

EUROPEAN

VALUATION



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Comprehensive coverage of real estate markets at global, national and regional levels combined with local market intelligence.

Savills has over 400 valuation experts across more than 80 offices in 22 European countries. These are all supported by central resources that ensure we deliver a fully integrated and consistent service offering with a holistic market understanding. Our market leading research, data and insight teams take a forward looking approach that draws on our experiences across all jurisdictions and real estate sectors.

We are a truly multi-disciplinary practice covering the commercial, residential, specialist and rural property sectors. With specialists in development, healthcare, leisure, hotels and student accommodation in addition to traditional sectors, we provide current, market focused real estate advice of the highest quality.

In constantly changing market dynamics, we adopt a flexible model by investing in the best people, adopting new technology and embracing new ideas. At the heart of our offer is an entrepreneurial and commercial approach based on strong relationships with our clients. We pride ourselves on providing a bespoke, best-in-class service with experienced people using innovative tools.

Savills European Valuation team advises some of the largest and most active companies in Europe. Our valuation professionals are technically strong, experienced surveyors who are supported by Savills award-winning investment and agency departments as well as the highly respected Savills research department.



OVER
400 RICS
REGISTERED VALUERS



OVER
25,000 assets
VALUED IN 2020



OVER
200
REGULAR CLIENTS



OVER
15
PAN-EUROPEAN FUND APPOINTMENTS

RESEARCH DATA & INSIGHT

Savills Research consists of 60 dedicated researchers across Europe to provide analysis and insight at a pan regional, national and local level to forecast market trends and growth opportunities.

This provides our valuation teams across Europe with the most up-to-date data to provide current, market focused advice of the highest quality when valuing assets.

The team produces both market reports and thought leadership outlooks, as well as bespoke consultancy and market intelligence for clients.



Oxford Economics forecast Euro Area GDP Growth to rebound by 4.2% in 2021, from -6.8% during 2020.



Average European office vacancy rates increased by 170 bps to 7.1% in the 12 months to Q1 2021, although core vacancy rates still remain low across Berlin (2.1%), Munich (3.5%) and Paris CBD (3.7%).



European logistics prime rents have increased by an average of 2% over the 12 months to Q1 2021.



Western Europe's online retail sales accounted for 15% of all retail sales in 2020, up from 11% during 2019, due to lockdown restrictions.



Savills forecast 2021 European investment transaction volumes to reach levels in line with 2020, but still 10% below the five year average.



Although prime shopping centre yields in most markets are likely to further correct by up to 25bps by the end of 2021, we may see some exceptions for best in class assets in affluent cities.



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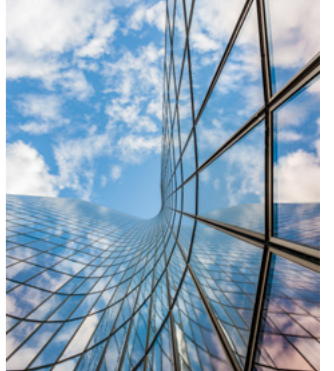


OUR SERVICES

LOAN SECURITY

FINANCIAL ACCOUNTING

PORTFOLIO VALUATIONS



DEBT ADVISORY/
LOAN WORKOUT
ADVICE

NON-
PERFORMING
LOAN SALES



MORTGAGE
LENDING VALUES
(HYPZERT)

ACQUISITIONS
AND DISPOSALS

ECO VALUATIONS
(TASACIÓN ECO)

LEASEHOLD ENFRANCHISEMENT

EXPERT WITNESS



STOCK
EXCHANGE
VALUATIONS

LITIGATION



MATRIMONIAL/
MEDIATION

RETROSPECTIVE
VALUATIONS

TRUST & TAX



Our experience with the Savills Valuation Team has been a very positive one - their professional approach, attention to detail, enthusiasm, problem solving and regular communication has delivered a first class service to us.

