

**FORWARD  
THINKING  
TO MOVE YOU  
FORWARD**





## CONTENT

ABOUT  
MARERA PROPERTY  
MANAGEMENT

4

ASSET AND  
PROPERTY  
MANAGEMENT

10

FACILITY  
MANAGEMENT

18

CONSTRUCTION  
PROJECT MANAGEMENT

24

CONTACT

30

# WELCOME TO MARERA PROPERTY MANAGEMENT

360° INTEGRATED PLATFORM FOR THE ENTIRE  
REAL-ESTATE LIFE CYCLE

MARERA PROPERTY MANAGEMENT IS A REAL-ESTATE MANAGEMENT COMPANY OFFERING INVESTORS, OWNERS, AND LESSEES A FULL RANGE OF SERVICES IN ASSET, PROPERTY, FACILITY, SMART OFFICE AND CONSTRUCTION PROJECT MANAGEMENT IN COMMERCIAL AND INDUSTRIAL SEGMENTS IN SERBIA.

Our proven expertise and comprehensive management competence span the entire real-estate value chain. From investment and financial advisory and management, real-estate brokerage, tenant relations, and construction project management to integrated facility management and smart workspace solutions - we have you covered.

Through our 360° integrated investment management platform and expert day-to-day operation we have successfully developed and implemented a great number of properties in office, retail, and industrial asset classes, which have become a showcase of contemporary real-estate standards and trends.

As a reliable partner and a results-driven company, we are committed to excellence in every project we are entrusted with.

