

3PM Services increases managed space to 2.6 million square metres and expands offering

Berlin, 24. Januar 2022. Last year, 3PM Services GmbH (3PM Services) was able to increase its total lettable space under management to around 2.6 million square metres - an increase of 160 per cent compared to the end of 2020. The Berlin-based company also expanded its services over the past year to include the areas of centre management and leasing.

3PM Services has added three mandates in 2021 and now manages 321 properties throughout Germany. In addition to retail and office properties, this also includes a cinema portfolio. The company manages the most space - around 13 per cent of the total portfolio - in Baden-Württemberg, followed by Bavaria (around 10 per cent) and Berlin (5 per cent).

Among other things, 3PM Services has taken over the property management of three new portfolios with 39 properties and 60,000 m² of total space from the x+bricks Group. The portfolio mainly comprises supermarkets and discounters, but also mixed-use properties and retail parks with food anchors throughout Germany. This means that 3PM Services now manages over 200 buildings with more than 540,000 m² of space for x+bricks. In a follow-up commission, another office building in Ratingen was also added by Zamberk Real Estate Ventures. 3PM Services took over the commercial and technical property management of the directly held properties from the real portfolio for the SCP Group. This involves 68 properties with a total area of almost 1,200,000 m² throughout Germany.

At the same time, the number of employees grew from 43 to 65 at the headquarters in Berlin and the Frankfurt office. Antje Lubitz, Managing Director of 3PM Services, says: "Our growth continues - in the mandates, in the team and in the offering. For 2022, the focus is primarily on optimising the operation of our properties according to the latest sustainability standards. Among other things, we will work even more closely with our facility management partners, further simplify data management for operating cost accounting and ESG reporting, and expand our asset management offering overall in order to be able to apply strong leverage here."



Three new positions were created last year for the area of operating cost accounting alone. In addition to a further expansion of the team in 2022, an expansion of the technical infrastructure is also planned. In the next step, all billing data for the heating system will be imported directly into the corporate resource planning system (ERP) of 3PM Services.

New business areas: Centre Management and Renting

The range of services was expanded last year to include the areas of centre management and renting. 3PM Services' first centre management mandate is the Sachsen Forum in Dresden.

Within the scope of centre management, 3PM Services takes care of, among other things, an ongoing analysis of the respective retail concept as well as the tenant mix and, if adjustments are required, the creation of new concepts. 3PM looks after the tenants on site, takes over the entire centre organisation, budget planning, centre marketing and PR, insurance and data management as well as renting.

The leasing division was expanded overall. "We were getting more and more requests from our clients for support in finding tenants," says Antje Lubitz. "We therefore created a new position to coordinate all rentings." On 15 September, Isabell Menzel started as a renting, marketing and IT systems officer. She comes from Project Immobilien Gewerbe AG, where she previously worked as an asset manager and renting officer.

About 3PM Services GmbH

3PM Services GmbH is a real estate service company headquartered in Berlin. Founded in 2016, the company covers the entire real estate life cycle and offers national and international fund and investment managers, asset managers and project developers various services in the areas of property management, project management and accounting. In doing so, 3PM Services looks after all types of buildings in the asset classes office, retail, hotel & leisure and logistics throughout Germany and covers all risk classes from value-add to core investments. www.3pm-services.com

Pressekontakt:

Marie-Noëlle Sbresny
Director
Feldhoff & Cie. GmbH
Tel.: +49 69 26 48 677 – 236
Mobil: +49 159 01 22 03 98
E-Mail: ms@feldhoff-cie.de