REALOGIS

NO. 1 FOR INDUSTRIAL AND LOGISTICS REAL ESTATE





At the start of every business idea is the perfect space in which a company's vision can take shape. This is particularly true in the industrial and logistics sector. We recognised this trend back in 2005 and specialised, as Germany's first pure real estate company, to cater precicely for these target groups, trading under the name REALOGIS.

Today, REALOGIS continues to be a privately owned, stable business group showing healthy growth and the clear number 1 in Germany to offer advice and act as agent for industrial and logistics real estate and commercial property. Our some 70 real estate professionals at 8 locations are always pleased to support national and international companies from logistics, e-commerce, trade and industry as well as private and institutional investors. Our core expertise does not simply involve acting as estate agents for existing and newly built properties for high-performing tenants, we also advise investors on real estate investments and project development. An impeccable service in every aspect of the property search and sale can be taken for granted, as can devising and implementing holistic real estate strategies – from the site analysis to optimising expansion targets right through to disposing of any assets no longer required by the business. Find the space to turn your visions into reality. With REALOGIS.

More space for your company.

REALOGIS TURNING IDEAS INTO REALITY

- Pioneer in Germany's industrial and logistics sector since 2005
- The sector's largest database with over 100,000 entries
- 8 regional locations
- Quick, flexible and fully focused on the client

THE CLEAR NO. 1 IN GERMANY

REALOGIS has already taken the first place in the broker ranking of the trade magazine "immobilienmanager" several times and is thus the clear market leader in the rental segment.

More space for projects in your region.



REALOGIS

OUR LOCATIONS



One thing was apparent to us from the start: we wanted to be where the customers are. We were the first company in Germany to specialise purely in industrial and logistics real estate and therefore know the market like no other. With our regional branches we are constantly on-site and will find just the right property for you.

Fast, flexible and focused on the client: at REALOGIS, we are proud to be the well-known, go-to real estate business of choice. We place considerable importance on proximity to the client and spare no expense to make your property transaction as simple as possible. Our local contacts will support you with the combined expertise of professionals who know their region inside out. Therefore, you will always have the best level of support from Germany's largest national team of advisors in the sector.



REALOGIS

Groundbreaking.

The pioneer in industrial and logistics real estate since 2005 and already the clear No. 1 in the German rental segment for several years in a row.

Expert.

From letting to selling to searching for and selling property right through to investment and project development.

Well thought-out.

Holistic real estate strategies – from the site analysis to optimising your expansion targets.

Close.

Regional offices throughout Germany – fast, flexible and focused on the client.

Visionary.

Always with one finger on the pulse – you will find everything on the latest topics in our LinkedIn channel.



LETTING

More space for your business model.

Letting existing properties is our core business. We will guarantee you the best support from our highly professional local lettings team at all of our 8 locations throughout Germany. At REALOGIS, you will certainly find the right property, whether business park, industrial or logistics space.

For tenants

Are you looking for an existing property? Take advantage of the market leader's experience. We support around 1,200 existing industrial and logistics properties nationwide – from a total of over 100,000 entries in the sector's largest database. Our professional team of experts will define your requirements in detail, optimise your search profile and provide you with properties tailored exactly to your needs by thoroughly appraising the target region. We are only satisfied when you are.

YOUR BENEFITS AS A TENANT

- **Largest database of properties throughout Germany**
- **Experienced team of specialists**
- **Preparation of a detailed and individual profile of requirements**
- **Targeted offers**
- **Formulation of possible alternatives, such as a letting model or purchase**
- **Integrated REALOGIS logistics advisory service to identify the optimal location and implement the internal business processes in an existing property**

For landlords

Are you looking for a new tenant for your property? We are happy to support you with the valuation of your property and to determine the optimal rental structure. By constantly comparing around 1,200 available industrial and logistics properties with over 100,000 real assets in the sector's largest database, we prepare a detailed analysis of the regional rental market and are therefore able to make an accurate estimate of the market price for your property. We have been in touch with all well-known companies in this sector and are therefore a personal and direct contact for all decision-makers. With our much-frequented website and a strong presence in all popular Internet portals, we ensure that potential tenants are made aware of your property.

