



STRABAG PROPERTY AND FACILITY SERVICES

OTHERS FOCUS ON PRESERVING VALUE. WE STRIVE TO OPTIMISE IT.

STRABAG

STRABAG AT A GLANCE

STRABAG Property and Facility Services is one of the strong brands in the STRABAG group.

Segments

Building Construction & Civil Engineering

- Commercial and industrial Facilities
- Public Buildings
- Civil Engineering
- Power Plants
- Housing
- Environmental Technology

Transportation Infrastructures

- Roads, Large-Area Work
- Asphaltting
- Construction Materials
- Road Maintenance
- Railway Construction
- Sports & Recreation Facilities
- Waterway Construction

Special Divisions & Concessions

- Tunnelling
- Project Development/PPP:
 - Infrastructure
 - Real Estate
- **Property and Facility Management**
- Ground Engineering

Strong brands

STRABAG

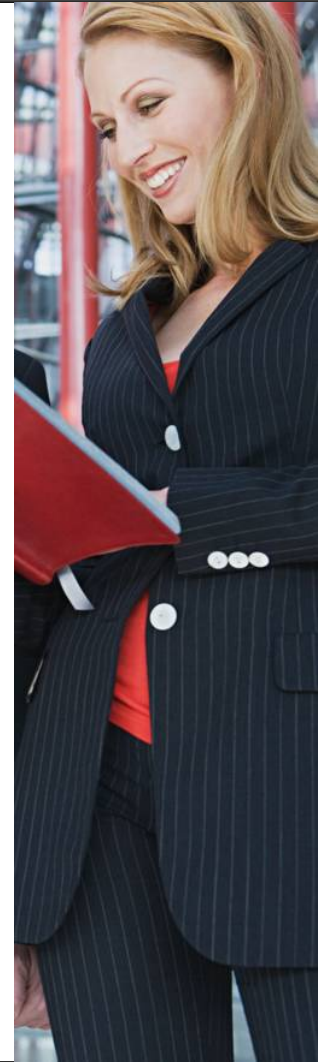


DYWIDAG

WE INSPIRE OUR CUSTOMERS

STRABAG Property and Facility Services stands for...

- ... about 6,600 employees who ensure the quality of our services with a high level of expertise and many years of experience.
- ... a nationwide network, guaranteeing local availability.
- ... a rigorous quality policy with strict service criteria and testable quality indicators.
- ... 22 million m² of managed net internal area and 46,000 properties in property and facility management which underline our continuity and turn us into one of the leading real estate service providers in Europe.
- ... tailor-made, integrated service packages in facility and real estate management, implemented by employees with a high degree of owner identification.
- ... transparency – supported by our integrated and innovative IT system – that provides a basis for yield-optimized real estate management.
- ... a high degree of customer satisfaction that is reflected in long-term customer relationships.
- ... a well-known nationally and internationally increasing number of references.



STRABAG PROPERTY AND FACILITY SERVICES GROUP (I)

STRABAG PFS Group offers integrated facility and property management services.

	STRABAG PFS/FM Germany	STRABAG PFS Hungary	STRABAG PFS Slovakia
Headquarters	Frankfurt (M.) / Münster	Budapest	Bratislava
Employees	5,400 ¹⁾	430	260 ¹⁾
Management	<ul style="list-style-type: none"> • Offices • Electronic data processing centres • Shopping centres • Commercial buildings & affiliates • Hotels • Logistic centres 	<ul style="list-style-type: none"> • Offices • Hotels • Shopping centres • Universities • Refineries 	<ul style="list-style-type: none"> • Offices • Hotels • Technical buildings • Refineries
Services	<ul style="list-style-type: none"> • Property management • Technical FM • Infrastructural FM 	<ul style="list-style-type: none"> • Property management • Technical FM • Infrastructural FM 	<ul style="list-style-type: none"> • Technical FM • Infrastructural FM • Property management
Property and facility management	<ul style="list-style-type: none"> • 22,000 economic entities • 18 mn m² net internal area • 755,000 technical facilities • 26,600 radio tower stations 	2 mn. m ² gross external area	800.000 m ² gross external area
Lease contract management	<ul style="list-style-type: none"> • 76,500 leasing contracts • 21,000 rental contracts 		
Turnover 2009	ca. 835 mn EUR	ca. 35 mn EUR	ca. 16 mn EUR

¹⁾ Number of employees based on FTE (Full Time Equivalent) 12/2009

STRABAG PROPERTY AND FACILITY SERVICES GROUP (II)

STRABAG PFS Group offers integrated facility and property management services.

