

Leaders in
Commercial Real Estate

PROPERTY MANAGEMENT

OPUS[®]



Maximizing the value of your asset requires an understanding of every aspect of real estate. By utilizing a **full-service developer** and **builder** for your property management needs, you benefit from the established expertise of a successful long term owner and operator.

OPUS forms a true partnership with you and we apply our experience to your property every step of the way.

*Property Management through the eyes of an owner -
A Better Solution for your Property Management Needs*

The OPUS Philosophy

With over 33 years of experience in Commercial Real Estate, we have gained a lot of knowledge and know that there are many unique benefits and efficiencies a fully integrated development, construction and property management company can offer. We are a developer, builder and owner, but foremost we are a service provider and it is the way we work together with you that sets us apart.

At OPUS, we place the highest value on our relationships - with our clients, tenants, consultants, contractors and employees. This is a priority for us and it guides every aspect of our work. We have built a fully integrated real estate services company, working with our clients from concept idea to grand opening party and throughout the lifecycle of a project. We strive to serve the varied interests of our clients and deliver the best possible service in our industry by putting the emphasis on relationships.

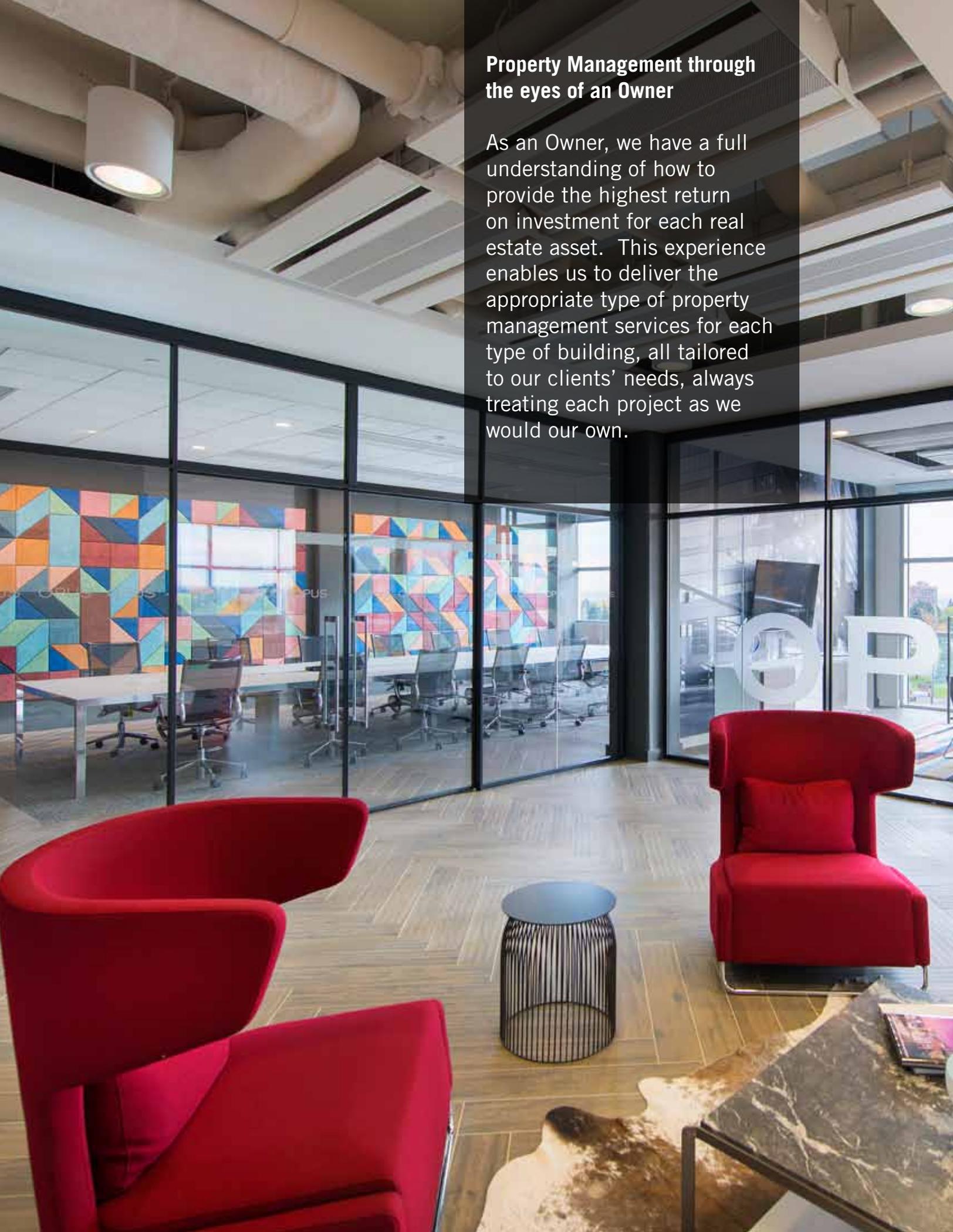


“OPUS has a unique place in the market because of our complete service offering and how we provide that service.”

