

The Colliers logo is a blue rounded rectangle with the word "Colliers" in white serif font. Below the text are three horizontal stripes: yellow, red, and blue.

Colliers

The Colliers Advantage

Let's accelerate success

Accelerating success.



Contents

Who we are	3
Our services	3
Investment Services Capital Markets	4
Letting Services	6
Occupier Services	8
Market Intelligence & Foresight	10
Valuation & Advisory	12
Building & Sustainability Consultancy	14
Expertise in all types of use	16
Office	16
Residential	18
Industrial & Logistics	20
Retail	22
Hotel	24
Agriculture & Forestry	26
Other types of use	28
Key data	30
Our values	31
Locations	32

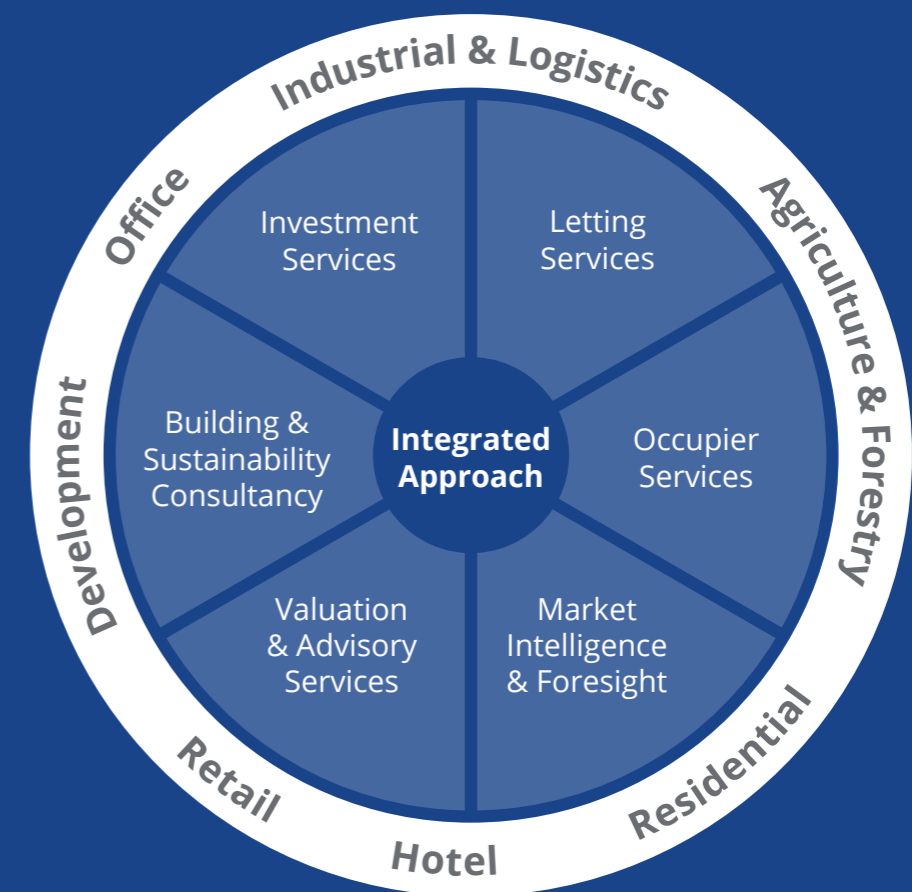
Who we are

We create value for our clients and give them access to opportunities on the real estate market. Around 24,000 motivated, experienced employees in 70 countries work to make sure that we deliver what we promise. That makes us one of the leading service providers for commercial and residential real estate worldwide. Over 400 employees advise our business partners in Germany at our local offices in Berlin, Dresden, Düsseldorf, Frankfurt,

Hamburg, Cologne, Leipzig, Munich, Nuremberg and Stuttgart. We help occupiers, property developers, owners and investors buy, sell, lease and let commercial properties. We work with our clients to find the perfect solution to meet their particular needs in any asset class, whether office, industrial and logistics, residential/commercial mix buildings, retail, development sites, agriculture & forestry or hotel.

Our services

Custom solutions for your success.



Investment Services | Capital Markets

Creating opportunities.

Our Capital Markets experts are able to identify the right opportunities for our clients in their asset class with the help of our extensive database. Our personal connections to decision-makers locally, nationally and internationally are decisive when it comes to identifying opportunities and attracting the right capital.

Keeping an eye on available opportunities is key in an environment that is constantly changing if you want to be able to accurately assess important factors such as location, rent price trends, ESG, construction and technology aspects, construction costs and interest rates.

We know how to structure single-asset and portfolio deals and are able to effectively employ data and value potential analyses to assist you with your next purchase. One of our core strengths is the way we help our clients throughout the process, from the project concept to letting and selling their investment. Together we create value.

Our services

- Buy-side advisory
- Property development support
- Structured, audit-proof single-asset and portfolio sales
- Market analyses

Transaction advisory services for all asset classes

- Office
- Residential
- Industrial & logistics
- Retail
- Hotel
- Agriculture & Forestry
- Healthcare
- Life sciences
- Micro-living
- Parking structures

Letting Services

Advisory services make the difference.

Leasing space is an important strategic decision for companies that are required to comply with ESG standards. Property developers and owners, on the other hand, need to make sure they find the right tenant for their space so that they can give their property a certain character and manage their portfolio professionally.

Our letting experts develop the perfect solutions for office, industrial & logistics and retail and provide end-to-end advisory services that include identifying the best space options available on the market.

Our in-depth knowledge of the markets in Germany's different regions, which is based on our extensive data and the experience gained from accompanying hundreds of letting processes in a wide variety of sectors each year, form the basis for our effective, custom advisory services.

