



publity

GLOBAL INC

Capital.Growth.Global.

Overview

1. Company
2. Asset Management
3. Real Estate Track Record
4. Sustainability
5. NPL





Company

publity Global Inc.

Office Real Estate & Non-Performing Loans

Publity Global Inc. is an internationally oriented asset manager specializing in office real estate. With locations in Miami, New York, and Frankfurt am Main (Germany), the company supports institutional and professional investors across the entire real estate life cycle.

The core of Publity's business model is based on the principle buy low – sell high. Publity identifies attractive market opportunities, selectively acquires undervalued office properties, and unlocks their value potential through active asset management. This holistic approach includes, among other things, optimization of leasing structures, modernization measures, repositioning strategies, and structural improvements.

In addition, Publity Global Inc. operates as a specialized servicer for non-performing loans (NPLs) in Germany. The company has many years of expertise in the valuation, restructuring, and resolution of distressed loan portfolios and supports banks, funds, and institutional investors in the efficient and value-preserving management of such assets.



Publity Global Inc. was founded by real estate investor Thomas Olek, based in Miami, who is also the owner and director of the company. With his deep market knowledge, decades of experience, and clear strategic vision, he shapes the company's international growth and investment strategy.

The combination of U.S. market dynamism, European real estate expertise, and a data-driven investment approach positions Publity Global Inc. as a strong partner for professional real estate and credit strategies.

Management

Thomas Olek

Founder, Owner & Director

Thomas Olek, born in 1968 in Germany and based in Miami since 2025, leads the international operations of Publity Global Inc. from the United States. As founder, owner, and director, he plays a key role in shaping the company's strategic direction and global growth.

With more than 35 years of experience in the real estate sector, Olek is regarded as one of the most respected figures in the European real estate and financial markets. Over the course of his career, he has successfully transacted more than 1,100 office properties and has been responsible for transactions totaling over USD 30 billion.

In addition, he acquired and structured extensive non-performing loan (NPL) portfolios with an aggregate volume exceeding USD 10 billion, establishing himself as one of Germany's most experienced specialists in distressed credit investments.

Thomas Olek has served as a member of the Presidium for Credit Acquisition & Servicing in Germany, and as a personal member of the International Bankers Forum (IBF) as well as the Banking Club Frankfurt am Main. His expertise has also been sought in numerous international IPOs of real estate companies, where he acted as a key strategic architect and driving force.

Through his long-standing experience, global network, and entrepreneurial mindset, Thomas Olek is recognized as a shaping figure in the modern real estate and capital markets landscape.



An aerial photograph of a coastal city at dusk. The city is built on a peninsula, with a dense cluster of skyscrapers on the right and a more industrial or residential area with numerous buildings and docks on the left. A long bridge spans a body of water in the center, connecting different parts of the city. The sky is filled with scattered clouds, and the water reflects the city lights.

Asset Management



Asset Management

Investment Highlights

Publity Global Inc. operates a long-established and highly efficient asset management platform with a clear focus on office real estate. Our asset management mandates typically have a term of five years, ensuring a reliable and stable partnership with our investors. A broadly diversified investor base significantly reduces concentration risk.

Our investors include renowned global institutions such as Elliott, Apollo, and J.P. Morgan, as well as established European family offices. Publity therefore works exclusively with high-profile investors with a strong track record in the international real estate industry.

In addition, the company plans continuous growth of assets under management through the acquisition of further investors. Publity Global Inc. is distinguished by excellent market knowledge, high transaction speed, and strong sourcing and asset management expertise, creating a sustainable competitive advantage.

The business model is based on three complementary pillars:

