



JONES LANG
LASALLE®

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Real *value* in a changing world

Property and Asset Management

Expertise to enhance efficiency

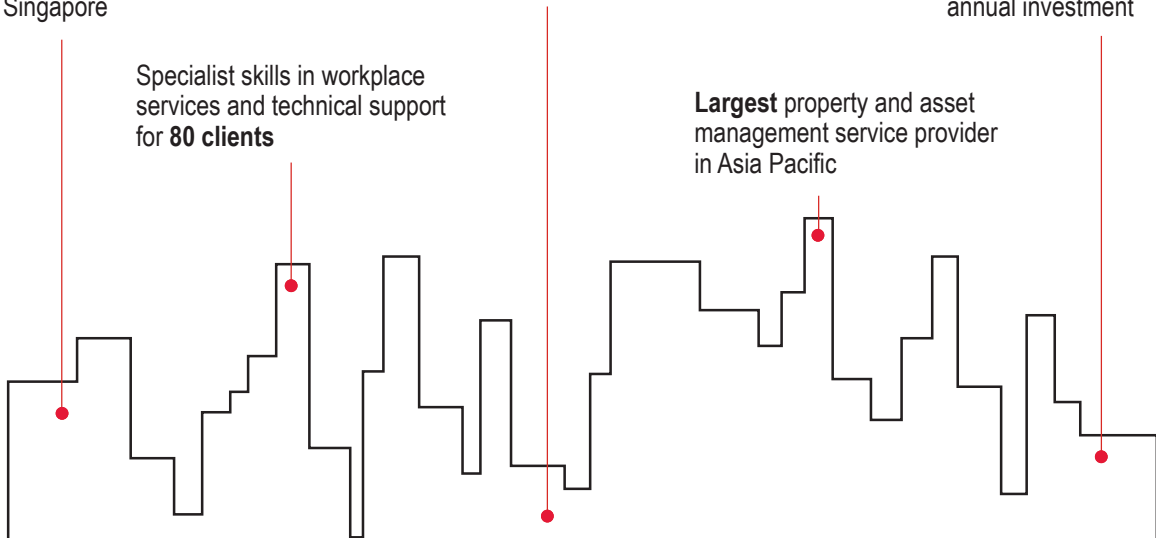
A team of **152 property management** professionals in Singapore

Specialist skills in workplace services and technical support for **80 clients**

Over **17 million sq ft** under management across **80 sites**

Largest property and asset management service provider in Asia Pacific


Comprehensive technology solution backed by continued annual investment



- Are your operations optimally set to control costs?
- Are you realizing the full potential of your properties?
- Would you like to focus on your core business instead of managing the day-to-day operations of your properties?
- Are your current operations capable of minimizing business, environmental, and physical risks for your properties?
- Do you have a sustainable strategy for driving long-term value growth?
- Do you have a single point of contact for managing your tenants, vendors, financials and operations?

“ Since Jones Lang LaSalle has taken over the management of the building from SIA Properties, we have seen a marked improvement in the service level from the management office. Apart from discharging their responsibilities with a high level of professionalism, they were able to handle emergencies with calm and decisiveness. ”

- Nissan



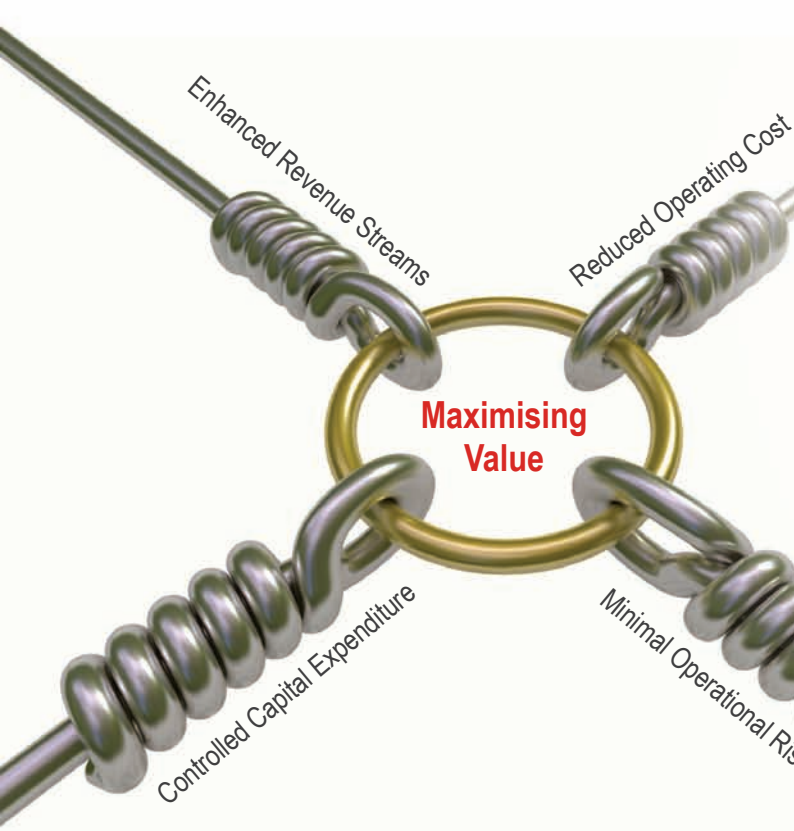
“ The on-site management staffs conduct themselves in a professional manner and have a good working relationship with the tenants, which is essential for the success of our investment. They are the most qualified property management company in the market; and having a long-standing good relationship and understanding how the other party operates is positive to any future assignments. ”

