

CUSHMAN &
WAKEFIELD

LOGISTICS & INDUSTRIAL SERVICES

PROJECT & DEVELOPMENT
SERVICES



VISION

PLANNING, CONSULTING,
NEW CONSTRUCTION OR
CONVERSION – WE SUPPORT
LOCAL AND INTERNATIONAL
OCCUPIERS, INVESTORS AND
OWNERS IN THEIR PROJECTS
IN THE DACH REGION.

PROJECT & DEVELOPMENT SERVICES

OUR SERVICES



PROJECT MANAGEMENT

Major projects, existing building redesign, complete building or focusing on partial areas: Implement your construction project with us – on time, within budget and to the agreed quality. We advise you in all phases, manage your projects as a client or user representative and are the central point of contact for all service providers involved.



TECHNICAL DUE DILIGENCE

Is the property you want to buy or sell in good condition? Does it need to be modernised? We evaluate the technical building systems, provide you with an overview of defects and draw your attention to any risks – hard facts for your negotiations and contracts.



TECHNICAL CONSULTING

Increase the performance of your property and portfolio with the right technical fit-out. We advise you on all aspects of your property – from analysis of the current state to investment planning and risk assessment. For optimised planning in development projects, higher returns in the operational phase and strong arguments in the context of maximising commercial utilisation.

FURTHER SERVICES:

- ✓ General Planning
- ✓ Design + Build
- ✓ Construction Monitoring
- ✓ ESG & Sustainability
- ✓ Workplace Strategy
- ✓ Interior Design

PROJECT & DEVELOPMENT SERVICES

LOGISTICS & INDUSTRIAL

NEW CONSTRUCTION OR CONVERSION - WE SUPPORT OWNERS, INVESTORS AND OCCUPIERS IN SUCCESSFULLY REALISING THEIR LOGISTICS AND INDUSTRIAL REAL ESTATE PROJECTS.

Whether greenfield or brownfield: working with us starts with a careful analysis and a clear definition of your goals.

Our Project & Development Services experts for Logistics & Industrial support you from project initiation to completion. With a special focus on the technical fit-out of your space – from Technical Due Diligence to Technical Consulting and Technical Project

Monitoring up to hand-over. And always closely interlinked with our German and worldwide colleagues. On request, we also offer you holistic support as a real estate service provider: Because we fill all roles regarding property. Consultant, general planner, broker, designer, asset manager and property manager. Whenever and however you require.

SPECIALISED LOGISTICS & INDUSTRIAL SERVICES

- ✓ Technical Due Diligence
- ✓ Technical Project Monitoring
- ✓ Technical Acquisition Consulting
- ✓ Technical Consulting
- ✓ Project Management
- ✓ ESG & Sustainability



Over 120 architects, civil engineers, environmental engineers, building technicians, planners and consultants in 5 locations in Germany



Many years of experience in the logistics and industrial market



Network of partners from soil and environmental engineering, planning, ESG and other experts for traffic, noise and wildlife protection



Flexible and cross-location collaboration in teams



Comprehensive range of services for your logistics property

PROJECT & DEVELOPMENT SERVICES

LOGISTICS & INDUSTRIAL: AT A GLANCE

TECHNICAL DUE DILIGENCE

Services for: investors | asset managers |
developers | owners

- ✓ Technical Due Diligence (TDD) and Environmental Due Diligence (EDD) for the purchase and sale of the property
- ✓ On-site inspection
- ✓ Current state assessment
- ✓ Cost estimate
- ✓ Red flag reporting
- ✓ Identification and assessment of significant project risks
- ✓ Q&A process management
- ✓ Assessment of the building permit situation
- ✓ Documents to support decision making
- ✓ Comprehensive reporting

