

## Service profile of PATRIZIA Projektentwicklung

PATRIZIA Projektentwicklung advises both property and non-property companies on the identification and realization of development opportunities in land and buildings, such as building and land reserves, refurbishment requirements, change of use opportunities, etc.

In this regard, we undertake the entire management of the planning- and construction-related added value process for our customers.

As one of the five business units of the listed company PATRIZIA Immobilien AG, we are part of a successful and competent real estate network, which has established itself firmly on the German market over the last 25 years and is bundled into four business lines: Residential, Project Development, Investment Management, and Real Estate Management. We cover the entire range of real estate services, and offer our customers this expertise either as a full-service offering or as individual services on a modular basis: from the project idea through conception, and from construction management to disposal of real estate.

External specialists are consulted as required and managed by PATRIZIA.

### Range of services:

Consulting	Building land development / Project development	Construction management
<ul style="list-style-type: none"> <li>Market and location analysis for office, hotel, retail, and residential uses, including value assessments</li> <li>Purchasing due diligence / accompaniment to bidding processes / identification of transaction risks</li> <li>Appraisal services: profitability assessments / dynamic investment budgeting / residual value method</li> <li>Preparation of location-specific use and concept studies</li> <li>Feasibility studies</li> <li>Identification of added-value opportunities</li> <li>Auction management</li> <li>Due diligence management (on buyer and seller side) for real estate and real estate portfolios</li> <li>CREM potential assessment of non-operating real estate portfolio</li> <li>Development of possible sale scenarios including identification and addressing of potential investors and buyers</li> <li>Investigation and advice of “green building” certifications to DGNB from the pre check to the certification</li> </ul>	<ul style="list-style-type: none"> <li>Full coordination of due diligence (buyer side)</li> <li>Creation of location- and market-specific use concepts</li> <li>Implementation of competitions</li> <li>Identification of project risks</li> <li>Creation of planning security (master, framework, development plan)</li> <li>Allocation and management of services under the Fee Structures for Architects and Engineers (HOAI) (e.g. draft and approval planning)</li> <li>Leaseholder and occupant acquisition</li> <li>Exit strategy and participation in sale</li> </ul>	<ul style="list-style-type: none"> <li>Processing of construction projects (office, hotel, retail, and residential) upwards of EUR 5 million</li> <li>Management consulting on construction projects</li> <li>Strategic consulting on planning and construction processes</li> <li>Assuming project management (developer representation and project management)</li> </ul>

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Fees / remuneration		
Flat fee or charging according to day rates	Flat fee and/or determination of performance-based components	Flat fee or charging according to day rates; charging according to the Committee of the Associations and Boards of Engineers and Architects for Fee Structures for Engineers and Architects (AHO) and the allowable construction costs

Contact
<p>PATRIZIA Projektentwicklung GmbH            PATRIZIA Bürohaus            Fuggerstrasse 26            86150 Augsburg            Germany</p> <p>Managing Director: Jürgen Kolper            Phone: +49/8 21/5 09 10-7 01            E-mail: juergen.kolper@patrizia.ag</p> <p>Team Leader: Ingmar Debus            Phone: +49/8 21/5 09 10-7 13            E-mail: ingmar.debus@patrizia.ag</p> <p>We look forward to hearing from you!</p> <p>We guarantee confidentiality, in writing if desired, for the information received.</p>