	STRABAG FM Austria	STRABAG FM Slovenia / Croatia / Serbia / Macedonia	STRABAG FM Russia	STRABAG PFS Poland	STRABAG FM Romania
Headquarters	Vienna	Zagreb, Belgrade, Skopje	Moscow	Warsaw	Bucharest
Employees	200	60	50	110	35
Management	<ul style="list-style-type: none"> • Offices • Shopping centres 	<ul style="list-style-type: none"> • Offices • Hotels • Shopping centres 	<ul style="list-style-type: none"> • Offices • Hotels 	<ul style="list-style-type: none"> • Offices • Hotels • Shopping centres 	<ul style="list-style-type: none"> • Offices • Hotels
Services	<ul style="list-style-type: none"> • Technical FM • Cleaning • Property management 	<ul style="list-style-type: none"> • Technical FM • Cleaning • Property management 	<ul style="list-style-type: none"> • Technical FM • Cleaning • Property management 	<ul style="list-style-type: none"> • Technical FM • Property management 	<ul style="list-style-type: none"> • Technical FM • Property management
Turnover 2009	ca. 9 mn EUR	ca. 2.5 mn EUR	ca. 1 mn EUR	ca. 10.5 mn EUR	ca. 1 mn EUR
Total 2009					
Turnover	ca. 910 mn. EUR				
Employees	ca. 6,600 ¹⁾				

1) Number of employees based on FTE (Full Time Equivalent) 12/2009

INNOVATION, QUALITY AND PROCESSES

STRABAG Property and Facility Services offers certified and multiply awarded services.

- With our innovation management, we ensure that we constantly take up new ideas which lead to promising new concepts, sustainable models and efficient processes.
- In favor of this concept STRABAG PFS was awarded the **Immobilien Manager Award 2009** (Real Estate Manager Award 2009).
- The company-owned human resource development ensures the professional competence of the 5.400 employees in Germany.
- STRABAG Property and Facility Services GmbH is certified pursuant to DIN EN ISO 9001:2008, DIN EN ISO 14001:2004 und GEFMA 730-ipv® (integral process responsibility) and meets the criteria of the Sarbanes-Oxley Act (SOX) as well as other country-specific quality standards.
- Memberships include: ZIA Zentraler Immobilien Ausschuss e.V, GEFMA, RealFM, Initiative Corporate Governance der Deutschen Immobilienwirtschaft, cre.net Germany, Urban Land Institute (ULI), Agenda4, initiative Facility Management – Die Möglichmacher.



OUR SERVICES

We offer the right solution for every task from a single source.

REAL ESTATE MANAGEMENT

- Contract management •
- Property accounting •
- Cost management •
- Fiscal issues •
- Reporting •
- Real estate performance management •
- Documentation/archiving •
- Technical property management •

Property management/ corporate solutions

Renting and letting/ area management

- Renting and letting •
- Area optimisation •
- Location concepts •
- Real estate consulting •
- Relocation management •
- Tenant representation •
- Due diligence •

FACILITY MANAGEMENT

- Technical building installations and facilities •
- Planning, building, construction management •
- Reinstatement, maintenance, inspection •
- Fault management •
- Total service management •
- Energy management •
- Emissions management •
- Janitorial services •

Technical facility management

Infrastructural facility management

- Waste management •
- Gardening and cleaning services •
- Porter and security services •
- In-house postal services •
- Copying and printing services •
- Telephone service •
- Reception services •



OUR EXPERTISE (I)

STRABAG Property and Facility Services ensures your success.