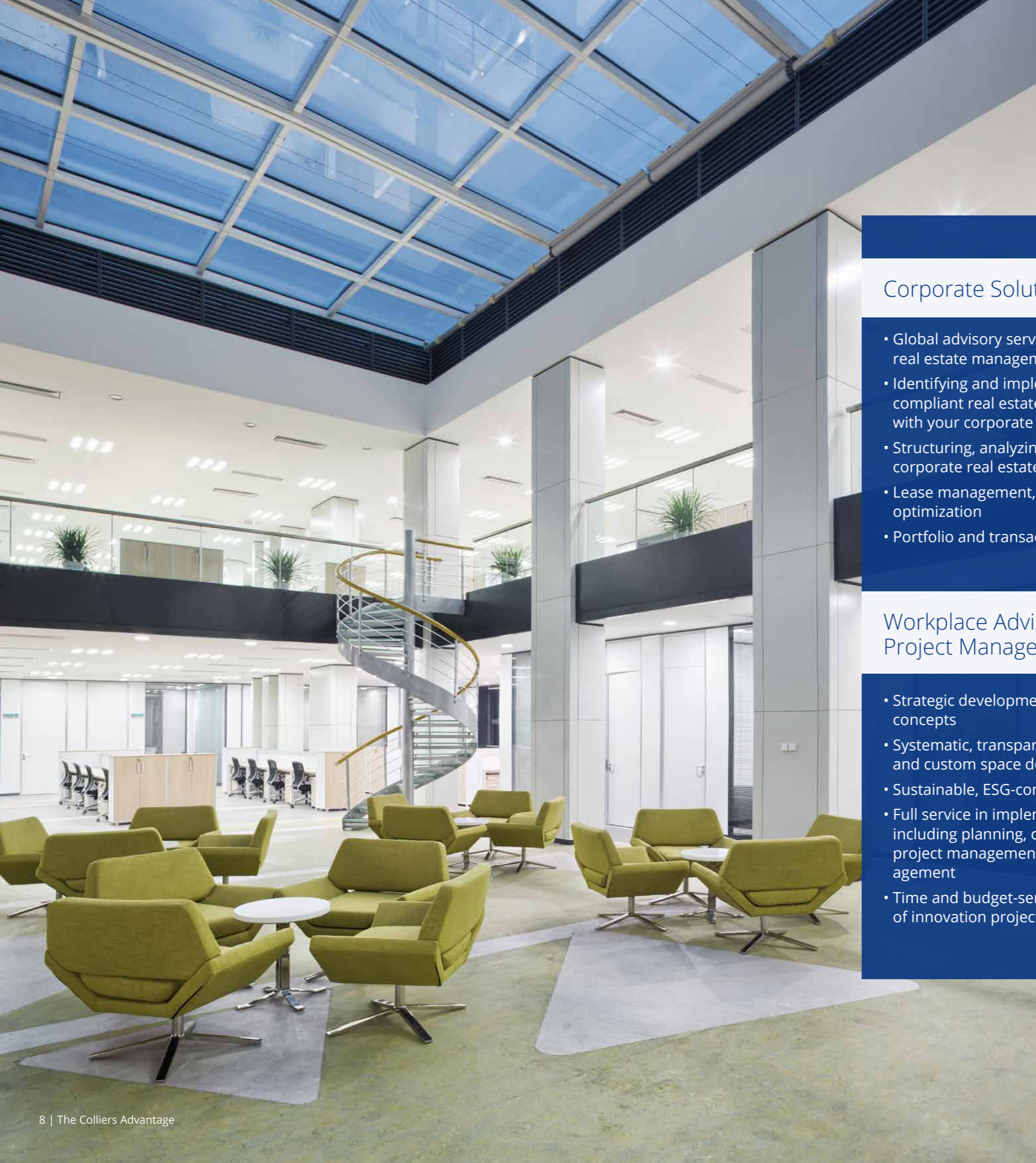


Our services for tenants

- 360° advisory services covering all aspects from requirements analyses to contract negotiations
- Structured and certified advisory process using in-house tools
- Transparent, audit-proof stay-or-leave analyses
- DCF analysis to help you make the right decision
- ESG analyses
- Data-supported advisory services in line with your corporate strategy

Our services for landlords

- Preparing & implementing marketing concepts
- Specifically targeting potential tenants in a structured process
- Location, building and space analyses to identify optimization potential
- Assistance with lease negotiations & extensions
- Using innovative digital marketing tools
- Repositioning stock properties
- Market analyses to reposition property developments



Corporate Solutions

- Global advisory services for corporate real estate management
- Identifying and implementing ESG-compliant real estate strategies in line with your corporate goals
- Structuring, analyzing and optimizing corporate real estate
- Lease management, analysis and optimization
- Portfolio and transaction management

Workplace Advisory & Project Management

- Strategic development of new workplace concepts
- Systematic, transparent property selection and custom space design
- Sustainable, ESG-compliant solutions
- Full service in implementing your project including planning, change management, project management and relocation management
- Time and budget-sensitive implementation of innovation projects

Occupier Services

Seeing the whole picture.
Tapping potential.

Your real estate strategy needs to be in line with your corporate strategy. Our Occupier Services team is here to help with two advisory focal points under a single management. Our Corporate Solutions team advises companies of all sizes in their real estate needs. We also work with clients in a global context across borders.

Our Workplace Advisory & Project Management team helps companies conceptualize new workplace concepts where teams can perform at their best and then implement these innovation projects on time and within budget. The work we do is led by sustainability and the well-being of everyone using the property.

Market Intelligence & Foresight

Real estate decisions with foresight.

