



CREDENCE & Co.

BETTER KNOWLEDGE TO TRUE VALUE.

Company Profile.

Table of Contents.

- 3 About us
- 4 Company statement
- 5 Our services
- 6 Valuation Services
- 12 Consultancy & Advisory
- 16 The Team
- 17 Who We Work With
- 18 Credentials
- 20 Contact us

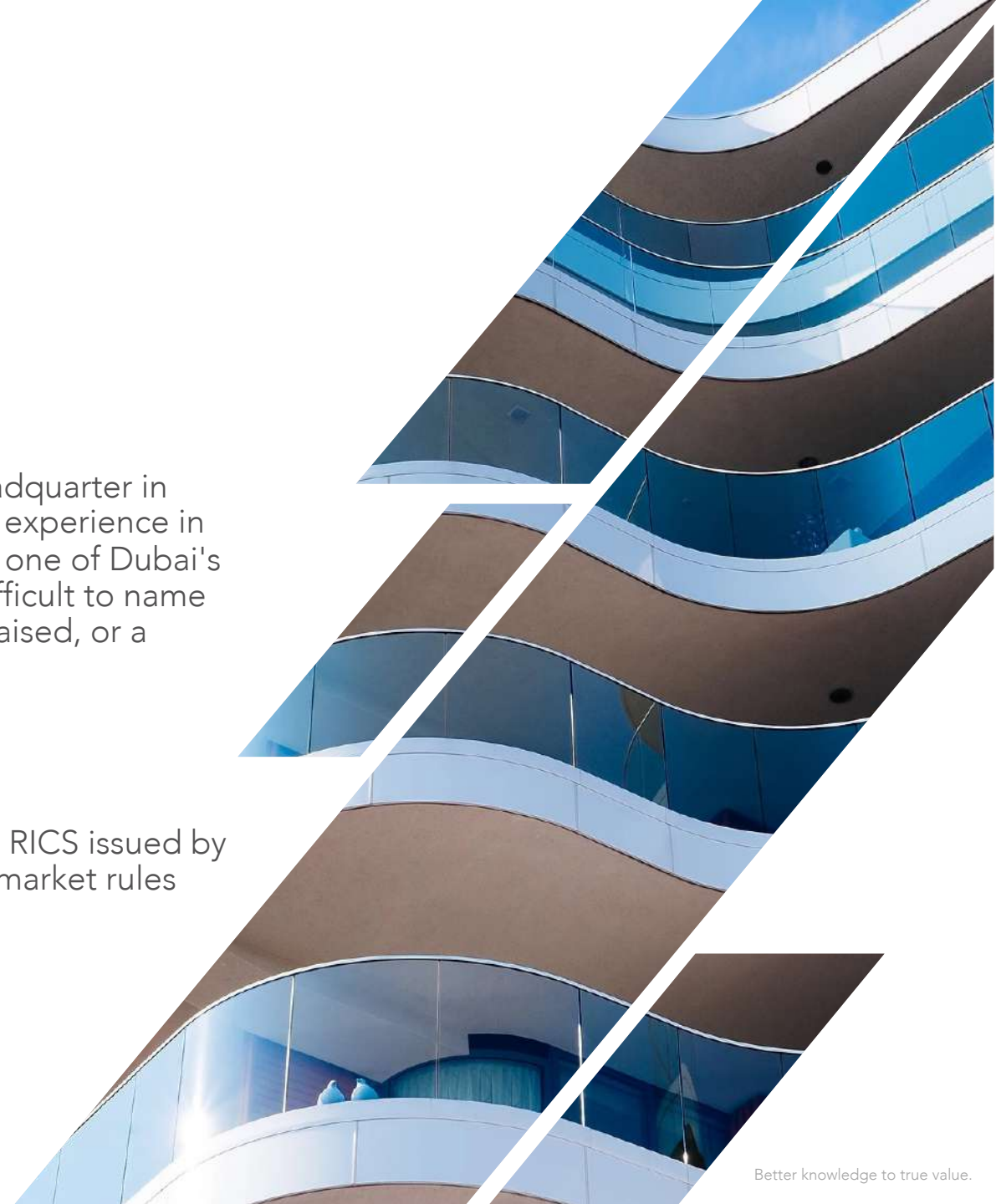
About Us.

Total Property & Business Solutions Company.

Credence & Co. a leading UAE valuation and business advisory firm. Headquarter in Dubai and a branch office in Abu Dhabi. Credence & Co. offers in-depth experience in real estate property and enterprise and assets valuation services. We are one of Dubai's leading, most experienced and dedicated appraisal firms. It would be difficult to name an industry that we have not served, an asset category we have not appraised, or a valuation service we have not provided.