STRABAG Property and Facility Services develops integrated solutions and are able to provide complex services on a nationwide basis. By using standardized processes, we guarantee high service quality everywhere and at all times.

Smooth operations

We ensure the smooth day-to-day running of your real estate by developing site concepts, designing contracts as well as performing maintenance tasks.

Area optimization

We analyze potential, carry out planning and determine profitability to reduce the floor area used and labour costs and at the same time increase productivity.

Profit

We ensure the long-term profitability of real estate with solution-based concepts for professional property management and strategic real estate management.

Transparency

We meticulously gather data and provide transparent reports that our customers can use as a basis for taking value-enhancing action.

OUR EXPERTISE (II)

STRABAG Property and Facility Services ensures your success.

Functional safeguarding

We ensure that your real estate is properly and competently serviced and maintained to safeguard its functionality.

We operate, service, monitor and repair your facilities and develop concepts to minimise faults.

Our fault management centres are available around the clock, our specialists can be on site quickly, rectify faults professionally and, thus, safeguard your critical operating processes.

Cost effectiveness

We use our exceptional technical know-how, commercial expertise and strong management proficiency to reduce our customers' costs and increase their satisfaction.

Site attractiveness

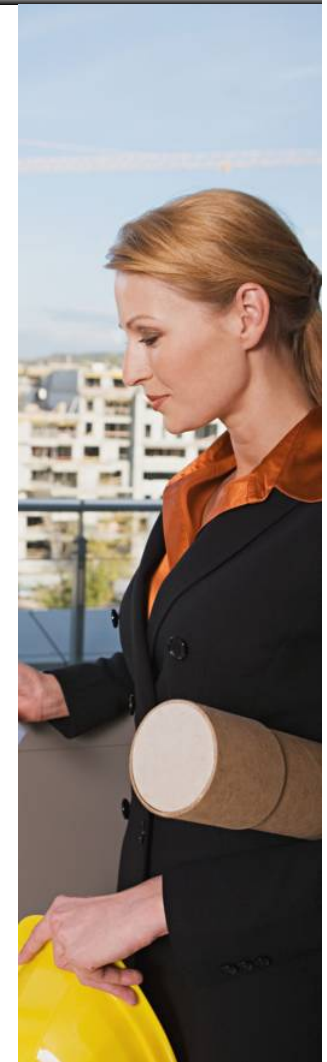
We analyze the quality of the floor area, identify any risks, such as vacancies, and develop site concepts at an early stage to enable corrective action to be taken. We look for sites and floor area appropriate for our customers and market their real estate professionally.

Refurbishment, conversion, extension of existing structures

We carry out planning and management for refurbishments in large portfolios.

A SELECTION OF EXISTING PARTNERSHIPS

These customers can vouch for our performance.



A REFERENCE OF OUR EXPERTISE

Germany



Allianz Headquarters Schwabing and Unterföhring (Munich)



HVB Tower, Munich



More than 600 T-Punkt shops in Germany



Deutsche Telekom AG
Sample of 250 properties across Germany



4 German Government Departments
with 17 buildings in Berlin



Skylight office and administration building,
Frankfurt



30 data processing centres in Germany



Shopping Centre MyZeil, Frankfurt



Bayerische Staatsgemäldesammlung, Munich

A REFERENCE OF OUR EXPERTISE

International



Poland, Hotel Polonia Palace, Warsaw



Poland, SalzburgCenter (SEB), Warsaw



Russia, Business Center Forum 2, Moscow



Slovakia, SlovNaft,
(Petrochemical refinery), Bratislava



Romania, JW Marriott Grand Hotel Bucharest



Hungary „D“ Building IVG, Budapest



Austria, IZD-Tower, Vienna



Slovakia, building at Jarošova street,
Bratislava



Croatia, Grand Centar Zagreb

WOULD YOU LIKE MORE INFORMATION?

Please come and have a chat - we are happy to be of assistance.



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