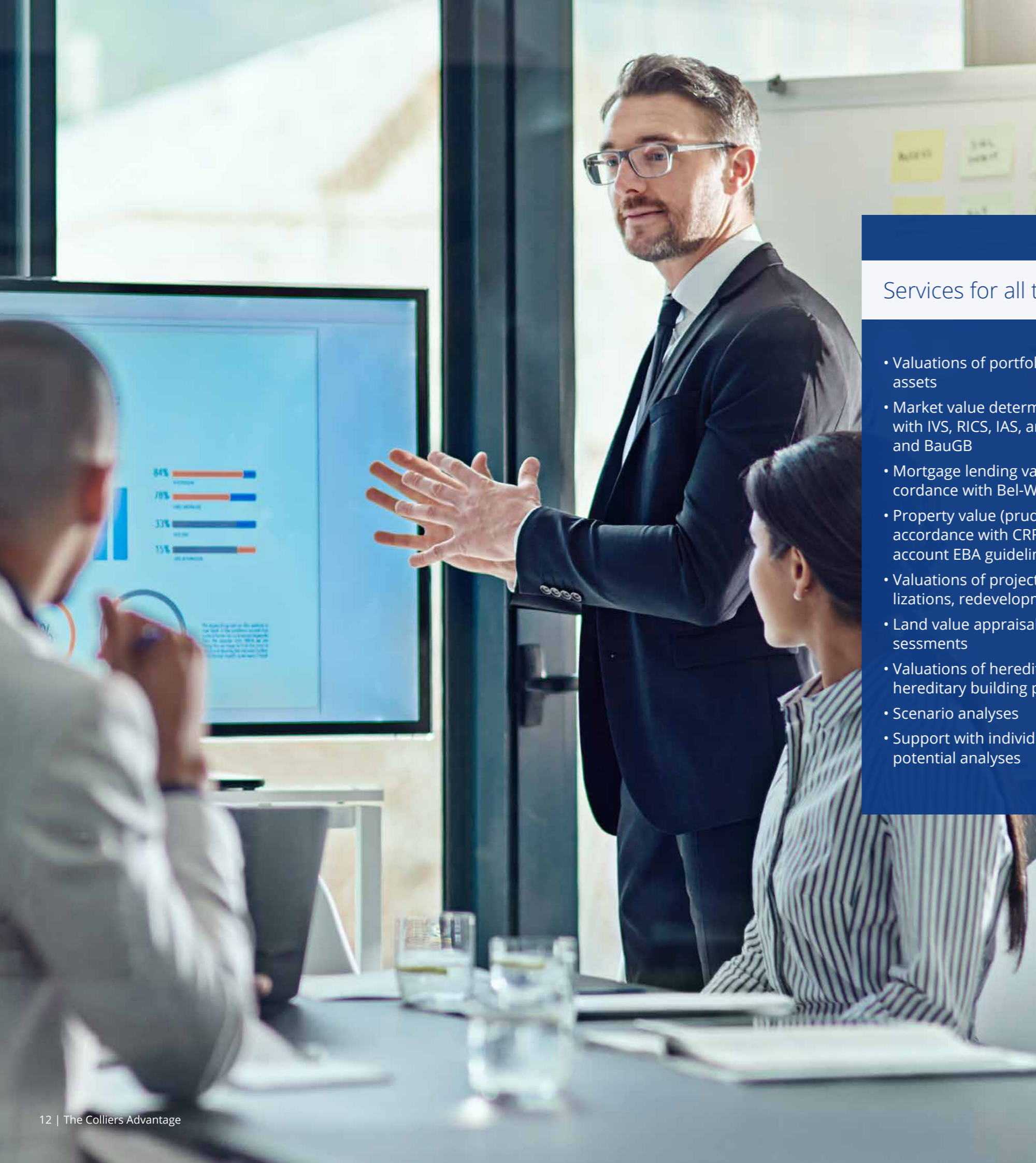
Real estate projects and investments are long-term decisions that require a precise analysis of all relevant conditions. With our comprehensive market knowledge and the largest research team within our peer group in Germany, we create transparency in all decision-making processes.

Our Market Intelligence & Foresight experts combine in-depth expertise in leasing, sales, and valuation with data-based insights from our in-house transaction and project database. This contains detailed information on all relevant locations, types of use and current developments in Germany.

We support you in developing customised investment strategies, taking care of market reporting, and preparing data individually and in a customer-oriented manner. In addition, we increase market transparency through regular studies and reports on locations, types of use, and current developments. Our multidisciplinary team supports national and international investors, public institutions, family offices, project developers, and financiers as a reliable partner – for well-founded decisions and sustainable success.

Our Market Intelligence & Foresight services

- Market and location analysis
- Feasibility studies
- Project development consulting
- Repurposing and conversion scenarios
- Buy-side advisory
- Due diligence services
- Rental and purchase price indication
- GIS-based analyses such as travel time and passerby frequency analysis
- Special studies
- And more



Services for all types of use

- Valuations of portfolios and individual assets
- Market value determination in accordance with IVS, RICS, IAS, and IFRS, ImmoWertV, and BauGB
- Mortgage lending value determination in accordance with Bel-WertV and PfandBG
- Property value (prudent value) in accordance with CRR and taking into account EBA guidelines
- Valuations of project developments, revitalizations, redevelopments, and conversions
- Land value appraisals and residual value assessments
- Valuations of hereditary building rights and hereditary building plots
- Scenario analyses
- Support with individual risk checks and potential analyses

Valuation & Advisory

Understanding values. Recognizing potential.

Buy, hold, develop, or sell?

Well-founded investment and credit decisions require reliable market values and transparent derivation of all value-determining parameters. We support you with precise valuations of complex commercial and residential portfolios, individual properties, and project developments – consistent, comprehensible, and regulatory compliant.

