



Czech

---

**Choose certainty.  
Add value.**

[www.tuv-sud.cz](http://www.tuv-sud.cz)

# **TÜV SÜD Czech: Your Property Valuation Partner**

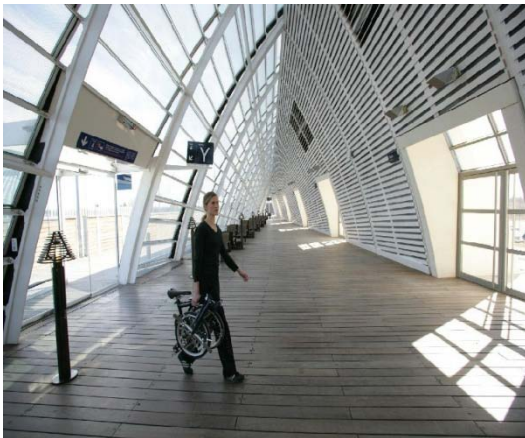
TÜV®

## We provide:



- Valuation and reports determining Market Value ( according to EVS)
- Determination of Mortgage Lending Value (according to BelWertV)
- Risk rating for individual properties in their specific market sector
- Valuations for tax purposes (according to IFRS)
- Review of lease contracts
- Review of purchase contracts
- Feasibility study or assessment of development plan
- Portfolio valuation with analyses
- Due diligence review
- Assessment of technical state of properties
- Czech standard valuation (according to Act 151/1997 Coll. and Executive regulation 460/2009 Coll.)

## Market Value and Valuation Report



### Clients:

- Banks, Investors, Developers, Lawyers, insurance companies, mortgage agents or brokers.

### The report will contain:

- A detailed description of the property and its planning constraints
- A current market analysis of the property in context with the quality and location
- A detailed description of the building (type of construction, services, fit-out, condition with regard to lettings etc.
- An estimate of site value
- An estimate of Depreciated Replacement costs
- A determination of Market Value
- Valuation report extending to approx. 20 pages with comprehensive photographic documentation

## Czech standard valuation



### Clients:

- Financial institutions, Investors, Private individuals and Companies

### Valuation basis:

- Market value
- Administrative value (according to Act 151/1997 Coll.)



### Requirements and regulations of Administrative value:

- Czech authorized expert (Soudní znalec)
- Prepared for taxation purposes (Stamp duty, Gift tax etc.)
- According to Act 151/1997 Coll. and Executive regulation 460/2009 Coll.
- Prescribed structure of the report

## Mortgage Lending Value (MLV) according to BelWertV

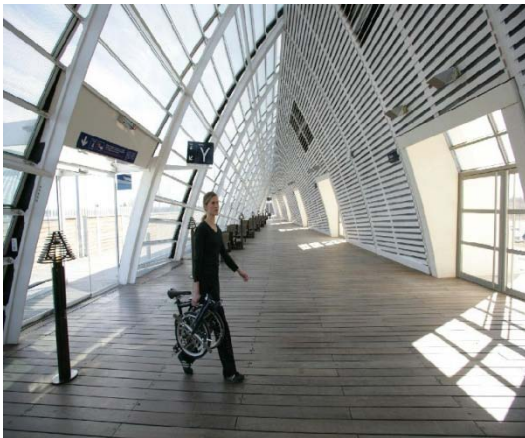


### Clients:

- Banks,
- Investors
- Insurance companies
- German Open-ended Real Estate funds

### Based on:

- § 16 pars. 1 and 2 of German Pfandbrief Act



### Requirements of the BelWertV:

- Longest possible stability of the MLV
- Application of historic, stable value components
- Sustainability of all valuation parameters
- Elimination of all speculative elements
- Clarity and transparency of the assumptions
- Critical review of long-term marketability and alternative use

## Portfolio Analysis



### Clients:

- Companies
- Housing corporations
- Institutional investors
- Property funds

### Advantages:

- Analysis subject to your instruction (geographical location, use, size etc.)
- Clear presentation of client's holdings
- Necessary basis for appropriate asset management,
- Accurate statement of tangible assets in balance sheet
- Assistance to decision making as to purchase, sale or modernization
- Performance matrices and sensitivity analyses
- Performance optimization and risk minimization

## Our Qualification



- Czech Licence deed for property valuation
- Membership in Royal Institution of Chartered Surveyors (RICS)
- Czech authorized expert on property valuation
- Membership in The European Group of Valuers' Associations (TEGoVA)
- Holders of Professional Indemnity Insurance



## What we bring to you?

- 
- A photograph of a modern interior space with large glass windows and a wooden floor. A central light fixture is visible on the left. The image is used as a background for the list of services.
- **Top quality valuation expertise**
  - **Impartial and independent view**
  - **Cost effectiveness**
  - **International and regional representation**
  - **Confidentiality assurance**