YOUR BENEFITS AS A LANDLORD

- **In-depth, realistic valuation of your property**
- **Experienced team of specialists**
- **Individual marketing concept**
- **Versatile marketing instruments**
- **Comprehensive, regional to international network of contacts with potential tenants**



REALOGIS

For sellers

Do you want to find the right investor for your industrial or logistics property quickly and efficiently? The variation between individual industrial and logistics properties is huge because of their condition and their different requirements. The same is true of the ever-changing purchase profiles of national and international investors. It is therefore all the more important to address the right buyers effectively for an optimal sales process and the best possible return on sales.

And it is precisely here that we would like to help. Our experts will actively support you to select the right investors, approach them effectively and coordinate any further negotiations right up to contract conclusion. You can count on our expertise: our track record in investment sales runs into hundreds of millions and we are constantly in contact with top national and international investors.

YOUR BENEFITS AS A SELLER

- **Real estate valuation with our “REALOGIS Nutzwertverfahren®” value-in-use procedure: exact, current market valuation**
- **Detailed data processing (data room)**
- **Targeted selection from more than 500 national and international investors**
- **Professional marketing with decision-makers being contacted personally**
- **Purchase price optimisation thanks to a structured bidding process**

For investors

Are you looking for a real estate investment where the opportunities outweigh the risk? With industrial and logistics properties there is no guarantee of a return per se. However, it is possible to make significant gains if you invest in the right properties, particularly in these asset classes.

As the market leader for lettings throughout Germany, we have a first-hand overview and are aware of both current trends and tenants’ requirements. We will support you with all our expertise to make your investment, whether as part of objective buying advice, negotiating asset or share deals for undeveloped or developed areas or with complex portfolio transactions. Therefore, speak to REALOGIS before you invest.

YOUR BENEFITS AS AN INVESTOR

- **Real estate valuation with our “REALOGIS Nutzwertverfahren®” value-in-use procedure: accurate, current market valuation**
- **Long-standing, detailed first-hand market knowledge**
- **Investigate the property’s potential for alternative use**
- **Strategy advice to minimise the risks of vacancy and default**



SALES

More space for your real assets.

Are you looking for the right property or would like to sell one?

As a pioneer in the warehousing, industrial and logistics property segment, REALOGIS has had its own department dedicated to analysing and selling real estate since 2012. We were able to become the market leader in negotiating industrial and commercial properties in no time at all. Detailed market knowledge and long-standing experience enable us to pass on an accurate valuation and appraisal of each market, regardless of whether you are buying or selling.

YOUR BENEFITS AS A SELLER

- **In-depth valuation of your property**
- **Access to owner-occupiers, project developers and institutional investors – regionally, nationally and internationally**
- **Sound market knowledge of the various property types: from warehouses to logistics and specialist properties right through to business parks**

YOUR BENEFITS AS A BUYER

- **Extensive property database**
- **Europe-wide purchase price appraisal**
- **Support with the appraisal of building regulations**
- **Detailed knowledge of land availability and the current situation with building regulations**

PROJECT DEVELOPMENT

REALOGIS

Do you want to optimise your internal processes and not adapt your needs to the property but the property to your needs? Then you are in the exactly right place at REALOGIS. We will offer you expert and professional advice to develop your tailored new-build solution – whether you are a tenant or an owner-occupier.

