



Commercial real estate management

Our work – your profit





MISSION

We provide exceptional comfort and high profitability for commercial real estate.

VISION

The No. 1 commercial real estate management and ownership company in Kazakhstan.

VALUES

Integrity. We work fairly, honestly, and in good faith

Reliability. We live up to the expectations and trust of our partners

Mutual Benefit. We strive to create win-win outcomes for everyone

People. We value every team member and support their growth

Leadership. We aim to lead by example and encourage initiative



- how to optimize maintenance costs?

- how to ensure safety at the property?

- how to realize the Income potential of a 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

19 years of
experience

63 properties

700 k sq.m.

The best management company

2015 2017 2019 2021 2023 2024

According to the CREW Awards –
an annual commercial real estate award in Central Asia.



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+
- 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

CLEANING



Extending the service life of the finish

Professional care prevents damage to coverings, furniture, windows, etc.



Compliance with sanitary and safety standards

Guarantee the safety of employees and customers, compliance with legal requirements



Economic efficiency

More profitable than in-house staff due to lower operating costs



Satisfaction

Professional cleaning, comfortable conditions, satisfied tenants

FACILITY MANAGEMENT

End-to-end retail setup

- Engineering systems maintenance
- Prompt repairs
- Scheduled and emergency servicing
- Construction and installation works
- Professional cleaning

24/7 SERVICE

We will take over the entire technical infrastructure to ensure that your store operates smoothly



DeFacto

KOTON

NEXT

MINI
SÜ

BROKERAGE

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



Tenants by brokerage





CONSTRUCTION

"Turnkey" commercial property renovation

110 000 sq. m.

