

Munich, February 2023

# Introduction combine

**Abu Dhabi Sky Investment**

Mr. A. Al Ameri (CEO)

# Who we are.



# Our vision.

We are convinced that  
an inspiring  
environment creates  
space for success.

# What we stand for.

For us, real estate is more than just buildings...

...Work environments are more than just office space. Design means more than just creation - and people are more important to us than machines.

And this is exactly what we focus on: Through user focus and regular changes of perspective, we develop holistic real estate and design concepts as well as pioneering working environments. Buildings, rooms and work environments that are transformed from a pure cost factor into a strategic instrument. The targeted combination of functionality and design generates unique user experiences, which create identity through the perception of the organisation's culture and brand philosophy.

If necessary, we accompany the transformation of organisation, space and work, no matter where you come from and where you want to go...



User / Occupier / Organisation



Real Estate / Building / Working Environment



# Visionary concepts and excellence for over 60 years.

## Our roots.

We have been significantly shaping building organisation and working environments since 1956. And since the legendary "office landscape" of the 1970s, we have been setting international standards in the world of work. combine is the symbiosis of the two leading consulting firms Quickborner Team and macon, and has been continuing this successful history since 2015.



# Excellent advice meets inspiring design.

We are real estate and user analysts, consultants, designers and implementers.

## **Independent & open-ended**

Objectively and in compliance, we analyse needs and identify the best functional and economic solution

## **Measurable & successful**

Functionality, economy and design: we always look at real estate holistically. This is the only way we can achieve measurable success for our clients.

## **People-centric & identity-creating**

The focus of our consulting approach is always people. This is the only way to create outstanding user experiences that are not only functional, but also create identity and brand awareness.

## **Reflected & tailor-made**

We delve deep into the user's organisation, analyse and understand their needs. We question, drive, release potential and develop solutions that conform to requirements.





# Interdisciplinary. Networked. Experienced.

The best minds for your project.

Only a holistic view generates new perspectives. That is why we are an interdisciplinary team of generalists and specialists from all areas. Here architects meet economists and change managers meet designers. With our in-depth experience in the real estate industry and our own developed methods, we successfully implement your projects.

We are close to the customer and well connected. In this way, we develop sustainable concepts for companies of all sizes, foundations and associations, public administration as well as for project developers, investors and portfolio holders, and we keep setting standards in the industry.



**combine  
at a glance.**

We work together across disciplines and locations. Building on the DNA of the Quickborner Team, we guarantee a holistic understanding in our projects.



**> 60 years' history**  
**> 5,000 successfully implemented projects**



**interdisciplinary team of**  
**> 80 employees**



**4 locations**  
**(Munich, Hamburg, Berlin, Duesseldorf)**



**360° perspective and understanding**



# Highest demands inside and outside.

## Our Executive Leadership Team.

The Executive Leadership Team has a coordinating and acquiring effect in the operative consulting business. It stands for the owner-managed and independent management of combine and affiliated companies.

By sharpening the content and structure through excellence, combine ensures long-term proximity to the market, its own team and the transfer of knowledge from decades of consulting expertise, process reliability and creativity.

- ① Matthias Pietzcker, Managing Partner
- ② Oliver A. Dittmar, Managing Partner
- ③ Hendrik Grempe, Managing Director
- ④ Nadim Aldach, Partner
- ⑤ Marco Haas, Partner, Head of CRE Strategy & CREM Consulting
- ⑥ Katharina Däullary, Head of Design
- ⑦ Martin Krause, Head of Project Management
- ⑧ Alexandra Saisnith, Head of Workplace Consulting
- ⑨ Manuel Stabenow, Head of Change Management

# What we do.



## Our services at a glance.

We develop holistic concepts for sustainable solutions to all tasks relating to your real estate property and working environments.



### **Location**

Identify and develop the right location!



### **Building**

Use the potential of your real estate!



### **Space**

Realise the right working environment for your success!