- Goldman Sachs on DBS Building

Property investors today face considerable challenges to ensure the success of their real estate assets. Tenants are demanding better building services, while stakeholders seek environmental sustainability. There is also an increased demand for greater transparency, risk management, and compliance. Alongside all these is the constant pressure to reduce costs and enhance efficiencies.

The same realities apply to owner-occupied sites, where the need to realize optimum operational efficiency is just as important.

Partner with Jones Lang LaSalle to create real value



- **Maximise property value** through long-term strategies, including tailored services to support day-to-day property management
- **Increase tenant attraction** and retention with effective strategies, including best-in-class help-desk facilities and lease administration practices
- **Achieve sustainable solutions** through an integrated approach to environmental sustainability management across the asset life cycle
- **Minimise risk** through holistic, site-specific risk processes implemented by experienced professionals
- **Ensure compliance** for the asset and of all service providers by using robust reporting and review mechanisms
- **Access timely and accurate financial reporting** through Benchmark Control Report, cost reduction, and our web-enabled proprietary reporting platform – OneView by Jones Lang LaSalle

“ Jones Lang LaSalle is simply perfect in its performance. ”

- Villa Delle Rose Condominium

Our Services

Jones Lang LaSalle offers our clients a wide range of property management services for commercial, industrial and retail properties.

We provide property management teams structured to suit specific requirements. These teams are supported by specialists in leasing, building services and operations, and property accounting and financial reporting.

Our property management services can be integrated to suit the needs of your asset or portfolio. We offer the following services to support your existing business model:

- Financial reporting and accounting
- Help-desk facility
- Lease administration
- Engineering and facilities management
- Procurement management
- Risk management and compliance
- Building audits
- Capital works management
- Sustainability and energy management
- Transition management

“ Well done! Please keep up the good work in reducing the electricity consumption for the building. ”

- CLSA

Your Benefits

Focus on Your Core Business

Day-to-day management of your operations through functional experts

Continuous Revenue Maximisation

Frequent budgeting and forecasting for rigorous cost reviews

Expert Contract Management

Strong procurement leverage through a nationwide vendor network

Greater Asset Control

Customised and clear reporting structure and processes

Convenient Asset Management

Empowered single point of contact – 100% accountable for complete delivery

Performance Based Compensation

Collaboratively defined Key Performance Indicators, tracked on an ongoing basis

First to be certified with Singapore Service Class

We pride in delivering exceptional customer service – our Singapore team has been certified with Singapore Service Class (S-Class) since 2005. The team remains as the only property consultant firm holding this prestigious certification endorsed by Spring Singapore. This certification is a national recognition for organizations that have management systems and processes in place to deliver service excellence.





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www.joneslanglasalle.com.sg

About Jones Lang LaSalle

Jones Lang LaSalle (NYSE:JLL) is a professional services firm specializing in real estate. The firm offers integrated services delivered by expert teams worldwide to clients seeking increased value by owning, occupying or investing in real estate. With 2008 global revenue of USD2.7 billion, Jones Lang LaSalle serves clients in 60 countries from 750 locations worldwide, including 180 corporate offices. The firm is an industry leader in property and corporate facility management services, with a portfolio of approximately 1.4 billion square feet worldwide. LaSalle Investment Management, the company's investment management business, is one of the world's largest and most diverse in real estate with more than USD41 billion of assets under management. For further information, please visit our website, www.joneslanglasalle.com.

Jones Lang LaSalle has over 50 years of experience in Asia Pacific, with over 17,400 employees operating in 79 offices in 13 countries across the region.

For more information on our Property and Asset Management services, please contact:

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