



The Trusted Advisor

John Padgham Managing Director Jones Lang LaSalle

Customer Relationships – Building Trust

- Today we will discuss....
- Defining a trust relationship The four key elements trust
- Techniques we can use - Some helpful pointers

///M	IONES LAN
W	TASATTE:

Benefits of being viewed as a "Trusted Advisor"... What characterizes a trust relationship? Essential elements of trust Credibility Your customers will... • It grows, rather than appears · Is rational AND emotional Reliability Ask for your advice • Presumes a two-way relationship Intimacy Bring you in on more complicated, strategic issues • Is different for the customer than for us Share information · Low focus on self Is personal Give you the benefit of the doubt • Protect you Refer you to others Give you more business JONES LANG LASALLE JONES LANG LASALLE JONES LANG LASALLE

How do you enhance credibility? How do you enhance reliability? Getting ready to make a commitment.....Avoiding "Best Case Scenario" Promises · NEVER lie, ever • What can get in the way here? Deliver small, and work your way up • Don't say something that sounds like a lie Don't make BCS promises • What do we intend to do about it? • Tell as much truth as you can without injuring others Send meeting material in advance • Who needs to be brought into the loop? • If there is a meeting, have a goal • If you don't know, say it..... Immediately · Who should do what? · Don't show off • Follow-up....Follow-up! · What information do we need? • Be expressive, relax • What are the key deadlines? JONES LANG LASALLE JONES LANG LASALLE JONES LANG LASALLE

When You Commit, Manage Expectations How do you enhance intimacy? Put the Moose on the Table! - Dealing with problems & difficult issues.... Acknowledge the difficulty of raising an issue Be clear on what you will do and will not do · Don't be afraid, it's NOT easy Be clear on what the customer will do and will not do · Accept responsibility for raising it · It's more than candor · Check for landmines Make a direct statement about the issue itself · Look for the fun · Decide how you will communicate and to whom · Test the line Maintain your composure & professionalism Decide how you will be measured · Be yourself - What does "success" look like? Practice JONES LANG LASALLE JONES LANG LASALLE JONES LANG LASALLE

How do you lower your self-focus? What great listeners DON'T do.... What good listeners do.... Be willing to say "I don't know" • Probe for clarification and detail Interrupt Reflectively listen, not passively listen Summarize well · Match the client's points · Avoid answering too quickly • Let the customer "get it out of his or her system" · Editorialize in mid-stream · Listen for what's different, not for what's familiar Refrain from always having the last word · Jump to conclusions • Relax the need to appear intelligent Give you their idea before hearing yours Acknowledge the customer's feelings Judge you • Put yourself in the customer's shoes Take calls or interruptions in a customer meeting JONES LANG LASALLE JONES LANG LASALLE JONES LANG LASALLE

Dealing with different kinds of people **Building Trust Can Cause Concerns** Things to Remember Work out your plan in advance · It can feel personally risky You don't have to prove yourself every 10 seconds • Think about their personal priorities.... · Content mastery is not enough · "Gee, what's behind that?" - Are they ambitious? • Can't overcome the fear of looking stupid, so we assert! • Is your pulse racing? Say so, out loud - Risk averse? This approach discounts the value of EXCELLENCE Have I earned the right to give an answer? - Comfortable? • I gave them my opinion and now I'm stuck with it • Am I trying to win an argument, or is it a conversation? Figure out what you have in common Building trust is S-L-O-W Don't blame anybody for anything anytime Approach the issue from their perspective • More value is added through problem definition than answer • I can't be humble! • Does my gut bother me? If so, lets talk JONES LANG LASALLE JONES LANG LASALLE JONES LANG LASALLE