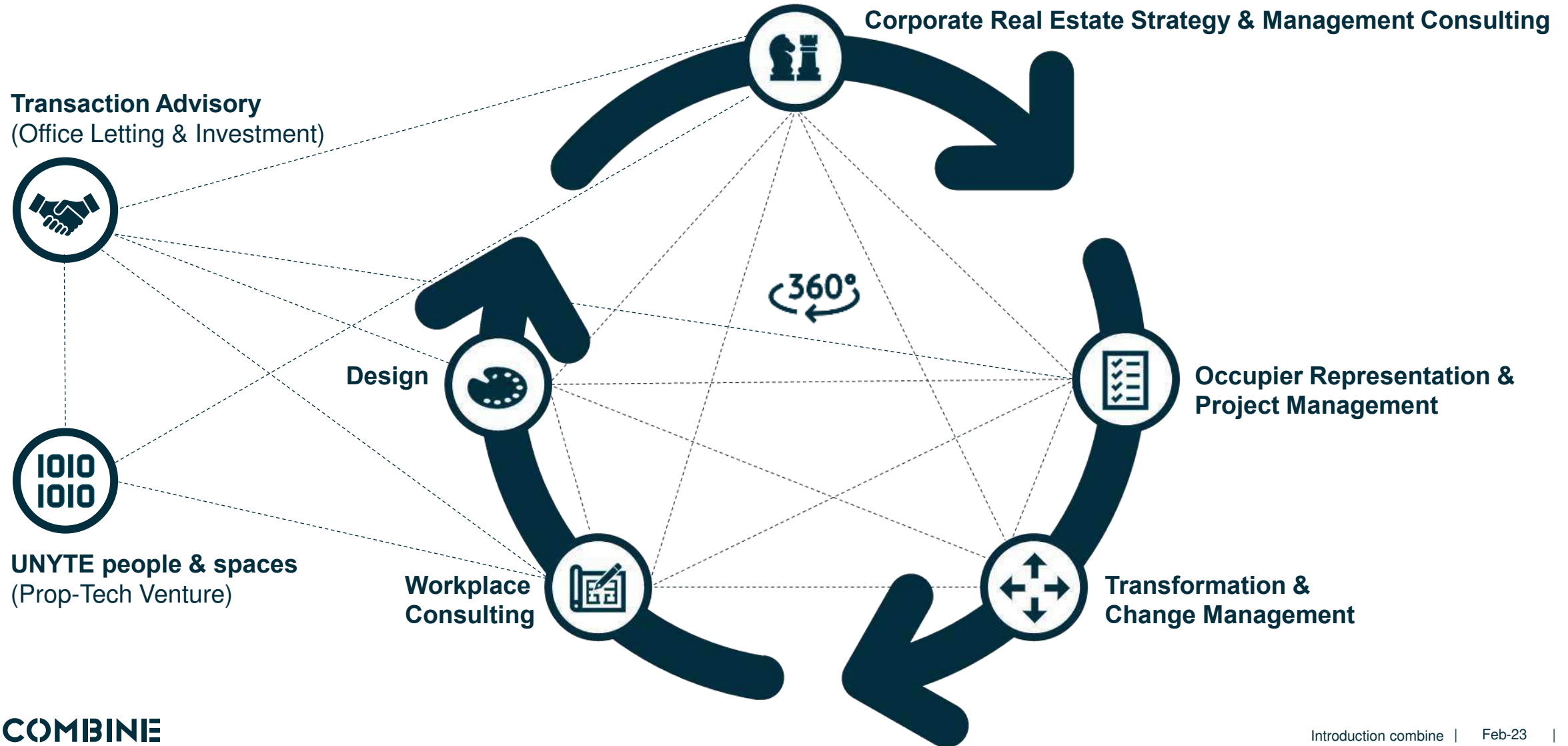


### **Work**

New Work! What degree of transformation does that mean for your company?

# We offer a wide range of holistic services for our clients.

The holistic scope of consultancy services is the USP of combine.



**What we have  
achieved so far.**

# A stable foundation – an excerpt from our references.

## Banking, Insurance, Financial Services

Allianz Deutschland AG, Munich, Berlin, Stuttgart  
Basler Sachversicherungs-AG, Bad Homburg  
Bausparkasse Schwäbisch Hall, Schwäbisch Hall  
Bayern LB, Munich  
BNP Paribas S.A., Frankfurt a. Main  
Consorsbank (BNP Paribas S.A. NL Deutschland), Nuremberg  
Continentale Versicherungsverbund, Dortmund  
DEG, Deutsche Investitions- und Entwicklungsgesellschaft mbH, Cologne  
Deutsche Bank AG, Frankfurt a. Main, Munich, Nuremberg, Stuttgart  
Deutsche Bundesbank, Frankfurt  
Dialog Lebensversicherungs-AG, Augsburg  
DKB Services, Rostock  
ERGO Versicherungsgruppe AG, Düsseldorf  
Erste Group Bank AG, Vienna  
Euler Hermes AG, Hamburg  
Euler Hermes SA, Hamburg  
Europäische Zentralbank, Frankfurt  
Fortis Banque SA/NV  
Frankfurter Sparkasse, Frankfurt a. Main  
Hamburger Sparkasse  
Hypovereinsbank/Unicredit Bank AG, Munich  
IHK Industrie- und Handelskammer Nürnberg für Mittelfranken, Nuremberg  
KfW Bankengruppe AöR, Frankfurt a. Main, Berlin  
Öffentliche Versicherung, Oldenburg  
Sächsische Aufbaubank, Leipzig  
Sparda-Bank Berlin eG, Berlin  
Sparda-Bank West eG, Düsseldorf  
Sparda-Bank Nürnberg  
Sparkasse Harburg-Buxtehude, Hamburg  
TeamBank AG, Nuremberg  
VHV Versicherungsgruppe, Hanover  
Volksbank Siegerland eG, Siegen  
VR-Bank, Ingolstadt  
Wüstenrot & Württembergische AG, Stuttgart

## Service Providers

1&1 Versatel, Essen/Dortmund  
Accenture, München, Zurich  
ADK Modulraum GmbH, Neresheim  
AEB GmbH, Hamburg  
Alphabet Fuhrparkmanagement GmbH, Munich  
Alcatel-Lucent, Stuttgart  
Assmann Büromöbel GmbH, Melle  
AutoScout24, Munich  
Bayer Business Services GmbH, Leverkusen