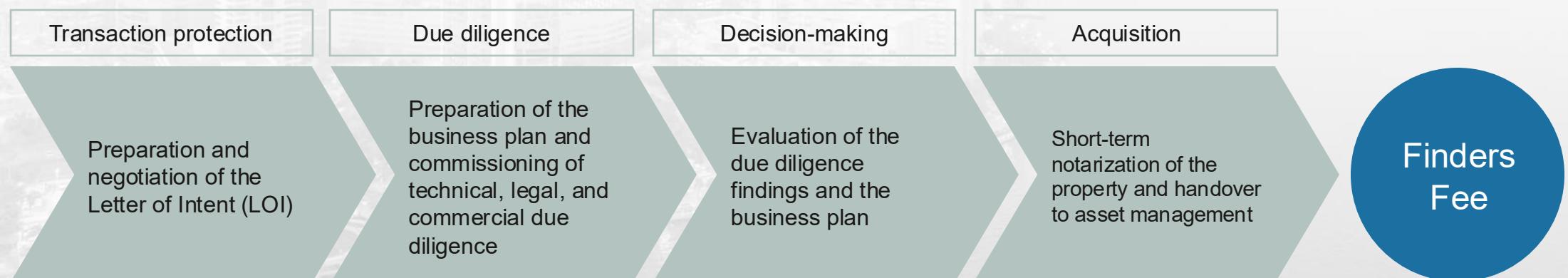
- Professional Asset Management: Efficient processes, a lean cost structure, and high flexibility.
- Co-investments in selected assets following a managed-to-core approach to fully unlock value potential.
- Specialized servicing for non-performing loans (NPLs) in Germany.

Publity offers continuously growing asset management operations with stable revenues and a proven track record in the acquisition, development, and management of office properties for international institutional clients.

Phase 1

Market Assessment & Acquisition

- Structured process, including the monitoring and support of due diligence processes
- Supervision of legal counsel, professional advisors, and valuation experts
- Screening, identification, and monitoring of potential acquisition opportunities
- Development of asset strategies
- Market assessments and market positioning
- Development and preparation of business plans and budgets



Phase 2

Value-added Asset Management & Administration

- Development and preparation of budgets and quarterly reporting
- Execution and monitoring
- Development and implementation of marketing and advertising strategies, particularly for the optimization of leasing, including market assessments and market positioning



Phase 3

Exit

- Structured process, including the monitoring and support of due diligence procedures
- Supervision of legal counsel and professional advisors
- Identification of suitable marketing strategies, including off-market approaches
- Support of the handover process, including the preparation of purchaser confirmations and after-sales support





Track Record



Portfolio
Asset Management
publity Inc.
(Track Record)



NPL



NPL

Business Model: Non Performing Loans

Publity operates an intelligent servicing platform for loan receivables / non-performing loans (NPLs) involving German debtors. Our intelligent servicing approach is based on professional team building as well as a respectful and human-centered interaction with debtors.

We operate according to proven asset success principles: low acquisition prices for loan portfolios, high individual exposures—particularly within the German SME sector—and fast, fair solutions for debtors.

publity – ethical, moral, and socially responsible

We guarantee competent and fair treatment of debtors, from the initial contact through to the conclusion of settlement agreements. No processing fees, reminder fees, or legal fees are charged to the debtor. Our objective is to give all clients a genuine second chance to actively participate in economic life.

Our principle of fairness: Those who have more pay more. Those who have less pay less.

Services Provided by Publity's Legal Team

- Review of individual claims
- Execution of legal due diligence
- Complete correspondence with debtors
- Claims and receivables management
- File and case administration
- Support and supervision of insolvency proceedings

Responsibilities of Publity's Asset Managers

Publity's asset managers conduct out-of-court negotiations with debtors to prepare settlement agreements and installment payment plans. The team consists exclusively of experienced banking professionals.

J.P.Morgan

ELLIOTT

APOLLO

 INTOWN

 LONE STAR FUNDS

SGRE Fund


PREOS

CONSUS
REAL ESTATE



Sustainability

Office after Corona

- A shift in mindset has taken place, as companies increasingly offer hybrid working models to their employees.
- Overall demand for office space is declining significantly, while demand for prime-location office space continues to rise steadily.
- Properties built before 2000 should no longer be acquired.
- Modern office requirements now focus on open layouts, flexible and spacious floor plans, and floor-to-ceiling windows.
- Demand for office space is expected to increase further due to distancing requirements aimed at minimizing infection risks for employees.
- New, COVID-compliant workplace concepts are required.
- The option of working from home will become firmly established in the modern working environment.