Our appraisals provide a reliable basis for decision-making in purchase and sale processes, lending, investor reporting, and accounting issues – both nationally and internationally.

The valuation team is highly specialized and qualified. As an RICS-regulated company, we meet the highest national and international quality standards. We have personnel certifications in accordance with DIN ISO 17024, such as HypZert, and are part of the RICS certification programs.

In Germany, Colliers Valuation has teams in Frankfurt am Main, Berlin, and Munich. Our team is also available to you in other cities and countries.

Building & Sustainability Consultancy

360° services for your real estate decisions.

We offer comprehensive technical and sustainability consulting services throughout the entire real estate life cycle. These services are available regardless of type of use or volume. Our team provides expert support to a range of professionals, including investors, portfolio managers, and project developers, helping them make informed strategic decisions regarding their real estate portfolios. We provide a comprehensive service, offering a complete range of products and services from a single source, all under one umbrella.

As technical consultants, we provide comprehensive support across all aspects of the property lifecycle, ensuring seamless integration with all necessary transactions. We assist you in developing a clear, technically sound strategy for your project – for all types of use and customer groups. Our team comprises engineers, technicians, fire protection specialists and real estate economists, all of whom possess in-depth expertise and a strong professional passion.

As an independent ESG service provider, we always consider regulatory requirements, economic feasibility, and market trends in conjunction with one another. We support our clients in translating sustainability goals into concrete real estate strategies. Our specialised team works closely with the technical experts at Building Consultancy to deliver integrated solutions along the entire value chain.

Our Building Consultancy services briefly

- Technical due diligence for the purchase and sale of real estate across all types of use
- Tailored service package depending on the transaction
- Development of technical inventory strategies
- Performance of technical analyses and life cycle assessments
- Fire safety assessments

The ESG service portfolio

- ESG consulting & strategy
- ESG real estate due diligence
- Climate protection roadmap
- DGNB (pre-assessment/audit)
- Gap analysis (conformity assessment)
- Climate risk analysis (taxonomy)
- ESG briefing

Office

Where companies are at home.

When it comes to choosing an office location, it is essential to consider factors such as space and cost efficiency, ESG compliance, the surrounding area, infrastructure, accessibility for employees, functionality and architecture. Having an approach that fits your corporate identity and is in line with your specific sustainability strategy is becoming increasingly important. We can show you the benefits of implementing a new work strategy. Whether you are looking for a new home for your company or are an investor looking for a solid, long-term investment, our extensive local and international expertise makes us the perfect partner to find the right property for you, one that meets all of your requirements.

Office investment

- Finding building sites and planning advisory services
- Disposal and acquisition advisory services
- Transaction management
- Sale and leaseback models
- Purchase price calculations and business plans
- Location analyses
- Market and competitor analyses
- Brokering financing

Office letting

- Developing strategic real estate solutions for your company
- Structured, transparent stay-or-leave process
- Office Expert by Colliers – Objectivity guaranteed throughout the selection process
- Decisions based on cost and efficiency comparisons
- Custom digital marketing strategies and measures
- Data-supported market and competition analyses
- Custom reporting for the highest executive levels



Residential Investment Residential/Commercial Mix Properties

Our Residential Investment team brokers residential/commercial mix properties and multifamily buildings to private and institutional investors. Owners benefit from our excellent position on the market, where we have connections to all relevant sources of capital.

Capital Markets Residential

Our Capital Markets Residential team brokers stock portfolios, residential complexes, building sites and forward deals primarily to institutional investors and family offices.

Residential

A secure investment.

Residential assets are among the most stable, resilient investment products, making these assets particularly popular. Both private and institutional investors benefit from stable returns and value increases in their acquisitions. We use our extensive local and national expertise and in-depth market knowledge to help you make informed real estate investment decisions – stable residential investments that generate high returns largely independent of economic cycles.

Our Residential team is active in 9 locations throughout Germany and maintains excellent connections to all market participants, which enables them to identify opportunities as soon as they arise. The team is divided into two specialized areas: Residential/Commercial Mix Investment and Capital Markets Residential.

Industrial & Logistics

Driving the economy.

What used to be regarded as a highly specific asset class has become one of the most versatile business segments in the commercial real estate sector: industrial & logistics. Today's occupiers and investors place high demands on the quality and location of logistics properties.

Germany is a particularly popular logistics destination thanks to its geographic location, extensive infrastructure and strong economy. In addition to the country's top 8 hubs of Berlin, Düsseldorf, Frankfurt, Hamburg, Cologne, Leipzig, Munich and Stuttgart, our advisory services also cover the country's other relevant logistics regions and hubs.

