



Bencer

Management & Construction  
Made in Germany

# WHO WE ARE



Dipl.-Ing. Alf Mehlig  
Bencer Shanghai Co., Ltd.  
Founder and CEO

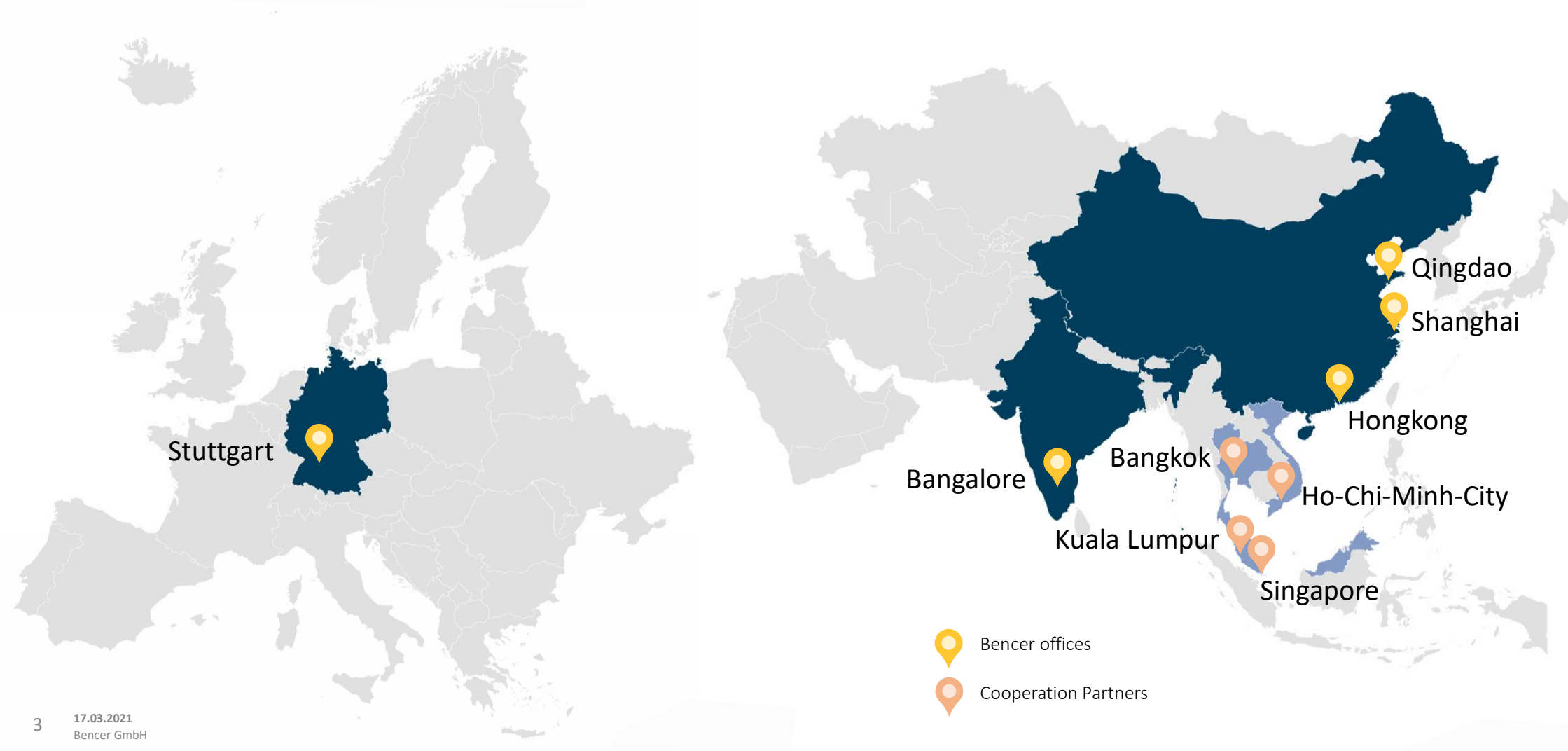


Dipl.-Ing. Markus Abele-Reichle  
Bencer Project Management GmbH  
Managing Director

## Bencer now also based in Germany

- ✓ Founded 2008 in Shanghai
- ✓ Since 2020 in Germany
- ✓ Specialized in international project management of industrial buildings and steering and management of diversified global real estate portfolios
- ✓ More than 100 employees worldwide
- ✓ Over 120 successfully delivered projects

# WHERE WE ARE



# WHAT WE DO



*With passion, experience and trustful collaboration we lead your projects to success*

## Real Estate Management

Support for the optimization of global, diversified real estate portfolios by developing and implementing suitable strategies, identifying saving and consolidation potentials, and steering the transaction management as your trustee.

## International Client Project Management

As your trustee we lead and manage your strategic construction projects worldwide with our "local for local" approach by collaboration with our professional and experienced partner network.

# FULL LIFECYCLE SERVICE



## Conversion phase

Strategy development based on market  
Alteration and modification  
Scenario analyses  
Subleases and re-occupancy  
Marketing strategies

## Operation phase

Proactive lease management  
Space and occupancy management  
Evaluation of occupancy and needs  
Value enhancement measures  
Commercial facility management  
Sustainability management

## Continuous activities

Portfolio strategy development  
Market research and consulting  
Profitability analyses  
Identification of savings potential

## Development phase

Site search and selection  
Settlement contracts  
Programming management  
Design specification  
Risk management  
Milestone and cost planning  
Approval management  
Contracts and insurances

## Realization phase

Tendering and contracting  
Contract and claim management  
Quality assurance  
Cost and schedule monitoring  
Project completion and handover  
Construction deficiencies management



# OUR SERVICES AS TRUSTEE



## Real Estate Management

### Strategic Portfolio Management

- ☐ Market research, feasibility studies & financial Analysis
- ☐ Strategy development
- ☐ Assessment of occupancy and needs
- ☐ Location search and selection, settlement agreements
- ☐ Identification of savings and consolidation potentials
- ☐ Profitability analyses
- ☐ Investment consulting
- ☐ Sustainability management
- ☐ Marketing and re-use strategies

### Asset Management

- ☐ Proactive lease management
- ☐ Selection and management of real estate agents
- ☐ Property selection & lease negotiations
- ☐ Building evaluation & technical due diligence
- ☐ Land & building acquisition
- ☐ Space and occupancy management
- ☐ Control of value enhancement measures
- ☐ Commercial property & facility management

## International Client Project Management

### Development

- ☐ Programming management
- ☐ Stakeholder analysis
- ☐ Project organization and team building
- ☐ Risk management
- ☐ Preparation of design specifications
- ☐ Milestone & cost planning
- ☐ Screening & qualification assessment of local service providers
- ☐ "Best in place" awarding strategy (general contractors, packages, individual contracts)
- ☐ Approval management

### Realization

- ☐ Tendering, negotiation, preparation of awarding
- ☐ Insurances
- ☐ Value engineering
- ☐ Cost & schedule tracking
- ☐ Contract and claim management
- ☐ Control & supervision of planning and construction
- ☐ Quality management
- ☐ Project completion and handover
- ☐ Construction deficiencies management
- ☐ Documentation & reporting



# OUR CLIENTS



FESTO



SIEMENS



STIHL



CONTITECH



FESTOOL



GRIMME



# REPEATING CUSTOMERS



6 Projekte



8 Projekte



5 Projekte



5 Projekte



4 Projekte



8 Projekte



5 Projekte



3 Projekte



2 Projekte



4 Projekte



5 Projekte



3 Projekte





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Thank you for your attention!