BUND Bund für Umwelt und Naturschutz, Berlin  
Carinval Maritime, Hamburg  
CMS Hasche Sigle, Stuttgart  
Deutsche Telekom Immobilien und Service  
Deutsches Institut für Normung e. V., Berlin  
diva-e, Munich  
Ernst & Young Wirtschaftsprüfungsges. mbH, Germany-wide  
Escrypt GmbH, Bochum  
FARO Europe GmbH & Co. KG, Gladbeck  
FFG FINANZCHECK Finanzportale GmbH, Hamburg  
Flughafen München GmbH  
FWU, Munich  
goetzpartners Corporate Finance GmbH, Munich  
Hatraco GmbH, Hamburg  
HRS GmbH, Cologne  
IHK Industrie- und Handelskammer zu Köln, Cologne  
IKOR Management- und Systemberatung GmbH, Hamburg  
ITK Engineering GmbH, Rülzheim  
ImmoScout24 GmbH, Berlin  
Kalometa AG, Hamburg  
Kienbaum Consultants, Cologne, Munich  
KPMG AG, Hamburg  
Lagardère Sports Germany GmbH, Hamburg  
Lufthansa Cargo AG, Frankfurt a. Main  
Materna SE, Dortmund  
McKinsey & Company, Munich  
Messe Berlin GmbH, Berlin  
Metaplan GmbH, Quickborn  
Metroplan Holding GmbH, Hamburg  
MOTEL ONE AG, Munich  
Nagarro Software GmbH, Munich  
NTT Data Deutschland GmbH, Munich  
Optima-Aegidius-Firmengruppe, Munich, Berlin  
Perspektiv Kontor Hamburg GmbH, Hamburg  
Picture Park Studios GmbH, Hamburg  
rku.it GmbH, Herne  
Schmidt, von der Osten & Huber, Essen  
Serviceplan, Munich  
STRATO AG, Berlin  
thinkprojekt Deutschland GmbH, Munich  
Think AG, Hamburg  
TUI AG, Hannover  
TÜV Nord Ensys GmbH, Hamburg, Hanover  
TÜV Süd, Munich  
United Internet AG, Montabaur  
von Borries Advisory-Partners, Hamburg  
Vodafone GmbH, Düsseldorf  
Vodafone Kabel Deutschland GmbH, Hamburg

## Retail, Consumer Goods

Adidas AG, Amsterdam, Herzogenaurach, Portland  
ALDI Einkauf GmbH & Co. OHG, Essen  
Beiersdorf AG, Hamburg  
Cybex (Goodbaby), Bayreuth  
dm-drogerie markt GmbH + Co. KG, Karlsruhe  
edding AG, Ahrensburg  
EDEKA AG, Hamburg  
EDEKA Rhein-Ruhr, Moers  
EDEKA Nordbayern-Sachsen-Thüringen, Rottendorf  
IKEA Deutschland GmbH, Wallau  
Intersport Deutschland eG, Heilbronn  
Jungheinrich AG  
L'ORÉAL S.A., Düsseldorf  
Media Saturn Deutschland GmbH, Ingolstadt  
Miles Fashion GmbH, Norderstedt  
Otto GmbH & Co. KG, Hamburg  
Reebok International Ltd, Boston  
REWE AG, Cologne  
Sprinkenhof GmbH, Hamburg  
Südzucker AG, Mannheim  
Unilever Deutschland GmbH, Hamburg  
Zalando SE, Berlin  
Zooplus, Munich

## Real Estate Sector

BA-Gebäude-, Bau- und Immobilienmanagement, Nuremberg  
Bayerische Hausbau GmbH & Co. KG, Munich  
Cofely AG, Zurich  
Colliers International GmbH, Germany-wide  
DIV Deutsche Immobilienfonds GmbH, Germany-wide  
Engel & Völkers AG, Hamburg  
EMPIRA Asset Management GmbH, Munich  
EVGA GmbH & Co. KG, Obrißheim  
Gerch Group, Düsseldorf  
Hamburg Port Authority, Hamburg  
HOWOGE Wohnungsbaugesellschaft, Berlin  
Knight-Frank, Munich, Berlin  
Kölbl Kruse GmbH, Essen/Cologne  
LIG Landesbetrieb Immobilienmanagement u. Grundvermögen, Hamburg  
mfi Development GmbH, Düsseldorf  
Quantum AG, Hamburg  
RAG Montan Immobilien GmbH, Essen  
RKW Architektur + Städtebau, Düsseldorf  
Savills, Berlin  
WBM Wohnungsbaugesellschaft, Berlin  
ZBI Zentral Boden Immobiliengruppe, Berlin

## Industry

Airbus Group SE, Hamburg  
Alcatel-Lucent Deutschland AG, Nuremberg  
Ardex GmbH, Witten  
ARTHREX Medizinische Instrumente GmbH, Munich  
AUDI AG, Ingolstadt  
Aurubis AG, Hamburg  
Basler AG, Ahrensburg  
Bayer AG, Leverkusen  
BMW AG, Munich  
Bode Chemie GmbH, Hamburg  
Bosch ATMO, Stuttgart  
Bosch Power Tools GmbH, Leinfelden  
BYK Chemie GmbH, Wesel  
Continental AG, Hanover, Regensburg  
Daimler AG, Stuttgart  
Dürr Systems AG, Bietigheim-Bissingen  
edding AG, Ahrensburg  
Evonik Industries AG, Essen  
Evotec AG, Hamburg  
Faurecia Autositze GmbH, Peine  
Festo AG & Co. KG, Esslingen  
Giesecke & Devrient GmbH, Munich  
Gira Giersiepen GmbH & Co. KG, Radevormwald  
Hager Group, Obernai  
Hauni Maschinenbau AG, Hamburg  
Hoffmann SE, Munich  
Jungheinrich AG, Hamburg  
Leaseplan Deutschland, Düsseldorf  
MAN Truck & Bus AG, Munich  
Mann + Hummel GmbH, Ludwigsburg  
Merck KGaA, Darmstadt  
Olympus Europa SE & Co. KG, Hamburg  
OSRAM AG, Munich  
pro-beam AG & Co. KGaA, Planegg, Chemnitz  
RAG Aktiengesellschaft, Essen  
Robert Bosch GmbH, Stuttgart  
Rudolf GmbH, Geretsried  
Schaeffler Technologies AG & Co. KG, Siemens AG, Munich, Berlin  
Siemens Energy, Erlangen  
SIG Combibloc Systems GmbH, Linnich  
Takeda Pharma Vertrieb GmbH & Co. KG, Berlin  
WILO SE, Dortmund

