

A low-angle, upward-looking photograph of several modern skyscrapers against a clear blue sky. Several palm trees are visible in the foreground and midground, their fronds reaching towards the buildings. The image has a slightly desaturated, blue-tinted aesthetic.

# 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

A close-up, low-angle shot of two hands shaking in a firm grip. The hands are positioned in the lower right quadrant of the frame. The person on the left is wearing a dark suit jacket, and the person on the right is wearing a dark, patterned suit jacket. The background is a blurred, light-colored floor, possibly a hallway or office space, with some indistinct shapes in the distance.



# 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 city waterfront at dusk. A long bridge spans a wide body of water, connecting a marina filled with boats to a city skyline. The sky is filled with soft, colorful clouds, and the water reflects the light. The city skyline includes several tall buildings, and a road with a guardrail is visible in the foreground on the right.

# 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.

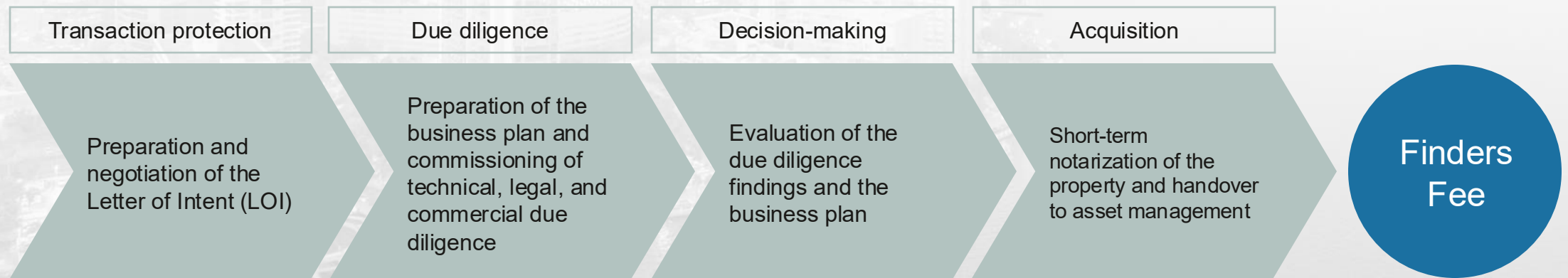
Publity offers continuously growing asset management operations with stable revenues and a proven track record in the acquisition, development, and management of office properties for international institutional clients.



## 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

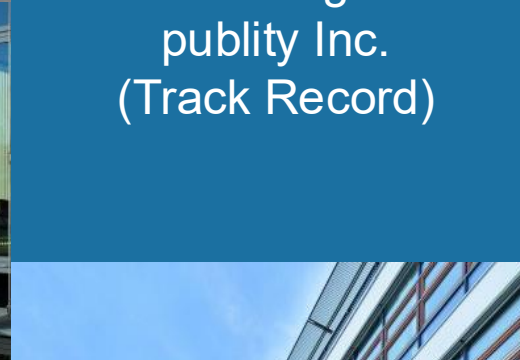
- Structured process, including the monitoring and support of due diligence procedures
- Supervision of legal counsel and professional advisors
- Identification of suitable marketing strategies, including off-market approaches
- Support of the handover process, including the preparation of purchaser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





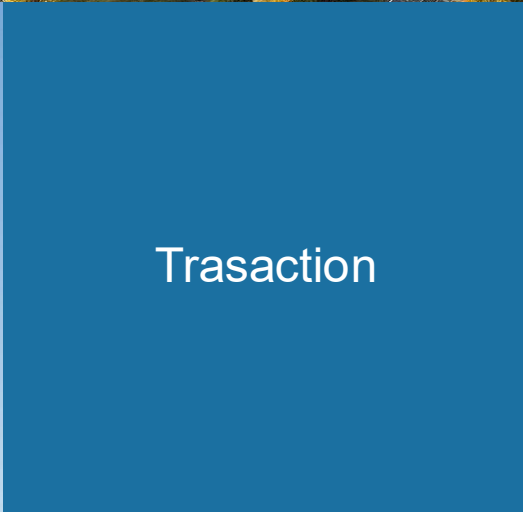
# Track Record





**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

GORE

A photograph of a modern skyscraper, likely the Vertical Forest in Milan, featuring numerous balconies overflowing with lush green plants and trees. The building is set against a dramatic, cloudy sky. The word "Sustainability" is overlaid in white text in the center of the image.

