



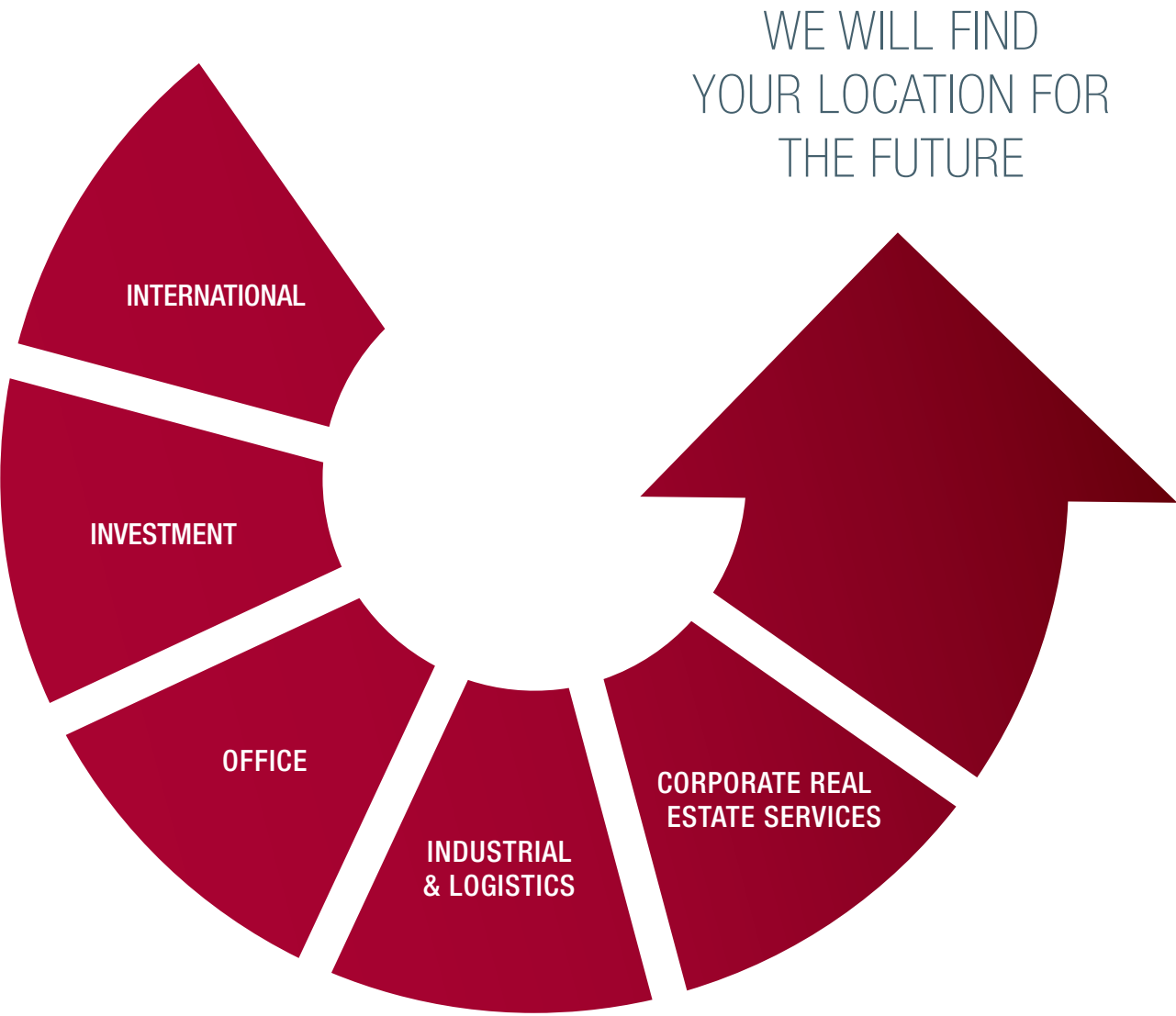
YOUR SUCCESS IS OUR GOAL



MODESTA REAL ESTATE

...supports you with all questions concerning commercial real estate -
both on a national and international level.

