

Your Future. Our Challenge.

Advisory · Valuation · Sustainability





The **valuation, advisory and sustainability** group with the largest geographical presence in Spain, with 50 offices.

This allows us to approach projects with a global perspective and in-depth local knowledge.

FLEXIBILITY · AGILITY · BESPOKE CLIENT SERVICE

Grupo Tecnitasa

- › 2nd largest valuation group in Spain
- › 40 years' experience
- › More than 2 million reports made annually
- › Team of more than 400 professionals
- › More than 10,000 clients
- › Approved by the Bank of Spain and regulated by RICS
- › Providing service to the main companies, financial institutions and public administrations

How Do We Work?

- › We offer value solutions that help companies in their decision making process
- › Qualified team with more than 20 years of experience in advisory and valuation
- › We guarantee a comprehensive, bespoke, agile and flexible service
- › Experience with companies in all sectors of activity
- › Execution of global projects that require extensive local knowledge

What Do We Offer?

- › Valuation
- › Advisory
- › Sustainability
- › Building Technical Control





Valuation

ECO Appraisals

At Grupo Tecnitasa, we provide valuations in compliance with Order ECO/805/2003 involving all types of real estate properties such as flats, houses, land, retail premises, singular buildings, hotels, real estate developments, rural properties, industrial buildings, for the following purposes:

- › Secured mortgage lending.
- › Determination of the Market Value of real estate assets.
- › Inheritance, division of marital property or dissolution of community property.
- › Accounting or tax purposes.
- › Legal proceedings (expert reports).

Valuation of Rural Properties

In these recent unstable times, rural properties have become a “safe haven” investment.

We have a department specialising in the valuation of rural properties, thanks to our team of agronomists, who work on the ground, offering a perspective that adapts to each geographical area and each use and crop.

Valuations according to RICS Valuation Standards

Financing: Estimate of the value of the collateral complementarily to ECO appraisals.

Determination of value in sale and purchase transactions to get to know the potential risks and factors affecting the final value of the property.

Valuation for accounting, legal and tax purposes to support Fair Value and monitor changes in the value of assets.

Portfolio valuation and Due Diligence to advise on investment/divestment processes, financial projections and different scenarios in the management of the property, as well as the market situation and trends.



Advisory

Real Estate Advisory

> Commercial Due Diligence of Real Estate Assets

Advice on the optimal commercial policy adapted to your strategy.

> Real Estate Strategic Consultancy

Tailor-made advice.
Feasibility studies.
Strategic real estate plans.
Product strategy.

> Urban Development Support Services

Conducting strategic analysis of land portfolios.

> Project Feasibility Studies

Market and demand analysis.
Economic and financial analysis and valuation.

> Technical Due Diligence of Real Estate Assets

Urban planning and legal analysis. Inspection of the property condition. Quantification of investments and repairs.

> Portfolio Due Diligence

Portfolio analysis and segmentation. Investment and divestment operations. Mass valuations (desktop, drive-by, drive-in).

> Cadastral Audits

Study and selection of assets. Detailed reports on each property.

Financial Advisory

> Business Valuation

Professional opinion based on the market value of business or companies.

> Valuation of Goodwill

Present value of a company's super-profits corresponding to its intangible value.

> Valuation of Property Rights

Administrative concessions, surface rights, easements or purchase options.

> **Valuation of Industrial Property Rights**

Valuations related to industrial property, image rights or technology.

> **Support in M&A Transactions**

Advice on accounting for business acquisitions for strategic, tax, financial, legal and forensic purposes.

> **Forensic. Expert Reports**

> **Forensic. Fairness Opinions**

Industrial Advisory

> **Support in Sale & Purchase Processes**

As a basis for negotiation by an independent third party in sale & purchase processes.

> **Support in Refinancing Operations**

As a guarantee and collateral for refinancing operations of large companies and/or debt deferrals with public entities.

> **Valuations for Insurance Purposes**

For optimising the cost of the insurance policy, deciding on the best strategy.

> **Support in the Management of Tangible Assets**

As support in the depreciation policy of tangible assets, as well as inventory and physical-accounting reconciliation of assets.

> **Valuation for Insolvency Proceedings**

For the drafting of the Insolvency Report.





Sustainability

We approach **sustainability advisory with a global ESG vision and a practical focus**, providing cross-cutting advice according to the asset and project under study. We offer Real Estate and Financial ESG advisory.

Real Estate ESG Advisory

> Real Estate Project Due Diligence

Identification of existing ESG aspects and potential improvements to be incorporated into assets under development in the design, construction and renovation phases.

> Carbon Footprint Reports

Evaluation and analysis of GHG emissions in the construction and renovation phases of assets and portfolios according to three scopes - Direct, Indirect and Corporate Value Chain - and proposals for decarbonisation.

> Operational Due Diligence

Analysis of assets and portfolios based on the information collected at technical and operational level regarding their ESG performance indicators, such as energy consumption, GHG emissions, water consumption and waste generation and treatment.

