



**GlobalVision**

A FUTURE TO SHARE

**Asset & Property Management**



# Our approach

is focused on optimising the use over the lifespan of a property, both from the perspective of the owner and the end-user.

Through our asset & property management division, we render a wide range of services with the goal of enhancing value and maximizing return, whilst providing a satisfactory experience for the everyday use of the property.

Our team of highly qualified and experienced specialists in all sectors of real estate enables us to act as a single point of contact for our clients.

We address all aspects of property management activities from day-to-day operational tasks such as maintenance, repairs and renovations, to overseeing financial, leasing, and legal matters in different types of properties.



**We manage a total of 800,000 sq. m of assets comprising of industrial & logistics, offices, leisure, retail, accommodation, and residential buildings.**

Focusing on optimizing the environmental performance and the overall use of the managed properties.



# SERVICES OVERVIEW

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Structured in 4 main categories, these are the key services we provide by engaging professionals from all divisions of our company, to deliver an all-around successful management of assets.



01.

Facility management



02.

Property operations



03.

Customer experience



04.

On top of emerging solutions

# 01.

## Facility management



- Technical services and Specialized revisions, maintenance and repair of equipment: electrical, HVAC, low currents
- Environmental management: waste & wastewater management, environmental compliance.



- Soft (non-technical) services:
  - ✓ Full cleaning services
  - ✓ Snow removal services, green space services
  - ✓ Pest control
  - ✓ Security and fire services



- Help desk services; 24/7 technical assistance



- Relocation support, including move-in and move-out assistance & coordination

# 02.

## Property operations



- Support services:
  - ✓ Accounting & procurement services
  - ✓ warranty management and quality control
  - ✓ Compliance and advising for insurance contracting
  - ✓ Valuations and property tax
  - ✓ Marketing services
  - ✓ Legal advising
  - ✓ Health & safety advisory
  - ✓ Customized concierge services



- Workspace well-being solutions:
  - ✓ Advisory
  - ✓ Interior design
  - ✓ Turnkey solutions for fit-out works from design and documentation to execution
  - ✓ Furnishing



- 360 Office Solutions in partnership with Mobexpert

## 03.

# Customer experience



- Rental management:
  - ✓ Asset repositioning strategy
  - ✓ Business continuity planning
  - ✓ Dedicated marketing (project based – remarketing of property during vacancy)



- Tenant relationship:
  - ✓ Lease management and administration
  - ✓ Customized coordination of tenancy relationship process (incl. tenant retention advisory)



## 04.

# On top of emerging solutions



- Energy management optimization (assistance)
- Sustainability assessment and consultancy, as well as related services (engineering for technical upgrades)



- Digitization processes such as: virtual reception, delivery smart lockers, virtual concierge with CRM integration etc.

# Some of our Clients



# About us

**Global Vision** is a fully integrated real estate development & asset management platform, focused on sustainability and implementation of customized solutions.

We develop, manage, lease, and invest in modern building stock logistics, industrial, retail, office, and residential facilities aligned to high quality standards, as our goal is to have a long-lasting positive impact in the communities where we are present.

**We are currently active and provide a complete array of real estate services, construction, development, and asset management on the Romanian market, with development experience and interests at CEE level, in countries such as Slovenia and Slovakia.**





# Sustainable real estate services covering the full lifecycle of assets

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We aspire to improve the life and support the growth of local communities by investing in sustainable real estate projects, for a future to share.

We are committed to building outstanding future-solid real estate across all sectors and at any scale, to support setting up strong business communities, as the core for durable progress.

We invest in resourceful locations that offer versatile potential for development, with good access ways, or where upcoming infrastructure projects are to be delivered in the near future, thus propelling the sites and opening the area for durable growth.

## 1. Property Development

Our involvement can begin in every phase of the property development process, or we can take full charge and coordinate the entire project right from conception stage, thus ensuring a smooth and integrated experience.

## 2. Building Construction

We act as a general contractor in the commercial and residential construction industry, and we provide customized services covering a wide range of projects.

## 3. Asset & Property Management

Our approach is focused on optimizing the use over the lifespan of a property, both from the perspective of the owner and the end-user.

Contact us to find out more about our services, areas of interest and how we can collaborate.

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