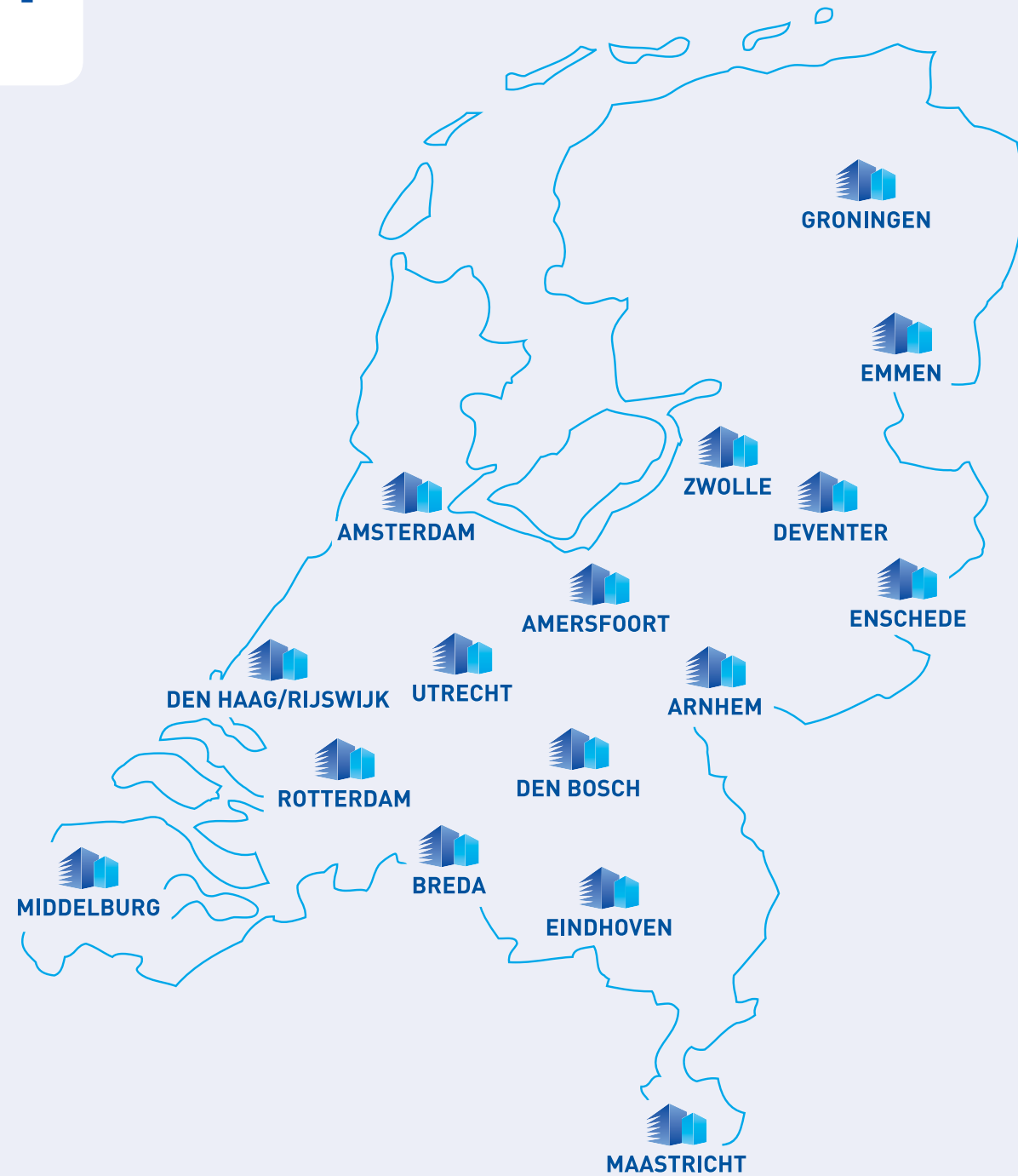




MVGM VASTGOEDTAXATIES

COMMERCIAL VALUATIONS



MVGM PROPERTY VALUATIONS: CLEAR INSIGHT, BETTER CHOICES

- Are you looking for a clear insight into the value of your real estate?
- Do you want more control over your real estate portfolio?
- Do you know what your real estate is performing at the moment?

