

Colliers Halifax

Real Estate Valuation

Comprehensive appraisal services

Real estate markets are dynamic and constantly changing. Colliers Halifax Valuation services combine sophisticated analytical methods with an intimate knowledge of local real estate.

In addition to technical expertise, we pride ourselves on our independence, integrity, and objectivity while strictly adhering to the highest professional standards. Colliers Halifax is a member of the Japanese Association for Real Estate Appraisal, which is in turn a member of the International Valuation Standards Committee.

We strive to meet client expectations on both quality and turnaround time. Through diligent project and process management, we have achieved a track record of timely reporting while maintaining valuation quality at the highest international standards.

Certified Appraisal

The Certified Appraisal determines real estate market value through systematic, detailed analysis. A physical inspection of the property is conducted as well as confirmation of titles and claims to rights. Relevant market data is methodically collected and analyzed. The final appraisal report prepared through these processes clarifies physical condition and legal/regulatory issues that may have a material impact on the value of the property.

Opinion of Value

The Opinion of Value report estimates property value in a less formal and more streamlined format. This type of report is useful under a variety of circumstances such as for clients who are in a preliminary stage of due diligence, are familiar with the subject property, or for other reasons do not require full appraisals.

Common applications

- Strategic investment review
- Negotiations over purchase, sale, or lease terms
- Due diligence for liquidation or securitization
- Verification of transactions with group companies, M&A, taxation approval for asset contribution
- Accounting /Asset value review including compliance with mark-to-market accounting standards
- Collateral value review

Colliers Halifax has appraised over ¥120 billion in commercial, residential, and industrial properties nationwide in the past 3 years alone.

What sets Colliers Halifax apart...

■ Full-service real estate firm

As a full-service real estate firm, our valuation team is able to leverage a significant track record of continuous activity in the areas of real estate Transaction Management, Development, Investment Advisory, and Asset Management. In contrast to appraisal firms dedicated solely to real estate valuation, the multi-functional expertise of Colliers Halifax enables us to produce in a timely manner appraisal reports that closely reflect actual market conditions.

■ Market intelligence

Our depth and breadth of experience in Leasing and Investment transactions, as well as a significant track record of Development, Asset Management, and Property Management, allows us to leverage superior market intelligence and enhances the accuracy and relevancy of our valuations.

■ Extensive track record

Colliers Halifax real estate valuation track record spans more than 10 years and has been very well received by clients including numerous global Fortune 1000 corporations and financial institutions. Working from offices in Tokyo and Osaka, we are continuously active throughout Japan evaluating properties across real estate sectors including commercial, residential, mixed-use and industrial properties of all types.

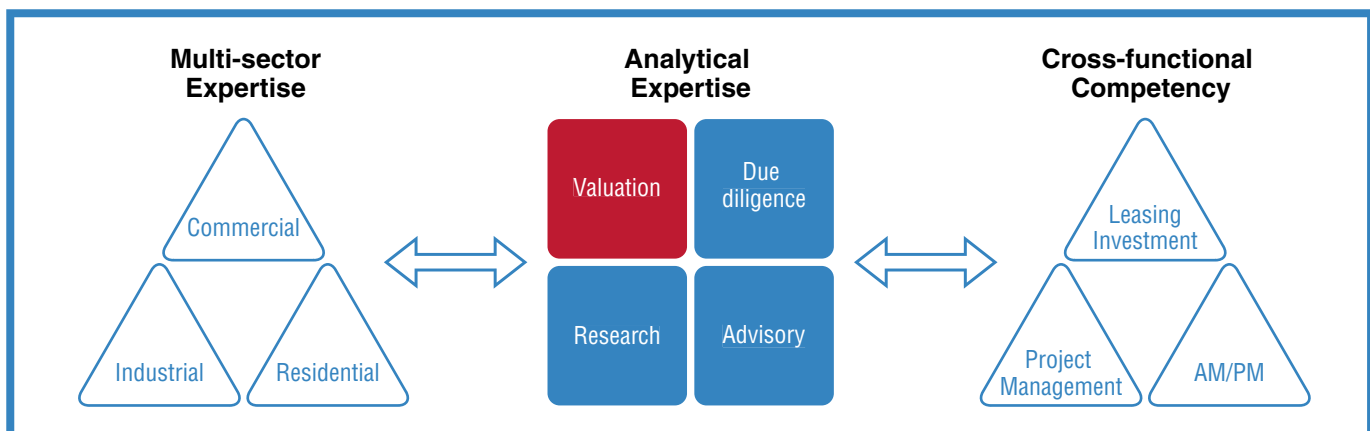
■ Uncompromising service quality

We take seriously our responsibility to review and document all aspects of a property that materially impact value. In a fast-paced and constantly changing market, we pride ourselves on maintaining a high level of thoroughness and attention to detail. Based on our long history in the market and significant track record as a full-service real estate company, Colliers Halifax real estate consulting and appraisal services are of the highest international standards.

■ Independence and objectivity

Since our establishment in 1952, we have operated independent of *keiretsu* and other industrial or financial groupings that are common in this market. This position has enhanced our ability to avoid conflicts of interest and maintain maximum objectivity in our projects, which is essential to a leading real estate appraisal practice.

COLLIERS HALIFAX RESOURCES



Colliers Halifax Valuation capabilities are built on a foundation of analytical expertise developed from over 50 years of cross-functional activity in multiple real estate sectors across Japan.



COLLIERS HALIFAX

www.colliershalifax.com

Established in Japan in 1952, Colliers Halifax is the pre-eminent, foreign-owned full service real estate company and a partner in Colliers International with over 240 offices in more than 50 countries. Our team of multi-cultural, bilingual professionals combine global real estate best practices with an intimate understanding of local markets and practices to offer innovative leading-edge services worldwide.

We unambiguously represent the client and avoid any conflict of interest. Moreover, our commitment to thorough market research and activity in the market provides us with a solid knowledge base for independent and timely market valuations. We produce reports in both English and Japanese (including certified appraisals).

Investment consulting services include advice on portfolio strategy, acquisitions, dispositions, sale-leaseback, swap, and trusts; valuations (including opinion of value and certified appraisals); and due diligence involving commercial, residential and industrial properties.

Certifications: Japanese Real Estate License, Real Estate Appraisers License, Registered Real Estate Investment Advisor, Condominium Management Business License, Real Estate Trust Beneficiary Interest Sales License

Tokyo Office
Halifax Building 8F
16-26, Roppongi 3-chome
Minato-ku, Tokyo 106-0032
Tel: 81-3-5563-2111
Fax: 81-3-5563-2100

Osaka Office
Sumitomo Seimei
Kawaramachi #2 Building
8-4, Kawaramachi 4-chome
Chuo-ku, Osaka 541-0048
Tel: 81-6-6232-0771
Fax: 81-6-6232-1337