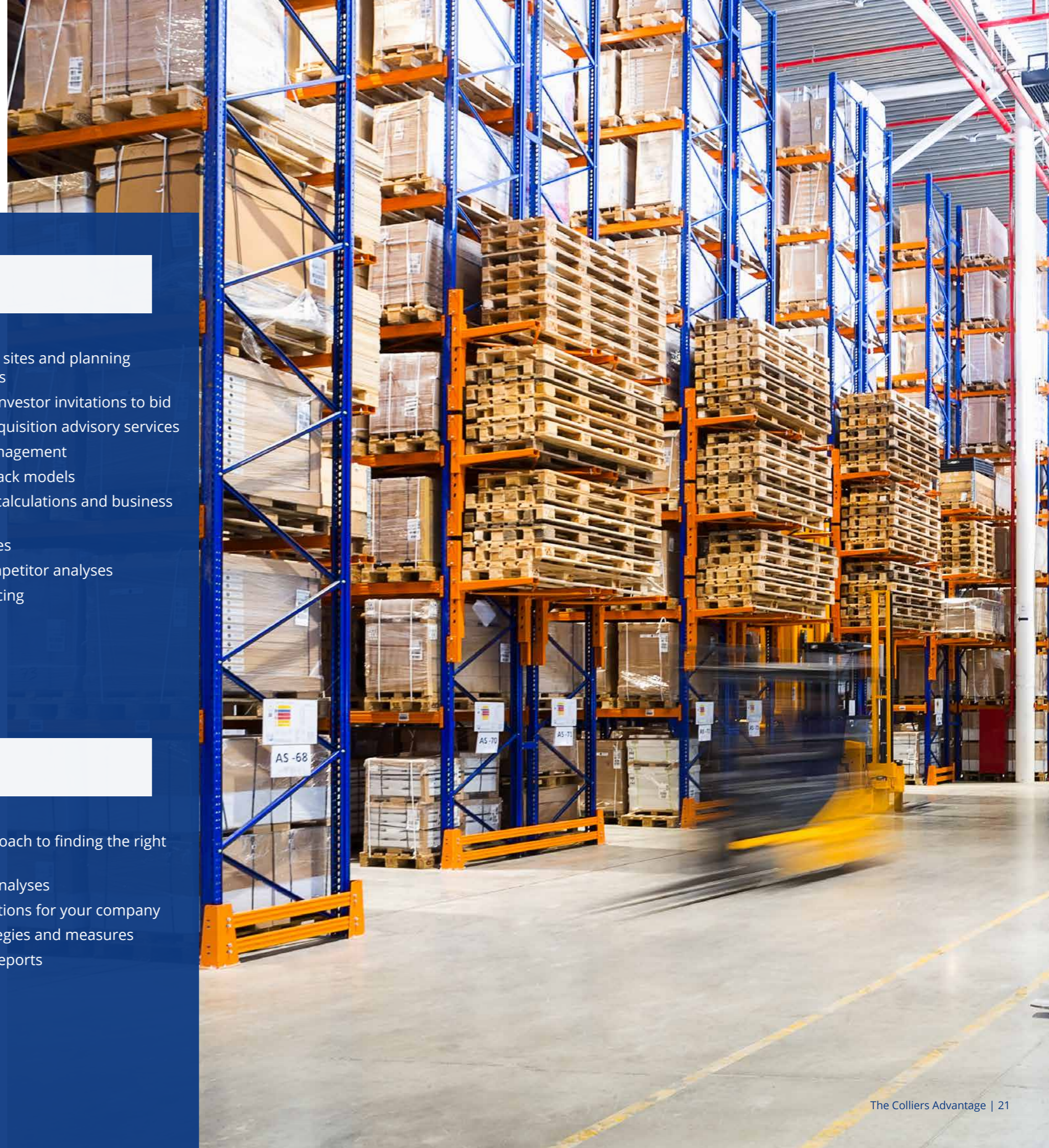
If you are a property developer looking for a partner to assist you in your project from finding a land site to property valuation or a company looking to lease the ideal logistics property or buy industrial real estate for manufacturing - we are there to advise you throughout all phases of your project. Locally, nationally and globally.