> Environmental Due Diligence

Identification of intrinsic, climate-related and transition risks of existing real estate assets in transaction processes.

> Sustainable Building Certification

Provision of advice to asset operators, managers and holders on the selection and achievement of the most appropriate sustainability seal of approval for their strategy and business characteristics, as part of their ESG policy.

Financial ESG Advisory

> Management Due Diligence

We measure an entity's strategy and leadership, policies and processes, risk management and the participation of all agents involved, based on information collected at the organisational level.

> Environmental Risk Due Diligence

Identification and evaluation of intrinsic, physical, transition, climate-related risks and opportunities in terms of exposure and management of investment and financing of real estate projects.

> Asset Evaluation Reports

We evaluate the ESG performance of assets and portfolios using standard scoring methodologies as a validation tool for project financing.

Energy Certification

> Building Energy Efficiency Certification

This certification promotes the energy efficiency of buildings, using renewable energies to meet their energy needs and to be able to reduce their CO₂ emissions.

> Energy Certification for Green Mortgage Loans

For the accreditation of the emission level of newly built or renovated buildings.

> Reports for the Application of Renovation Grants

Aimed at the application of property renovation grants, which allows the replacement of fossil fuel-based installations with renewable energy installations.

> Energy Audits under Royal Decree 56/2016

Evaluation prior to the installation of systems for the improvement and energy efficiency demanded by a company.





Building Technical Control



Project Monitoring.



Technical control for Decennial Insurance (OCT).



Technical maintenance actions.



After-sales management.



Technical expert reports for building damage.



Technical control for three-year guarantees:
tightness and systems.



Technical & legal formalisation of WIP's: registry
and cadastral regularisation, management of First
Occupation Licence, approval of utility connections.



Health & Safety coordination.



Technical Inspection of Buildings: ITE, IEE.

They Trust Us

Developers and Builders

 aelca AELCA	 AMENABAR AMENABAR	 Asentis ASENTIS	 CULMIA CULMIA	 NORDESTADA GRUPO NORDESTADA	 HANSA URBANA HANSA URBANA
 habitat HABITAT	 hi! HI! REAL ESTATE	 iKasa IKASA	 GRUPO INMOUNO INMOUNO	 landco LANDCOMPANY	 LEVEL LEVEL
 MARINA D'OR MARINA D'OR	 metrovacesa METROVACESA	 Neinor NEINOR	 Núñez i Navarro NUÑEZ Y NAVARRO	 RTV RTV GRUPO INMOBILIARIO	 profusa PROFUSA
 SINGLE HOME SINGLE HOME	 STONEWEG STONEWEG	 sacyr VALLEHERMOSO DIVISIÓN PROMOCIÓN	 vía célere VÍA CÉLERE		

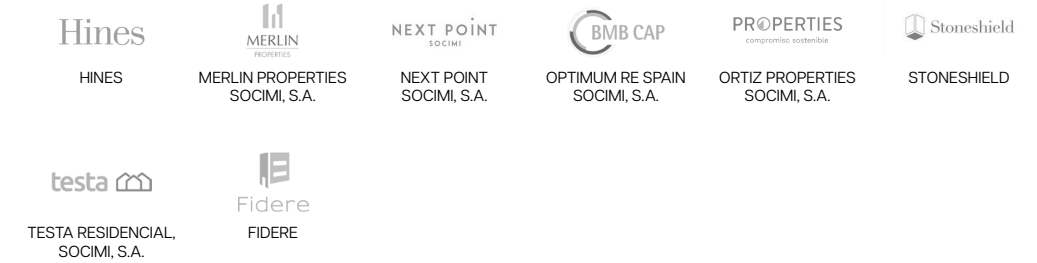
Corporations and Companies

 AIRBUS AIRBUS	 elZinc ASTURIANA DE LAMINADOS	 ALLIED CIGAR CORPORATION ALLIED CIGAR CORPORATION	 avanzalia ENERGIA AVANZALIA	 BDO BDO	 BIMBO BIMBO
 CEPSA CEPSA	 CELSA GROUP GRUPO CELSA	 Grupo Fuertes GRUPO FUERTES	 COSENTINO GRUPO COSENTINO	 GRUPO CUÑADO GRUPO CUÑADO	 ELPOZO GRUPO EL POZO
 IKEA IKEA	 INDITEX INDITEX	 Inmoseguros Servicios Inmobiliarios INMOSEGUROS	 LIDL LIDL	 línea directa LÍNEA DIRECTA	 MERCADONA MERCADONA
 GRUPO NUEVA PESCANOVA NUEVA PESCANOVA	 Telefónica TELEFONICA ESPAÑA	 thyssenkrupp THYSSENKRUPP	 GRUPO INDUCAM GRUPO INDUCAM		

Financial Institutions



Investment Funds / SOCIMI



Servicers



Public Entities



Law Firms







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tecnitasa

» servatas
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tasvalúo
consultoría - valoración - data