



CEO Ing. Wolfgang Macho

It was 1 January 1993 when the IMV Immobilien Management GmbH began operations, and a lot has changed in all of our lives since then, the massive success of the Internet being a conspicuous example of this. And many innovations have also taken root in the real estate industry: from the holistic way of viewing property under the umbrella term facility management and a comprehensive reporting system in electronic form to a building management that is available 24/7, internationalisation through establishing subsidiaries, and the full-service package of an investment flat. These are all good examples of the developments in our branch, which the IMV has always taken part in and where it remains at the cutting edge.

As the CEO from the very beginning, I have had the honour and possibility, together with the company staff, of building the IMV company into a market leader in the building management branch. Through the management buyout in 2009, the optimal prerequisites were finally created that have opened up the way for the IMV to continue its success to the benefit and well-being of its customers. True to our motto, 'We really do it.'

**Competence**

With our multi-faceted expertise, we find solutions for even the most complex financial, technical, and legal matters.

**Responsibility**

We presently manage around 3.3 million square meters, with a property value of 8 billion euros and can therefore offer the security of a large Austrian concern.

**Creativity**

We clarify with our customers the parameters of the task in hand and find a customised management option for each piece of property.

**Service**

As a pioneer in property management, we assist our investors in entering the new markets of Central and Eastern Europe. With our latest innovation, the IMV Online platform, we can offer our customers easy access to figures, data, and information.

**Fairness**

Our work is transparent and we take understandable decisions. We are a reliable business partner in all areas for our customers.

**International orientation applied regionally**

With the high standards we have set over the past years, we have established ourselves as an important player in both Austria and in the European market. Nevertheless, as international as the property branch has become, its management style is still shaped by local know-how, personalised customer care, and a knowledge of the languages and culture in the property's surroundings. Thinking big and yet demonstrating a feel for detail are the only things that can guarantee investors the necessary security and competence they seek. We really do it.

**IMV Germany**

With branches in Berlin, Munich, and Cologne, we offer our services throughout the entire country. At present we are responsible for real property consisting of residential and commercial property and retail and logistics space of over 600,000 square meters, thus covering all sectors of modern building management.

**IMV Eastern Europe**

We have also set new benchmarks in Eastern Europe, where we have made a name for ourselves as a modern and dependable partner. Commissions throughout Eastern Europe speak for themselves. Based on our excellent knowledge of the market, combined with West European expertise, we presently manage around 900,000 square meters of useful floor area – with an upward trend.

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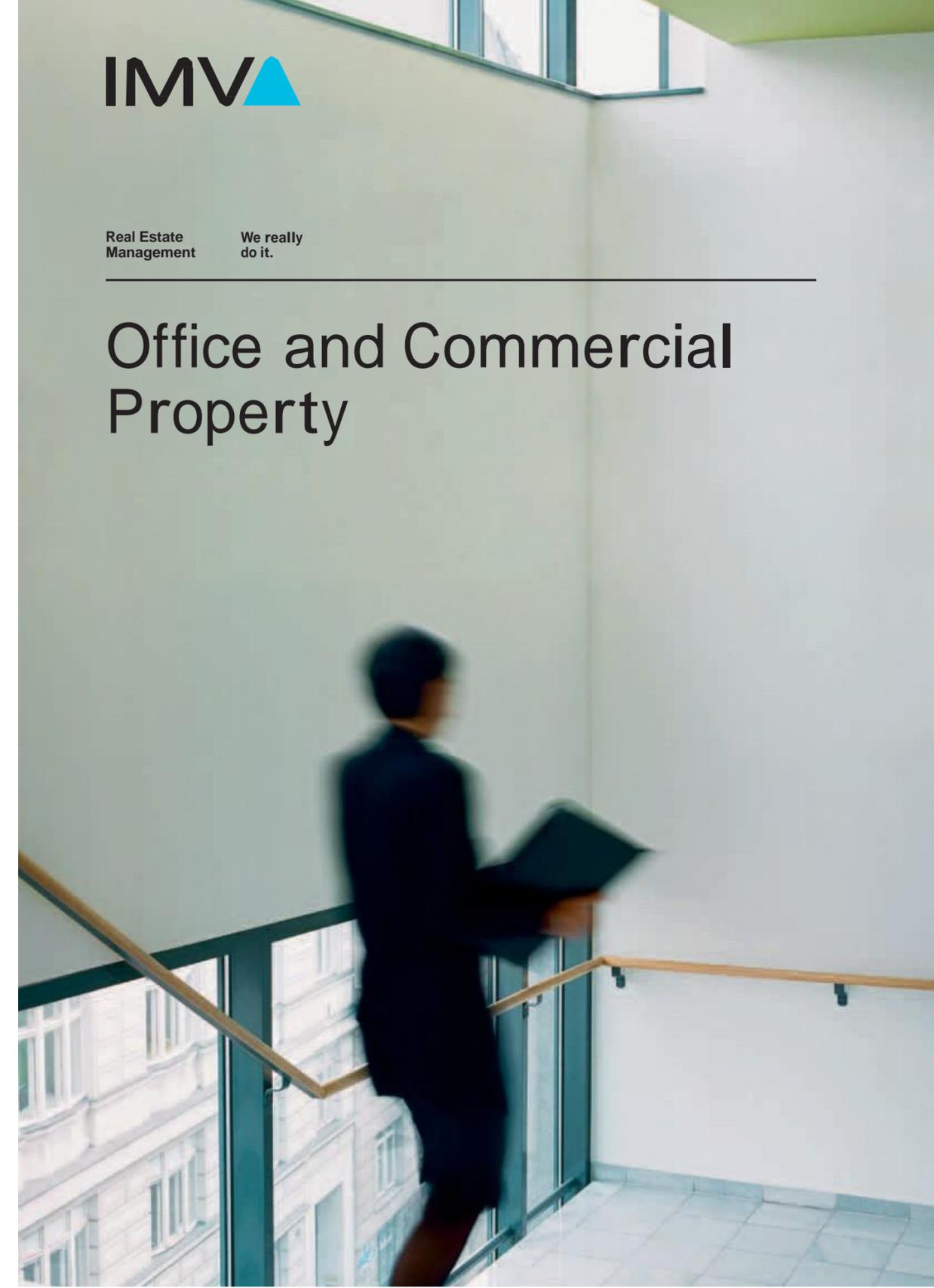
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Real Estate Management

