

**GWB OBJEKT Gesellschaft
für Objektmanagement mbH**

GWB OBJEKT

**“GWB OBJEKT takes
comprehensive and reliable
action to maintain the value
of your property.”**



Wolfgang Mertens-Nordmann
Engineering graduate
Director of GWB OBJEKT

**The most important bases
for contributing to decision-
making processes at a glance:**

- ➔ **Consistently good
performance and in-depth
experience over a
period of decades**
- ➔ **Regular, close contact
with customers**
- ➔ **Comprehensive commercial,
organisational and
technical management**
- ➔ **Specialist for retail
property management**

GWB OBJEKT concentrates on the organisational, commercial and technical management of your property and carries out all the formalities required in connection with property management on your behalf.

Transparency and clarity have high priority for GWB OBJEKT in this context.

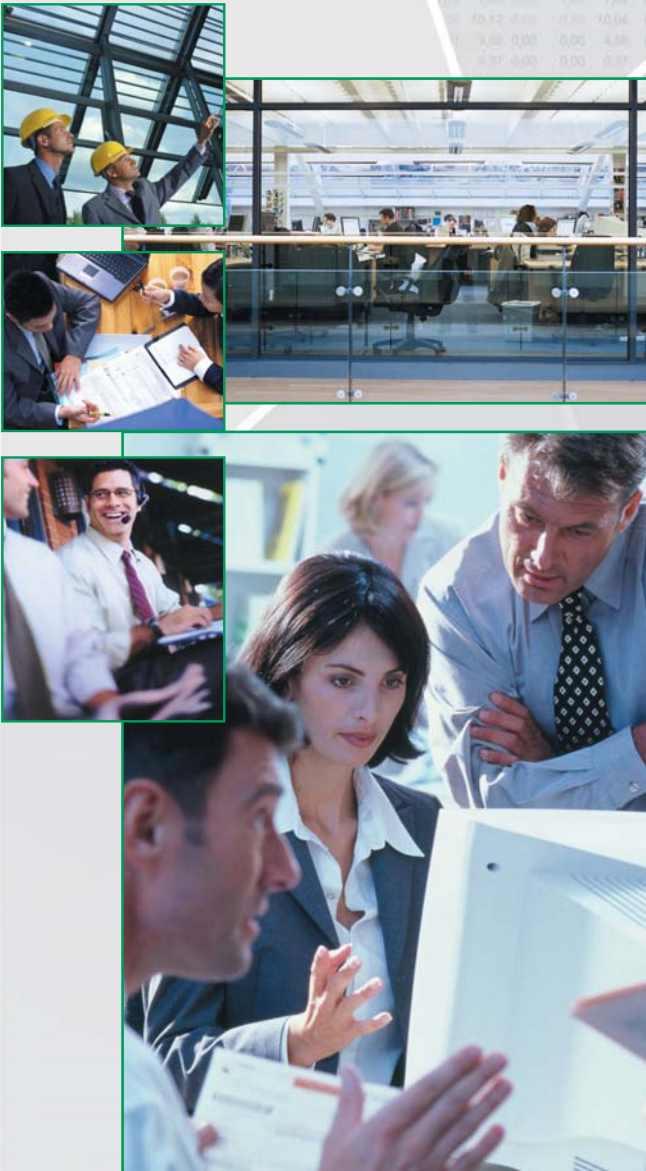
All transactions are documented, so that it is easy for you to understand all the services provided by GWB OBJEKT.

Every quarter or at different agreed intervals, we also submit you a detailed report that includes all the information about your property that is important to you - e.g. the cash flow generated by the property, necessary maintenance measures and the current occupancy level.

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**All the
property management services
provided in detail:**



- Commercial, technical and, if required, also infrastructure management of the property, including outdoor site areas
- Contract management connected with the property
- Comprehensive personnel management
- Obtainment of all the equipment needed for the property
- Enforcement and pursuit of all warranty claims
- Property monitoring and monitoring of the elimination of faults
- Management and documentation of all property papers
- Preparation of an annual economic plan
- Processing of payment transactions via the property account
- Property and financial accounting
- Management of the accounts for rent security payments and rent loss guarantees
- Enforcement of landlords' rights, including their security rights
- Conclusion of rental contracts and preparation of rental contract terminations
- Control of the payment of rent and the prepayment of additional costs
- Enforcement of rent increases
- Preparation of statements about operating and other additional cost accounts
- Renting of the current and future vacant space on the basis of an agreed rental concept for the property
- Monitoring of the insurance contracts
- Processing of claims, with the claim report and claim settlement
- Processing of requirements made on the property by public law

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GWB OBJEKT
A **GWB Immobilien AG** company