



MRE Partners - Private Equity Real Estate Investment & Asset Management

MRE Partners is a privately owned real estate investment and asset-management company focused solely on Krakow and its immediate periphery. With over 45 years of experience in banking, finance, accounting, tax optimization, project management, marketing and sales, MRE Partners provides on-the-ground expertise, knowledge, and proper governance for Investor clients.

MRE Partners mission is to capitalize on real estate investment opportunities by providing skilled strategic, analytic and management resources to produce the right solutions, strategies and successful results.

MRE Partners is committed to diligently mitigating and managing risks throughout the investment and asset management process, thereby achieving growth and financial success for investors, debt providers and partners.

Private Equity Fund Management

Dedicated Funds

Funds of individual investors, institutions and investment groups are managed through dedicated funds providing a comprehensive solution for portfolio management of the real estate and investment projects. This tailored structure of Dedicated Fund Management facilitates maximising cash flows and financial optimisation of the investment.

Creating investment strategy and implementation

For each investment, MRE Partners establishes a comprehensive investment strategy, budget, business plan, financial projections, sensitivity analyses and risk management plan in connection with the investment being carried out. This includes the overall development plan, the system of monitoring, verification and reporting of costs and project status, as well as its full implementation at every stage of the investment process.

Setting up and Managing Investment vehicles

Legal Structuring and Tax Optimization strategies are evaluated in conjunction with the Investor's Regulatory requirements, and specially adapted accordingly to maximize investment efficiency and security under local and international law regulations. Regular and on-going reporting to investors is carried out as to delivery against objectives including interim reporting for key decision-making that is required for specific real estate projects.

Assessment and control of investment risks

Risk management is a fundamental part of the investment management process carried out by MRE Partners. Potential risks are identified, impacts estimated and responses are defined to address the issues. Maintaining direct and constant involvement in the investment process allows for quick remedial action to unforeseen risks.

Real Estate Investment Activities

MRE Partners offers comprehensive support for investment activities in all its aspects from offshore and onshore holding companies and project financing to the local special-purpose vehicles set up to support particular projects. Also provided are the provision of full accounting, financial reporting, tax optimization, cost and project monitoring, corporate services and management through all stages of the investment process.

Scope of Services includes:

- i. Review of specific real estate properties (whole sites and individual units) in relation to the Investor brief
- ii. Clear assessment of the risk elements from inception through to exit.
- iii. Preparation, review of development and investment appraisals, and sensitivity analyses
- iv. Analysis of potential returns and cashflow projections of the investment opportunity
- v. Preparation and constant review of investment memorandums and detailed project budgets
- vi. Hands-on role in monitoring and overseeing the whole development process through to exit
- vii. Selecting and recommending the professional teams on competence and ability to deliver whether contractors, architects, specialists, agents or lawyers, with a focus on their suitability for each particular investment project
- viii. Regular reporting on performance vs. budget and exit timelines and monitoring of regulatory changes with the financial implications or other consequences of variances and the steps taken to maintain alignment with Investment expectations

Asset Management

MRE Partners takes an active role in the effective management of assets aimed at a definitive increase in their value. Each phase of the investment process is addressed from the start: identifying, evaluating and acquiring assets (with a fundamental knowledge of specific sectors of the market, long experience and extensive contacts within the industry), preparing an effective strategy and comprehensive business plan with particular regard to optimum sources of financing the project, monitoring cost and quality control, coordination of specialists responsible for different processes and project tasks, and regular reporting to shareholders and investors

In addition, depending on the needs of the project or the individual preferences of investors, MRE Partners provides assistance in obtaining project financing, mezzanine finance, identifying investment partners for joint-venture investments, and the subsequent sale of the project or portfolio.

MRE Partners
Rynek Główny 33
31-010 Kraków

Tel. (+48) 12 428 72 22
e-mail: contact@mre-partners.eu