Our focus is clear:
Customer-oriented solutions
with a target that leads to success.





YOUR COMMERCIAL REAL ESTATE SPECIALISTS

FROM OUR VIENNA AND BRATISLAVA OFFICES WE ARE
ACTIVE IN THE ENTIRE CEE REGION.

MG Real Estate GmbH was founded in Vienna in 2002. In addition to the Headquarters in Vienna, a subsidiary company was launched in Bratislava in 2005. Since its foundation year, Modesta Real Estate can look back at a successful company history. In recent years, millions of sqm of office, industrial and logistics space as well as development sites have successfully been completed.

Besides the domestic markets in Austria and Slovakia, Modesta Real Estate also assists in numerous transactions in the CEE markets and supports its international partners with corporate real estate advice.

OUR SPECIALISTS ABOUT THEIR WORK



“Our broad field of services is our distinguishing characteristic. We already get involved during the initial consultation and not only after finding a suitable property. By analyzing together with our customers, we review the current situation and create strategies for the future. Therefore, personal contact and trust are vital priorities for us and our clients.”

Andreas Polak-Evans, SIOR

Managing Partner

Office Properties & CRES

Tel: + 43 (1) 513 29 39 – 20

evans@modesta.at



“What distinguishes us is our international experience, combined with the local know-how as well as a worldwide network built up over decades.

We regularly accompany industrial and logistics transactions, not only in Austria but in the entire CEE region. As members of the internationally active organization of SIOR, we are subject to strictly-imposed guidelines and standards.”

Sebastian Scheufele, SIOR

Managing Partner

Industrial Investment CEE

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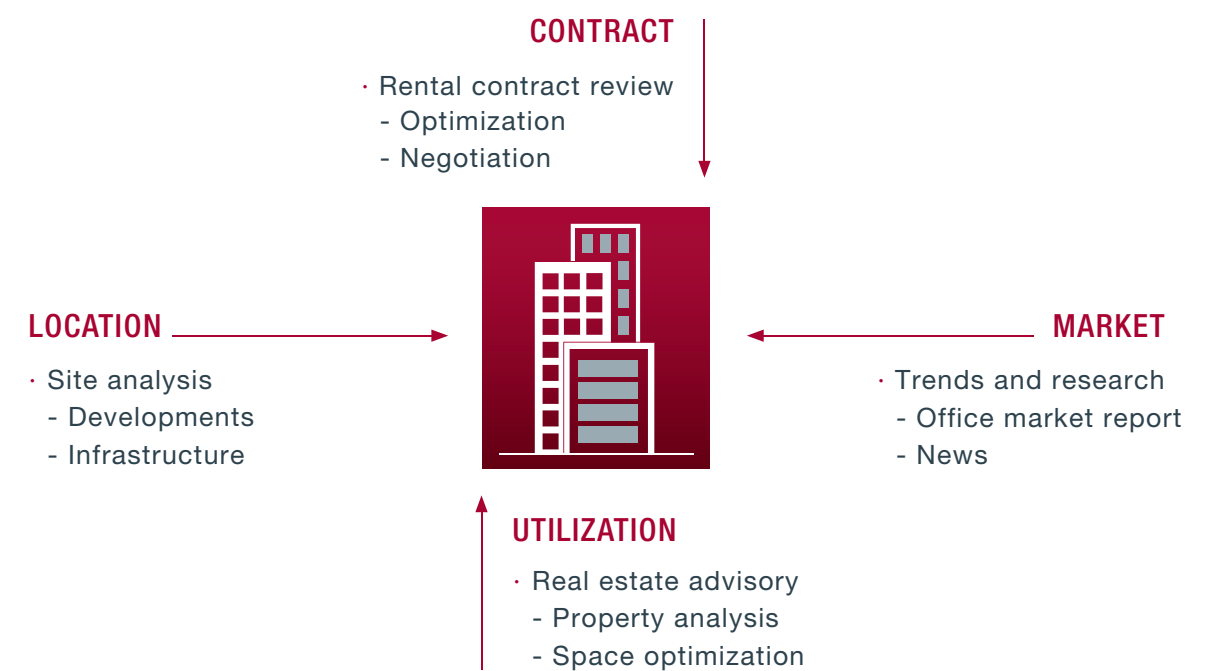




OFFICE

OFFICE

- We offer sustainable solutions to help your company successfully establish itself in a new location.
- We accompany you from the location analysis, through the search for a suitable property up to the final contract negotiations while always keeping an eye on the long-term market developments.

