



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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scheufele@modesta.at

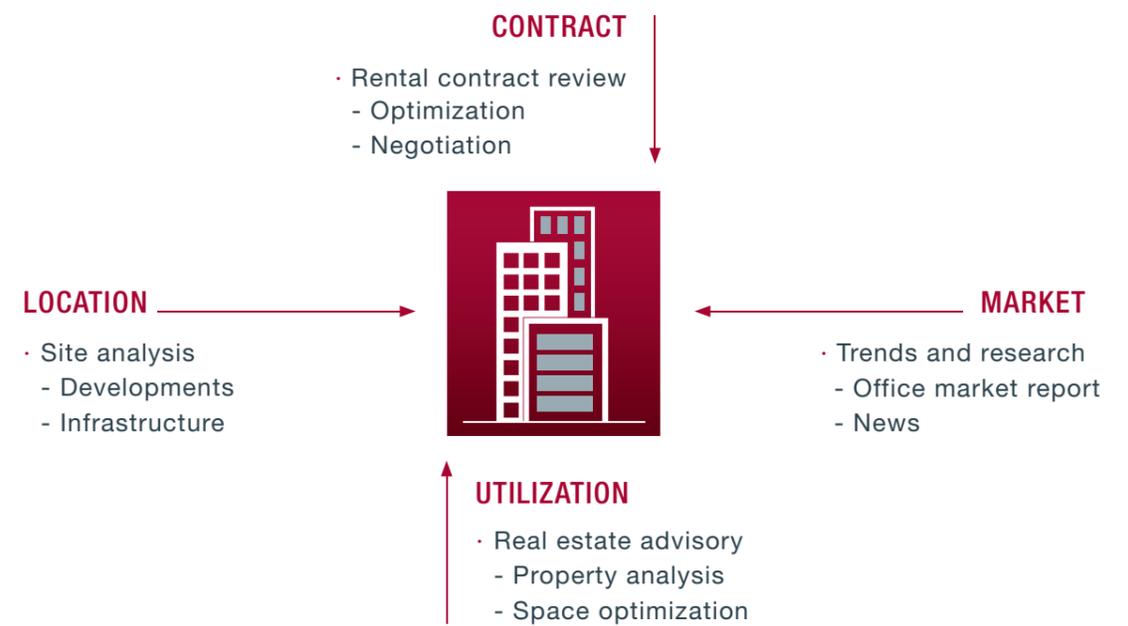




# OFFICE

## 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

- 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

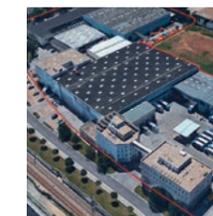
- Requirement profile
- Location & Infrastructure
- Cost structure
- Profitability

## 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

# INDUSTRIAL & LOGISTICS

## 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

# CORPORATE REAL ESTATE SERVICES

## 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



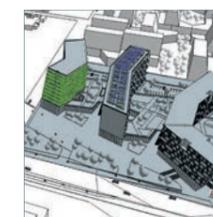
**Jaguar Land Rover Suppliers Park Nitra, Slovakia**  
 Sale – Investment advisory  
 Seller: Prologis  
 Buyer: CNIC  
 98,809 sqm logistics park, ca. 20 ha site



**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](http://www.sior.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**

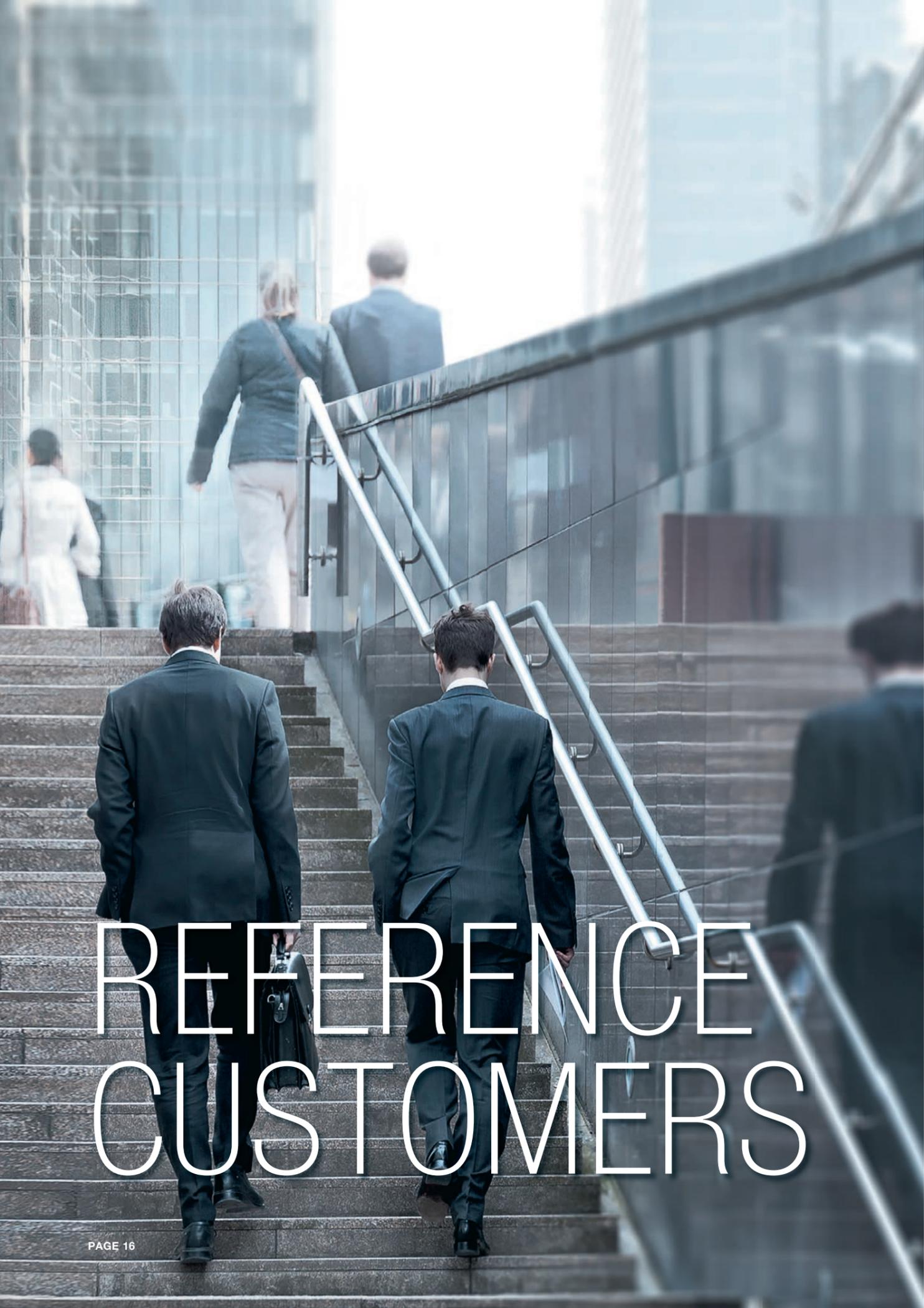
Sale – Development site  
Buyer: PROLOGIS  
ca. 13 ha site



### **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

# INTERNATIONAL



# REFERENCE CUSTOMERS

## REFERENCE CUSTOMERS

Alpha Industrial 

**AMISOLA**  
Immobilien AG

**ATP** architekten  
ingenieure

 INVESTMENT  
MANAGERS





**Bena**

**BenQ**



**böhlau**

 **BOSCH**

 CA IMMO



**COTY**











**FITINN**



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