## Culture & Education, Foundations & Associations

BDA Bundesvereinigung der Deutschen Arbeitgeberverbände e. V.  
BDI Bundesverband der Deutschen Industrie e. V.  
Bertelsmann Stiftung, Gütersloh

Bertelsmann University, Gütersloh  
BMW Stiftung Herbert Quandt, Munich  
Caritas, Munich  
Elbkinder, Vereinigung Hamburger Kitas GmbH  
Elbphilharmonie, Hamburg  
Ev.-Luth. Kirchenkreis Hamburg-West/Südholstein, HH  
Goethe Institut e. V., Munich  
Humboldt Stiftung, Bonn  
Kirchenkreis Plön-Segeberg, Ascheberg  
Körber Stiftung, Hamburg  
RAG-Stiftung, Essen

## Health & Care

BIG direkt gesund KdöR, Dortmund  
BKK Novitas KdöR, Duisburg  
Techniker Krankenkasse KdöR, Hamburg

## Media

Bayerischer Rundfunk AöR, Munich, Nuremberg  
Bertelsmann SE & Co. KGaA, Gütersloh  
Constantin Film AG, Munich  
Deutsche Welle, Bonn, Berlin  
dpa Deutsche Presseagentur GmbH, Hamburg  
Funke Mediengruppe, Essen  
Ganske Mediagroup GmbH, Hamburg  
GEMA Generaldirektion, Berlin  
Gruner + Jahr GmbH & Co. KG, Hamburg  
Leonine Holding GmbH, Munich  
LinkedIn Germany GmbH, Munich  
Oldenburgische Mediengruppe, Vechta  
Handelsblatt Media Group, Düsseldorf  
rbb Radio Berlin-Brandenburg, Berlin, Potsdam  
Serviceplan Group, Munich  
SPIEGEL-Verlag Rudolf Augstein GmbH & Co. KG, Hamburg  
Suhrkamp Verlag, Berlin  
Tamedia AG, Zurich  
TX Group, Zurich  
UFA GmbH, Potsdam  
Universum Film GmbH, Munich  
Zürcher Regionalzeitung AG, Zurich

## Public Administration

Bezirksamt Hamburg-Mitte, Hamburg  
Bundesagentur für Arbeit, Nuremberg  
Freie und Hansestadt Hamburg  
Gemeinde Spremlingen-Gensingen  
HafenCity Hamburg GmbH  
Handelskammer Hamburg  
Hansestadt Lübeck

HH – Behörde für Schule und Berufsbildung  
Kreis Recklinghausen  
Landeshauptstadt Stuttgart  
Landkreis Steinburg  
Landkreis Uelzen  
Landkreis Waldshut-Tiengen  
LIG Landesbetrieb Immobilienmanagement und Grundvermögen, Hamburg  
LRA Breisgau-Hochschwarzwald, Freiburg  
Parlamentsdirektion Republik Österreich, Vienna  
Schulbau Hamburg, Hamburg  
Sprinkenhof GmbH, Hamburg  
Stadt Erlangen, Erlangen  
Stadt Essen  
Stadt Lübeck, Lübeck  
Stadtwerke Bayreuth Holfing GmbH, Bayreuth  
Verbundgemeinde Spremlingen-Gensingen, Spremlingen  
Vermögensverwaltung der ver.di GmbH, Berlin

## Transport & Logistics

ALSTOM, Baden  
BVG, Berliner Verkehrsbetriebe AöG, Berlin  
Deutsche Bahn AG  
Hapag-Lloyd AG, Hamburg  
Lufthansa Industry Solutions, Norderstedt  
Lufthansa Technik AG, Hamburg  
MAN Truck & Bus AG, Munich

## Utilities

Bayernwerk AG, Regensburg  
E.ON S.E., Munich  
EnBW AG, Biberach, Esslingen, Karlsruhe, Stuttgart  
GASAG AG, Berlin  
Gelsenwasser AG, Gelsenkirchen  
Hitachi Power Europe GmbH, Duisburg  
Innogy SE, Essen  
ista International GmbH, Essen  
NBB Netzgesellschaft Berlin-Brandenburg  
Petrom S.A., Bucharest  
RAG Aktiengesellschaft, Herne  
Stadtwerke Bayreuth  
Stadtwerke München GmbH  
swb AG, Bremen  
SWM Stadtwerke München GmbH, Munich  
TenneT TSO GmbH, Bayreuth  
Thyssengas GmbH, Dortmund  
Transnet BW GmbH, Stuttgart  
Urbana Energiedienste GmbH, Hamburg  
Vorarlberger Illwerke AG, Schruns





# New building Berlin headquarters „Adlershof“

Allianz Deutschland AG, Berlin

## Project facts

- 2014 – 2019
- 2.400 workplaces
- 3.000 employees
- 53.000 m<sup>2</sup> GFA

## Our contribution

- Site / object analysis
- Needs and requirements analysis (Functional space program)
- Business Case
- Conception of new working environments
- User representation (Projectmanagement)

## Our added value

- Achieving a well-founded and reliable real estate decision for a new rental.
- Development of a high-quality, flexible and holistic working environment and building concept.
- Ensuring implementation complies with requirements.