TECHNICAL PROJECT MONITORING

Services for: investors | asset managers |
financiers | owners

- ✓ Project monitoring during the entire demolition, planning and construction phase
- ✓ Monitoring of the developer as well as the construction companies, planners, etc.
- ✓ Regular on-site visits
- ✓ Regular risk reports
- ✓ Target-actual comparison
- ✓ Monitoring of costs, deadlines & qualities
- ✓ Complete project conclusion including obtaining documentation

TECHNICAL CONSULTING

Services for: investors | asset managers |
developers | owners & tenants

- ✓ Documentation to support decision making
- ✓ Technical lease advice
- ✓ Assessment of mechanical electrical planning (MEP)
- ✓ Advice on construction and planning law
- ✓ Advice on repair requirements
- ✓ Advice on fire protection issues
- ✓ Process optimisation

PROJECT & DEVELOPMENT SERVICES

LOGISTICS & INDUSTRIAL: AT A GLANCE

PROJECT MANAGEMENT

Services for: investors | tenants |
developers | owner-occupiers

- ✓ Project management for new buildings, refurbishments and extension of existing buildings
- ✓ Creation of requirements profiles
- ✓ Tracking the top level project goals in terms of costs, deadlines & quality
- ✓ Tendering & awarding of construction services
- ✓ Negotiation of contractual provisions and fees of required project planners
- ✓ Ensuring successful project completion with complete documentation

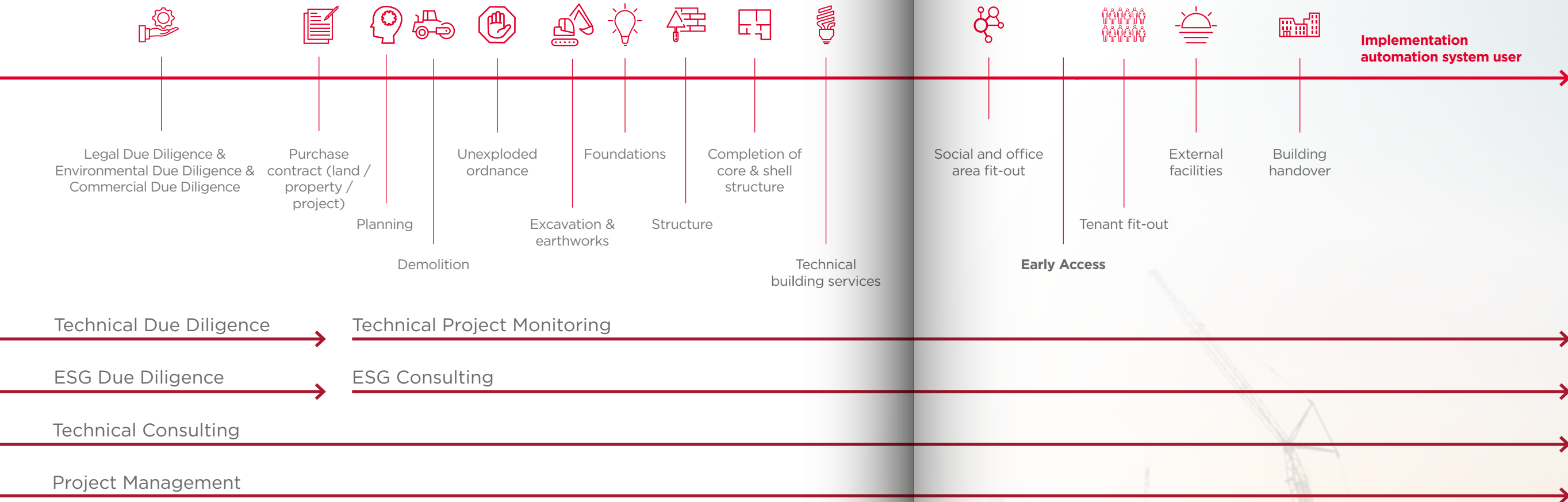
ESG

Services for: investors | asset managers |
developers | owners, tenants & owner-occupiers