**560,000m<sup>2</sup>**

CREATED PORTFOLIO AND  
SERVICED AREA

**300+**

CLIENTS

**200+**

PROPERTIES

**150 M EUR**

CREATED VALUE

# WHAT

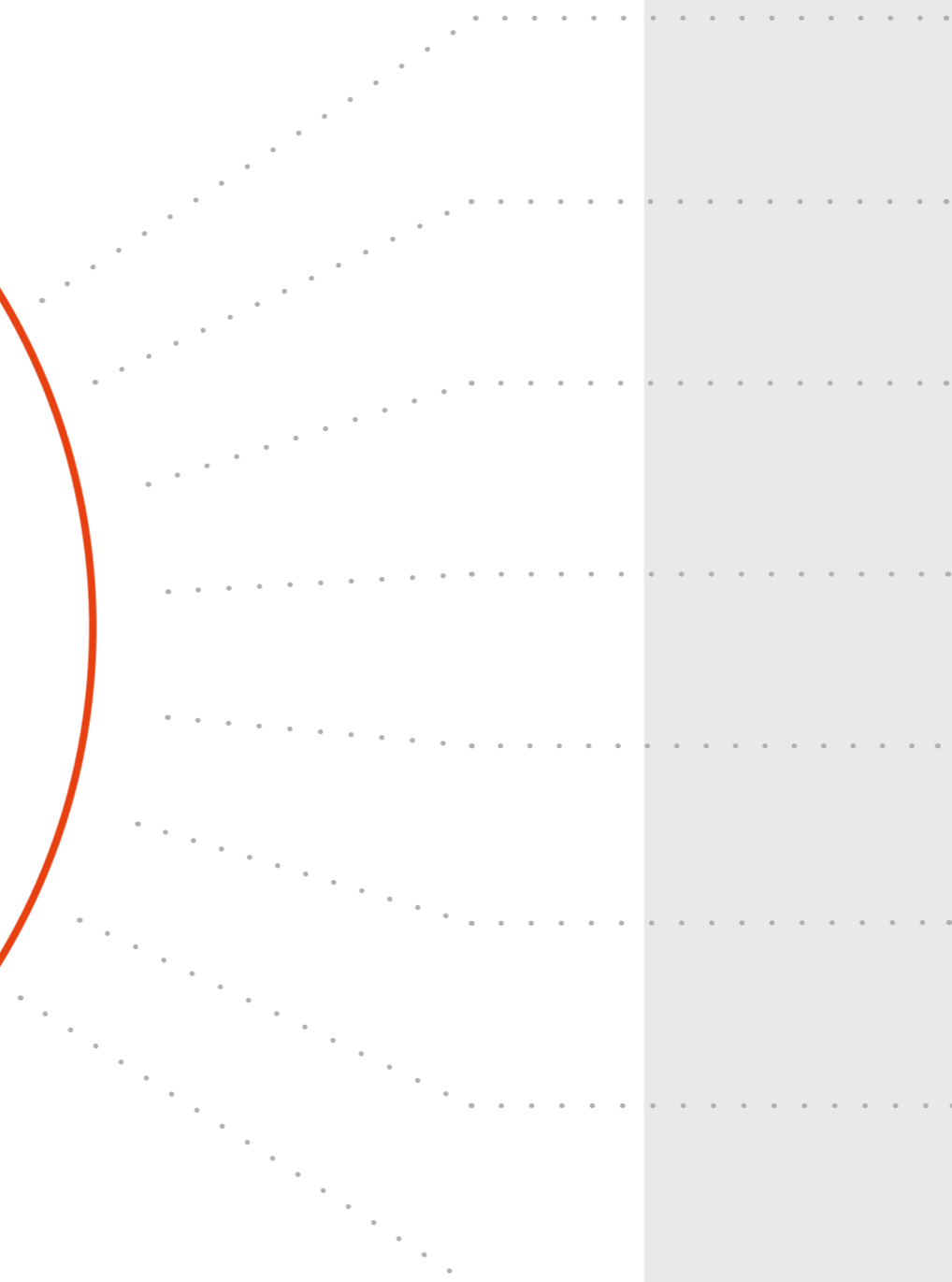
WE DO

# HOW

WE DO IT

# WHERE

WE DO IT



**OFFICE**



**INDUSTRIAL**



**RETAIL**



**PUBLIC SECTOR**



**INFRASTRUCTURE**



**RESIDENTIAL**



**HEALTHCARE**



**HORECA**

# CORE PROJECT MANAGEMENT PILLARS

“OUR SUPERIOR TEAM OF EXPERTS, UTILIZING THEIR KNOWLEDGE AND EXPERIENCE, HAS DEVELOPED AND PERFECTED PROCESSES THAT STAND BEHIND OUR SUCCESSFULLY IMPLEMENTED PROJECTS. OUR APPROACH IS OPTIMIZED BASED ON THE DEVELOPED AND EXTENSIVELY APPLIED 4D PRINCIPLE THAT GUARANTEES ENHANCEMENT OF REAL-ESTATE VALUE, ELEVATES THE EXPERIENCE OF OUR CLIENTS AND TENANTS, AND DRIVES INVESTORS TO SUCCESS.”

