



Valuation: Case History


PHARMA/INDUSTRIAL

| Specify Practice | Pharma/Industrial/ Logistic |
|---|--|
| Location (city, country) | Ticino - CH |
| Investment / value | CHF 30'400'000 |
| Client (ex. FTSE 500 company, manufacturer, investment fund etc.) | Pharma/Industrial/ Logistic |
| Type of valuation | Valuation for Financial Reporting - pharma production, laboratories, warehouse, logistic & offices |
| Image |  |


LOGISTIC/OFFICES

| Specify Practice | Logistic/Laboratories/Offices |
|---|--|
| Location (city, country) | Canton Neuchâtel - Chaux de Fonds, Watch valley - CH |
| Investment / value | CHF 23'400'000 |
| Client (ex. FTSE 500 company, manufacturer, investment fund etc.) | Corporate |
| Type of valuation | Fair value for Financial Reporting IFRS - offices and laboratories, watches production |
| Image |  |


PORTFOLIO OFFICES BANK

| Specify Practice | Offices/bank |
|---|---|
| Location (city, country) | Switzerland many cities |
| Investment / value | CHF 330'000'000 |
| Client (ex. FTSE 500 company, manufacturer, investment fund etc.) | Bank |
| Type of valuation | Portfolio valuation for financial reporting IFRS. Compliance and audit company. Portfolio Bank offices and headquarters situated in many cities of Switzerland and Luxemburg. Special assumptions and sensitive analysis. |
| Image |  |


HOTEL & HOSPITALITY

| Specify Practice | Hotel - hospitality |
|---|--|
| Location (city, country) | Ticino CH |
| Investment / value | CHF 47'200'000 |
| Client (ex. FTSE 500 company, manufacturer, investment fund etc.) | Hotel & resort - hospitality |
| Type of valuation | Market value and analysis for renovation and reposition on the market. Spa centre, swimming pool, restaurants, hotel room and residential apartment. |
| Image |  |

LAND & DEVELOPMENT

| Specify Practice | Land & Development |
|---|--|
| Location (city, country) | Canton Ticino - CH |
| Investment / value | CHF 30'200'000 |
| Client (ex. FTSE 500 company, manufacturer, investment fund etc.) | Institutional |
| Type of valuation | Development project/ district with a mix destinations: residential, offices, hotel, commercial, retail food, fitness, and parking. |
| Image |  |

SPORTING CENTER

| Specify Practice | Sporting center |
|---|--|
| Location (city, country) | Ticino - CH |
| Investment / value | CHF 6'000'000 |
| Client (ex. FTSE 500 company, manufacturer, investment fund etc.) | Institutional |
| Type of valuation | Market value - Sporting center with tennis, swimming pool, bar and recreative spaces. Market value and special assumption for potential value. Area 20'500 m2. |
| Image |  |