



VALUE4REAL

Project Management & Engineering



# TECHNICAL DUE DILIGENCE

# Technical Due Diligence...

We are local players with global mindset...

Our technical due diligence service results in a condition monitoring report, supporting green and brownfield investments, renovations and acquisitions, which is a comprehensive technical inspection of the condition of the properties, buildings and their surroundings, supplemented by diagnostics if necessary. It includes an assessment of compliance with the legal framework in force for the site or facility in question, as well as the identification and determination of the technical conditions relevant to the value of the property.

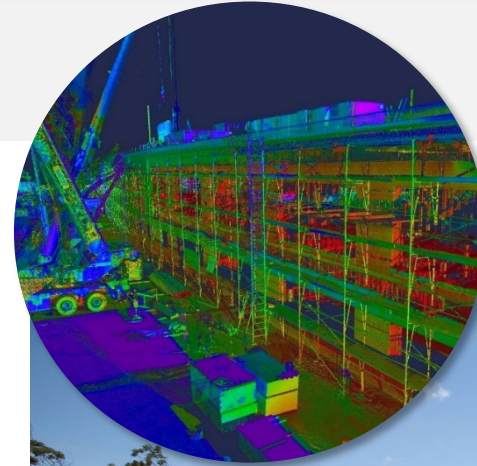


- Evaluation or compilation, sorting, listing of electronic technical data rooms, assessing or cataloguing, sorting of printed documentations where necessary, identification and reporting of documentation gaps (permits, plan packages, technical documentations, etc.).
- In the case of greenfield investments, inspecting the road and utility networks connected to the properties, performing environmental site and laboratory inspections, examining the legal and regulatory environment for construction, and documenting all these inspections.
- In the event of a brownfield project, a comprehensive renovation or reconstruction, technical condition inspection of all sections of the facilities and buildings on the properties, examination of the road and utility networks connected to the properties, identification of utility capacities and tied utility capacities, environmental site and laboratory inspections, examination of the legal and regulatory environment for construction, documentation of all these inspections.

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- Technical risk analysis (Red Flag Report).
- Investigation of the explosive objects disposal and archaeological environment, preparation and execution of relevant tasks.
- Preparation of expert opinions.
- Preparing traditional geodetic and 3D Scan surveys and soil mechanics inspections.
- Determination of the expected cost of investment, development and improvement (CAPEX plan), containing a description of the errors detected by sections, with a ranking of risk factors.



- Preparation of development or renovation schedules.
- Technical support and representation of our clients in negotiations related to acquisitions, advisory services, in addition to providing expert support in all fields, and carrying out expert opinions.
- Preparing conceptual designs, taking into account sustainability aspects.
- Property conversions, reclassifications, changes of branch of cultivation, implementation of subdivisions and mergers.
- Carrying out urban planning, land registry and other procedures.



The uncertain gas supply conditions justify a review of the energy performance of existing buildings in order to allow for consumption reducing solutions that are coherent with the building's characteristics. The feasibility study contains short/medium/long term CAPEX and OPEX improvement options.

## Aims:

- › Reduction of gas consumption
- › Management of power outages
- › Optimisation of energy consumption

## The Energy Due Diligence focuses on the following inspections to help prepare for the decision:

- › Waste heat map analysis
- › Energy distribution examination
- › Mechanical systems review
- › Energy management analysis



We provide carbon-neutral counselling, including:

- › Developing a carbon-neutral building strategy for embodied/infiltration, operational and/or whole-life carbon emissions
- › Conducting carbon-neutral studies focusing on the carbon neutrality requirements of well-known sustainability building certificates (e.g. BREEM or LEED)
- › Production of life-cycle analyses
- › CO<sub>2</sub> offset counselling



# Main references...

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SECTOR	PROJECT	SERVICES	SIZE (sqm)	CLIENT	YEAR	LOCATION
Ipar / Logisztika	Logistic Center	TDD	9.000	BudafokOne	2021 Q1	Budapest-XXII.
Ipar / Logisztika	Logistic Center	LDD, QS	20.000	Panattoni	2021 Q4	Törökbálint
Ipar / Logisztika	WestGatePark	TDD	20.000	BigGeorge	2021 Q2	Törökbálint
Ipar / Logisztika	Logistic Center	D, PRE-TDD, LDD	75.000	Panattoni	2021	Herceghalom
Ipar / Logisztika	Logistic Center	PRE-TDD	126.000	Centermodul-5	2021	Ecser
Ipar / Logisztika	Multifunctional development	D, PRE-TDD, LDD	17.280	Confidential	2022	Érd
Ipar / Logisztika	Industry development	PRE-TDD, TDD, LDD	16.000	Confidential	2022	Érd
Ipar / Logisztika	Xylem-II	D, TDD	6.000	Xylem Water Solutions	2019	Cegléd
Ipar / Logisztika	Industry development	D, PRE-TDD	120.000	Confidential	2021	Gyál
Ipar / Logisztika	Industry development	D, PRE-TDD	58.000	Confidential	2021	Budapest-XVIII.
Ipar / Logisztika	Industry development	LDD, QS	80.000	Confidential	2021 Q4	Göd
Ipar / Logisztika	Leisure Vehicle Factory	D, QS, TDD	28.000	Knaus Tabbert	2021 Q3-Q4	Nagyoroszi
Ipar / Logisztika	Industry development	LDD	76.000	Confidential	2022	Mosonmagyaróvár
Ipar / Logisztika	Industry development	D, PRE-TDD	332.590	Confidential	2022	Gyömrő
Ipar / Logisztika	Industry development	D, PRE-TDD	34.500	Confidential	2022	Törökbálint
Ipar / Logisztika	Industry development	D, PRE-TDD	14.300	Confidential	2022	Budaörs
Ipar / Logisztika	Industry development	D, PRE-TDD	73.300	Confidential	2022	Kecskemét
Ipar / Logisztika	Carbon neutral Strategy, BREEAM management	TDD	11.370	Prologis	2022	Szigetszentmiklós

PM = Project Management / Technical Services | D = Design | TC = Technical Control | LDD = Land Due Diligence | TDD = Technical Due Diligence | BRM = Building Research Method | QS = Cost Management



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SECTOR	PROJECT	SERVICES	SIZE (sqm)	CLIENT	YEAR	LOCATION
Iroda	Krisztina Palace	TDD	17.400	Erste Alapkezelő	2017	Budapest-XII.
Iroda	Office Fit-Out Projects	TDD, PM	2.000	CA Immo	2018	Budapest
Iroda	Terrapark Office	TDD	6.000	Sunyside Real Estate Investments Kft.	2018	Budaörs
Iroda	Antares Office Building Reconstruction	PM, TDD, TC	9.400	Futureal	2020	Warsaw (PL)
Iroda	Kinnarps Office	TDD, BRM	9.000	Biggeorge	2022	Budapest-XIII.
Vendéglátás	Andrássy 21 – Heritage Building Reconstruction	D, PM, TDD	8.750	EDITUS	2018	Budapest-V
Vendéglátás	Puro Hotel Budapest	TDD, QS	16.500	Puro Hotel	2021 Q3	Budapest
Vendéglátás	KFC Restaurants	PM, TDD	300	AmRest	2014	All over in Hungary
Kereskedelem	Electric Powerboat Factory	D, PRE-TDD	1.200	Confidential	2022	Polgárdi
Kereskedelem	Impact study on gas exposure for Hypermarkets	EDD	14 hypermarket	Adventum International	2022	All over in Hungary

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