

NAatrium

Realizing Potential,
Delivering Results.



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Commitment & performance for the client

NAI atrium bases its knowledge and expertise on its daily engagement with local and international clients, which include globally-renowned companies from numerous sectors, institutional and private investors, banks and international insurers.

Our focus on the client predicates a commitment to perform commercial real estate services with the passion, dedication and expertise to realize maximum potential for our clients worldwide. Our collaborative services platform provides an expansive, yet nimble and responsive structure, enabling us to deliver superior results across the full spectrum of sectors for owners & investors, occupiers and developers of property.

We uniquely combine an agile platform with experienced real estate teams, backed by the institutional strength of one of the world's leading property investment companies.

Personalized service & **collaborative teamwork**

Your business is our business. Personalized service and collaborative teamwork form the core of our philosophy. We provide custom solutions focused on your business objectives, taking a fiduciary position with your asset to maximize value at each point of the process.

We will listen, take a holistic view of your business and apply our commercial knowledge to maximize potential, guide your investment and add value.

When appropriate, we are eager to push the boundaries and do things differently, as our singular purpose is to achieve better outcomes for our clients.

We are local and we are global. Our diversified platform spans North and South America and the Caribbean, Europe, the Middle East and Africa, and in the Asia Pacific region.

With our careful selection of seasoned professionals who are deeply rooted in their markets, we have developed our business to support yours over the long-term.

And as you look at growth markets, so do we—with more offices globally than any other commercial real estate firm, we are actively expanding in strategic locations so we can help you stay ahead of your competition.

We are purposefully **strategic** & **innovative**

We aim to exceed your expectations, building a relationship based on trust with a common goal of long-term success in mind, not just the next transaction. To that end, realizing maximum potential in each transaction ensures the longevity of our client relationships. Many years of experience have brought us success that we translate into innovative strategies and solutions for our clients' future endeavors.

And so our seasoned experts work collaboratively to ensure the realization of tailored solutions that maximize investment and enable profitable growth.

With NAI atrium, you can expect passion, professionalism and a positive contribution to your bottom line.

Corporate responsibility and green advocacy

NAI atrium is dedicated to reducing the impact that commercial real estate has on the environment. Our collaborative services platform uniquely positions us to partner with our clients to reduce their ecological footprint locally and globally.

We provide a wide variety of green services, and with the energy savings we help clients achieve benefits for both the environment and their bottom lines. Our seasoned professionals are well versed in the benefits of sustainable buildings and certifications such as LEED, BREEAM and DGNB are available.

At NAI atrium, we deliver integrated and comprehensive sustainable solutions that not only meet our clients' diverse business needs, but also mitigate our collective impact on the planet.



People + Process = Results

NAI provides clients with access to brokers in each discipline with expertise in office, industrial, retail, and investment practices. Dedicated to providing our clients with the most comprehensive resources, NAI offers various core competency combinations tailored for our clients:

- Single-point-of-contact accountability
- Collaborative client-service teams
- Local offices in primary, secondary and tertiary markets worldwide
- One simple agreement to start project or portfolio work
- Customized processes facilitate consistent service across assignments and geography