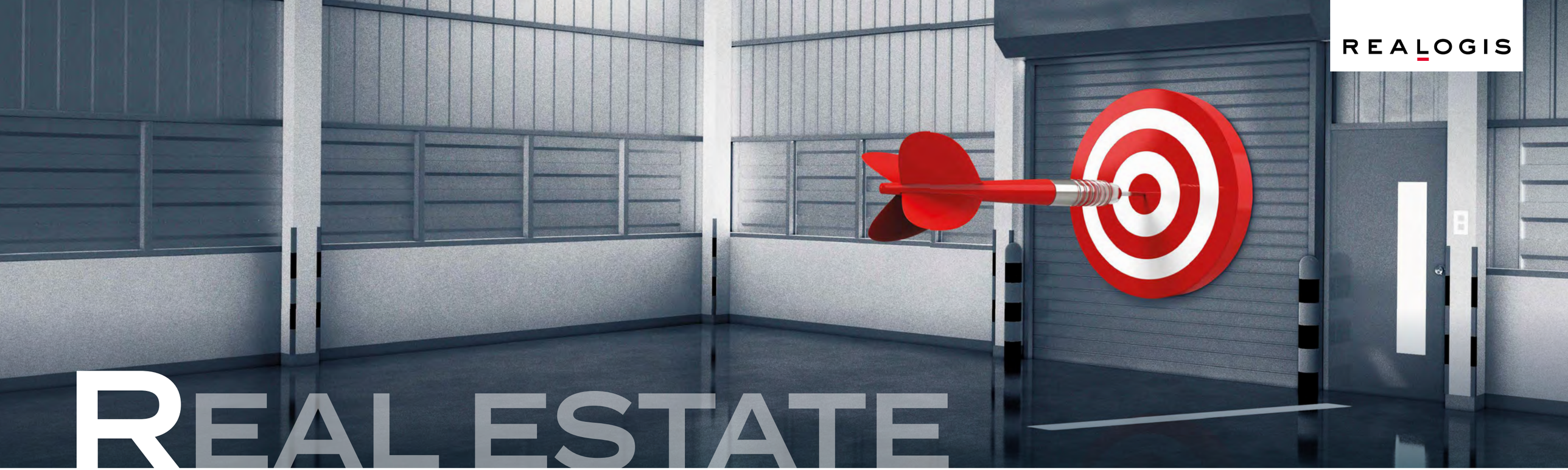
- Analysis of your space and site requirements
- Advice on outfitting requirements and potential flexibility
- Help with the issue of investment
- Definition of the specifications with subsequent project development invitation to tender for rental and letting models

When planning new-build property, we tackle the project with great insight and our combined expertise. Ultimately, the property must be capable of being adapted to your business's long-term development, for example in terms of extendibility and flexibility. It goes without saying that during planning we also take account of a future, highly profitable capability of third-party use, should you outsource parts of your business or relocate. You are therefore ideally prepared for every eventuality.

YOUR BENEFITS AS A TENANT OR OWNER-OCCUPIER

- **Experienced team of specialists**
- **Preparation of a detailed and individual profile of requirements**
- **Formulation of possible alternatives, such as a letting model or purchase**
- **Integrated REALOGIS logistics advisory service to identify the optimal location and implement the internal business processes in an existing property**

More space for your vision.