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# ALDI Nord Campus

Aldi Einkauf GmbH & Co. OHG, Essen



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## Project facts

- 2015 – 2022
- 800 workplaces (expansion potential up to 2,000 WP)
- > 35,000 m<sup>2</sup> GFA in main building

## Our contribution

- Needs and requirements analysis
- Functional space program
- Design benefit optimisation
- Equipment and occupancy planning
- Investor representation

## Our added value

- Development of a high quality, flexible and holistic working environment and building concept
- Identification of a design that optimally conveys the values of ALDI Nord
- Innovative communication and space concepts
- Cost optimisation within the framework of the general constructor partnering





# Leuchtenberggring Offices

## AutoScout24 GmbH, Munich

*"I would not change even one percent." – Greg Ellis (former CEO Scout24 AG), when asked what he would do differently for ImmoScout24 in the follow-up project in Berlin.*

### Project facts

- 2016 – 2018
- 450 workplaces, 750 working options
- 600 employees
- approx. 8,000 m<sup>2</sup> GFA

### Our contribution

- Needs and requirements analysis
- Business case / profitability analyses
- Lease negotiation
- User representation / coordination
- Interior design

### Our added value

- Creation of functional and identity-creating areas through close interlinking of consulting and design
- Design of inspiring work environments according to the "activity-based working" concept
- Ensuring successful project implementation for an adult without a corporate touch through comprehensive project management within the specified quality, cost and schedule

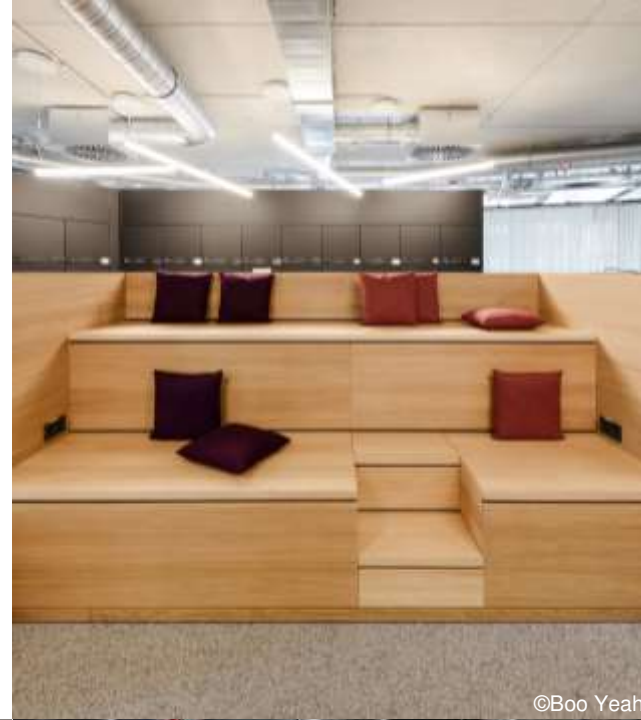


©Boo Yeah

## Design task

Hand-in-hand with AutoScout24, a user experience was designed for the leading digital automotive marketplace.

The focus of the project was to support new ways of working with a spatial experience.



©Boo Yeah

## Design - performance

Working environment concept

User representation

Design attitude

Interior design concept

Implementation planning

Carpentry and furniture planning

Detailing concept

## Design features

Scrum processes in an analogue environment with intensive connectivity to the immediate environment

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©Boo Yeah



©Boo Yeah





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©Boo Yeah



©Boo Yeah





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# Strategic site development, CREM

BMW Group, Munich

## Project facts

- 2012 – today
- >17 m. m<sup>2</sup> GFA

## Our contribution

- Immobilienstrategie
- Masterplanung
- Machbarkeitsstudie
- Business Case /  
Wirtschaftlichkeitsanalysen
- Facility Management

## Our added value

- Support in the development, coordination and approval of real estate strategies of the CREM organisation.
- Conducting scenario studies as part of master planning and ensuring the use of land potential.
- Economic feasibility studies of CAPEX and OPEX effects in real estate projects.



# Construction of new company headquarters

Continental AG, Hannover

## Project facts

- 2016 – 2021
- 1,250 workplaces
- 1,600 employees
- 38,800 m<sup>2</sup> GFA

## Our contribution

- Conception of a new workplace environment
- Needs and requirements analysis
- Functional space program
- Accompanying architecture competition

## Our added value

- Determining the requirements for the architecture competition (functional space program) and the creation of a foundation for planning the architectural concept.
- Supporting the architecture competition as experts.
- Development and implementation of a future-oriented form of working and support with change management processes.





# Organisational & building planning

European Central Bank, Frankfurt a.M.



## Project facts

- 1998 – 2012  
(multiple project phases)
- approx. 2,800 workplaces
- approx. 45,000 m<sup>2</sup> floor area

## Our contribution

- Needs and requirements analysis
- Functional space program
- Accompanying architecture competition
- Design optimization
- Equipment & occupancy planning

## Our added value

- Decision of the Board of Directors and Council on the long-term development of the company and choice of location.
- Securing a future-oriented building concept with high communication quality.



# „Home of Talents“ Munich

diva-e, Munich

*“Simply the HAMMER! Really just as intended, a real bang at the Working Café.”– Christian Paavo Spieker (Founder & CPO diva-e)*

## Project facts

- 2019 – 2020
- 200 workplaces
- Working Café: 300 m<sup>2</sup>

## Our contribution

- Interior Design
- Tendering and awarding (equipment and furnishing)
- Design process support for construction

## Our added value

- Strong conceptual design with convincing integration into final planning.
- Ensuring successful project implementation through project management.
- Innovative integration of digital media with a focus on atmosphere.