Office of the Future



Sustainable



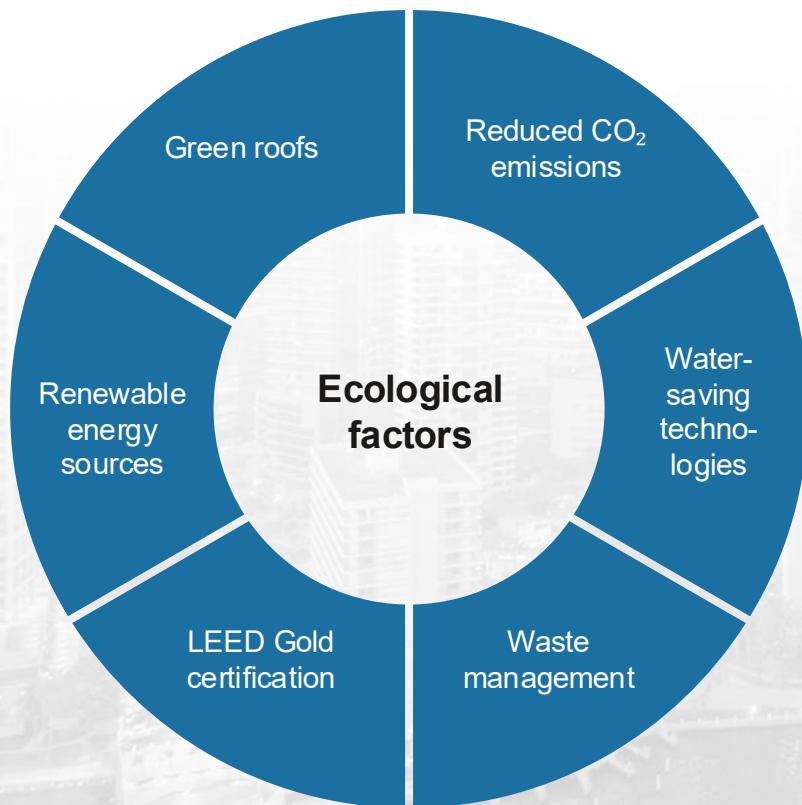
Digital



Flexible

Sustainability

Ecological factors



Reduced CO₂ Emissions

Publity is committed to reducing greenhouse gas emissions and ensures that its properties are developed and operated in a climate-friendly manner.

Water-Saving Technologies

To reduce water consumption, publity implements water-efficient fixtures and fittings across its properties.

Waste Management

The average German generates approximately 600 kg of waste per year. Publity promotes responsible waste handling in its office properties through efficient waste separation systems.

Green Roofs

A green roof area of approximately 5,000 m² can produce around 7 kg of oxygen per hour. Publity actively supports the greening of roofs on office buildings.

Renewable Energy Sources

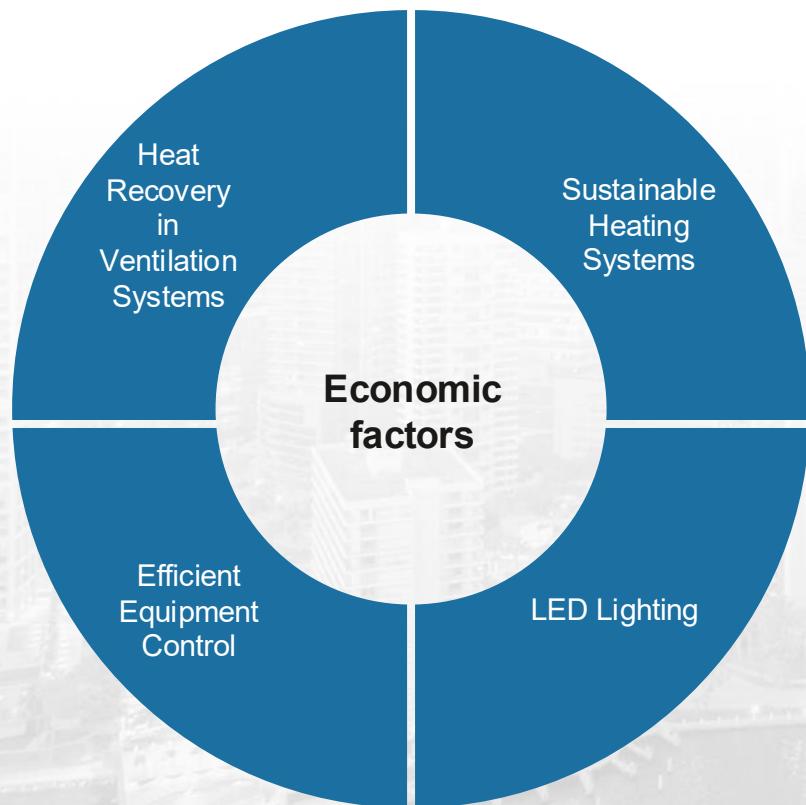
Renewable energy is essential for the future. Public awareness and acceptance of green electricity continue to grow, and publity supports the use of renewable energy sources.

