

Commercial real estate management

Our management – your profit



- how to optimize maintenance costs?

- how to realize the Income potential of a property?

 how to ensure safety at the property? - how to break free from routine while maintaining control over the property? - how to enhance property appeal?

 how to effectively organize team work at the property?

THE BEST SOLUTION

MARDEN PROPERTY

leader in commercial real estate

18 years of experience
61 properties

645 k sq.m.

Лучшая управляющая компания – Facility Management

The best management company

2017

2015

2019

ЛУЧШАЯ Управляюц

2023

2021

OR



SERVICES

- Property management
- Brokerage
- Facility management
- Construction and finishing works

PROPERTY BROKERAGE FACILITY CONSTRUCTION

SEGMENTS WE WORK IN











PROPERTY MANAGEMENT

- Increase in rental rates
- Increase in leasable area (GLA)
- 100% occupancy
- Transparent reporting and control









Cases

Occupancy rate	100%		
Average rental rate	+55%		
GLA	+413 sq. m.		

- Award "Best Class B+ Business Center"
- BREEAM Certified (Excellent)

Occupancy rate	100%			
Average rental rate	+36%			
GLA	+350 sq. m.			

- Reconceptualization of the property as a shopping center
- Anchor tenants: cinema, supermarket, children's center

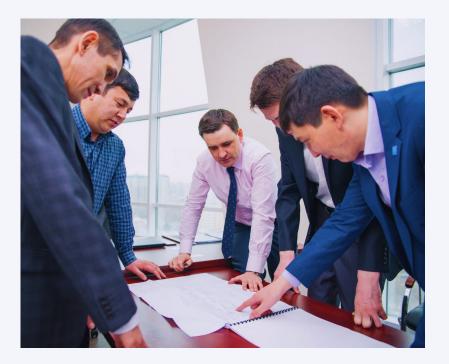
FACILITY MANAGEMENT



Extending the lifespan of equipment

Staff professionalism and implementation of technical operation standards





Cost optimization

Lower prices from suppliers, reduction of premature CAPEX, and minimizing emergency risks





Enhancing the property's attractiveness

Providing comfortable conditions, cleanliness, and prompt response to requests

"One-stop shop" principle

Addressing all technical issues through a single management company

BROKERAGE

- Effective property promotion strategy
- Closing deals in a short timeframe
- Attracting "quality" tenants













Tenants by brokerage



CONSTRUCTION

"Turnkey" commercial property renovation

72 450 sq. m.