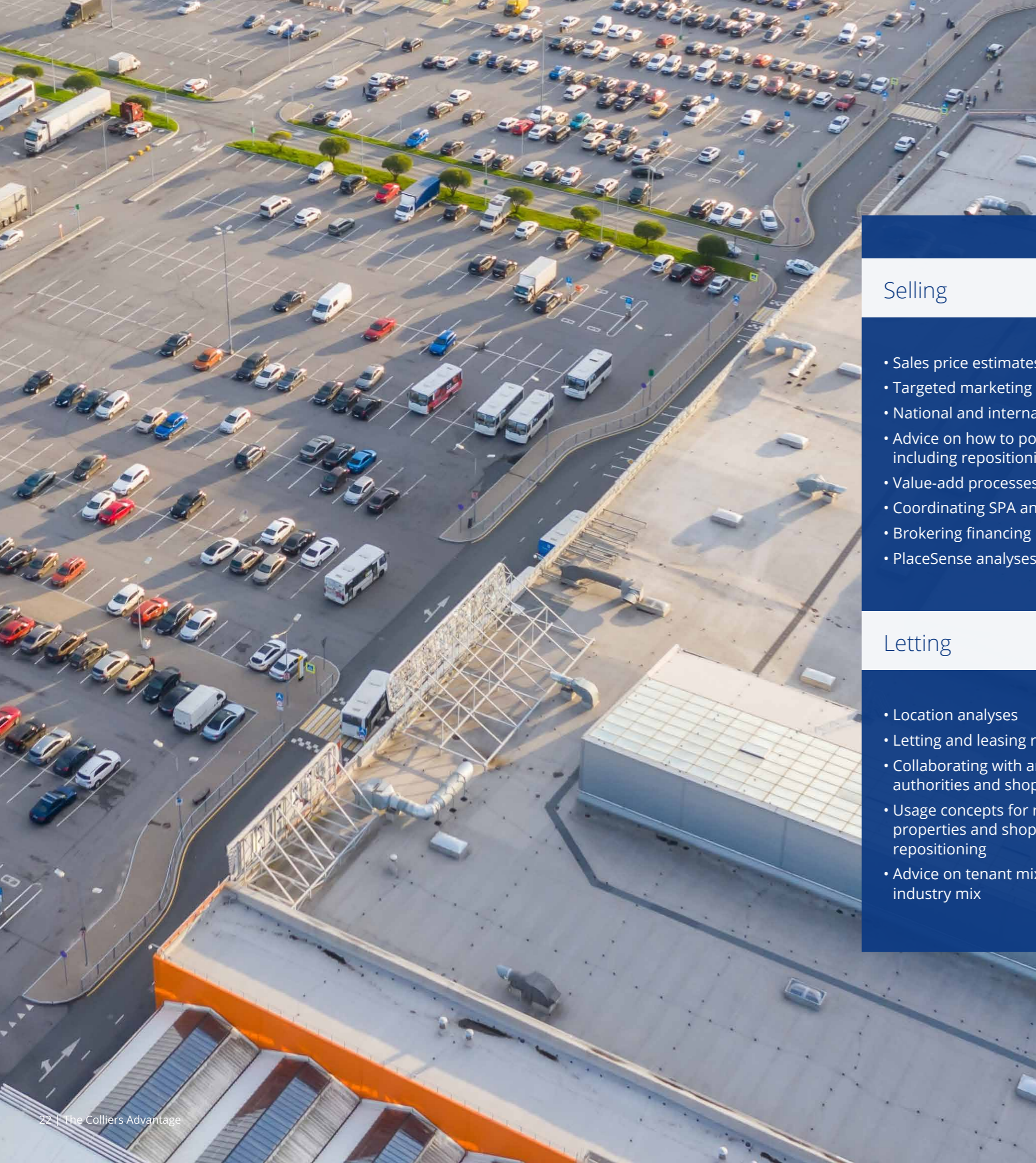
Investment

- Finding building sites and planning advisory services
- Developer and investor invitations to bid
- Disposal and acquisition advisory services
- Transaction management
- Sale and leaseback models
- Purchase price calculations and business plans
- Location analyses
- Market and competitor analyses
- Brokering financing

Leasing

- Structured approach to finding the right location
- Rental market analyses
- Real estate solutions for your company
- Marketing strategies and measures
- Regular status reports





Selling

- Sales price estimates and SWOT analyses
- Targeted marketing
- National and international advisory services
- Advice on how to position your property, including repositioning
- Value-add processes
- Coordinating SPA and lease signings
- Brokering financing
- PlaceSense analyses

Letting

- Location analyses
- Letting and leasing retail space
- Collaborating with architects, local authorities and shopping center operators
- Usage concepts for retail parks, high-street properties and shopping centers, including repositioning
- Advice on tenant mix as well as use and industry mix

Retail

Here's to good business.

From retail parks and shopping centers to large-scale retail units and smaller stores in prime locations, you will benefit from our extensive knowledge of the retail market. We can help you with every aspect of selling and letting your retail property. We know the requirements of your target group and maintain close ties with decision-makers at well-known retailers as well as numerous investors, architects, property managers and authorities.

From high-street letting, retail portfolio investment and occupier services to property valuation, we provide end-to-end services for retail space and properties throughout Germany. Our advisory services also include expert advice on food-anchored properties, a current focus of many investors. We can also help you reposition your property, including transformation from single use to multi-use and repositioning shopping centers.

Hotel

Hospitality. Know. How.

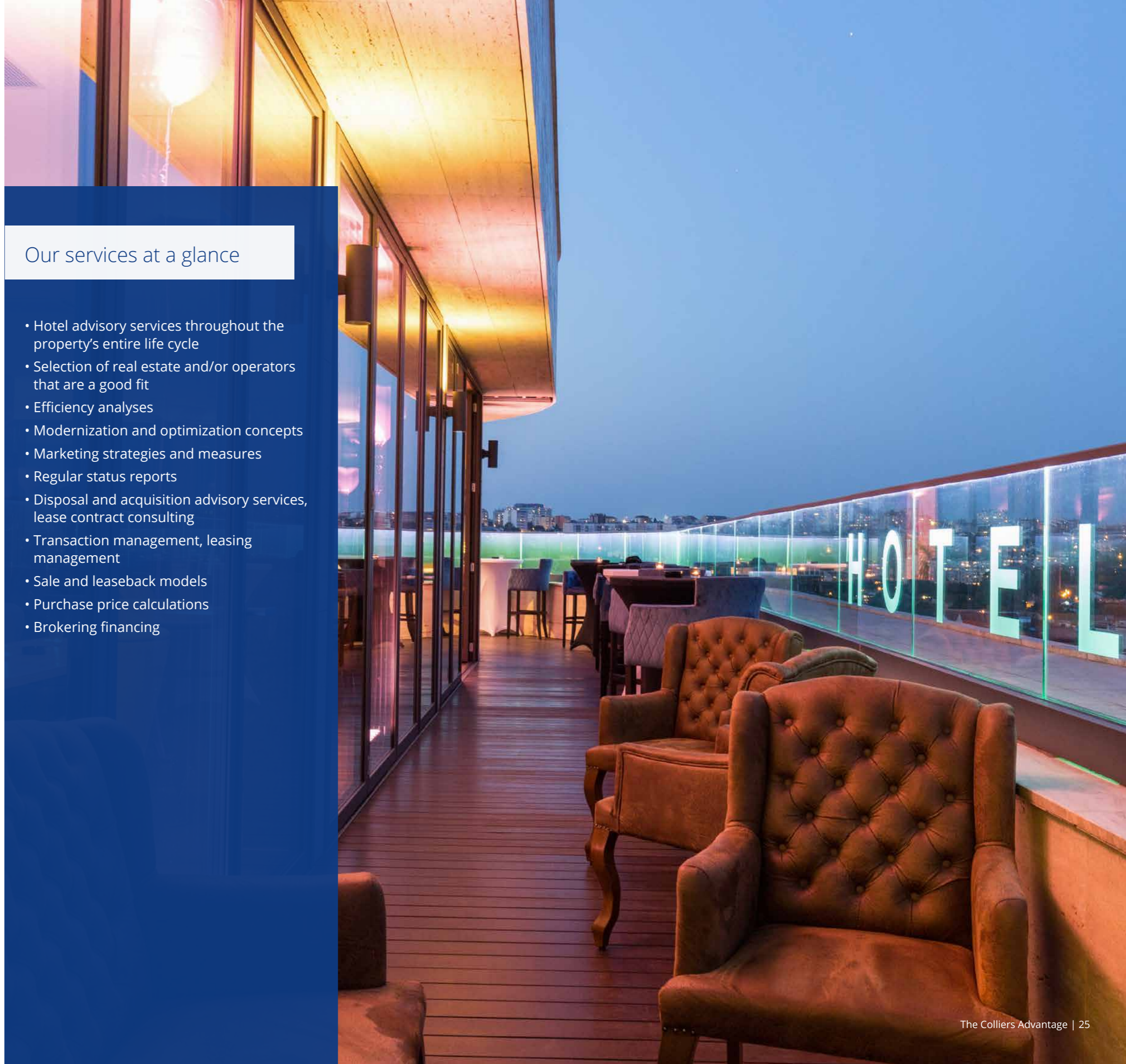
The key to any lodging property is making sure your concept is a good fit with that property and with the location.