- ✓ ESG Due Diligence
- ✓ EU taxonomy conformity check
- ✓ Climate impact and risk assessment
- ✓ Life cycle analysis
- ✓ Calculation of the decarbonisation path
- ✓ Advice on CO₂ saving potentials
- ✓ (Pre-)certifications in accordance with LEED, BREEAM, DGNB
- ✓ Energy audits and advice on energy saving potentials
- ✓ Testing/adherence to your sustainability goals during construction
- ✓ Reporting according to GRESB, GRI & PRI

PROJECT & DEVELOPMENT SERVICES

LOGISTICS & INDUSTRIAL: OUR SERVICES IN TERMS OF TIMELINE



PROJECT & DEVELOPMENT SERVICES

LOGISTICS & INDUSTRIAL

LEARN MORE ABOUT OUR LOGISTICS & INDUSTRIAL SERVICES:



Technical
Due Diligence



Technical
Project Monitoring



Technical
Consulting



Project
Management

TECHNICAL DUE DILIGENCE

Is the logistics property you intend to buy or sell in good condition? Are the technical systems and fit-out well-maintained or do they require modernisation? Whether an existing property, new building, conversion or development project: We evaluate the technical equipment and the condition of real estate and data rooms for buyers and sellers on the basis of comprehensive and transparent data, give you an overview of defects and required modernisation measures and draw your attention to any risks with regard to fire safety or building permits. Our Technical Due Diligence provides you with hard facts for your negotiations and contracts.



RED FLAG REPORT

- ✓ Property inspections
- ✓ Initial assessment of the quality of the property's technical systems implementation
- ✓ Initial assessment of the documents made available in the data room
- ✓ Summary of significant findings
- ✓ Risk assessment
- ✓ Q&A process management (in the transaction process)



MAIN REPORT

- ✓ Property inspections
- ✓ Assessment of the quality of technical property systems
- ✓ Detailed assessment of the documents made available in the data room
- ✓ Safety & environmental risks
- ✓ Overview CapEx measures
- ✓ Construction & construction planning law
- ✓ Detailed risk assessment



ADDITIONAL SERVICES

- ✓ Assessment of fire protection issues
- ✓ Advice on certifications
- ✓ Environmental Due Diligence (EDD)
- ✓ Advice on maintenance & repair topics
- ✓ Measurements



TECHNICAL PROJECT MONITORING

Thorough technical project monitoring supports investors, financiers, asset managers and owners in the realisation of development projects. It also provides a transparent view of the current status of the project's progress, deadlines, costs and quality at all times.



RED FLAG & TDD REPORT

- ✓ Assessment of the documents provided in the data room & support in the event of missing documents
- ✓ Property inspection & technical assessment of the existing plans and costs
- ✓ Summary of the most important technical and, if desired, geological and environmental topics
- ✓ Risk assessment
- ✓ Coordination of the Q&A process between seller and buyer



TECHNICAL PROJECT MONITORING

- ✓ Support in contract negotiations (project development contracts, joint venture contracts, etc.)
- ✓ Review & assessment of planning and approval documents
- ✓ Regular risk report on all technical topics after on-site inspection
- ✓ Target-actual comparison



ADDITIONAL SERVICES

- ✓ Coordination or monitoring of tenant fit-out analogous to project monitoring
- ✓ Support regarding fire protection issues
- ✓ Advice on sustainability issues



FINAL REPORT

- ✓ Support in defect tracking/ remediation and warranty drafting
- ✓ Review & support in the completion of audit documents
- ✓ Final report on entire project process

TECHNICAL CONSULTING

From current-state analysis to investment planning to risk assessment: Increase the performance of your logistics property and portfolio with the right technical fit-out. For optimised planning of the development project, higher yields in the management phase and strong arguments in the context of property productivity.