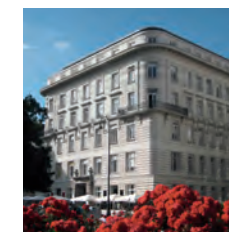


SELECTED REFERENCES



Wien Mitte
1030 Vienna

Letting
Tenant: Mondi AG
14,500 sqm office space



Dr. Karl Lueger Platz 5
1010 Vienna

Fully let
5,800 sqm office space



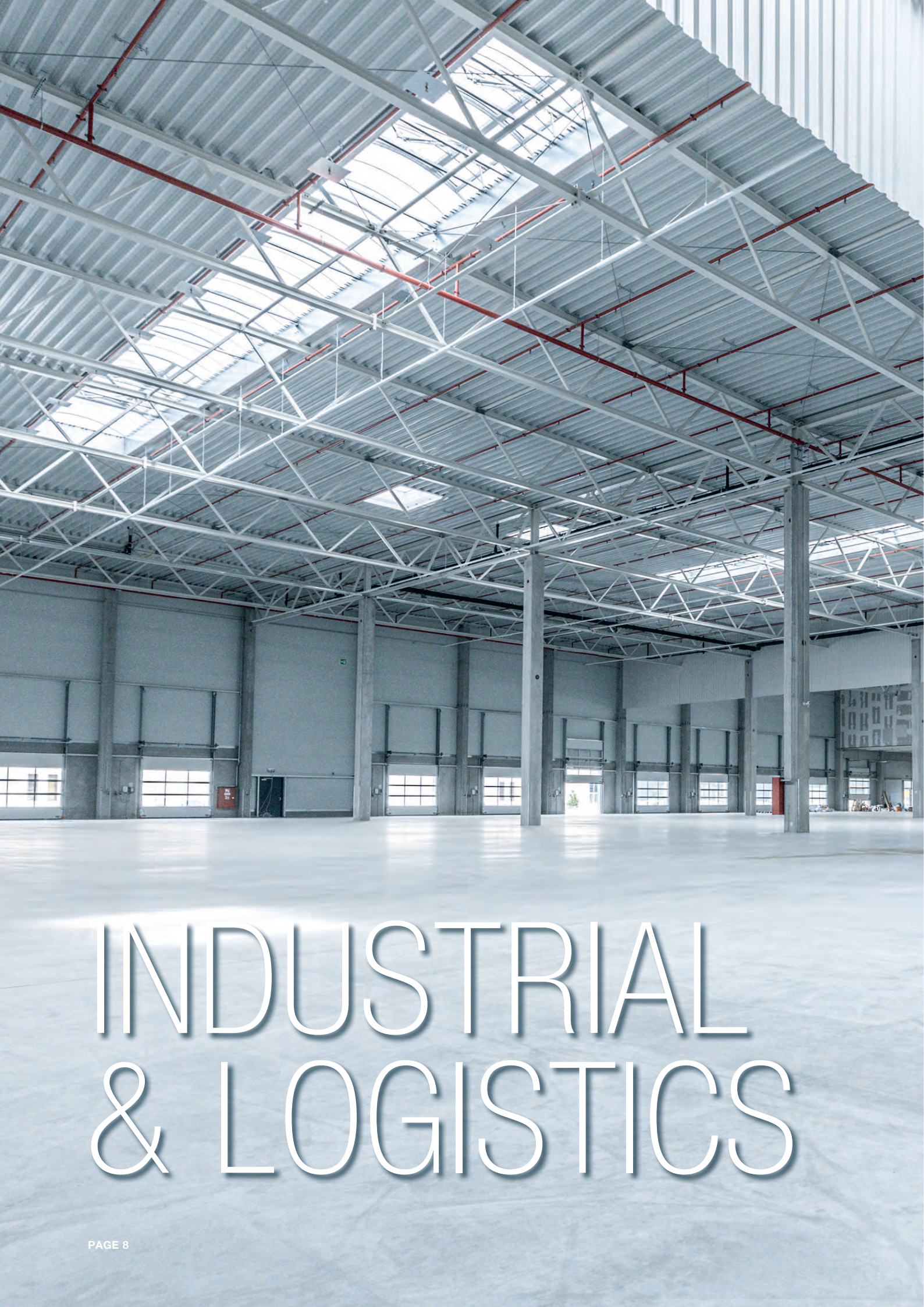
Haus an der Wien
1030 Vienna

Letting
Tenant: Group M
4,500 sqm office space



Bürocampus, Gudrunstraße 10
1100 Vienna

Letting
Tenant: Nexco / BFI
ca. 18,000 sqm office space



INDUSTRIAL & LOGISTICS

INDUSTRIAL & LOGISTICS

- From our Vienna and Bratislava offices, we are active in the entire CEE region - whereby flexibility and professionalism are our guiding principles.
- We analyze profitability, cost structures, infrastructure and the sustainability of a location while keeping an eye on the long-term developments of the markets.
- We support our clients with the purchase, sale, marketing as well as letting and rental.

UTILIZATION

- Consulting
- Assessment
- Individual and portfolio utilization
- Contract analysis



PORTFOLIO

- Business and logistics parks
- Office and warehouse combinations
- Commercial development sites
- Industrial properties
- City Logistics

ANALYSIS

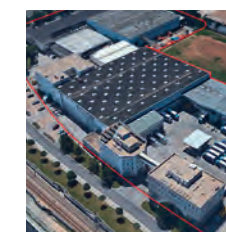
- Requirement profile
- Location & Infrastructure
- Cost structure
- Profitability

SELECTED REFERENCES



BOSCH, 1030 Vienna, Austria

Sale – Company headquarter
Seller: BOSCH
ca. 2,504 sqm office
ca. 1,124 sqm warehouse
3,728 sqm site



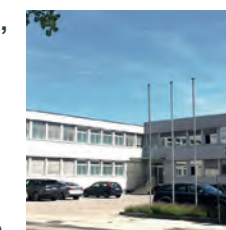
Gewerbepark Simmering 1110 Vienna, Austria