Our experienced team has extensive experience in the hospitality sector and is ready to provide you with end-to-end advisory services on a wide variety of tenant concepts, space and cost efficiency and relevant location requirements. We can tell you which type of use is the most attractive for your property.

We use our extensive expertise in the hospitality and development segment to find the perfect combination of tenant and operating concept that fits your requirements profile.

Our services at a glance

- Hotel advisory services throughout the property's entire life cycle
- Selection of real estate and/or operators that are a good fit
- Efficiency analyses
- Modernization and optimization concepts
- Marketing strategies and measures
- Regular status reports
- Disposal and acquisition advisory services, lease contract consulting
- Transaction management, leasing management
- Sale and leaseback models
- Purchase price calculations
- Brokering financing



Agriculture & Forestry

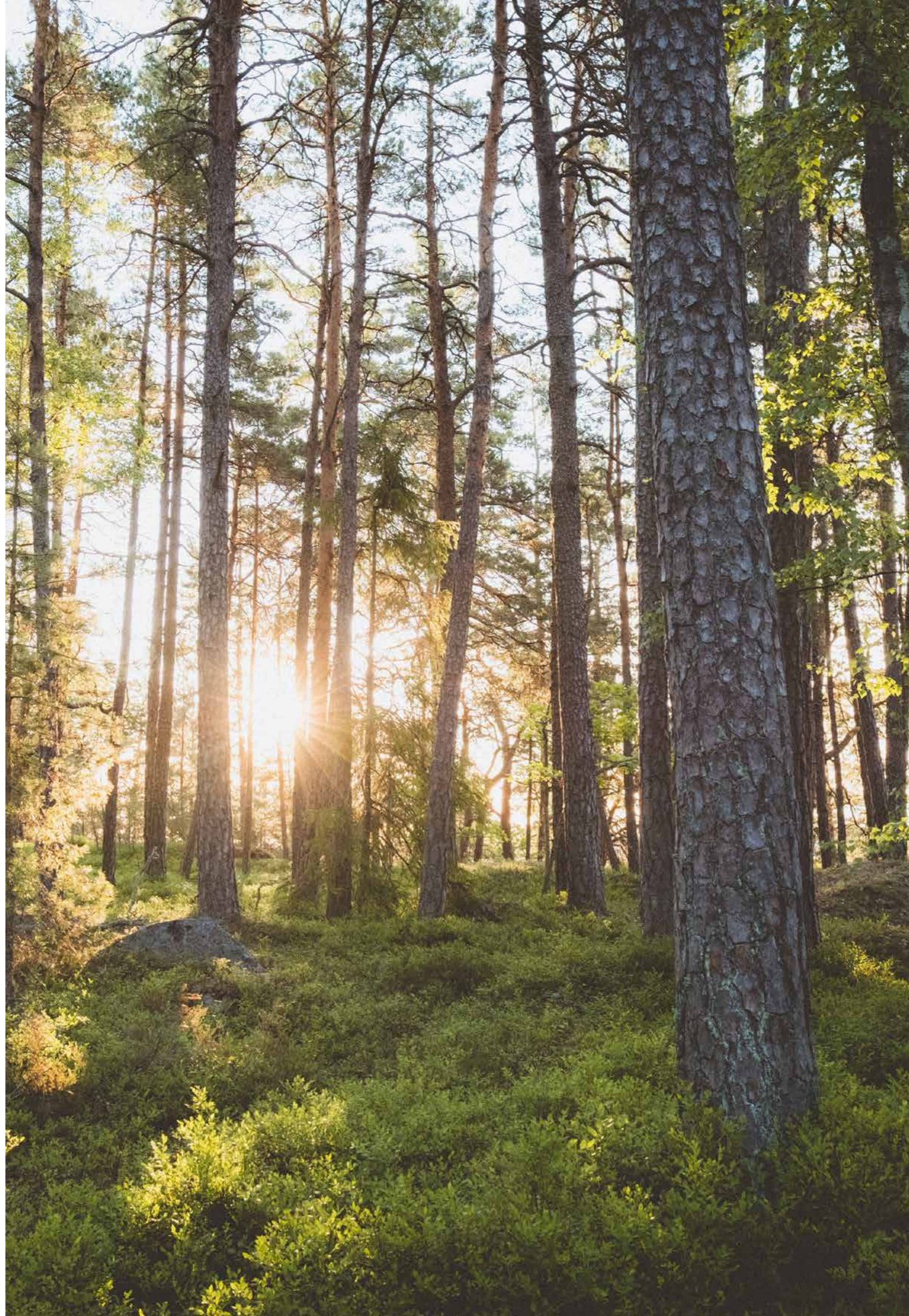
Sustainable investment.
Sustainable profit.

