

OOO OVENIA

- Your Property Partner in Russia -

OVENIA GROUP

Ovenia is founded in 1980.

Ovenia is the largest and the oldest real estate management company in Finland and has expanded into Russia.

Ovenia has:

- 30 years experience in the real estate management service business
- 150 real estate professionals
- 200 million Euros purchases from 700 service providers yearly
- 6 million sq m – 12 billion Euros under management.

The owners of Ovenia are **V A A K A** investment fund and operational top management of Ovenia.

PARTNERS



OVENIA

Ovenia's clients are real estate investment companies, investment funds, owner-occupiers and developers as:



REDEVCO

business in balance



KESKO



KRUUNUASUNNOT OY



MANDATUM LIFE



Ovenia's services cover the whole value chain of commercial real estate business:

PROJECT MANAGEMENT • FACILITY MANAGEMENT • PROPERTY MANAGEMENT • ASSET MANAGEMENT

Development and construction services:

- Feasibility studies
- Concept development
- Design and construction management
- Infrastructure and utility arrangements
- Administrative permits and approvals

Operating and maintenance services:

- Budgeting
- Technical maintenance, cleaning, security, reception etc. services
- Minor repairs and tenant modifications
- Long term maintenance planning

Administration and reporting services:

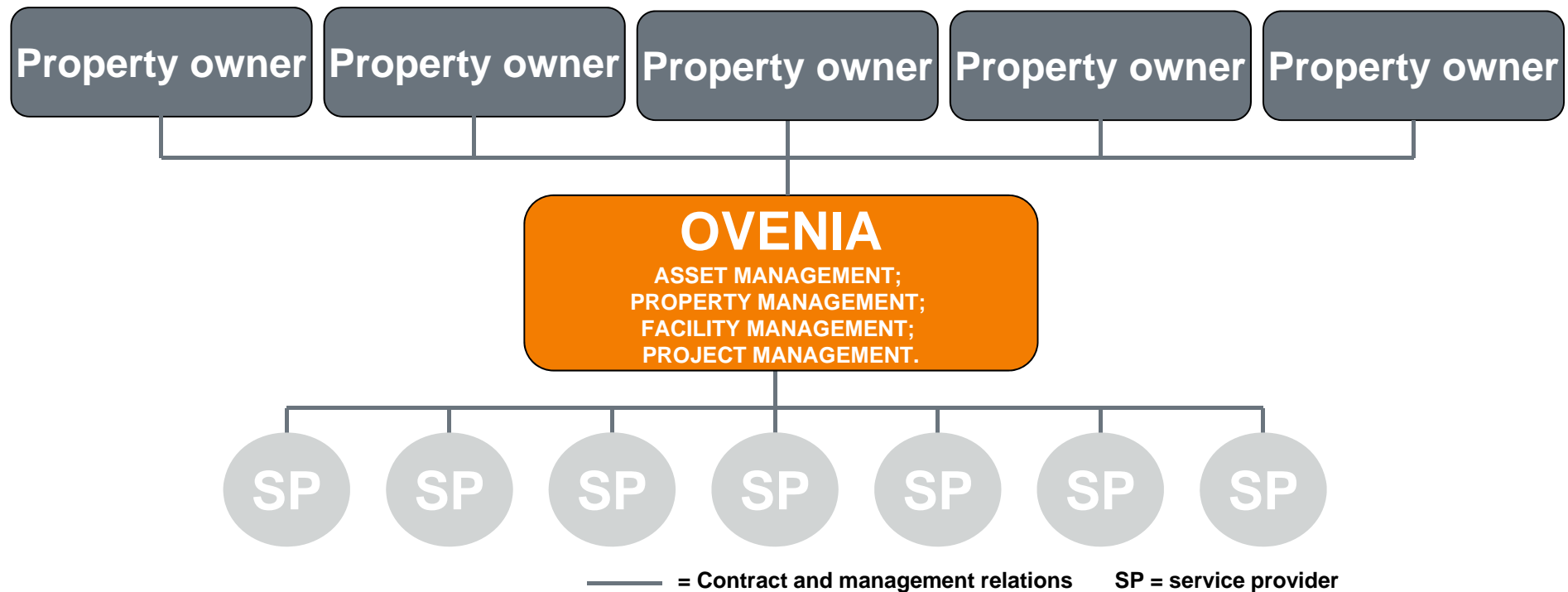
- Owner administration
- Lease administration
- Financial administration
- Reporting for owners and authorities

Leasing and transaction services:

- Market and investment analysis
- Due diligences
- Acquisitions
- Lettings
- Sales

Ovenia maximizes incomes and minimizes costs of real estate capital!