A broad examination and assessment advisory.

We take all the necessary measures and carry our valuation following the RICS issued by the royal institution of chartered surveyors. Consideration of the current market rules within Dubai.



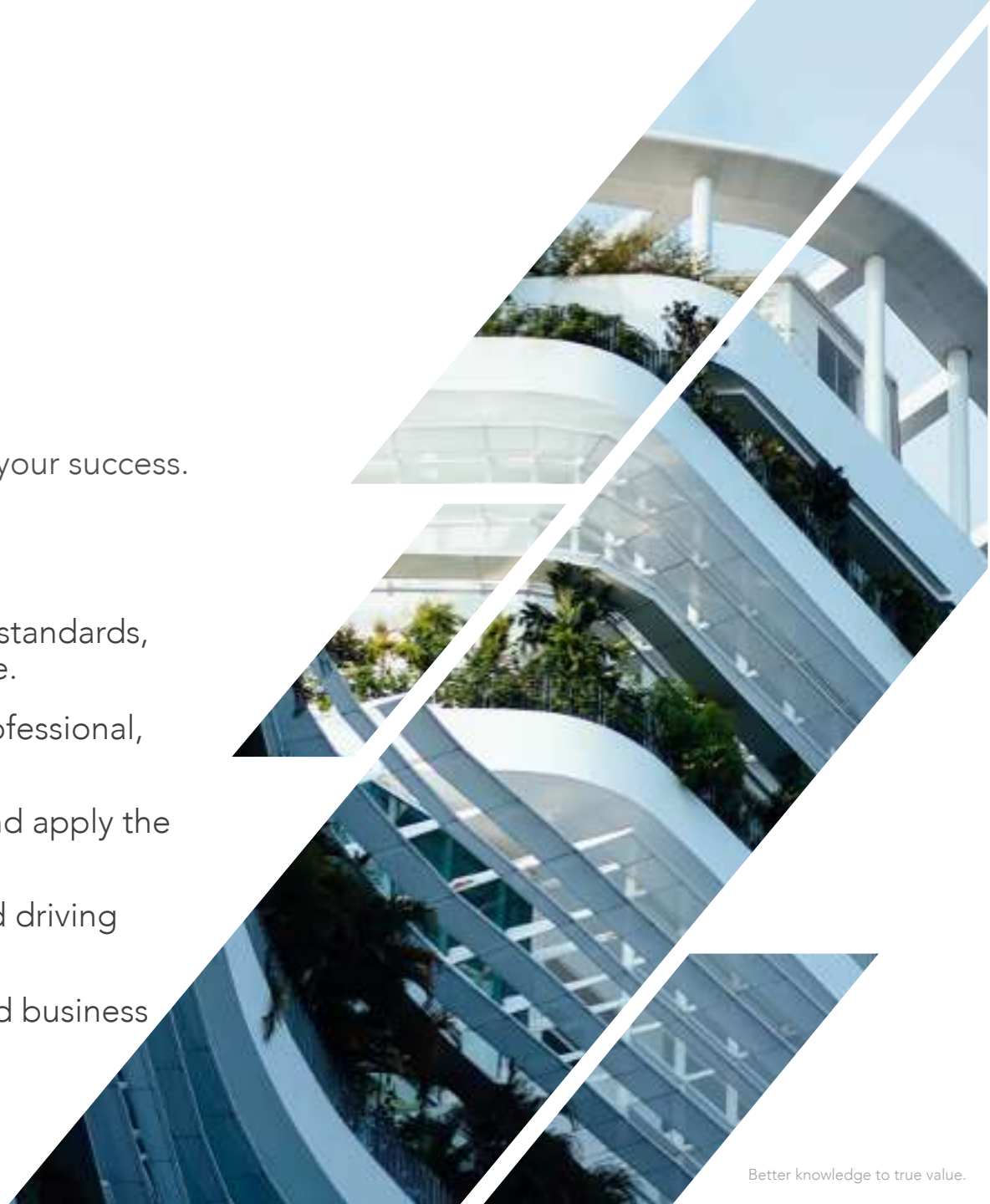
Company Statement.

OUR VISION: To be the most trusted business advisor in UAE.

OUR MISSION: Is to add value to your business and contribute to your success.

