

TECHNICAL AND ENVIRONMENTAL DUE DILIGENCE

SELECTED PROJECTS

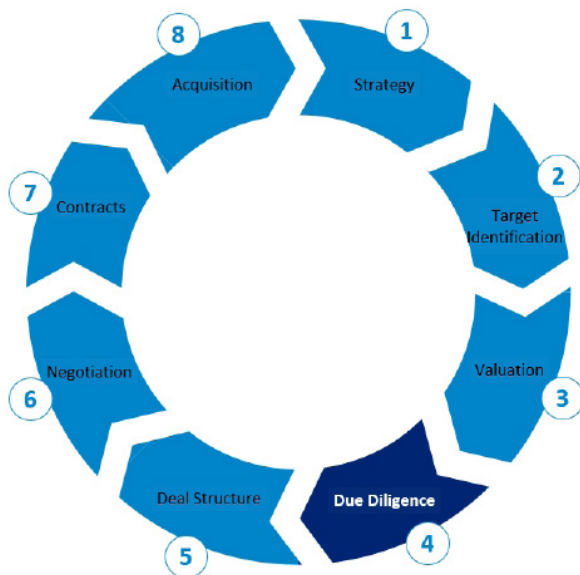
RISK MANAGEMENT IN TRANSACTIONS

Every corporate transaction involves economic risks. The acquisition of real estate, land, or facilities should therefore always be thoroughly thought through and prepared. A comprehensive risk assessment helps to evaluate opportunities and risks well in advance and ensures a smooth purchase process. Technical and environmental due diligence are fundamental elements.

METICULOUS TECHNICAL ASSESSMENT

The technical due diligence process identifies the technical and economic efficiency of a property. In Phase I, this includes property inspections as well as data and document evaluations.

This makes it possible to make statements about the condition of the building structure, the building services engineering, and fire protection. An estimation can be made of short, medium, or long-term operating costs, which are caused, among other things, by a maintenance backlog (CAPEX and OPEX). If required, CDM Smith can carry out detailed sampling and studies in a separate Phase II, e.g., for third party use or structural analysis.



**EMPIRA ASSET MANAGEMENT GMBH,
PORTFOLIO OF 87 PROPERTIES
NATIONWIDE**



**GARBE INDUSTRIAL REAL ESTATE GMBH,
VARIOUS LOCATIONS NATIONWIDE**

Additional services to the TEDDA:

- Cut and Fill
- Redevelopment planning

ENVIRONMENTAL ASSESSMENT PROVIDES CLARIFICATION

Environmental risks are often underestimated in transactions. The value of a property or land depends to a large extent on its environmental condition and the associated liability risks. In real estate or corporate transactions it is therefore advisable to conduct environmental due diligence to take a close look at risks such as contaminated land and building contaminants such as asbestos, artificial mineral fibers, PCBs or PAHs. Potential environmental risks are carefully assessed, evaluated, and quantified in monetary terms.

OUR SERVICES AND EXPERTISE

Of equally relevance for sellers and buyers are environmental and technical building inspections. The transaction contract can therefore include necessary allowances for the remediation of environmental hazards, damage to buildings, and a maintenance backlog. CDM Smith offers you the necessary expertise in due diligence analysis of portfolios of all sizes. We have successfully supported numerous national and international transactions and portfolio integrations of all asset classes; of office, residential, commercial, industrial, logistics, and special buildings such as data centers. Our services include:

- Determining value-reducing factors and repair expenses
- Financial evaluation of structural, technical, and environmental risks

OUR ADDITIONAL SERVICES

In addition to technical and environmental due diligence, we offer the following additional services:

- Determining investment and provisioning requirements for balance sheet purposes for the (new) owner
- Cash flow considerations
- Re-renting costs
- Support during post-integration into an existing portfolio (feasibility studies, action scenarios, development alternatives)
- Operational cost analyses
- Environmental consulting
- Geotechnical
- Infrastructure and development planning
- BIM



**METRO PROPERTIES GMBH & CO. KG,
FIVE LOCATIONS**

Additional services to the TEDDA:

- Static evaluation



BOSCH CORP./JAPAN, SEVEN PRODUCTION SITES

Additional services to the TEDDA:

- Phase II: Detailed site investigations



KORIMA INVESTMENT GMBH, THREE RESIDENTIAL AND COMMERCIAL BUILDINGS