DANILO PUŠONJA,  
GENERAL DIRECTOR



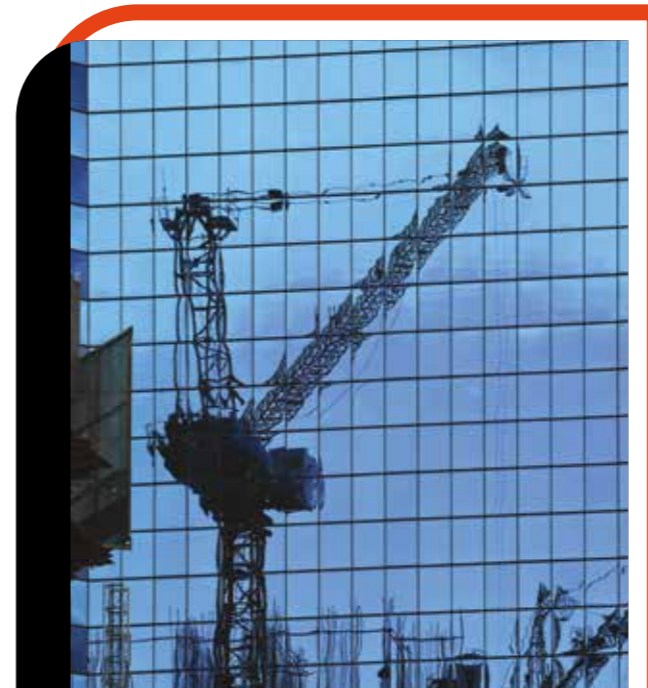
## DEFINE

Market opportunities that yield success



## DESIGN

Projects for generations to come



## DEVELOP

Properties that bolster value



## DRIVE

Operations for sustainable growth

ASSET AND PROPERTY MANAGEMENT

# BRINGING INVESTORS TO SUCCESS



# ASSET AND PROPERTY MANAGEMENT

**OUR CORE STRENGTH STEMS FROM THE THOROUGH KNOWLEDGE AND PROFOUND UNDERSTANDING OF THE LOCAL MARKET.**

For private investors seeking strong and sustainable ROI, Marera Property Management offers a full range of asset and property management services, from capital and financial management, to leasing and marketing services. With our customized approach in asset and property management we develop and manage commercial and industrial portfolios aligned with our investors short and long-term objectives. We actively evaluate the real-estate market searching for the most compelling investment opportunities to create truly active and high-conviction portfolios in office, retail, and industrial asset classes.

We follow a holistic yield-oriented approach and take responsibility for the entire real-estate life cycle. Focused on delivering sustainable long-term returns during project initiation and ongoing portfolio management has earned us an unmatched track record in the development of diversified asset portfolios that deliver strong financial results and above average, stable tenancy across properties we are managing.

**150 M EUR**

CREATED VALUE

**200,000 m<sup>2</sup>**

PORTFOLIO SIZE

**135**

TENANTS

**99%**

OCCUPANCY RATE

# Creating value and sustainable returns

- ◆ CAPITAL MANAGEMENT
- ◆ STRATEGY AND PORTFOLIO DEVELOPMENT
- ◆ FINANCIAL SERVICES
- ◆ LEASING SERVICES AND TENANT RELATIONS
- ◆ LEGAL SERVICES
- ◆ MARKETING SERVICES

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We are pioneers in asset management on the Serbian market and the first company offering a full scope of asset and property management services in-house. Through consultancy and valuation in capital management, we define customized investment strategies to develop strong portfolios creating lasting value. We provide complete financial services, from financing management to reporting and accounting, to ensure sustainability in high property performance. Our tenant management, covering all legal and administrative operations, as well as marketing services, guarantees fluent sourcing of new tenants and outstanding customer relations with the existing ones.





# Our signature projects



1.

**BIGZ BUSINESS CENTER**  
TYPE: OFFICE  
YEAR: 2021  
LOCATION: BELGRADE

4.

**M44**  
TYPE: OFFICE  
YEAR: 2019  
LOCATION: BELGRADE

2.

**BELGRADE PALACE BC**  
TYPE: OFFICE  
YEAR: 2020  
LOCATION: BELGRADE

5.

**POBEDA INDUSTRIAL PARK**  
TYPE: INDUSTRIAL  
YEAR: 2020  
LOCATION: NOVI SAD

3.