OUR CORE VALUES

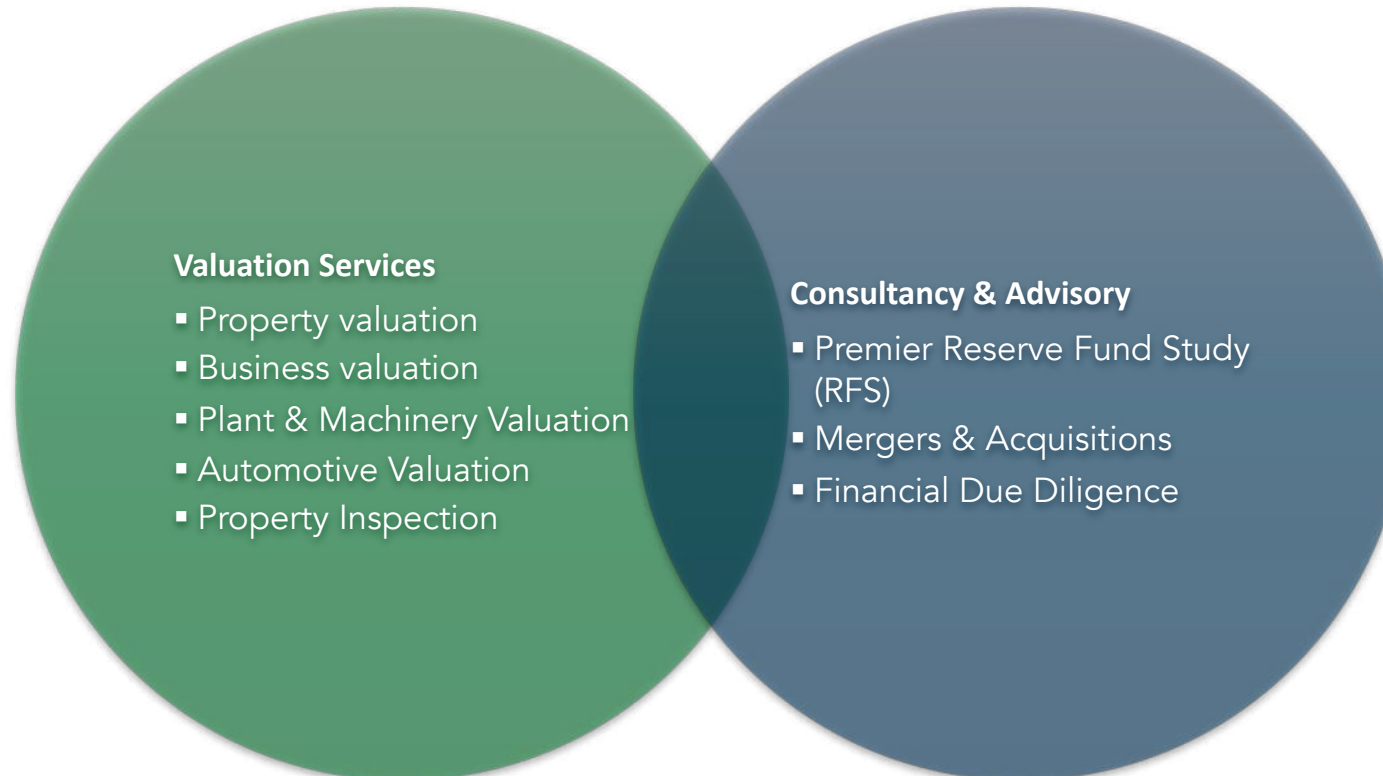
- Integrity: We perform what we promise with the highest professional standards, providing sound advice and rigorously maintaining our independence.
- Knowledge: We engage with the best-in-class expertise to ensure professional, accurate and high-quality service.
- Consistent: We continuously regard the current market tendencies and apply the most acceptable practices to our assignments.
- Commitment: We will always pledge and commit to adding value and driving sustainability to our customers.
- Confident: We seek to patronize and strengthen our stature as trusted business advisors in which businesses are assured of the outcomes.



Our Services.

Premiere valuation, consultancy and specialized services.

- At Credence & Co., we blend leading international expertise with commitment, confidence, and consistency. As a result, we distinguish ourselves as a reliable valuation and business advisory firm with a team of internationally certified property and assets valuers and surveyors. We thoroughly comprehend the specifics of your business and assess all the elements for any given valuation.





CREDENCE & Co.

BETTER KNOWLEDGE TO TRUE VALUE.

Valuation Services.

Real estate property valuation

Together we reach the goal.