total area of completed projects



VALUE EADERSHIP

IE/









ADVANTAGES

- Since 2006

Many years of experience in solving the most complex tasks

1000+ employees

Large team of highly qualified specialists

Presence in 17 cities across Kazakhstan

Wide geographical coverage

Large supplier base

Prompt purchases at minimum prices

Automated processes

Own ERP system and mobile application

Kaizen since 2012

Productivity and cost minimization













Trusted by











жолы

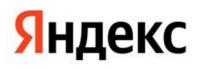














SmArt.Point





DIGITIZATION

Tools that improve our results and provide a competitive advantage

Marden 365 Program

Professional tool for real estate management

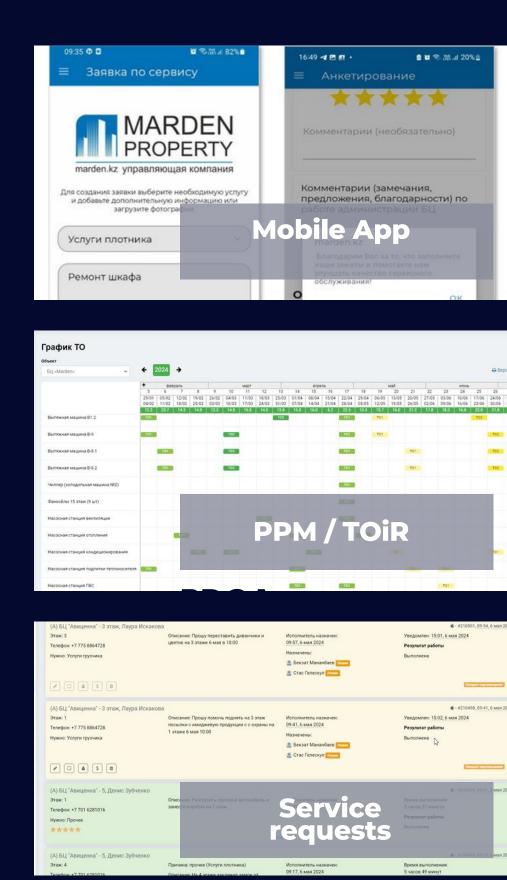
Marden.kz Mobile App

Submission of applications and tenant surveys

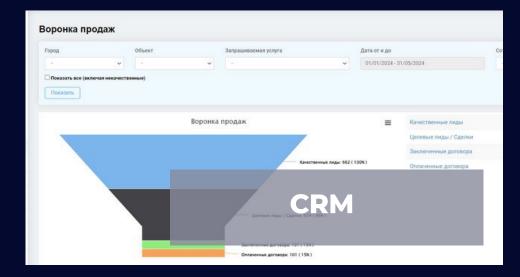
Marden.kz Web Portal

Submission of applications for services and rental of premises

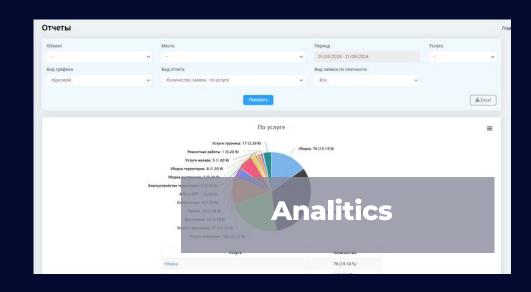
Control. Analytics. 24/7 access

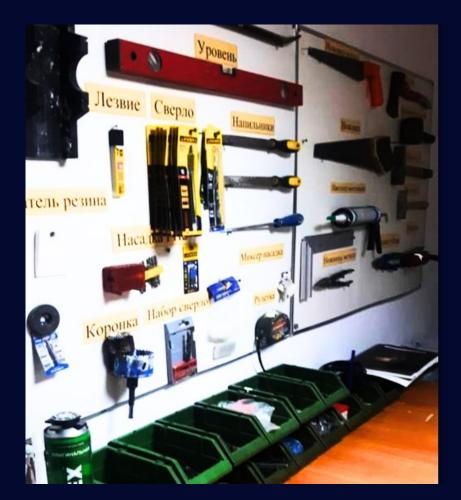






оговоры								D2				Главная
Создать Q Сильтр В Мои договоры Мои долги				Мон долги	Все долги	Автоделегирование				(🛓 Экспо	рт
						Показаны	записи 1-20 из 22.					
10	Объект	3262250	к/Покупатель		Подрядчих/Поставщих			Ответственный	Сумма Договора	Дата создания		
12502	RL2	TOO 'Yng	авляющая компания М	arden Property	TOO 'AREKCOR'		Адильбек Асанов	450 000tr	14:51, 6 мая 2024	•		
12499	RL2	TOO 'Yng	авляющая компания М	arden Property	ТОО "СК Агростройремсервис"			Адильбек Асанов	864 000Tr	14:20, 6 Main 2024		
11940	RL2	T00 'Yn;	авляющая компания М	arden Property	ND "Adge	нова"		Адильбек Асанов	4 200 000tr	11:43, 6 февр. 2024	-	
2253	RL2	TOO 'Yng	авляющая компания М	arden Property*	TOO 'Bun	ьсон Казахстан"		Адильбек Асанов	150 000m	17:25, 28 мар. 2024	-	
1999	RL2	TOO +Rai	TOO «Rainbow Logistics 2»			Marden Property-		Дмитрий Зпоедов	105 734 092 1 7	22:10, 12 февр. 20	24	•
11998	RL2	TOO +Rai	T00 «Rainbow Logistics 2»			Marden Property»		Дмитрий Злоедов	117 550 568tr	22.06, 12 февр. 203	24 🚦	•
12383	RL2	тоо «ук	TOO «VK «Marden Property»			оймеханика-Н*		Дмитрий Злоедов	79 200tr	17.59, 16 anp. 2024	-	
12252	RL2	ТОО 'Управляющая компания Marden Property'			TOO "TES	T ENERGO'	_	Адильбек Асанов	1 080 000tr	17:21.28 мар. 202-		•
11838	RL2	YK Marden Property				сон Казахстан		Арман Альжанов	150 000m		-	•
11837	RL2	YK Marde	en Property	- 1		ENERGO	Docu	Ine	<u>nu</u>			
11836	RL2	«Управл	вощая компания «Mard	en Property»		сон Казанстан	anag	lem	ent	12:42, 20 янв. 2024		٠
11827	RL2	TOO 'Yng	TOO "Управляющая компания Marden Property			поСнаб-Серенс	2002	Адильбек Асанов	3 000 00017	10.27, 19 янв. 2024	-	•
11825	RL2	YK Marde	en Property		TOO 'MCE	-Инжиниринг"		Арман Альжанов	6 854 400m	17:25, 18 яня: 2024		•
11372	RL2	T00 'YK	'Marden Property'		TOO «MO	сковский завод строите	ЕЛЬНЫХ КОНСТРУКЦИЙ+	Дмитрий Злоедов	738 365tr	11:57, 9 нояб. 2023		















KAIZEN

5S Workplace organization system

Kanban Continuous supply system

PDCA Quality decision-making algorithm



Continuous improvement of all processes

Time savings. Transparent processes. Engaged employees

SAFETY

The primary goal is to prevent incidents and respond promptly to emergencies.

Fire tactical drills

Rapid response and communication with emergency services, use of fire extinguishers

Emergency response training

Implementation of algorithms and measures in case of emergencies, evacuation of residents

Safety standards implementation

Adoption of OHS norms, conducting trainings and internal inspections.

Protection. Confidence. Reputation.















Our management – your profit