We assist you in transactions involving forest and agricultural land, both buy and sell side. Thanks to our personal and professional networks, we can also help you find the right professional operator for your forest, hunting or agricultural land in any region.

The Colliers Agriculture & Forestry team is your one-stop partner when it comes to everything around investing in land and forest properties. We identify and evaluate investment opportunities, provide consulting, manage purchase and sales transaction processes and help you manage operations.

Our team consists of people who themselves own land and forest property, which lets us incorporate very real, personal aspects into our services, supported by our extensive experience in this asset class.

We know our way around land and forest properties both in Germany and abroad and advise operations in Europe, Asia-Pacific and South America. Our business model is unique to the DACH countries.



Colliers carbon forestry:
accelerating net zero.

Colliers offers investors and companies the chance to invest in sustainable forestry through reforestation projects. Forests support ecosystems in different ways, many of which are currently undervalued. Forests are also the only form of land use that cost-effectively extracts CO₂ from the atmosphere. This unique feature is being increasingly recognized, independently certified and translated into value. The goal is to only compensate the part of your carbon footprint that you cannot otherwise prevent or minimize. With your forest investment, we help you become carbon neutral and accelerate your path to net zero.

Other types of use

Recognizing opportunities.
Diversifying portfolios.

Healthcare

With interest growing in social impact investments and resilient investment options, more and more investors are turning to healthcare properties. The spectrum within this usage type ranges from care facilities and assisted living to medical facilities and therapy centers. The demographic trend of Germany's aging society favors an investment in healthcare assets.



Life sciences

Life sciences companies are an important pillar in the German and international economy. They make a valuable contribution to people's well-being through their research and product development. To be successful, these companies require special real estate that features laboratory space, production facilities, sanitary rooms, etc. We help investors make targeted investments in the potential of the life sciences sector by finding them the right properties.



Micro-living

Micro-living properties are the real estate sector's answer to the growing flexibility of German society. Students and young professionals in particular often look for temporary accommodation in popular locations. Project-based workers such as corporate consultants and IT specialists also sometimes need temporary accommodation without wanting to go without the usual comforts. The micro-living asset class gives investors the opportunity to encourage flexibility in society while generating returns.



Parking structures

Decisions around parking structures are key in urban planning. Parking structures have established themselves as an important usage type that offers secure returns for long-term investors. Today at many locations, these types of properties are becoming attractive mobility hubs that feature a variety of offers for all types of users. These assets enjoy high value stability thanks to their central locations.

Facts & figures

Germany KPIs 2025 Locations throughout Germany

417
Professionals

406
Leasing Deals

173
Investment Deals

245
Advisors



767,606
Take-up Volume (SQM)

€2.8B
Transaction Volume

€14.4B
Valuation Volume

Global KPIs 2025 Local expertise worldwide

70
Countries

24,000
Professionals

44,000
Deals



€4.7B
Total Revenue

186 million
Square metres managed

€91B
Assets under management



Our values

We think and act like entrepreneurs.

And exceed our clients' expectations.

We create new opportunities for our clients by identifying changes, thinking outside the box and developing new solutions.

We work together.

And achieve exceptional results.

Our teams use their market expertise, experience and connections to find the perfect solutions for our clients.

We invest in relationships.

And create value that lasts.

We have been in the business for years, developing solutions that go beyond our clients' needs and sustainably improving our clients' results.

We are the experts.

And are pioneering in the real estate sector.

We are successful trendsetters and a step ahead in our industry. We invest in the future – and in our clients.

We do what's right.

For our clients, our company and our employees.

Integrity is a key ingredient in the Colliers corporate philosophy. Our employees know they can rely on one another, which forms the basis for the excellent teamwork that benefits our clients.

Locations

Berlin

Budapester Straße 50
10787 Berlin
Tel. +49 30 202993-0

Dresden

Trompeterstraße 5
01069 Dresden
Tel. +49 351 89732002

Düsseldorf

Königsallee 60 C
40212 Düsseldorf
Tel. +49 211 862062-0

Frankfurt

Junghofstraße 9
60315 Frankfurt
Tel. +49 69 719192-0

Hamburg

Burchardstraße 17
20095 Hamburg
Tel. +49 40 328701-0

Cologne

Kaiser-Wilhelm-Ring 15
50672 Cologne
Tel. +49 221 986537-0

Leipzig

Grimmaischer Steinweg 5
04103 Leipzig
Tel. +49 341 2182990-0

Munich

Dachauer Straße 63
80335 Munich
Tel. +49 89 624294-0

Nuremberg

Am Tullnaupark 15
90402 Nuremberg
Tel. +49 911 462795-0

Stuttgart

Königstraße 5
70173 Stuttgart
Tel. +49 711 22733-0



Colliers International Deutschland GmbH
Junghofstraße 9
60315 Frankfurt am Main
Tel. +49 69 719192-0
Fax +49 69 719192-71
info.de@colliers.com
www.colliers.de



About Colliers in Germany

Colliers' real estate advisors work from our offices in Berlin, Dresden, Düsseldorf, Frankfurt, Hamburg, Cologne, Leipzig, Munich, Nuremberg and Stuttgart. Our services include leasing, purchasing and selling office, commercial, hotel, industrial, logistics and retail properties, residential/commercial mix buildings, lots, agriculture & forestry, asset valuation, financial advisory services, occupier services and assisting companies in their property management activities. Colliers International Group Inc. (NASDAQ, TSX: CIGI) is active with roughly 24,000 professionals in 70 countries.