- Buying your house is one of the major decisions of life. The decision should be based on informative market data and in-depth knowledge of market dynamics. Typically, such information is not available for the buyers. Therefore, it is always advisable to hire an expert who has the necessary expertise to advise you on making the right decisions. With our team of locally licensed and internationally qualified real estate valuation experts, we help you by providing you with accurate valuation to help you make this decision.
- We conduct all kinds of Real Estate Valuations handled by a qualified team of experts following international standards and accepted market practices. Our team is licensed by Dubai Land Department, Abu Dhabi Municipality and has certified qualifications from the Royal Institute Of Chartered Surveyors. The UK follows the local guidelines and international standards to conduct the valuations. Our team can handle all kinds of real estate assets ranging from small apartments to huge portfolios.
- Our clientele includes local and international banks, financial institutes, real estate developers, family funds, and individual customers.
- Our real estate valuation covers
 - Residential apartments and villas
 - Retail Units
 - Commercial Offices
 - All types of vacant lands
 - Residential and Commercial Buildings
 - Hotels and Resorts
 - Industrial Warehouses
 - Malls and Shopping Complexes
 - Medical Facilities
 - Educational Institutes



Business valuation

Business valuation services from the most prominent experts.

- Our team of professionals allocates adequate time to understand the specifics of your business and assess all the factors unique to both the company and the current valuation, which may affect the outcome.
- It is critical to understand how your business creates value, its strategic positioning, and the transaction landscape around you. As experts in our field, we comprehend these matters and translate them into value-added opinions for your worth.
- We thoroughly understand which valuation methods to apply, when and why. We do not default to a standard methodology. Every engagement and business we speak with is unique, and we make sure that the method used is appropriate to the purpose of the valuation and the context.
- At any one time, our team are working on multiple valuation projects. This brings significant experience and expertise. We augment this with leading data sources. In addition to the usual sources that valuers of unquoted businesses turn to, we subscribe to 4 high-quality databases that provide transaction data. Combined, this means we have the expertise and insight to create informed opinions and judgments on company valuation.

Plant & Machinery valuation

valuation process which determines the economic value of your assets.

- Credence & Co offers specialist services related to the valuation of various plant, machinery & equipment assets across the Middle East.
- We cover them all, whether related to logistics, engineering, construction equipment, industrial or processing plants.
- Our wealth of experience, knowledge, expertise and significant valuation resources, including access to comprehensive databases, historical data sources and tools, help us provide you with an expert opinion of value for all types of industrial assets.
- Clients value our technical knowledge and specialist advice. Whether for financial reporting, insurance, corporate transactions or pre-sale advice, we have the depth of expertise to help you make informed decisions.



Automotive valuation

Valuation That Will Make Things Simpler for You.

- We have a team of experts with over six years of experience evaluating vehicles and heavy equipment. We have experts who can value light transport vehicles, buses, trucks, heavy equipment, sea vessels, aircraft and specialized transport vehicles.

Why us for your valuation requirements?

- Local and international team knowledge and capabilities
- Local team of the royal institution of chartered surveyors (RICS) registered valuers,
- Advanced discounted cashflow (DCF) modelling skills
- Industrial quality review and reporting
- Diverse and in-depth industry experience across different sectors
- Enlisted on the Dubai Land Department / RERA and major institutions, fund managers and banks



Property Snagging & Inspection

State-of-the-art technology.

- We conduct property snagging and inspection services to build assurance that the property is handed over flawlessly. With our team of professional engineers who are certified inspectors from the International Association of Certified Home Inspectors (InterNACHI), we can conduct unprejudiced property inspections using the best tools and state-of-the-art technology.
- Whether its a pre-handover, resale or defects examination, the scope of our inspection will cover a detailed physical inspection of the building :
 - In-depth details of the condition of the buildings covering all aspects of civil and MEP, and HVAC.
 - Detailed assessment of structural integrity and strength of the building; To validate that the buildings are in good condition and assess the remaining useful life from a structural point of view.
 - Determination of the remaining useful life of the building
 - Conclusion on how long the building can sustain operations without any major repairs or maintenance.
 - Sharing Extracts from Studies regarding the useful life of buildings and structures carried out by Reputable International Organizations.
 - Sharing Extracts regarding the remaining useful life of buildings and structures from previous similar assignments taken up by the valuer.





CREDENCE & Co.

BETTER KNOWLEDGE TO TRUE VALUE.

Consultancy & Advisory.

Reserve Fund & Cost Consultancy Study

Gain the desired growth with the Strategic mergers and acquisitions levers.

Reserve Fund Study consists of two parts: the Physical Analysis and the Financial Analysis:

Our methodology:

- Fully Funded Model
- Baseline Funded Model
- Threshold Funded Model
- Unfunded & Special Assessment Model
- Hybrid Model

Our RFS report will provides recommendations on planning for long-term funding, and and on the extent to which the Management will set aside funds on a regular basis for non-annual maintenance requirements.

