



Choose certainty.
Add value.

Property valuation and advisory services

Expert assistance for ensuring
sound investment decisions.

Your challenges

Social and economic changes in the wake of increasing globalisation are having a marked effect upon property values and the associated financial risks. Properties gain or lose value due to changes in socio-demographic structure. Any unknown increase or decrease in value can result in loss of income for owners and investors. Conflicts of interest with financial and insurance companies may result in biased valuation reports.

What property valuation services does TÜV SÜD provide?

TÜV SÜD offers objective third-party valuation for real estate purchase, sale, mortgaging, accounting, and taxation on an international level for all types of buildings, from commercial and residential to industrial plants. We also provide valuations for your building's internal equipment and production facilities based on our comprehensive multidisciplinary expertise and first-class technical know-how.

Why is this service important for your business?

You need to know the worth of your property at various stages throughout its lifecycle to account for any increase or decrease in value. Your valuation reports need to be prepared with independence and impartiality to avoid conflicts of interest. It is important to have a concise and objective overview of the value and performance of your portfolio to help in making informed financial investments.

How can we help you?

As a qualified, neutral third-party valuation service provider, we can provide an honest, accurate statement of the long-term performance of investments and the value of tangible assets. Our experts can identify value enhancement opportunities by sale or redevelopment. We offer single or package valuations and produce expert reports to assist with investment decisions when buying and selling property, determining mortgage loans and insurable value, and for accurate financial reporting.



Our property valuation and advisory services

Our experts offer objective and impartial services for the valuation of property.

■ Property valuation

TÜV SÜD provides market value appraisals, risk rating in the property's specific market sector and determination of mortgage lending value of real estate as per international valuation standards and legal requirements, namely Red Book International Valuation Standards and European Valuation Standards (TeGoVa). We can also produce fair value reports and insurable value reports.

■ Portfolio valuation

Our portfolio valuation service addresses issues such as value enhancement, risk minimisation and fungibility analysis. We analyse your portfolio using cluster models by geographical location, unit size, grouping of property type and comparable yield analysis.

■ Plant and equipment valuation

TÜV SÜD's experts have been dedicated to the testing and valuation of technical infrastructure since 1866. We provide valuations of technical equipment and infrastructure, machines, tools, and devices. We verify whether plant and machinery or furniture, fittings and equipment correspond to the state of the art and the values shown in the balance sheet. Our reports cover the residual value, market value, fair value and replacement value of plant and building equipment.

■ Inspection

We have a highly automated process in place to conduct inspections of all aspects of your property for valuation purposes. Our extensive in-house database is supplemented by data sourced from a network of carefully selected and impartial partner analysts in various regions around the world to efficiently conduct inspections and produce comprehensive photographic documentation of your property.

Your business benefits

- **Minimise risk and gain certainty** – with reliable and accurate reporting and sound advice, backed by our international experience and interdisciplinary expertise.
- **Be assured of impartiality** – with TÜV SÜD's assessment and analysis, independent of financing institutes and real estate agents.
- **Receive customised service packages** – based on your property's relevance in its particular market sector in the area, and taking into account regional and cross-regional trends.
- **Achieve transparency** – with a comprehensive and fair portfolio assessment provided by our network of certified valuers who meet sophisticated ISO 17024 standards.

Why choose TÜV SÜD?

TÜV SÜD has a strong reputation as an independent, impartial technical service provider. We have over 10 years of real estate valuation experience, notably delivering valuations of up to €8.5 billion worth of German real estate in 2011. We are a Royal Institution of Chartered Surveyors (RICS)-regulated firm and comply with German HypZert e.V. standards.

Through TÜV SÜD's involvement in the development of international directives and standards as well as industry training seminars, our experts are always up to date with the latest regulatory requirements in an ever-changing property scene. Our strong international presence allows us to support you with local expertise in key markets.

Choose certainty. Add value.

TÜV SÜD is a premium quality, safety and sustainability solutions provider that specialises in testing, inspection, auditing, certification, training and knowledge services. Represented in over 800 locations worldwide, we hold accreditations in Europe, the Americas, the Middle East and Asia. By delivering objective solutions to our customers, we add tangible value to businesses, consumers and the environment.

Related services

TÜV SÜD provides the following related services:

- Due diligence services
- Third-party inspections
- Sustainability rating services