Scott Colley
Acquisitions Manager, Kennedy Wilson

SECTOR COVERAGE

Our familiarity with local valuations methods, reflecting the way that properties are appraised in their respective countries, combined with our experience in undertaking standardisation of methodology for cross-border portfolios, means that we are skilled in developing and managing the processes needed to ensure consistency across a portfolio.



COMMERCIAL

- Retail – shopping centres, high street, retail warehousing, factory outlet centres
- Offices to include serviced offices and co-working
- Business parks
- Multi-let and single let industrial
- Logistics
- Hotels & serviced apartments
- Healthcare
- Leisure
- Portfolios







RESIDENTIAL

- Multifamily, private rented sector (PRS) and build to rent (BTR)
- Student accommodation
- Residential investment portfolios
- Houses and flats
- Country houses
- Residential development
- Development land

VALUATION MARKET COVERAGE



OUR CLIENTS

DOMESTIC AND INTERNATIONAL BANKS	INVESTMENT BANKS	INSURANCE COMPANIES	PROPERTY FUNDS
	TRUSTS	DEBT FUNDS	
MEZZANINE FINANCE PROVIDERS		REITS AND SOCIMIS	
FINANCIAL INSTITUTIONS		PRIVATE EQUITY INVESTORS	
DEVELOPERS	CORPORATE PROPERTY OWNERS	PRIVATE INVESTORS AND HNWIS	HOMEOWNERS, FARMERS, BUSINESSES
	LISTED AND UNLISTED PROPERTY COMPANIES		
TAX ACCOUNTANTS		CHARITIES	
SOLICITOR		GOVERNMENT AGENCIES	

INNOVATION TECHNICAL CAPABILITIES

Powerful innovative software to manage your portfolio.

Portfolio Cockpit is an interactive and easy to use online tool to help you visualise, manage and extract more value from your real estate portfolio. We are the only firm to have developed a tool as sophisticated as this.

Portfolio Cockpit is accessed directly through a secure website, and our team of dedicated IT professionals will configure the data and analysis in any format you require.

Portfolio Cockpit has a number of different tools, including:

- Map Viewer
- Property Summary
- Valuation History

Portfolio Cockpit is:

- Free** - no additional cost to you
- 24 hour** - with mobile connectivity to view your portfolio on the go
- Unlimited** - no cap on number of users
- Controllable** - restrict access to sensitive data to suit your access needs
- Easy to use** - intuitive and user friendly interface makes insight easy.



VALUATION BEST PRACTICE

Savills takes Best Practice seriously. We have European and UK Best Practice Boards that are responsible for setting, monitoring and ensuring compliance with valuation best practice policies and procedures.

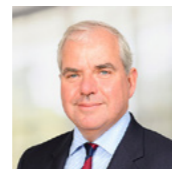
The European Best Practice Board meets twice each year, with regular calls in between, and all valuers must act accordingly to any new requirements set out.

All valuation files must include a file checklist to ensure compliance with the Savills Principles and Procedures document which covers valuation at country level. The checklist must be signed by one of the signatories at completion of the instruction. All electronic files are separate from the remainder of the business limiting access to confidential information.

Our valuation service is based upon robust and transparent processes which satisfy compliance requirements and ensures that deadlines are always met. We pride ourselves on the quality of service we provide which we believe sets us apart from our competitors.

Our intention is not to replicate the approach of the dominant fund valuers. Instead, we offer a more bespoke, personalised service - working to forge close, long-term partnerships between our clients and our experienced Director-led teams around Europe.

To ensure compliance with the procedures, we have twice yearly file reviews as well as our own internal audit procedures, supplementing those of the RICS. All of the above is ultimately overseen by our Group Head of Valuation Best Practice, Patrick Hill, who in turn reports to the PLC audit committee. Patrick is responsible for overseeing the processes in place across Europe and that all valuations are undertaken in accordance with the professional standards required by all relevant regulatory bodies.



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