We really do it.

# Office and Commercial Property

## IMV's Five Promises

A company that is the leader in Austria and has subsidiaries in Central and Eastern Europe has a lot to offer: reliability and efficiency, or professionalism and dependability, for example. Much more important, however, is that such a company not only describes these qualities in glossy brochures, but applies them. We really do it.



## Simple Solutions for Complex Matters

The management of office and commercial property runs according to its own rules and involves delivering the highest quality at the lowest cost. Efficiency is the highest priority. We know about that, because as a general service provider we understand something about value enhancement and returns. That is why we work with fixed price guarantees. Absolutely: We really do it.

### We Manage Your Contracts.

You need an expert with creativity in order to thread your way through the complexities of Austrian rental law. We have these professionals and will put them to work for you to achieve success in contract negotiations and conclusions. We are most happy to take care of the formalities.

› Drawing up and concluding rental contracts, including their licensing and registration › Collecting rent › Managing the security deposit › Supplying rental indexes › Dunning › Renting garages › Handing over and taking back property

### We Manage Your Finances.

Nothing is worse than unplanned investments. So an individualised business plan is designed to avoid just that. A realistic and honest financial plan creates transparency and reliable returns.

› Optimising the maintenance costs › Paying the operating costs › System reporting and analysis with indices › Creating an annual budget › Monthly management of rental income › Drawing up a monthly statement for building owners, including preliminary VAT

returns › Drawing up an annual statement for building owners, including preliminary VAT returns › Drawing up a statement of maintenance costs › Carrying out the payroll accounting for the building maintenance supervisors › Handling all payments via a trust account › IMV Online

### We Manage Your Facilities.

Comprehensive management on the property management, technical, and infrastructural levels – and at a guaranteed fixed price: this is the only way management of first-class property should be provided.

#### Technical

› Maintenance of the technical installations in the building › Inspection › Providing test results in accordance with the legal requirements › Breakdown and repair service › Energy management › Warranty management › Maintenance and improvement work

#### Infrastructural

› Cleaning › Porter/receptionist services › Winter services › Security patrol duty › Landscape maintenance › Regular inspection of the property › Providing and overseeing building cleaning services › Management of the garage › 24/7 on-call service, 365 days a year

#### Property Management

› Bookkeeping › Billing of rent and maintenance costs › Issuing regular reports › Insurance management › Budgeting › Rental contract management › Liaison with the authorities

### We Offer You Consulting.

Whether you are still looking for ideas or already at the point of taking a decision about big investments, we can advise you in all matters to do with management. When it comes to legal aspects, business issues, or technical specifications, we have the answers.

### We Manage Your Maintenance and Renovation.

The ravages of time take their toll on every building. For this reason maintenance and upkeep are all the more important for a secure increase in value. We initiate the necessary measures quickly and efficiently and coordinate and supervise everything every step of the way, from financing to implementation.

› Drawing up budgets for maintenance and improvement › Planning and awarding contracts for maintenance and improvement work › Carrying out the building supervision/coordinating work at the building site › Managing house and office removals › Managing warranties

## References Office and Commercial Property



Mistral, Al Jerozolimskie 162, Warsaw



Crown Point, ul. Grójecka 5, Warsaw



Adel Park, Radlická, Prague



Grafenburger Allee 87, Düsseldorf



Green Point, Kéthly Ana tér 1.1., Budapest



Globe 13, Árbóc u. 6, Budapest



Adalbert-Stifter-Straße 2, Geretsried



Big Box Nové Zámky, Komárovská 62, Bratislava

IMV Real Estate Management offers information in the following categories:

Office and commercial property  
Investment flats  
Houses and blocks of flats  
Commonhold property



Real Estate  
Management

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do it.

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