Hannes Kovac, President & CEO

The Principles that drive OPUS' day to day practices are:

- Collaboration** We work together as a team to get the best results.
- Accountability** We take pride in ownership of our commitments and deliver.
- Respect** We treat everybody the way we would want to be treated.
- Service** We consistently ensure that those we interact with are served in the interest of meeting their needs and exceeding their expectations.

A modern office interior featuring a lounge area with three red armchairs and a small black wire mesh side table. The floor is made of light-colored wood. Large glass walls surround the room, offering a view of other office spaces. One glass wall has a colorful geometric pattern, and another has the letters 'GFP' in large white font. The ceiling has exposed white pipes and modern lighting fixtures.

Property Management through the eyes of an Owner

As an Owner, we have a full understanding of how to provide the highest return on investment for each real estate asset. This experience enables us to deliver the appropriate type of property management services for each type of building, all tailored to our clients' needs, always treating each project as we would our own.



Why Choose OPUS?

Fully Integrated Service Offering

OPUS offers all the necessary service components together under one roof (management, design, construction, leasing coordination, project management and development). Our ability to maintain precise budgets and quick turnaround times is the result of having an established and collaborative team approach between departments, both in-house and with our external consultants and contractors.

We have gained tremendous knowledge over the years and because of our fully integrated approach, we are able to shift knowledge between departments through sharing information and experiences. Be it from an architect's, builder's, lender's, owner's or tenant's perspective, each experience a project differently and each teach us valuable perspectives that make us better with every project.

Customized Service

Whatever you or your clients' needs are, we can customize a package that works best for your unique situation.