CURRENT PROPERTY

- ✓ Assessment of maintenance & repair requirements
- ✓ Assessment of reinstatement obligations
- ✓ Assessment of mechanical electrical planning (MEP)
- ✓ Advice on restructuring & conversion
- ✓ Advice on refurbishment



CONTRACT ADVICE

- ✓ Technical lease advice
- ✓ Technical advice on general contractor, general building contractor and other construction contractors and planners' contracts
- ✓ Plausibility check & advice on supplementary management



DEVELOPMENT PROJECT

- ✓ Advice on environmental risks
- ✓ Advice on construction and planning law
- ✓ Advice on traffic and noise protection issues
- ✓ Advice on sustainability certification standards
- ✓ Support in the creation of a requirements profile for the property
- ✓ Preparation of decision templates under technical and economic considerations
- ✓ Advice on fire protection issues
- ✓ Process optimisation
- ✓ Advice on ESG issues

PROJECT MANAGEMENT

Are you planning the construction of a logistics or industrial building, extension or an interior fit-out project? Implement your project through us – on time, within budget and to the agreed quality. We advise you in all phases, manage your projects, as owner or occupier representative. And work closely with you and the companies performing the construction work as a central point of contact right from the start. Efficient project management begins in the planning phase and the optimal preparation of the building is central to the implementation of the automation system.



BEFORE THE PROJECT

- ✓ Needs assessment & feasibility study
- ✓ Creation of requirements profile
- ✓ Setting up the project organisation
- ✓ Project preparation & (rough) cost estimation taking into account governing guidelines, regulations, applicable laws and the current market situation
- ✓ Creation of schedule
- ✓ Support in contract management



DURING THE PROJECT

- ✓ Communication with the authorities as well as control of your contractual partners such as planners general contractors and other contractors
- ✓ Assistance in obtaining all necessary public law permits
- ✓ Coordination of tenders and awarding of (general) construction services
- ✓ Support in making informed and timely decisions
- ✓ Preparation of a schedule and definition of relevant milestones
- ✓ Regular monitoring of the construction process
- ✓ Coordination and monitoring of third parties' delivery and installation processes
- ✓ Cost control and schedule review