Sale – Company headquarter
Seller: Wolseley
5,370 sqm office, 13,900 sqm
warehouse, 29,511 sqm site,
4,000 sqm outside storage



EVONIK, 2440 Gramatneusiedl, Austria

Sale – Production site
Seller: Evonik Para-Chemie
GmbH / ca. 480 sqm office,
15,540 sqm production &
warehouse, ca. 50,000 sqm site



Parker Hannifin, 2700 Wiener Neustadt, Austria

Sale – Company headquarter
Seller: Parker Hannifin
1,260 sqm office, 4,350 sqm; production/
warehouse, 6,650 sqm development
potential, 19,670 sqm site

CORPORATE REAL ESTATE SERVICES

CORPORATE REAL ESTATE SERVICES

- From small to medium-sized companies to blue chip companies - we create added value for owners, occupiers, developers and investors.
- We advise companies in all commercial real estate asset classes. These include office real estate, industrial and logistics real estate as well as all types of development sites.
- Whether buying, selling, renting or letting - we analyze your needs and use our resources and know-how to create your optimal real estate strategy.

FOR OWNERS & INVESTORS

- Acquisition & sale
- Contract negotiation
- Tender procedure
- Process support
- Reletting



FOR TENANTS

- Requirement analysis
- Property search
- Rental contract audits
- Space planning
- Project structuring

SELECTED REFERENCES



MSD – 2,300 sqm office space Relocation – Merger of two companies to one location at Euro Plaza. After five years, further relocation to a new company site as headquarters in North Vienna (Ares Tower).