Brokerage Services

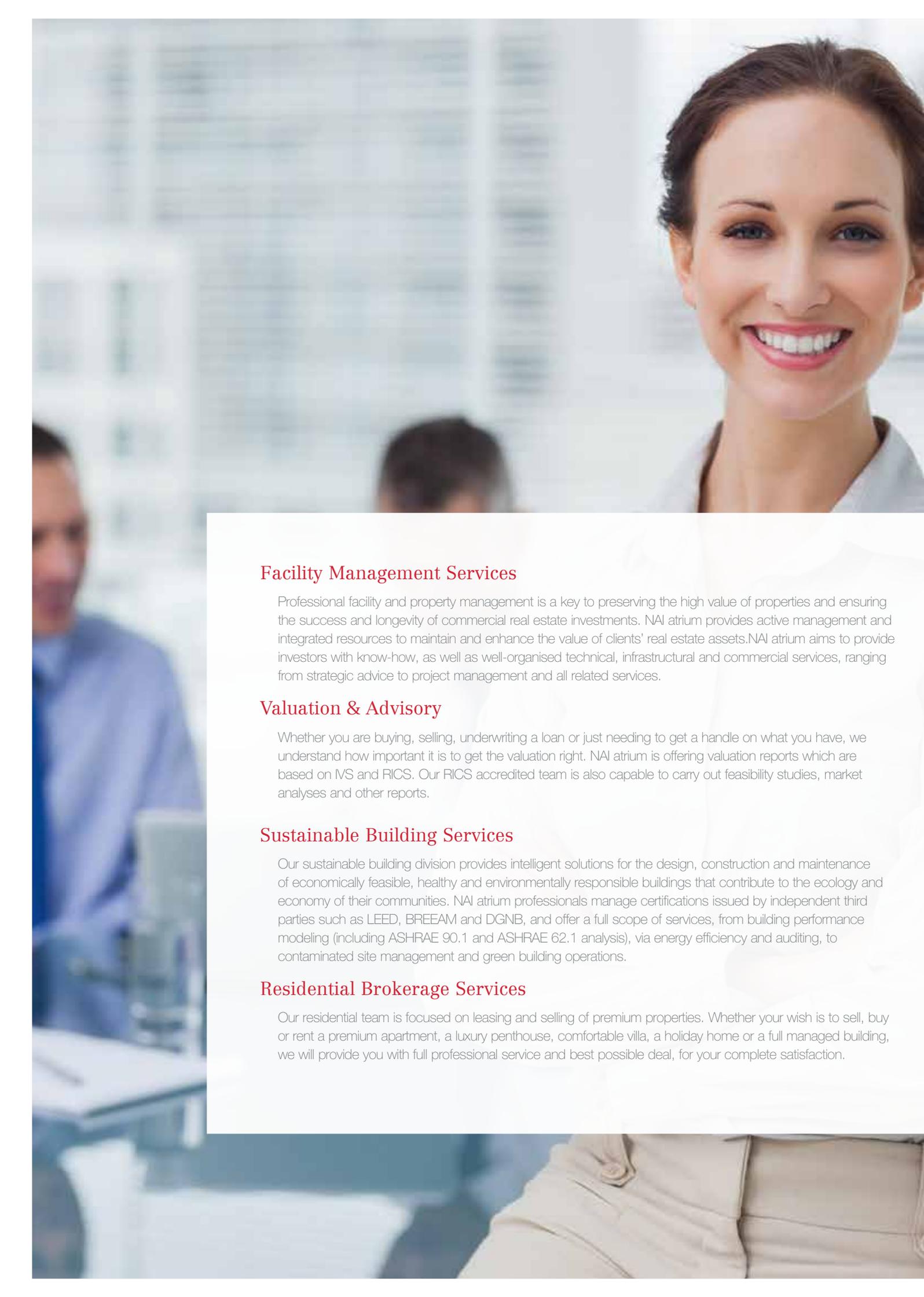
Our clients range from institutions and pension fund advisors to private developers and individuals, all requiring superior market intelligence and custom solutions based on specific objectives. NAI offers a full spectrum of consultancy and transaction services including single building, portfolio and land acquisitions and dispositions.

Corporate Services

Because every client faces a unique combination of business and real estate challenges, we make it our primary focus to listen carefully and understand your marketplace and business opportunities. Our approach is consultative, partnering alongside and with you as one team: starting with an advisory & planning process, we are able to align your goals with your needs for transaction management, project management or portfolio management.

Investment Services

Our investment teams represent clients with every type of commercial property, expertly navigating the process of valuation and due diligence. As a global organization, our advisors have access to broad capital market and institutional relationships; as a local advisor, NAI delivers exceptional marketing and intelligence, and the ability to offer related à la carte services such as property management and lease administration.

A smiling woman with dark hair, wearing a white blazer, is the central focus of the image. She is looking directly at the camera. In the background, other people are blurred, suggesting an office environment.

Facility Management Services

Professional facility and property management is a key to preserving the high value of properties and ensuring the success and longevity of commercial real estate investments. NAI atrium provides active management and integrated resources to maintain and enhance the value of clients' real estate assets. NAI atrium aims to provide investors with know-how, as well as well-organised technical, infrastructural and commercial services, ranging from strategic advice to project management and all related services.

Valuation & Advisory

Whether you are buying, selling, underwriting a loan or just needing to get a handle on what you have, we understand how important it is to get the valuation right. NAI atrium is offering valuation reports which are based on IVS and RICS. Our RICS accredited team is also capable to carry out feasibility studies, market analyses and other reports.