**total area of
completed projects**



ADVANTAGES

Trusted by

- **Since 2006**

Many years of experience in solving the most complex tasks

- **1 000+ 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



DIGITIZATION

Tools that improve our results and provide a competitive advantage

Marden 365 Program

Professional tool for real estate management

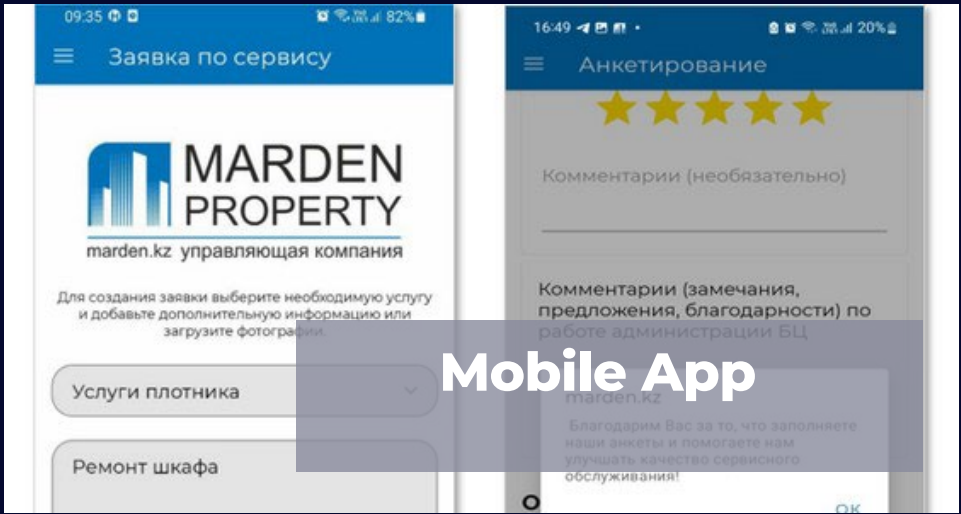
Marden.kz Mobile App

Submission of applications and tenant surveys

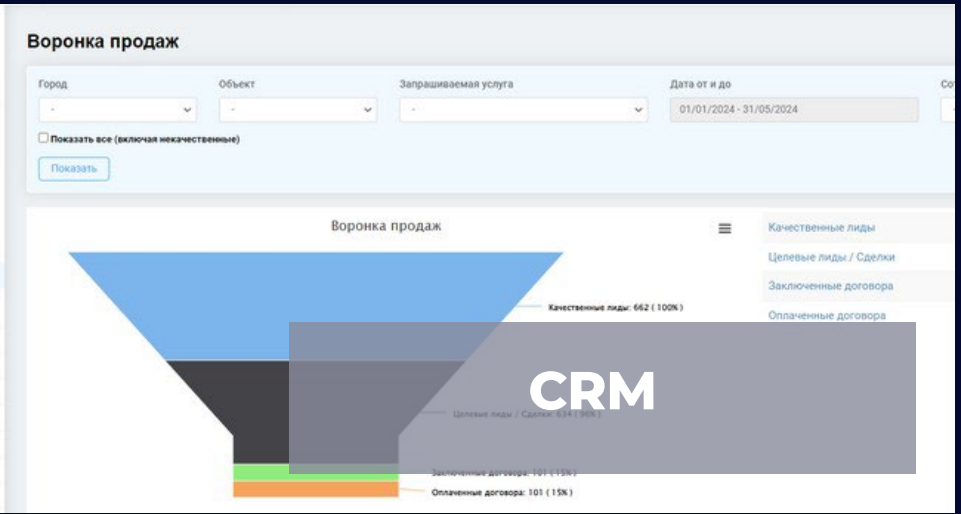
Marden.kz Web Portal

Submission of applications for services and rental of premises