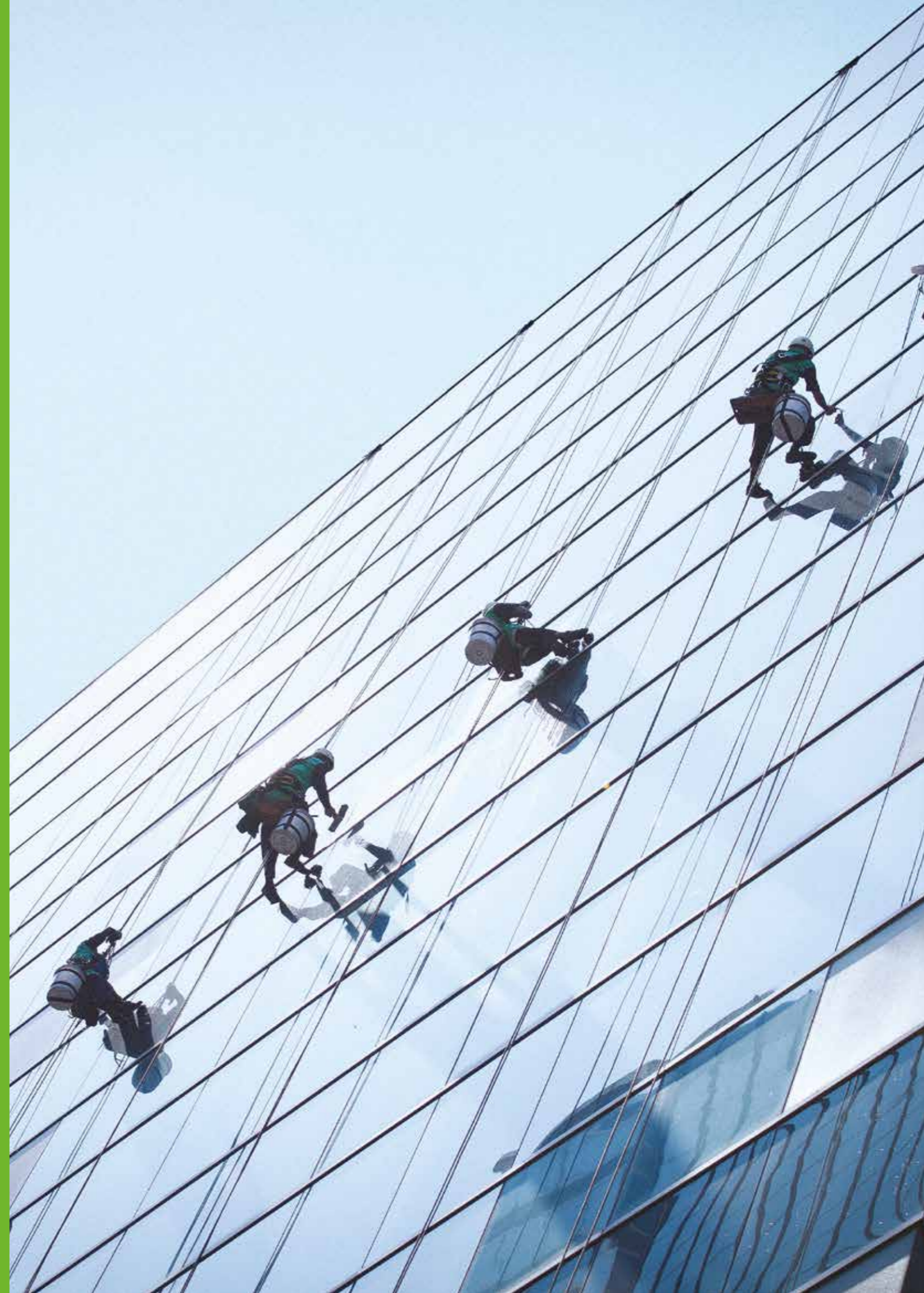
**KALEMEGDAN BUSINESS CENTER**  
TYPE: OFFICE  
YEAR: 2019  
LOCATION: BELGRADE

6.

**FORUM SHOPPING CENTAR**  
TYPE: RETAIL  
YEAR: 2018  
LOCATION: NIŠ

FACILITY MANAGMENT

# EXPERTISE YOU CAN TRUST, BENEFITS YOU CAN ENJOY



# FACILITY MANAGEMENT

WE PROVIDE INTEGRATED FACILITY MANAGEMENT SOLUTIONS FOR MODERN AND FUNCTIONAL PROPERTIES IN COMMERCIAL, INDUSTRIAL, AND PUBLIC SECTORS.

Our in-house platform covers comprehensive facility management services encompassing cleaning, technical maintenance, reception, security, and landscaping. The offer is tailored to meet the specific needs of our clients, and spans from single to full range services. With our three regional centers strategically positioned in key Serbian cities, we deliver high quality facility management services countrywide.