LEED Gold Certification

The LEED certification (Leadership in Energy and Environmental Design) aims to promote sustainable construction. When sourcing materials, publity prioritizes the use of locally produced materials, particularly those "Made in Germany."

Sustainability

Economic factors



Heat Recovery in Ventilation Systems

Publity reduces carbon dioxide emissions through the use of heat recovery systems in ventilation units.

LED Lighting

By implementing LED lighting, publity achieves significant reductions in electricity consumption.

Sustainable Heating Systems

Publity relies on climate-friendly heating systems for office properties.

Efficient Equipment Control

The use of time switches and smart controls in technical equipment contributes to energy-efficient lighting and operations in office buildings.

Sustainability

Socio-cultural factors



Barrier-Free Access

Barrier-free access is provided across all properties in the public sector.

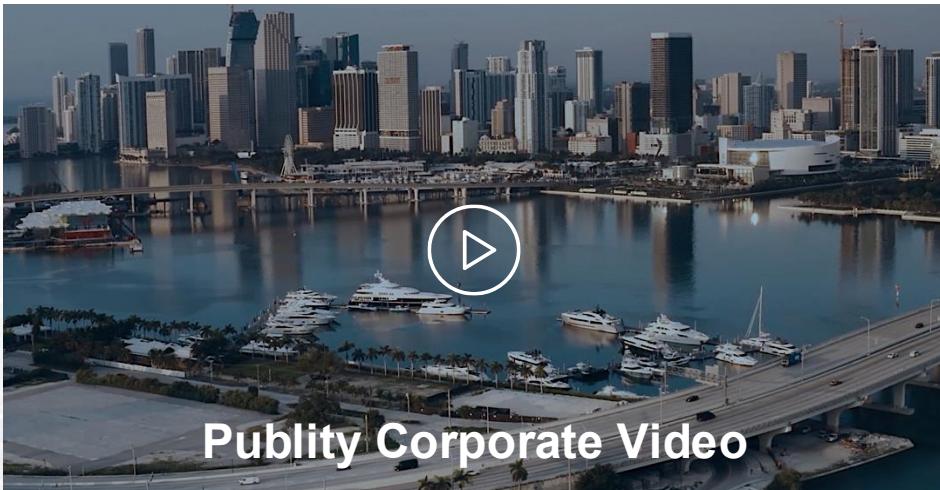
Family-Friendly Workplace Environment

Publity is committed to promoting family-friendly working environments, for example through the provision of on-site childcare facilities.

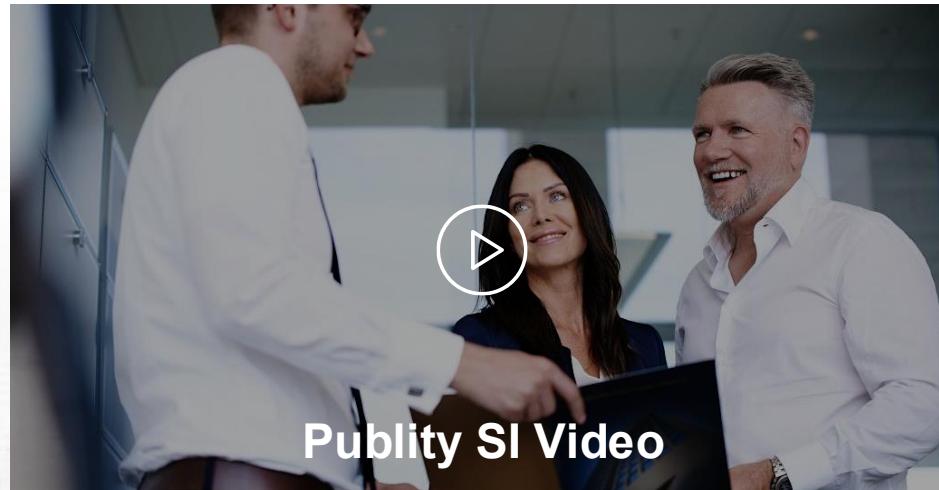
Customer-Oriented and Service-Focused Facilities

Publity places strong emphasis on tenant satisfaction through customer-oriented asset management.

Media



- Information on the business model as an asset manager
- Information on the real estate portfolio



- Information on office properties
- Outlook on the development of the office market
- Information on the advantages of the real estate locations Frankfurt am Main and Munich

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