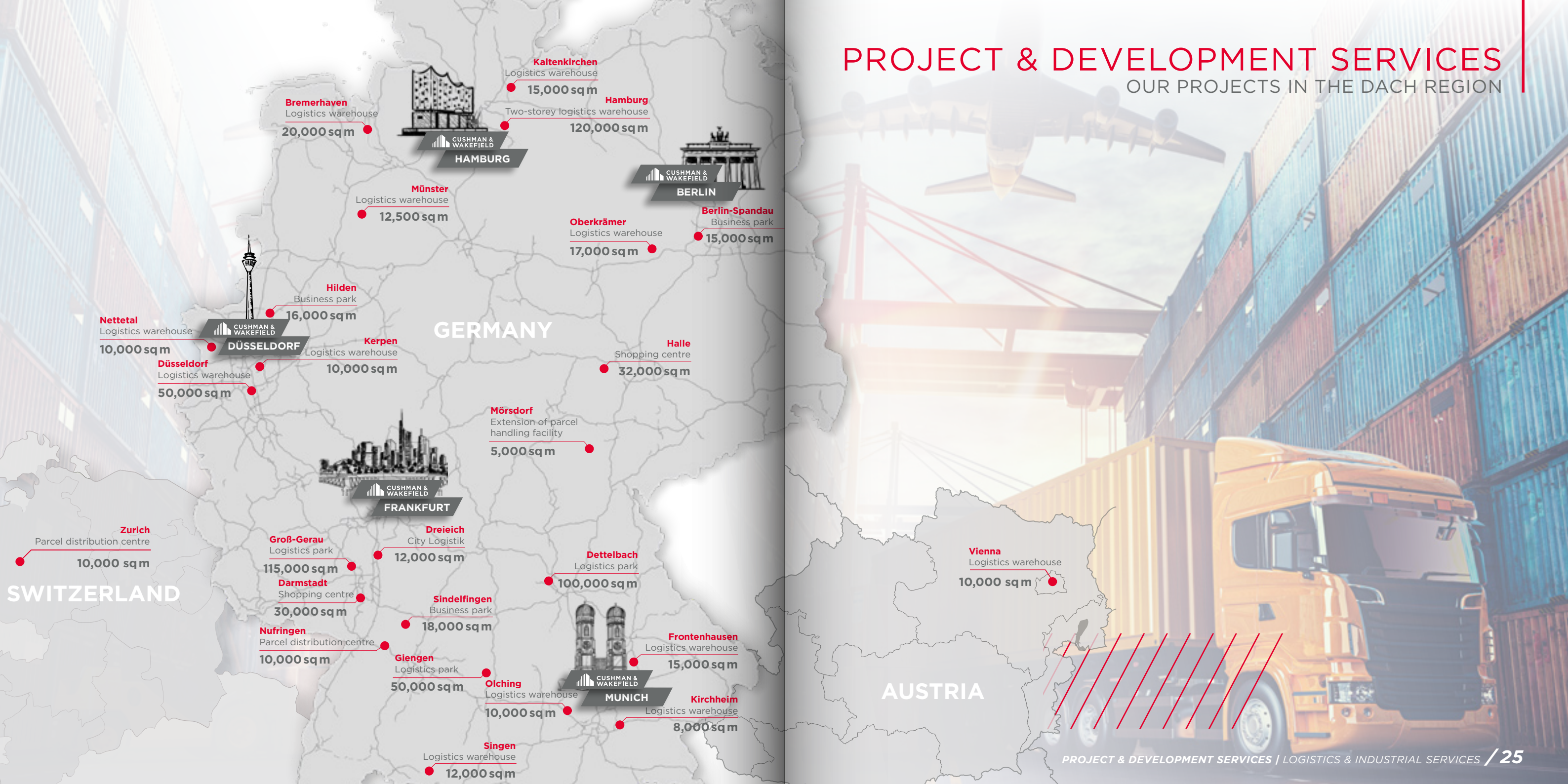


PROJECT CONCLUSION

- ✓ Coordination of the final acceptance and the follow-up inspection
- ✓ Defect management
- ✓ Management of the contractual conclusion process
- ✓ Ensuring fully comprehensive final documentation of all project participants

PROJECT & DEVELOPMENT SERVICES

OUR PROJECTS IN THE DACH REGION



OUR PLEDGE

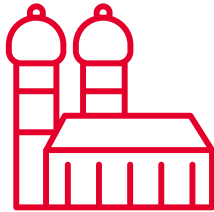
WE VIEW EACH OF OUR PROJECTS HOLISTICALLY AND AS PART OF THE BIG PICTURE. WE ARE A ONE-STOP SHOP FOR OUR CLIENTS, PROVIDING SUPPORT IN INDIVIDUAL AREAS AS WELL AS VIA AN OVERALL PACKAGE AND OPERATE BOTH LOCALLY AND INTERNATIONALLY.

5 LOCATIONS

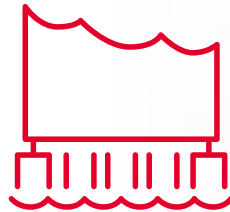
500 EMPLOYEES



FRANKFURT



MUNICH



HAMBURG



BERLIN



DÜSSELDORF

Welcome to What's Next – as one of the leading global real estate service providers, we advise companies and investors worldwide on all aspects of their real estate needs. Find suitable office space and valuable investments, support and manage construction projects, manage and evaluate portfolios and ensure inspiring interiors. 50,000 colleagues are there for our clients in more than 400 locations in 60 countries and create – driven by new impulses and ideas – real estate solutions that will endure into the future.

WELL-POSITIONED WORLDWIDE



\$9.4 BN
TURNOVER 2021



400
OFFICES



50,000
EMPLOYEES



60
COUNTRIES

PLEASE DON'T HESITATE
TO CONTACT US WITH
INDIVIDUAL INQUIRIES
REGARDING YOUR PROJECT.

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