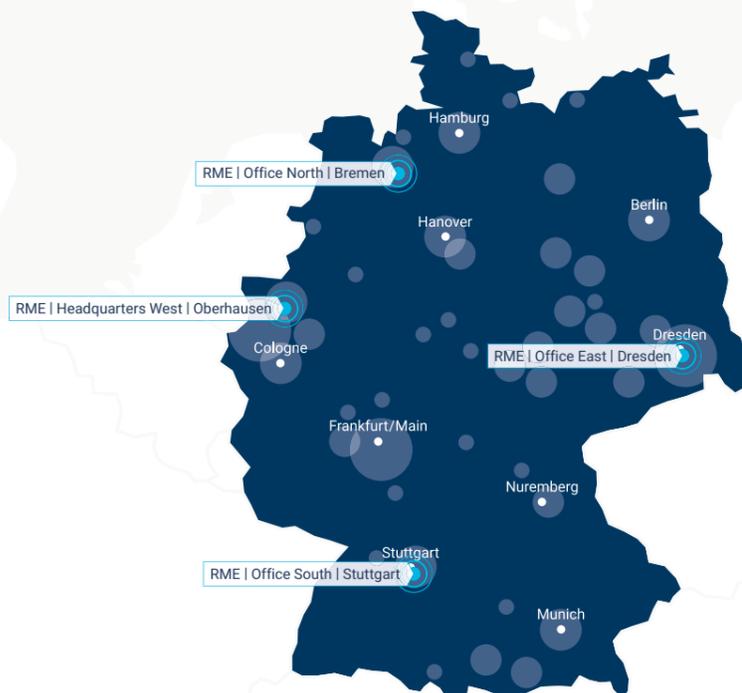
ESG CONSULTING



IDEAS ARISE WHEN BRIGHT MINDS AND EXPERIENCED HANDS KEEP MOVING. WE DEMONSTRATE THIS WITH OUR LOCAL PRESENCE EVERY DAY AND WITH EVERY PROJECT WE UNDERTAKE.

GEOGRAPHIC PROXIMITY IS A GOOD RECOMMENDATION.

We measure our commitment in terms of economic success, both as a whole and in the details: When things go well, that is a business recommendation in itself. And it leads us to being chosen as a partner for subsequent projects, including at other locations. This has been the story of our success for the last 30 years. It began in the early 1990s with the planning, development and establishment of all management structures for CentrO Oberhausen, Europe's biggest retail and leisure centre. We have been established on the market as an owner-operated full-service provider since 1996. Today, we apply our expertise to a wide range of asset classes throughout Germany.



WE TRANSLATE YOUR IDEAS.

A good asset manager should be capable of joined-up thinking, understanding targets, identifying opportunities and assessing risks. That is exactly what you expect from us: the translation of your goals into the right action. We are always happy to talk to you openly, fairly and in a spirit of partnership. Why not now?

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