We can help you with clear advice and thorough valuations, so that you can make the right choices, leading to an optimisation of the financial (and social) yield.

WE KNOW YOUR LOCAL MARKET

With offices throughout the country and more than 35 specialists, we know a lot about the local and regional market situation. This means we know about your local area as well. During our valuation process, we get support from our in-house research department, which has access to an extensive national (GIS) database. This means that we are up-to-speed on national developments as well as the way things are moving in your area.

Each year, we value property worth more than €27 billion, putting us among the top 3 of the largest valuation organisations in the Netherlands. Our specialist (and of course fully-qualified) team also establishes values of around €10 billion every year for the IPD Netherlands Real Estate Index and the IPD Corporation Real Estate Index.



QUALITY

As a company, we are regulated by the RICS and our work complies with the internationally recognised RICS standards, which are IVS compliant. We prepare independent, realistic, consistent and current valuations of your real estate for you. Depending on your objectives, they will comply with the European Valuation Standards (EVS) and the International Financial Reporting Standards (IFRS). Our valuations also meet the guidelines of the Dutch Platform for Valuers and Auditors (Platform Taxateurs en Accountants, PTA) and our valuers are registered in the Dutch Register of Property Valuers (NRVT). The PTA and NRVT vouch for the quality of the valuations and the skills of the valuers.

Our working methods are transparent and our clients can also follow an audit trail of them, as our working processes are certified as ISAE3402 Type II. This allows you to make properly reasoned choices and your reports will comply with current legislation in every respect.

OUR SERVICES

We would like to help you out. Here is a list of all our services:

- Valuations for housing corporations (RJ 645, IPD Corporation Real Estate Index, Dutch Housing Act)
- Valuations relating to care properties
- Commercial valuations
- Valuations for the IPD Real Estate Index
- Operational real estate
- Research & Consultancy

CLEAR INSIGHT INTO THE VALUE OF REAL ESTATE

You will need a clear and reliable valuation report in order to finance or refinance real estate, including your own real estate. Our valuation report is widely accepted and fulfils all the requirements of banks and real estate lenders.

ESTABLISHING THE MARKET VALUE OF COMMERCIAL REAL ESTATE

You can obtain valuations from us for all sorts of property, including:

- Shops;
- Homes (including in leased condition);
- Commercial properties;
- Offices;
- Hotels;
- Petrol stations;
- Catering and entertainment outlets.

CLIENTS

Our clients include many banks and real estate lenders and we are among the top 3 valuation businesses in the Netherlands. Some of our clients are:

- ABN Amro Bank;
- SNS Bank;
- Deutsche Bank;
- ING Bank;
- NIBC;
- Propertize;
- Rabobank/FGH Bank;
- Van Lanschot.



CASE STUDY

HOTEL

MVGM carried out a valuation brief for the owner of a four star hotel in the centre of a medium-sized city. The client (owner occupier) asked us to value the hotel/ restaurant at market value and to provide property consultancy services for a renovation or re-zoning that was being considered. Based on these instructions, MVGM analysed the business's figures over recent years, researched trends in demand for hotel rooms and assessed the opportunities and threats

affecting the property. We then prepared a model for market rental value, using the GOP (Gross Operating Profit) method and applying normalisation figures to assess the current situation. MVGM issued a comprehensive valuation report and followed this up with face-to-face explanations for the client and the lender. Based on the valuation report, we also provided a reasoned opinion in the context of the commercial choices the owner was planning to make.



ALWAYS A SINGLE POINT OF CONTACT

We are delighted to assist you with:

- bespoke reports;
- NRVT proof valuations (within 2 weeks);
- determining the Mortgage Lending Value (MLV).

Capacity is never a problem. We are large enough to let us take on any engagement. At the same time, our approach remains personal and involved. You will always have an account manager, who will be your single point of contact for any questions you may have.

PERSONAL AND INVOLVED

It's good to know that we're a typical Dutch business and that we have specialists in every discipline and every region throughout the Netherlands. We apply a solution-focused approach and set great store by direct and open communication. We perform the valuations you need and give you our support for interpreting the results. Of course, we're always happy to assist you by answering questions and giving you explanations.

WOULD YOU LIKE TO KNOW MORE?

Just get in touch with us so that we can help you.



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