GroupM – 4,500 sqm office space Relocation – Merger of three locations into an ultra-modern, representative office building in city center of Vienna. Improvement of office space, consultation and implementation.



Boston Consulting Group
2,800 sqm office space Relocation und consultation in city center of Vienna.



Honeywell – 1,000 sqm office space Relocation – Move of the office location to an ultramodern, efficient office building in central location with best business environment and conditions.



INVESTMENT

INVESTMENT

- The business with investment properties is a highly sensitive matter. Externally, it requires maximum discretion - internally, comprehensive transparency.
- We offer integrated and customer-oriented investment advice at every stage of a transaction. We attach great importance to high security, optimal planning and efficient communication.
- With our many years of local and international experience, we support you in your investment decisions.

TRANSACTION PROCESS

- Acquisition
- Sale
- Tender procedure
- Sale and leaseback



MILESTONES

- Property assessment
- Portfolio analysis
- Growth potential
- Investor selection
- Due diligence

SELECTED REFERENCES



Jaguar Land Rover Suppliers Park Nitra, Slovakia

Sale – Investment advisory
Seller: Prologis
Buyer: CNIC
98,809 sqm logistics park,
ca. 20 ha site



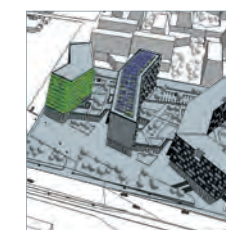
Logistics Center Bruck/Leitha, Austria

Seller – Sale and leaseback
Buyer: Palmira Capital Partners
24,000 sqm logistics park,
7,000 sqm expansion area,
51,000 sqm site



SIEMENS, Siemensstr. 87-89, 1210 Vienna, Austria

Sale – tender process;
Seller: Siemens AG
12,500 sqm office, 14,900 sqm
warehouse, 5,000 sqm
production, 64,000 sqm site



SIEMENS, Siemensstraße 88, 1210 Vienna, Austria

Sale – Multifunctional
development site,
tender process
Seller: Siemens AG
ca. 24,000 sqm site



INTERNATIONAL

We rely on a qualitative and internationally multi-layered exchange in order to ensure that your optimal real estate strategy can be determined. At real estate trade fairs and conferences, we regularly use the opportunity to strengthen our global network and deepen existing relationships.



Through our membership in the US organization of SIOR (The Society of Industrial and Office Realtors), the world's leading professional association for commercial real estate, we can draw on a network of over 3,400 industry professionals from 38 countries. Our managing directors, Andreas Polak-Evans and Sebastian Scheufele were the first two commercial real estate specialists in Austria and Slovakia to be granted the titles of SIOR.

The internationality and expertise of the SIOR members offer the opportunity to compile and share information on emerging trends in other countries and to exchange views on developments in the international commercial real estate markets. Further information about SIOR: www.sior.com



Since the beginning of 2015, Modesta Real Estate for Austria and Slovakia is in an international alliance with Gerald Eve - one of the leading real estate consulting companies in Great Britain. Thanks to the international alliance between Gerald Eve and various European, Asian and US companies, we can thus offer our clients an international network of consultants and real estate valuers. Further information about Gerald Eve: www.geraldeve.com

SELECTED REFERENCES



MOUNTPARK Madrid-Alcala, Spain

Sale – Development site
Seller: Mountpark/USAA
90,000 sqm site



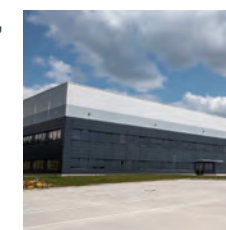
PROLOGIS Park Bratislava-Senec, Slovakia

