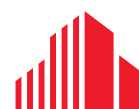


ASSET SERVICES

OFFICE CAPABILITIES



**CUSHMAN &
WAKEFIELD**





YOUR PARTNER IN REAL ESTATE

Cushman & Wakefield's Asset Services team is dedicated to providing comprehensive property management services throughout the asset life cycle. Focused on enhancing asset value, our property managers are empowered to minimize operating costs, improve efficiencies and enhance customer service in order to protect the value of your investment.

We manage more than 700 million square feet of commercial real estate across the Americas, including more than 287 million square feet of office product. Experience gained from these assignments, combined with our full-service investor platform, allows for accounts tailored to your unique operational priorities and financial goals - ultimately ensuring long-term success at each and every property.



SCOPE OF SERVICES

Cushman & Wakefield exercises a nimble approach to Asset Services, ensuring each account is tailored to ensure maximum measurable outcomes for your real estate. The following services can be leveraged to enhance the value of your investment:

Accounting and Financial Reporting

Our institutional-grade accounting platform provides the highest level of security and accuracy, and the flexibility to fit your unique reporting needs.

Business Continuity Management

Our program prepares our property management professionals to anticipate natural, man-made and technology-related hazards, and respond to a broad range of emergency situations that have the potential to adversely affect our clients' assets, business operations and personnel.

Construction Management

Our project managers, engineers and construction managers work with architects and designers to develop and build flexible space that enhances productivity, attracts and retains talent, and meets financial and operational goals.

Contract and Vendor Management

We leverage the scale of our management portfolio and strong vendor relationships to effectively negotiate contracts that drive cost savings without sacrificing product or service quality

Engineering Operations

Cushman & Wakefield's proactive approach to engineering operations mitigates risk and liability across all client portfolios by reducing operating costs, extending building system life and enhancing facility reliability.

Lease Compliance and Administration

Our property managers receive extensive training in lease language and administration to ensure provisions of each lease are followed carefully, notices are served promptly and costs are correctly allocated.

Risk Management

Our team of risk professionals offers owners expertise in enterprise risk management, corporate governance, insurance and insurance claims handling to protect their assets.

Sustainability and Energy Management

We use the triple bottom line as our guiding principle—the impact of the facility on people, the environment and company profitability—to define our sustainability offerings.

Tenant Experience

Our management teams maintain an unwavering commitment to tenant satisfaction, consistently receiving positive feedback and achieving high retention rates.

Training and Development

Cushman & Wakefield's Training & Development team provides our professionals with high-quality, easily accessible training tools and resources to help enhance their skills and facilitate career growth.

Transitions and Quality Control

Cushman & Wakefield's dedicated Transitions & Quality Control (TQC) team facilitates the seamless transition of new assets into our platform by providing compliance oversight, quality control and technology support.



CUSHMAN & WAKEFIELD DELIVERS VALUE



- **Accurate & Timely Financial Reports**
Cushman & Wakefield uses a collaborative approach between property managers and property accountants to deliver timely financial reports that enable clients to make sound business decisions.
- **Mitigate Risk & Liability**
By proactively seeking opportunities to improve operations and reduce costs, we ensure tenants enjoy safe, comfortable and productive working environments.
- **Project Leadership**
Cushman & Wakefield's project managers consistently deliver 10-15% construction cost savings.
- **Energy Cost Savings**
Clients experience an average energy cost savings of 10-15% by collaborating with Cushman & Wakefield's Sustainability Services team.

A TAILORED APPROACH TO OFFICE ASSET SERVICES

Cushman & Wakefield manages an array of office properties across the Americas from high rise, Class-A office towers to suburban business parks. As a firm focused on culture, our property management services go far beyond daily operations and maintenance. Today's workplace is geared toward living your best life, not just making a living, and success hinges on innovative live-work-play offerings. Our industry-leading management teams excel at creating impactful, memorable experiences by leveraging Cushman & Wakefield's full suite of investor services to deliver bottom line results and exceed expectations.

287+

MSF OF OFFICE MANAGED

4,300+

ASSET SERVICES PROFESSIONALS

1,800+

OFFICE ASSETS MANAGED

PROVEN PERFORMANCE



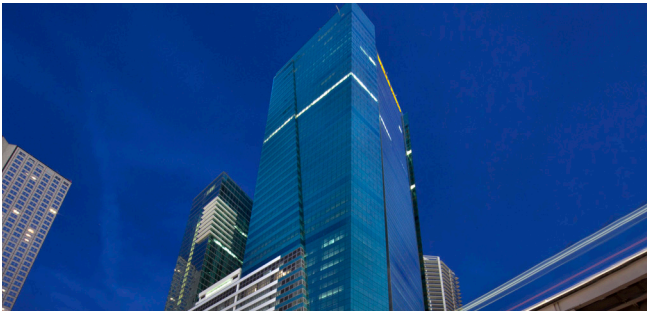
WILSHIRE GRAND CENTER
380,000 sf | Los Angeles

Services: Property Management, Client Accounting, Engineering Operations, Project & Development Services



1211 AVENUE OF THE AMERICAS
1,900,000 sf | New York

Services: Property Management, Sustainability Services



WELLS FARGO CENTER
752,400 sf | Miami

Services: Property Management, Client Accounting, Engineering Operations, Project & Development Services



1670 BROADWAY
700,000 sf | Denver

Services: Property Management, Engineering Operations, Client Accounting, Project & Development Services



INSTITUTIONAL CLIENT MULTI-MARKET PORTFOLIO
4 million sf | 15 Buildings

Services: Property Management, Project & Development Services

Results

- Developed a comprehensive crisis management plan
- Increased rental rates throughout the portfolio (by as much as 30% in one building)
- Stabilized accounts receivables to a 95% collection rate
- Improved baseline energy performance at every asset
- Earned eight ENERGY STAR® designations and six LEED® designations
- Completed more than \$15 million in capital improvements within two years



About Cushman & Wakefield

Cushman & Wakefield (NYSE: CWK) is a leading global real estate services firm that delivers exceptional value for real estate occupiers and owners. Cushman & Wakefield is among the largest real estate services firms with approximately 51,000 employees in 400 offices and 70 countries. In 2018, the firm had revenue of \$8.2 billion across core services of property, facilities and project management, leasing, capital markets, valuation and other services. To learn more, visit www.cushmanwakefield.com or follow @CushWake on Twitter.

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Cushman & Wakefield Capabilities

Service Lines

- Agency Leasing
- Asset Services
- Capital Markets
- Facility Services
- Global Occupier Services
- Project & Development Services
- Tenant Representation
- Valuation & Advisory

Property Types

- Healthcare
- Hospitality
- Industrial
- Land
- Multi-family
- Office
- Retail

Advisory Groups

- Automotive
- Banking & Financial
- Build-to-Suit
- Data Center
- eCommerce & Electronic Fulfillment
- Education
- Emerging Technology
- Food & Beverage
- Global Supply Chain Solutions
- Healthcare
- Land
- Legal Sector
- Life Sciences
- Net Lease
- Not-for-Profit
- Ports & Intermodal
- Public Sector
- Rail
- Sports & Entertainment
- Third-Party Logistics (3PL)