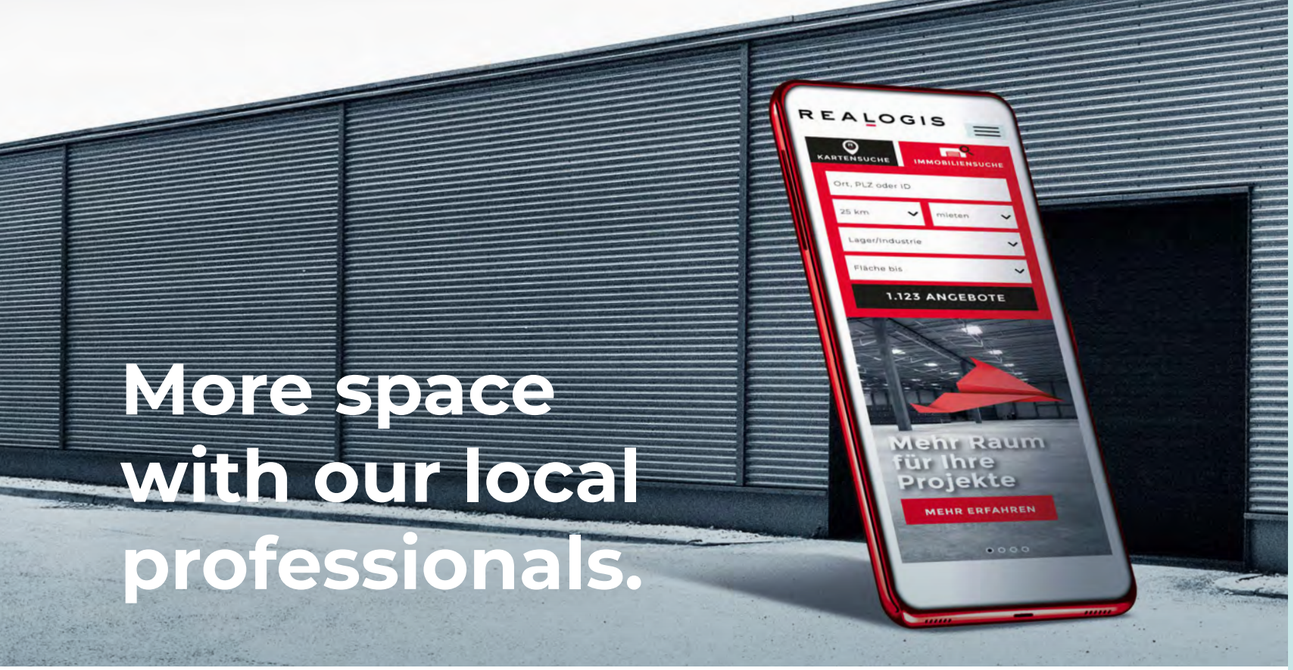


REAL ESTATE STRATEGY

REALOGIS is also your contact for holistic real estate strategies for every aspect of industry and logistics – from searching for the right location to devising utilisation concepts and exit strategies right through to identifying any properties that are no longer required by the business. The staff in our in-house research unit know the German market inside out. National and international groups, SMEs as well as cities, councils and communities feature among our list of contacts.

More space for your expansion.

- **Devising and implementing holistic real estate strategies:**
  - **Analyse existing properties in Germany**
  - **Evaluate the potential courses of action for subsequent use**
  - **Sustainable portfolio analysis**
- **Support with searching for and selecting suitable locations**
- **Advice to national and international groups and SMEs, nationwide and independent of any transaction**
- **Advisory services for valuation, investment and letting**
- **Ongoing coordination with our in-house research unit and the key account team, taking account of your business's individual goals**
- **With the background and manpower of an agent such as REALOGIS, Germany's no. 1 for industrial and logistics real estate**



More space with our local professionals.