Sale – Development site
in several stages
Buyer: PROLOGIS
ca. 170 ha site



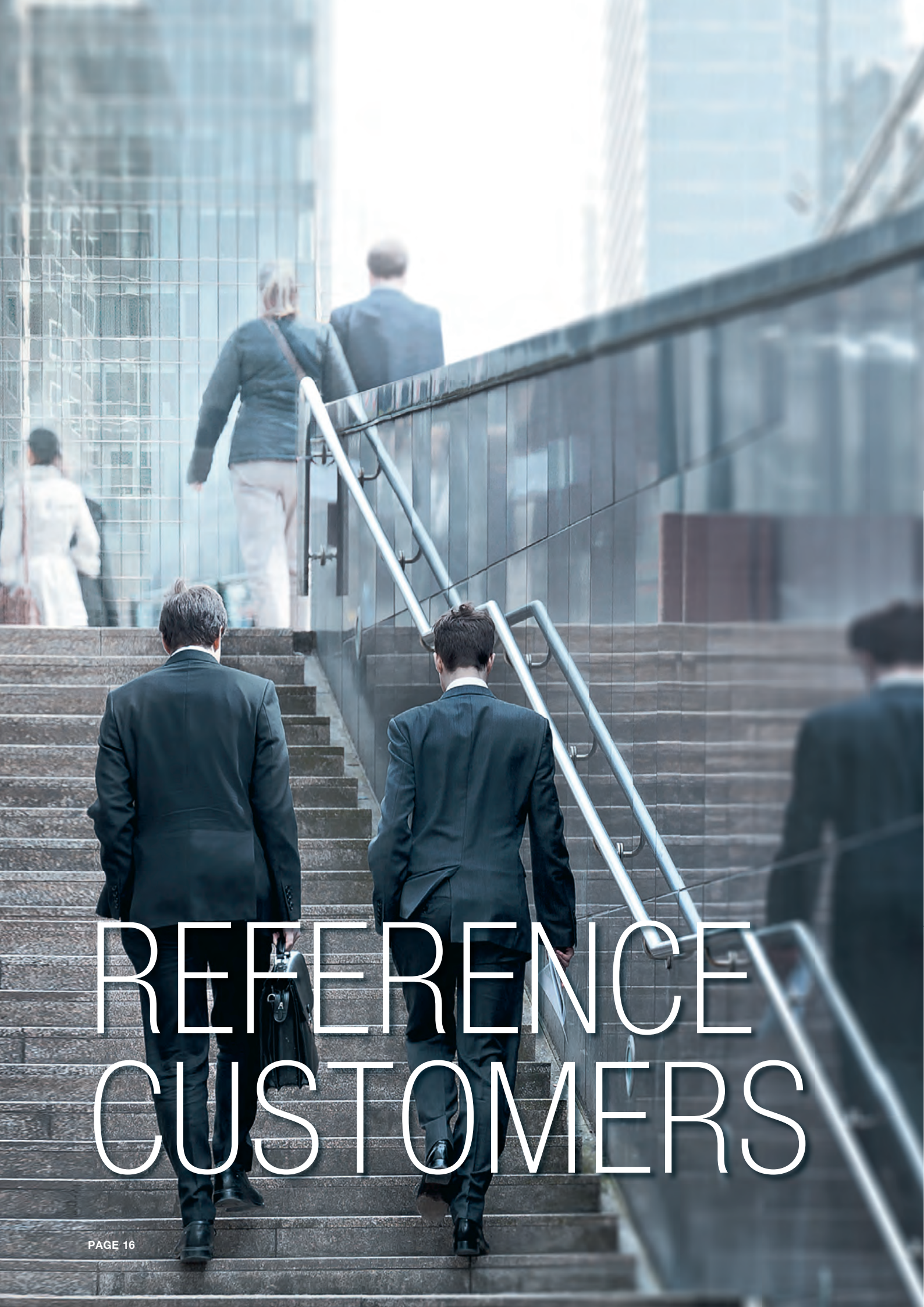
PROLOGIS Budapest-Sziget II, Hungary

Sale – Development site
Buyer: PROLOGIS
ca. 13 ha site



PROLOGIS Park Pilsen II, Czech Republic





















Sale – Logistics park with development potential; Buyer: Prologis
170,000 sqm site
43,700 sqm logistics park
10,000 sqm development potential



REFERENCE CUSTOMERS

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