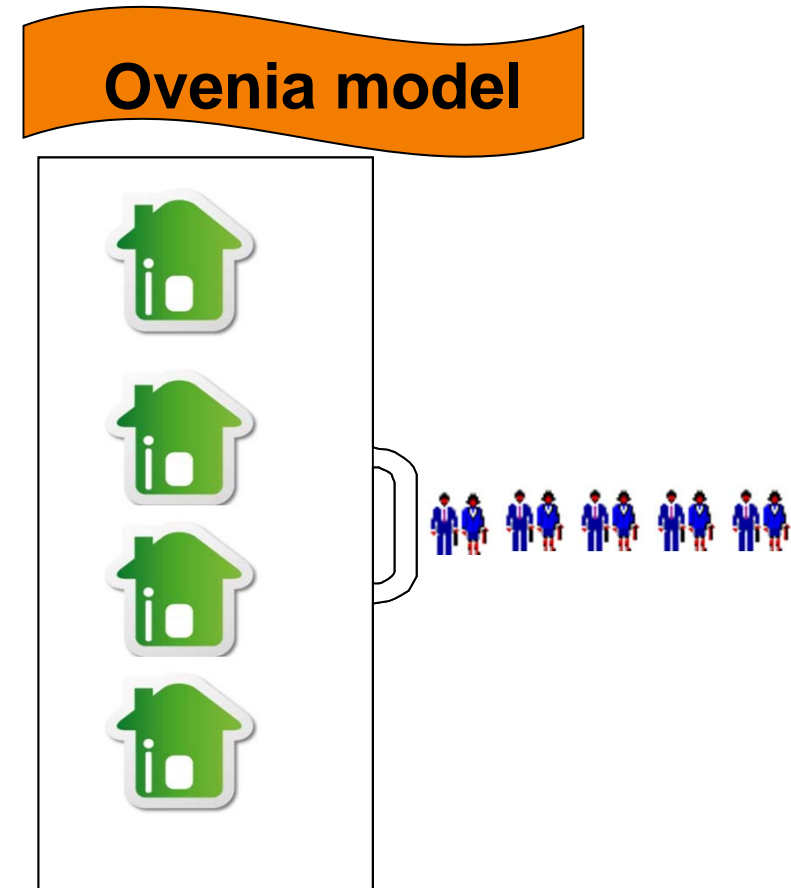
Ovenia's management model is to create property portfolios* and to buy real estate services from the market – transparently and cost efficiently – for property owners' benefit:



Pricing = Direct costs + Success based management fee
→ Aligned interest between property owners and Ovenia!

*Ovenia creates property portfolios for services to achieve volume benefits:

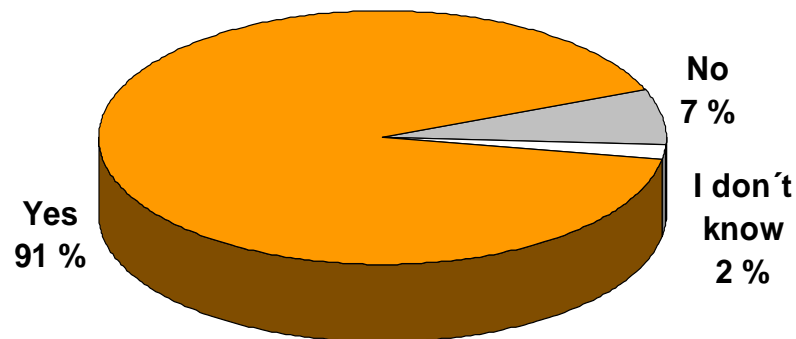
Before



Lower costs and higher quality for property owners!

The 91 % of customers would recommend Ovenia

Could you recommend Ovenia as a business partner on the bases of your own experiences
Total, N=160



- Professional staff
- They keep their promises
- Good quality and reliable
- Expertise and the extent of services
- Comprehensive operations, you get good service and they understand the customer
- It is the only comprehensive and the most independent actor in property management business in Finland
- Cost-efficient and transparent way to produce property management
- They have brought genuine tendering process on the field of property management
- Good experiences of the company
- Leading, dynamic company

Thank You!

OOO Ovenia

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