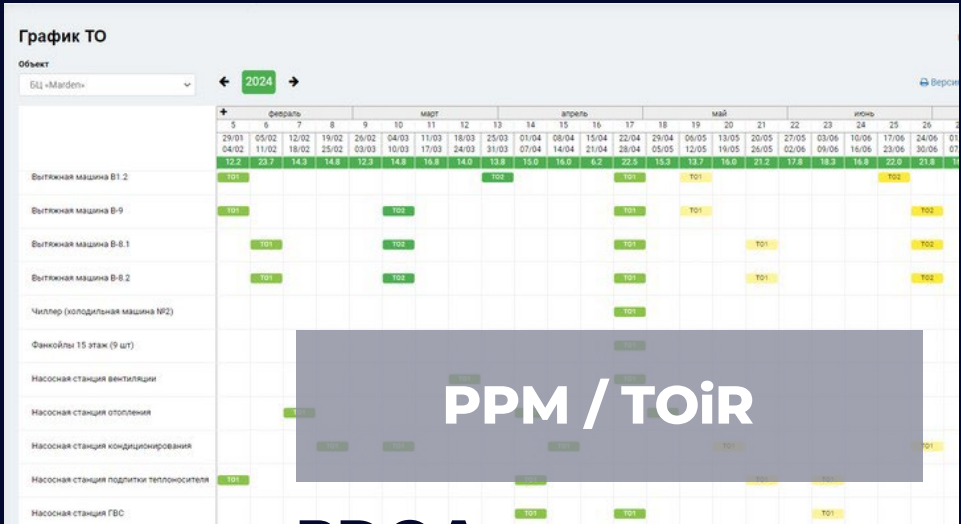
Control. Analytics. 24/7 access



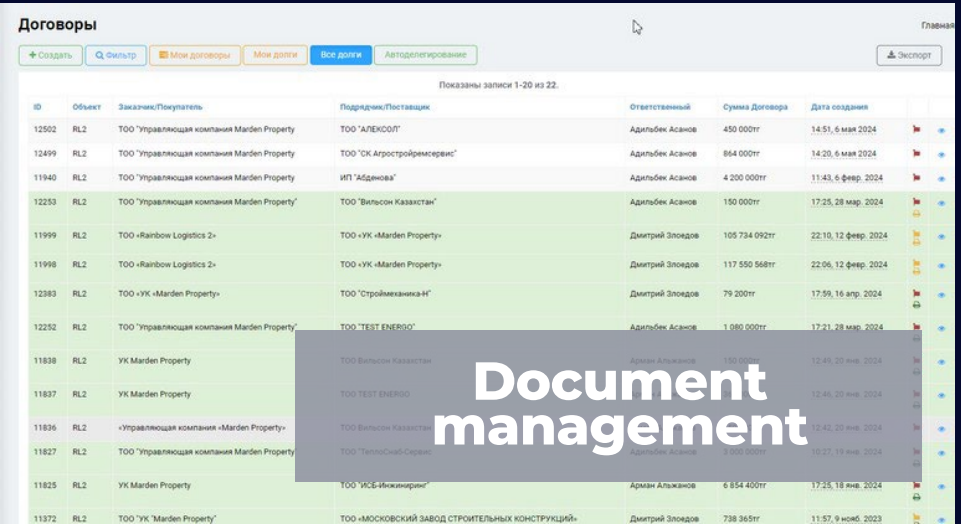
Mobile App



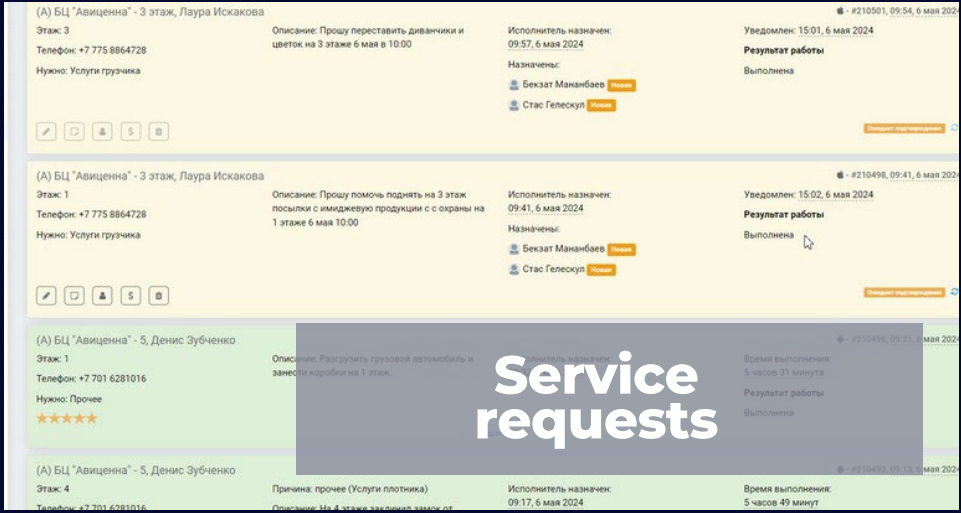
CRM



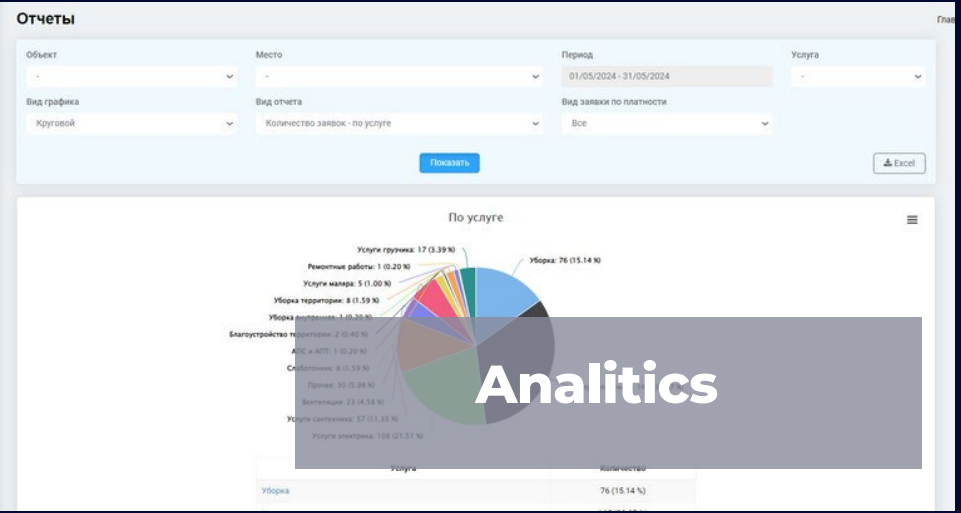
PPM / TOiR



Document management



Service requests



Analitics



KAIZEN

Continuous improvement of all processes

5S

Workplace organization system

Kanban

Continuous supply system

PDCA

Quality decision-making algorithm

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 work – Your profit



+7 707 278 78 78



info@marden.kz



marden.kz