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## Design – Mission

Together with diva-e, the aim is to translate the corporate philosophy into a first impression. The digital and the analogue are elegantly used in the reception area and combined with a bar and community area. The heart of the diva-e quarter in Munich is now a working café in a relaxed, feel-good atmosphere.



©Laura Thiesbrummel

## Design – Performance

Interior Design-concept.  
Implementation planning.  
Furniture planning.  
Detailing-concept.

## Design – Specialities

The atmosphere of the Working Café is designed in such a way that reception, work and events can take place in equal measure. At the same time, the brand and corporate philosophy are subtly underlined.



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# Grand Central Berlin

## ImmoScout24 GmbH, Berlin

*An employee who had just quit said: "I came in, saw it and thought - what a shame, I must have made a mistake!"*



### Project facts

- 2018 – 2020
- 640 workplaces, 950 working options
- 800 employees
- approx. 14,000 m<sup>2</sup> GFA

### Our contribution

- Needs and requirements analysis
- Business case / profitability analyses
- Lease negotiation
- User representation / coordination
- Interior design

### Our added value

- Creation of functional and identity-creating areas with a "lighthouse character" through close interlinking of consulting and design
- Design of inspiring work environments according to the "activity-based working" concept
- Ensuring successful project implementation in "Grand Central Berlin" for an adult without corporate touch through comprehensive project management









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HOPPEGARTEN

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# GDM Location strategy 2018

Giesecke & Devrient GmbH, Munich



## Project facts

- 2015 & 2018
- approx. 42,000 m<sup>2</sup> GFA new development
- approx. 100,000 m<sup>2</sup> GFA existing premises

## Our contribution

- Building analysis
- Needs and requirements analysis
- Corporate real estate strategy
- Business case / profitability analyses
- Accompanying architecture competition

## Our added value

- Approval of the location strategy "GDM 2018" based on a well-founded decision-making document for the G&D committees
- Identification of areas that are no longer necessary operationally through real estate strategy advice
- Generated basis for project development of a new office building (ready for occupancy by the end of 2023)



# High-rise Project: Elbtower Hamburg

HafenCity Hamburg GmbH, Hamburg

## Project facts

- 2017 – 2018 (contest)
- 3,000 workplaces
- 3,600 employees
- 100,000 m<sup>2</sup> GFA

## Our added value

- Selection of investors and award of the "Elbtower" development project
- Evaluation of the best bidders with regard to security of performance

## Our contribution

- Support investor competition
- Accompanying negotiations





© Serviceplan Group, HENN



© Serviceplan Group, HENN

# Strategic office and usage concept

Serviceplan Group SE & Co. KG, Munich

## Project Facts

- 2019 – 2022
- approx. 900 workplaces
- approx. 1,630 employees
- 26,000 m<sup>2</sup> GFA