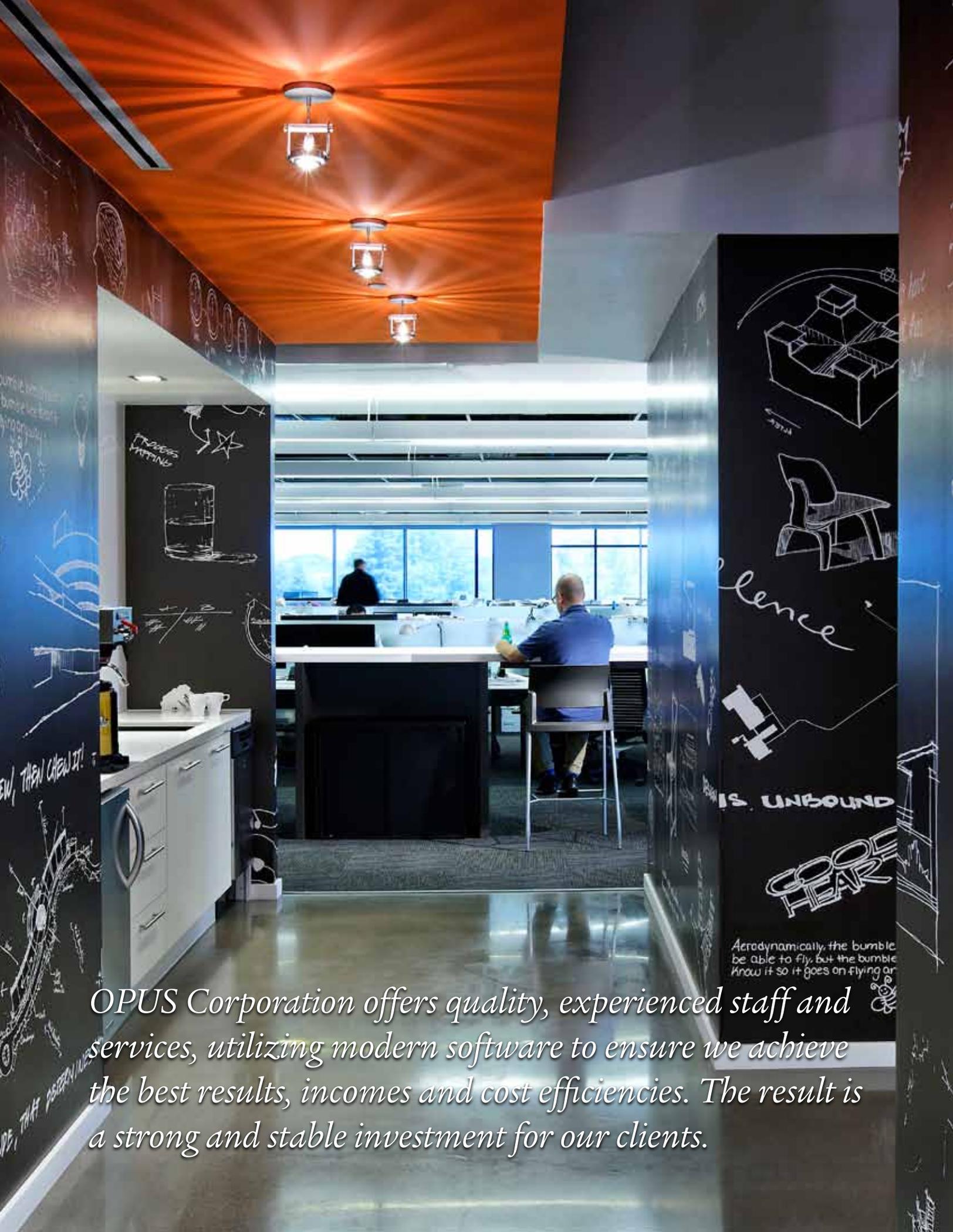
Cost Savings and Income Enhancements

Being a developer, we know the best way to save costs and enhance income and we are able to offer substantial improvement recommendations for your consideration. Examples may include:

- Better net rental rates for improved realty products
- Utilization of most appropriate gross up factors
- Higher parking allocation factors
- Highly efficient HVAC operations
- Advantageous utility contract procurements
- Capital leasing equipment upgrades
- Lower leasing coordination costs
- Lower tenant improvement and project management costs

Construction and Project Management Services

We have a full construction department working on both our clients' projects and our own at all times. From in-house design, CAD drawings and tenant improvements to large, design-build projects, our team has the experience to take on any size and complexity of project. The experience gained over more than 33 years can get deployed for you or your client's real estate asset.



OPUS Corporation offers quality, experienced staff and services, utilizing modern software to ensure we achieve the best results, incomes and cost efficiencies. The result is a strong and stable investment for our clients.



What makes our Property Management Services Unique?

Management through the eyes of an owner

As an owner and developer, we realized that no one cares for a project and understands it better than the owner. Your properties will be cared for exactly as we care for ours and you will benefit from all the knowledge and expertise housed within a fully integrated real estate development company.

Construction Expertise

We have a full service construction department that builds projects anywhere from small tenant improvement projects to large multi phased developments. All the knowledge of construction needed is under one roof and available through our Property Management Service.

Experience & ROI

We have over 30 years of real estate, construction and development experience. With this experience, we are able to identify cost savings and improvement recommendations to increase your return on investment.

Focus on Front Line Fundamentals

It is common that the most important aspects of property management are not being addressed to the standard building owners and their tenants require. We understand this first hand and guarantee that our team will focus first and foremost on:

- Relationship development and management with tenants
- Building comfort, cleanliness and safety
- Providing quality reporting and accounting procedure



ATLANTIC
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BLOCK



Property Management Services

Property Management services offered

- Licensed and Assured Trust Operating Accounts
- Accounting with modern, cloud-based software that is complete, accurate and timely
- Operational management effecting safe, secure, clean and comfortable building conditions
- Performance planning and execution of budgets, capital plans, cash flow and IRR models
- Insurance and property tax support services
- Leasing, marketing and tenant coordination services
- Design, construction and project management services

Contact us today for your Property Management needs

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Select Properties Currently Under our Management



Trolley Square, Calgary



Mainstreet Place, Airdrie



Aberdeen Market, Calgary



Maxwell Bates Block, Calgary



Atlantic Avenue Art Block



Britannia Crossing, Calgary





Dear Building Owner,

Thank you for considering OPUS for your Property Management needs. With over 33 years of experience in Commercial Real Estate we know we are the best choice for Property Management.

One of my core values and one of OPUS' Mission Statement values is excellence. As an owner, I realized no one would ever care for a project the way an owner does. This, combined with my belief in excellence was the reason we have been so successful.

We understand the pride that comes with owning high profile real estate, having developed and owned several high profile properties ourselves (Agrim, OPUS 8, Golder Building, Stampede Station and most recently, Britannia Crossing). We are successfully managing over 500,000 sqft of real estate at this time and look forward to working with you on your portfolio.

I want to confirm our commitment that OPUS will manage your assets the way we look after our own. I am confident you will be satisfied with the decision to work with OPUS on your Property Management needs.

Thank you for your consideration and we look forward to discussing your requirements with you further.

Sincerely,

OPUS Corporation

A handwritten signature in black ink, appearing to read "Hannes Kovac", with a stylized flourish at the end.

Hannes Kovac
President & CEO

Real estate masterpieces *since 1983*

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