- The RFS report shall also include the following recommendations:
- Estimation and explanation of reserve deficits;
- Recommendations for reserve contributions;
- Recommendations for special assessments and timing (if applicable);
- The Management's Reserve funding goal and plan.

Mergers & Acquisitions

Premier Reserve Fund Study (RFS) Services.

- Acquisitions play a fundamental role in any company's strategy when it improves shareholder's value. Our experience includes the conduct of necessary due diligence and post-merger integration services.

- At Credence & CO., We assist companies with mergers, acquisitions, and divestitures.
- Organizational Readiness – preparing the organization for a transaction.
- Buyer Advisory – identifying, evaluating, valuing, negotiating, financing and closing acquisition targets
- Due Diligence – financial and operations assessments to provide early visibility to hidden synergies, opportunities, and risks
- Business Integration – to fully achieve and exceed expected value from identified opportunities and ensure efficient transition and integration
- Seller Advisory – the seller's exclusive financial advisor for divesting a company, division, product line, or plant



Financial due diligence

Obtain accurate due diligence reports to make informative fact-based decisions on the business.

- Planning to engage in a business relationship without awareness of its past and present dealings is a risk that might reverse back to you and result in significant regulatory, reputational risk or non-compliance dangers.
- 
- Institutions are shifting to insights-driven due diligence, which focuses more on data gathering, that can identify critical issues that might link to sanction exposure, corruption, tax misuse, money laundering, financial crimes and in some cases, non-financial crimes (e.g., ESG, corporate governance, etc).
 - At Credence & Co., we leverage years of research and analytics expertise to deliver customized due diligence reports that address your specific needs for managing third-party risks.

The Team

With Over 15 Years of Experience, Our Team has the Knowledge and Expertise to Ensure Professional, Accurate, High-Quality Service.

- We are offering a comprehensive appraisal and inspection advisory to clients. All measurements are carried out following the RICS Property Measurement Professional Statement 2nd Edition issued by the Royal institution of chartered surveyors. In addition, we constantly consider the current market trends and apply best practices in the United Arab Emirates.
- With a team of internationally certified and registered valuer members, the Royal Institute of Chartered Surveyors and the Dubai real estate regulation authority (RERA), we can conduct property valuations across the Emirates and all GCC Countries.

Our team members are internationally certified and registered valuers of the Royal Institute of Chartered Surveyors and Dubai real estate regulation authority (RERA). A reliable qualified team to conduct property valuations across the UAE. Our offering is a broad assessment and evaluation advisory to you.

With a team of experts, we take the time to comprehend the specifics of your business and assess all the elements unique to the company and the current valuation.

You will notice how we focus on providing precisely exemplary service for you and your business—a service tailored precisely to your needs.

Who We Work With.

We offer our valuation and financial advisory services to a broad range of clientele with business requirements in valuation of properties, plant & machinery and business assets or transactional services.

Some of our clients:



Knowledge That Can Serve Your Needs

- We are offering a broad appraisal and inspection advisory to clients. All measurements are carried out following the RICS Property Measurement Professional Statement 2nd Edition as issued by the Royal institution of chartered surveyors. We constantly consider the current market trends and apply best practices in the United Arab Emirates.
- With a team of internationally certified and registered valuer members, the Royal Institute of Chartered Surveyor and Dubai real estate regulation authority (RERA), we can conduct property valuations across the Emirates and all GCC countries.

Our Credentials.



Knowledge That Can Serve Your Needs

- We are offering a broad appraisal and inspection advisory to clients. All measurements are carried out following the RICS Property Measurement Professional Statement 2nd Edition as issued by the Royal institution of chartered surveyors. We constantly consider the current market trends and apply best practices in the United Arab Emirates.
- With a team of internationally certified and registered valuer members, the Royal Institute of Chartered Surveyor and Dubai real estate regulation authority (RERA), we can conduct property valuations across the Emirates and all GCC countries. Countries.

Contact Us.

Head Office

The One Tower, office 22, Sheikh Zayed Rd., Al Barsha

Office: +971 (4) 8790 747

Mobile: +971 (58) 985 5344

Email: info@cnco.ae

Website: www.cnco.ae

P. O. Box 390114, Dubai, UAE

Abu Dhabi

4th floor, Office: 403, Building C29 - Ammar Bin Yasir Street,
Khalifa Park - Al Muntazah Office: +971 (2) 6416 751

Cell: +971 (50) 333 4684

Email: info@cnco.ae

P. O. Box 6533, Abu Dhabi, UAE

CREDENCE & Co.

BETTER KNOWLEDGE TO TRUE VALUE.