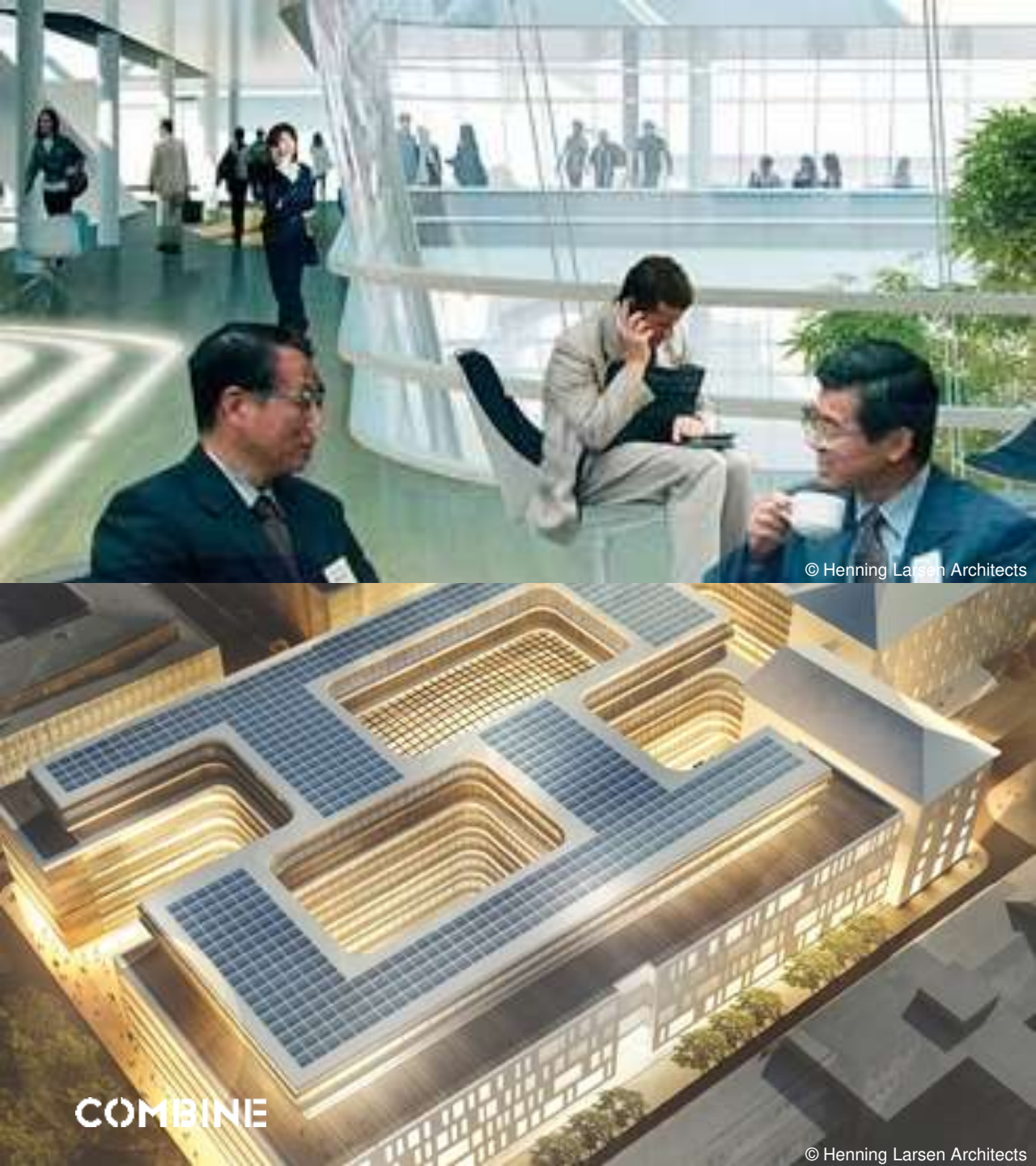
## Our contribution

- Conception of new working environments
- Needs and requirements analysis
- Introduction of desk sharing
- Change management
- User representation / coordination

## Our added value

- Development of an innovative and customer-specific activity-based-working concept.
- Creation of strong identification with the new world of work through the participation of employees in the planning process.
- Preparing employees for the changes in the “new ways of working”.
- Internal project structuring, coordination and control.





# New Headquarters

Siemens AG, Munich

## Project facts

- 2012 – 2015
- 1,000 workplaces
- 1,200 employees
- 45,000 m<sup>2</sup> GFA

## Our contribution

- Architectural design optimisation
- Operating concepts (e.g. logistics, security, catering, disposal)
- Investor coaching
- Facility management support

## Our added value

- Flexible and space-saving office concept
- Improvement of communication by creating encounter qualities
- Establishing a new working HQ environment for the future
- Ensuring the quality requirements of the stakeholders (process and implementation)





# New Headquarters “Ericusspitze”

SPIEGEL Gruppe, Hamburg



## Project facts

- 2006 – 2012
- 1,250 workplaces
- 1,250 employees
- 30,000 m<sup>2</sup> GFA

## Our contribution

- Location analysis
- Construction and equipment description / tenant building description
- User representation / coordination
- Support facility management
- Relocation management

## Our added value

- Coverage of the entire real estate consulting portfolio, full-service starting with the location and feasibility analysis, through the investor and architecture competition, the implementation of constant user representation at all levels, through to relocation management
- Ensuring continuous project progress in time and budget



# New Headquarters for the Zalando Campus

Zalando SE

## Project Facts

- 2012 – 2015
- approx. 3,000 workplaces
- approx. 3,500 employees
- approx. 50,000 m<sup>2</sup> GFA

## Our contribution

- Needs and requirements analysis
- Execution of architects and investors competition (part of the jury)
- Architectural design review and optimisation
- Negotiation support

## Our added value

- Identification of a design that spatially maps the functional requirements of the online portal and optimally transports Zalando's brand image.
- Modern working environments, innovative communication and space concepts
- Suitability for investors



# We stand for the best solution for our clients.

Understanding needs – analysing requirements – consulting independently.

## Experience

> 5,000 projects



A team with profound experience based on the gathered knowledge of combine drawing on more than 5,000 successfully implemented projects.

## Independence

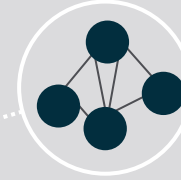
for the client



Consulting is our business. We independently analyse users' requirements and identify the best-fit real estate solution for our clients both functionally and commercially.

## Relationships

& dependencies



An interdisciplinary team generates the best real estate solution by detailed concept, business case modelling, constructional and technical feasibility as well as supporting contractual negotiations and tendering processes.

## User

process & organisation



We question, challenge, identify opportunities and potential, and support the development of optimised processes and organisational solutions.

# Ready, steady, go!

## Failure is not an option!



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40213 Duesseldorf

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### **Hamburg**

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### **Munich**

Leopoldstr. 28a  
80802 Munich

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**COMBINE**



**Unleash  
the  
power.**



**COMBINE  
TRANSACTION**

# Who we are.



A high-contrast, black and white close-up photograph of a person's face, focusing on the eye which is looking downwards. The skin texture is visible, and the lighting creates strong highlights and shadows.

# What drives us.

Holistic transaction  
advice, individual  
solutions and the "best  
deal" for each client.



**We deliver  
the 360  
degree  
view!**

# What we stand for.

Our story - We have the big picture in mind.

If you expect agility and experience combined in a consultancy, you can either hire a rookie in a long-established company or a veteran in a start-up.

We want to offer a demanding market a service provider that is more concerned with the challenges and problems of its clients than with itself.

With personnel who know each other, appreciate each other and know what they are doing. That's why combine Transaction.

Together we advise real estate users, project developers, owners and investors in all real estate matters. From the creation of building rights, development of space and office concepts, acquisition and sale to the leasing and conversion of their office and commercial properties.

combine Transaction offers and delivers a 360-degree view of real estate, enabling us to leverage real estate potential for you.





# Our best brains for your project.

Our team of professionals in Munich.