With 20+ years' experience, a dedicated team of more than 500 highly trained professionals and expert management we are committed to delivering the best customer service. As a certified business we assure impeccable quality through implementation of industry standards, rigid supervision of services provided and detailed reporting. Our thorough procedures guarantee fast and efficient service allowing us to ensure property value sustainability alongside optimization of operational costs. We are a modern, forward-thinking company, constantly seeking out the latest global trends, and continually improving quality provisions and expanding our service portfolio to offer up-to-date, green solutions.

**425,000 m<sup>2</sup>**

AREA WE MAINTAIN

**240+**

PROPERTIES WE MAINTAIN

**100+**

SATISFIED CLIENTS

**4**

REGIONAL CENTERS  
ACROSS SERBIA

# Superior quality and service tailored to your needs

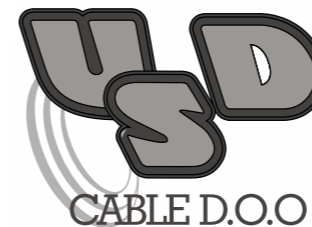
- ◆ CLEANING
- ◆ TECHNICAL MAINTENANCE
- ◆ RECEPTION AND SECURITY
- ◆ SUSTAINABILITY MANAGEMENT
- ◆ LANDSCAPING
- ◆ WINTER SERVICES

Marera Property Management offers solutions that allow our clients to enjoy a superior hassle-free workspace experience. We are continuously working on maintaining properties, taking care of every detail and all technical operations for your daily enjoyment in immaculate conditions.

# Our clients



desk & more



JOINT LAW OFFICE MARIĆ  
in cooperation with  
KINSTELLAR



CONSTRUCTION PROJECT MANAGEMENT

# HELP YOU STAY ON TARGET



# PROJECT AND CONSTRUCTION MANAGEMENT

MARERA PROPERTY MANAGEMENT PROVIDES EXPERT PROJECT AND CONSTRUCTION MANAGEMENT SERVICES FOR INVESTORS, PROPERTY OWNERS, AND TENANTS ON OFFICE, RETAIL AND INDUSTRIAL PROJECTS.

With extensive experience, our team takes accountability for quality compliance and planned operational indicators to meet scheduled timeline and budgeted costs, securing higher returns on investment.

We apply proactive management practices to identify client values, wants, and expectations to best advise the client and manage all phases of the project life cycle. We work to establish a deep level of trust and communication between all stakeholders: investor, architect, engineers, general contractor, subcontractors, and suppliers to ensure precise execution, fast and effective handling of critical issues and successfully implement the project.

Consistently following this approach has earned us a proven track-record in the management of complex, large-scale commercial projects and prominent landmarks in Serbia, such as former Beko factory, BIGZ, and Palata Beograd.

As a trustworthy and reliable partner, our team of experts can manage the most demanding projects to help you stay on target, while maximizing the value and longevity of your real-estate investment.

**100.000 m<sup>2</sup>**  
DEVELOPED COMMERCIAL  
PROPERTIES

**80.000 m<sup>2</sup>**  
RECONSTRUCTED LANDMARK  
PROJECTS

**100.000 m<sup>2</sup>**  
IMPLEMENTED INTERIOR  
FIT-OUT PROJECTS

# Comprehensive services, customized approach, long-lasting quality

# Our clients

- ◆ PRECONSTRUCTION SERVICES
- ◆ PROCUREMENT
- ◆ CONSTRUCTION SUPERVISION
- ◆ INTERIOR FIT-OUT

We apply and customize our smart engineering and sustainable construction experiences into every project, to comply with deadlines, budget, and quality standards. As a reliable partner, we will deliver your projects with maximum value and sustainability of your investment.



# CONTACT

**YOUR RELIABLE PARTNER IN  
REAL ESTATE MANAGEMENT**

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