BERLIN REGION



Managing director:
Alexander Ego

GERMANY AND EUROPE REGION



Managing director:
Christian Beran

DÜSSELDORF, COLOGNE, RUHR REGION



Managing director:
Bülent Alemdag

FRANKFURT REGION



Managing director:
Julian Petri

HAMBURG REGION



Managing director:
Stefan Imken

MUNICH REGION



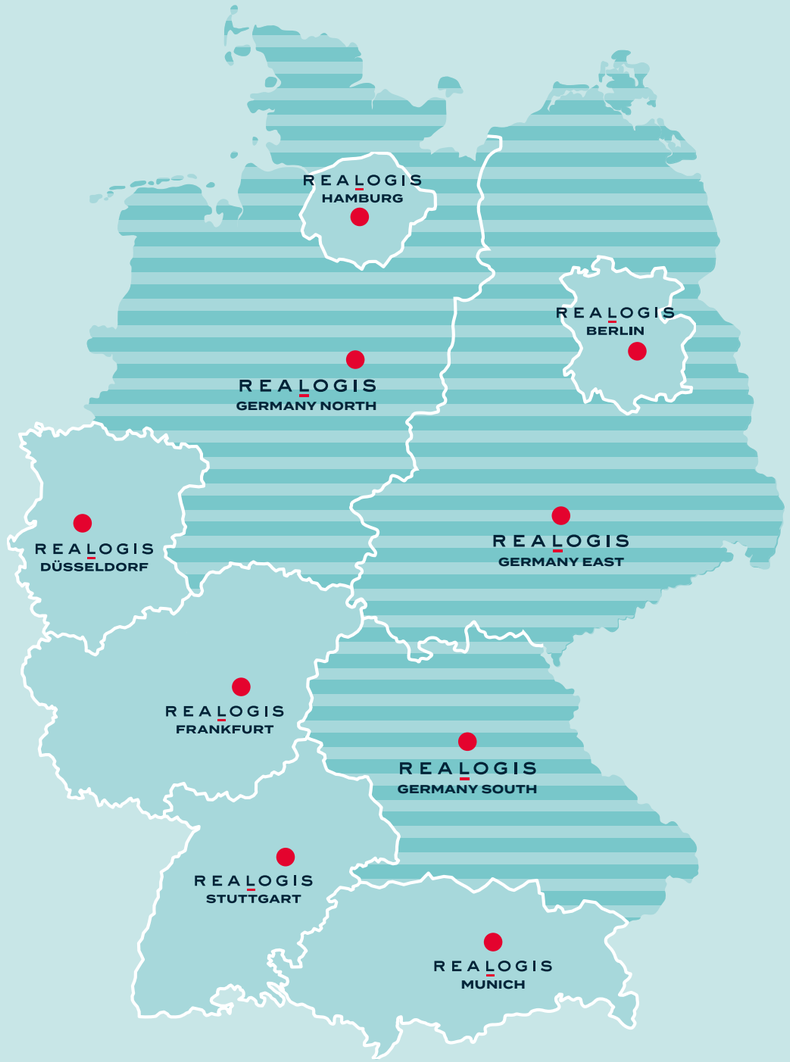
Managing director:
Nicolas Werner

BADEN-WÜRTTEMBERG REGION



Managing director:
Joel Adam

REALOGIS



BERLIN
REALOGIS Immobilien Berlin GmbH
Wilhelm-Kabus-Straße 77
D-10829 Berlin
Tel.: +49 (0)30 – 5 09 69 99-0
Fax: +49 (0)30 – 5 09 69 99-29

DÜSSELDORF
REALOGIS Immobilien Düsseldorf GmbH
Hansaallee 247b
D-40549 Düsseldorf
Tel.: +49 (0)211 – 52 28 45-0
Fax: +49 (0)211 – 52 28 45-55

FRANKFURT AM MAIN
REALOGIS Immobilien Frankfurt GmbH
Schillerstraße 20
D-60313 Frankfurt
Tel.: +49 (0)69 – 8 700 401-50
Fax: +49 (0)69 – 8 700 401-99

HAMBURG
REALOGIS Immobilien Deutschland GmbH
REALOGIS Immobilien Hamburg GmbH
Gotenstraße 21
D-20097 Hamburg
Tel.: +49 (0)40 – 5 48 08 57-0
Fax: +49 (0)40 – 5 48 08 57-29

LEIPZIG
REALOGIS Immobilien Deutschland GmbH
Augustusplatz 9
D-04109 Leipzig
Tel.: +49 (0)341 – 69 76 34-74

MUNICH
REALOGIS Immobilien Deutschland GmbH
REALOGIS Immobilien Munich GmbH
REALOGIS Holding GmbH
Leopoldstraße 154
D-80804 Munich
Tel.: +49 (0)89 – 51 55 69-0
Fax: +49 (0)89 – 51 55 69-29

STUTTGART
REALOGIS Immobilien Stuttgart GmbH
Theodor-Heuss-Straße 26
D-70174 Stuttgart
Tel.: +49 (0)711 – 8 388 95-90
Fax: +49 (0)711 – 8 388 95-99

Our locations

REALOGIS

NO. 1 FOR INDUSTRIAL
AND LOGISTICS REAL ESTATE

info@realogis.de

www.realogis.com