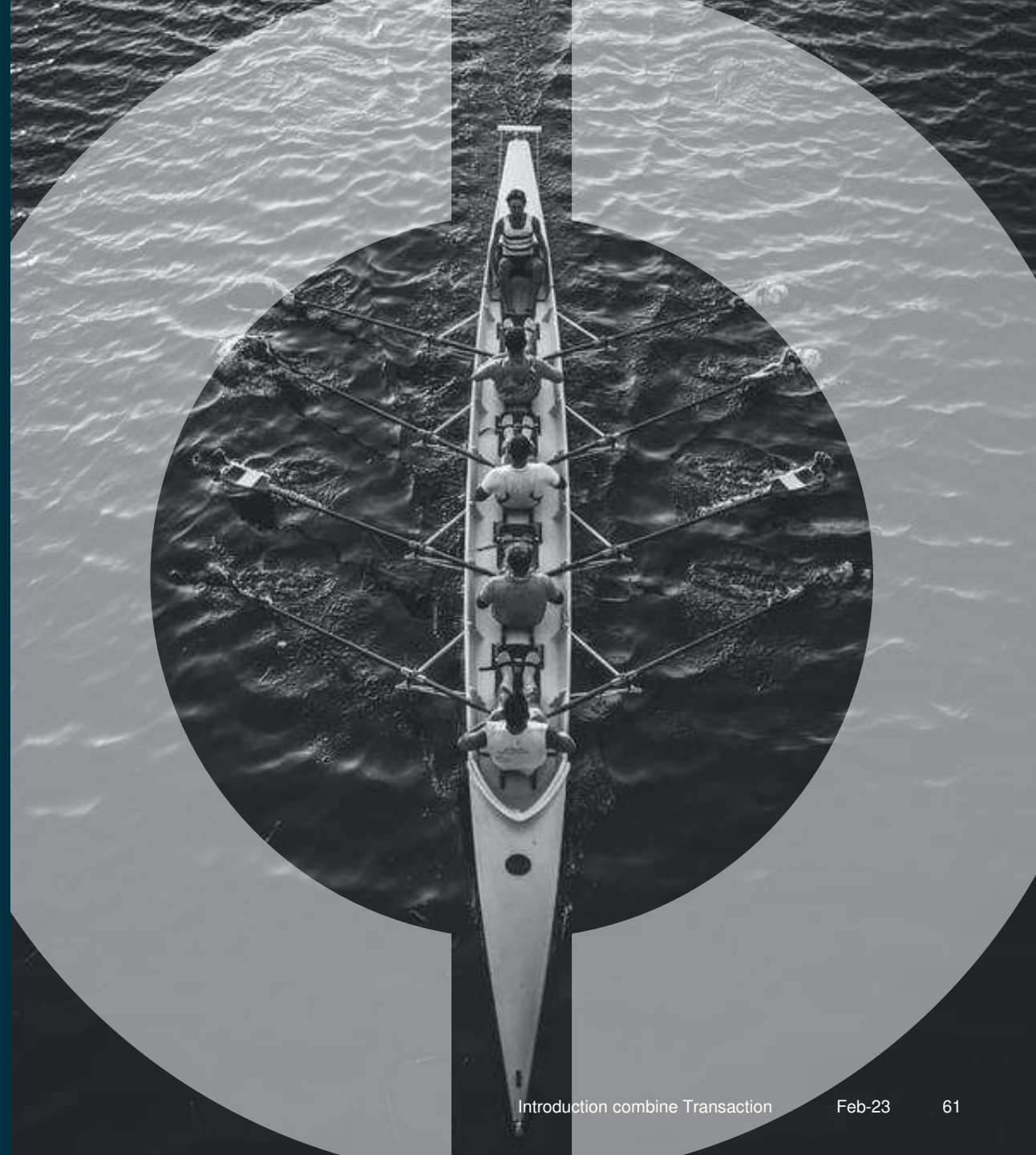
An extremely experienced and highly motivated team from Letting & Investment Services fully covers the entire service spectrum of a first-class transaction advisory:

- 1 Konstantin von Barcsay-Amant, Managing Partner
- 2 Florian Schröder, Prokurist I Head of Letting Services
- 3 Tatjana Dänzel, Director I Letting Services
- 4 Karl Schuhmann, Senior Consultant I Letting Services
- 5 Michael Wittmann, Consultant I Letting Services
- 6 Jonas Waizmann, Prokurist I Head of Investment Services
- 7 Tobias Teske, Prokurist I Senior Director Investment Services
- 8 Matthias Bretting I Director Investment Services
- 9 Oliver A. Dittmar, Managing Director

Due to the close integration of combine Transaction with combine Consulting, various additional consulting services can be provided if required; this is a unique constellation and does not exist in this form a second time in commercial real estate consulting.

# Talent wins games, but teamwork and intelligence win championships.

Michael Jordan





# Local presence and Germany-wide coverage.

Our locations of combine Transaction.

We had to start somewhere. So full concentration on the three biggest cities - Berlin, Hamburg and Munich. The main thing is to have the right people.

We start in the three aforementioned locations via owner-managed city companies and ensure a local presence via corresponding teams of professionals in each case; further locations will follow depending on market development.

We guarantee Germany-wide coverage of other locations through an excellent network of long-standing relationships with local partners, enabling us to cover any project comprehensively and competently.



# What we do.



**Letting Services.**



**Investment Services.**



**Landlord Services.**

## Combination of profound experience and market expertise.

A broad range of consulting and services for the measurable added value of our clients.

For **users**, we identify locations that will drive your business forward and guide you through all the complexities of the leasing process.

For **landlords**, we develop visionary marketing concepts and navigate you through all disciplines of the marketing strategy until full occupancy.

For **sellers**, we coordinate sales transactions from A to Z and realize the best possible exit of the property or portfolio.

For **buyers**, we identify outstanding opportunities and potential (also off-market) in the respective markets. In all matters, the focus is on sustainable added value for our clients.