Sustainable Building Services

Our sustainable building division provides intelligent solutions for the design, construction and maintenance of economically feasible, healthy and environmentally responsible buildings that contribute to the ecology and economy of their communities. NAI atrium professionals manage certifications issued by independent third parties such as LEED, BREEAM and DGNB, and offer a full scope of services, from building performance modeling (including ASHRAE 90.1 and ASHRAE 62.1 analysis), via energy efficiency and auditing, to contaminated site management and green building operations.

Residential Brokerage Services

Our residential team is focused on leasing and selling of premium properties. Whether your wish is to sell, buy or rent a premium apartment, a luxury penthouse, comfortable villa, a holiday home or a full managed building, we will provide you with full professional service and best possible deal, for your complete satisfaction.

NAI atrium Case Studies



Ambassador Park Dedinje

NAI atrium was appointed as the exclusive sales agent and to manage and maintain the brand new apartment complex in Belgrade's Dedinje, which is currently the most exclusive residential property.

- Exclusive sales of 26 luxurious apartments and penthouses
- Preparation of operational concept
- Property & Facility Management
- Project Manager for completion works



Danube Business Center

NAI atrium has expanded its portfolio of property and facility management services with the state-of-the-art A-Class office building, designed by the famous architect Boris Podrecca.

- Preparation of operational concept
- Facility Management
- Project Manager for fit out works



Atrium Belgrade Offices

Atrium Belgrade Offices is the first modern office building in Belgrade developed by a foreign investor. Our mission was to participate in the entire process of development with the target to position the property at the top of the market.

- Market and location analysis
- Preparation of marketing plan and materials
- Leasing of 13.000 m² GBA
- Fit-out consultancy
- Facility Management



Europe Business Center

The property was developed by the multinational joint-venture of Meshulam Levinstein, CEE Group and Raiffeisen.evolution. The developer instructed NAI atrium to commercialize the property. NAI atrium initiated the sales to Nova Ljubljanska Banka, which relocated its Serbian head office into EBC.

- Disposition of A-Class office building
- 15.000 m² GBA
- Purchase Value 26 Mio. Euro
- Preparation of marketing plan and materials
- Preparation of facility management concept



Bratislava Business Center 1 Plus

BBC1Plus is the first A-Class office building in Slovakia, which has achieved the LEED Gold certificate. The modern office building was built in 2011 and is currently managed by Atrium.

- Energy Modelling
- LEED certification partner
- Facility Management



Zira Center

The developer asked NAI atrium to take over the leasing process of the ZIRA Shopping Center. At this time, the layout seemed to be not functional enough. The mission was extended to suggest an alternative design, which was later on implemented.

- Complete re-design of shopping center
- Tenant mix plans and rental schedules
- Leasing of units to major international retailers (GAS Jeans, Coin Casa, Intimissimi, Calzedonia, Office Shoes, Dorothy Perkins, Topshop, Turbo Sport, Turbo Limac etc.)



Belgrade Office Park

The property was developed by German Mahler Project. NAI atrium leased majority of the building in the first phase. Additionally, NAI atrium won the facility management contract.

- Leasing of available office space
- Facility management contract
- Improvement of technical equipment
- Management of guarantee claims



Sava Business Center

The Austrian developer CA Immo International instructed NAI atrium as co-exclusive agent. With a surface of about 35.000 m², the property belongs to the largest office buildings in Serbia.

- Preparation of marketing plan and materials
- Co-Exclusive Lease of 35.000 m² GBA
- Preparation of facility management concept



Red Stripe

The property is an architectural landmark, located in the CBD of Belgrade. Vasko + Partner, the investor, awarded NAI atrium with an exclusive agency contract. The property was completed in 2010.

- Preparation of marketing plan and materials
- Exclusive Lease of 4.000 m²
- Preparation of facility management concept



Europark & IBC

The Austrian developer CA Immo International instructed NAI atrium on the property management for both of their buildings in Sofia, Bulgaria. NAI atrium built up a team of professionals managing the properties professionally.

- Take over property management contract
- Complete the guarantee claim procedure
- Improvement of building condition
- Renewal of lease agreements





RICS

the mark of
property
professionalism
worldwide

NAI atrium

NAI atrium d.o.o.
Bulevar Mihajla Pupina 165G, 11070 New Belgrade
Tel. +381 11 2205 880 Fax +381 11 2205 881
office@nai-atrium.com

nai-atrium.com