# 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

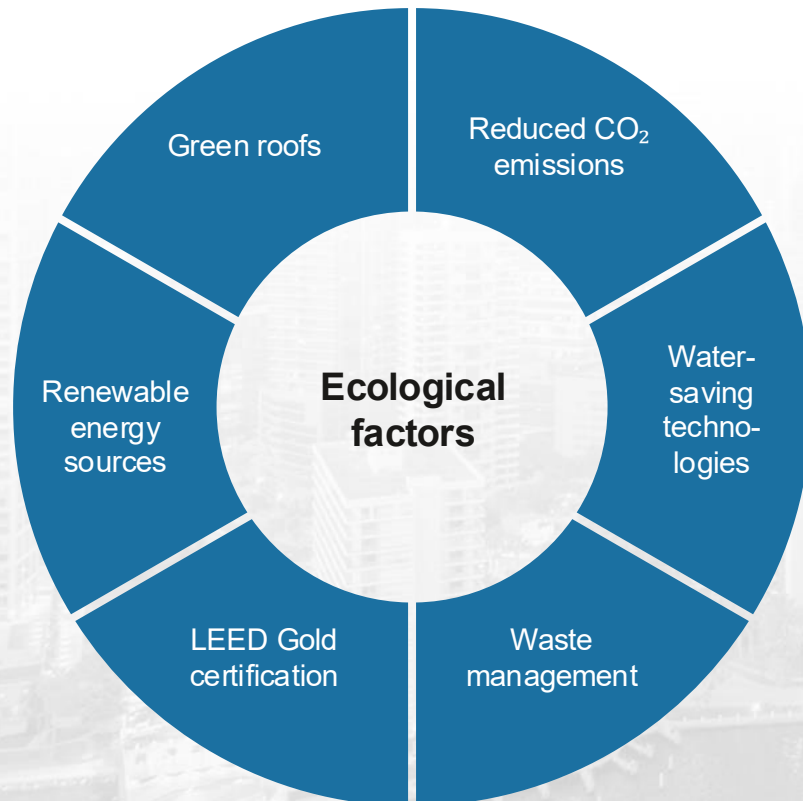


Flexible



# Sustainability

## Ecological factors



### Reduced CO<sub>2</sub> Emissions

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

### Green Roofs

A green roof area of approximately 5,000 m<sup>2</sup> can produce around 7 kg of oxygen per hour. Publity actively supports the greening of roofs on office buildings.

### Water-Saving Technologies

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

### 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.

### Waste Management

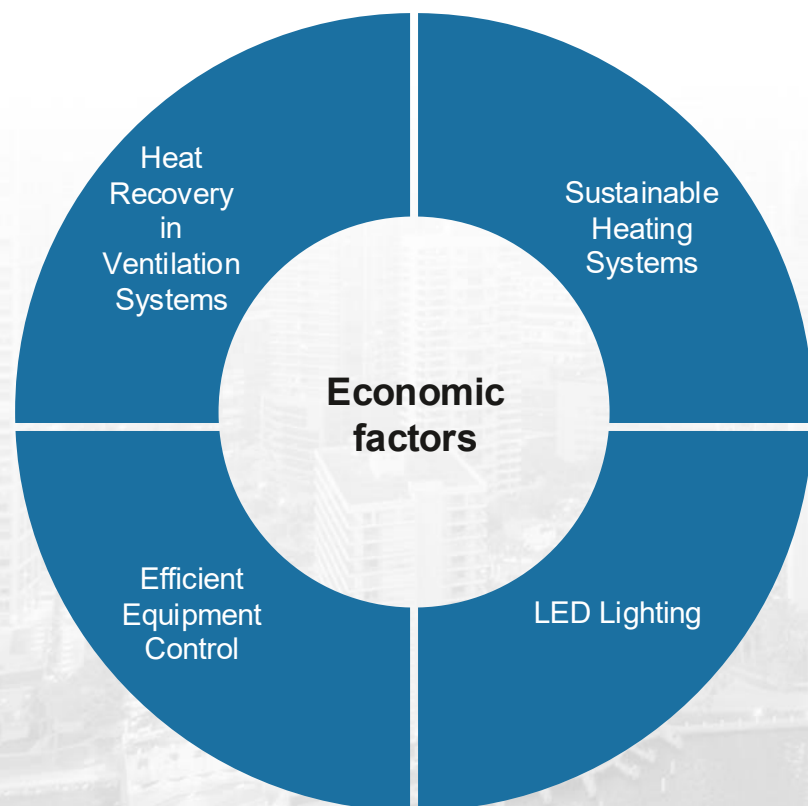
The average German generates approximately 600 kg of waste per year. Publity promotes responsible waste handling in its office properties through efficient waste separation systems.

### 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.

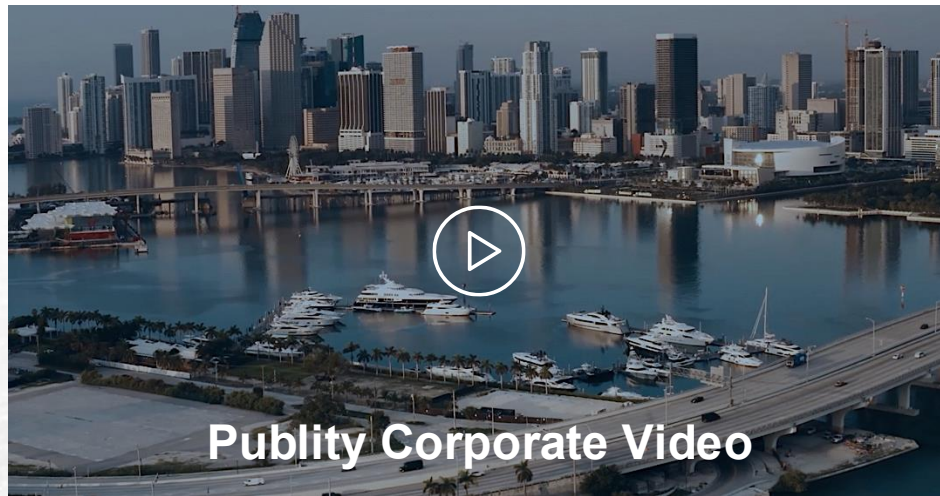
### **Customer-Oriented and Service-Focused Facilities**

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

### **Family-Friendly Workplace Environment**

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

# 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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