

DUE DILIGENCE

Real Estate Investments

UNITED
BY OUR
DIFFERENCE



Technical and Environmental Advisors to
Property & Business Investors
– Capabilities Northern Europe & Russia



Photo: Jonas Edenvik



PROVIDING THE KNOWLEDGE

If you are involved in a complex real estate transaction, you will face the challenge of managing a range of advisors who are helping you ensure that all elements of the transaction have been effectively evaluated. When you work with WSP, you can be assured that environmental and technical aspects of the due diligence process will be managed by the same adviser - us. We are unique in the sheer breadth of expertise that exists across our whole Group business - and across the world. Still, for every Due Diligence project, we always operate on local markets.



Our integrated transaction support includes the ability to advise you on any combination of many expert disciplines, in relation to real estate and the management and operation of real estate assets. Whether it be traditional Environmental or Technical Due Diligence services or issues of a more specialised character, WSP can provide the knowledge.

Energy, Sustainability and Environmental legislative issues to name a few. We have a strong reputation for delivering advice on the energy efficiency of property and how to improve its credentials. In an increasingly low carbon property market, this level of expertise is highly important in assessing real estate opportunities or the energy efficiency of the properties involved in the transaction.

WSP has experts within Green technology, Environmental classifications (LEED, BREEAM, Green Building etc), Fire safety,

Please open leaflet to see examples of our frequently requested products.





OPERATING LOCALLY

WSP's experienced Due Diligence team consists of more than 100 local consultants operating on local markets across Northern Europe and Russia, as advisors to property and business investors. Our team handles both single property deals and portfolios of over 1,000 sites across several regions. Our global matrix organization within Due Diligence enables us to work efficiently with cross-border portfolios.

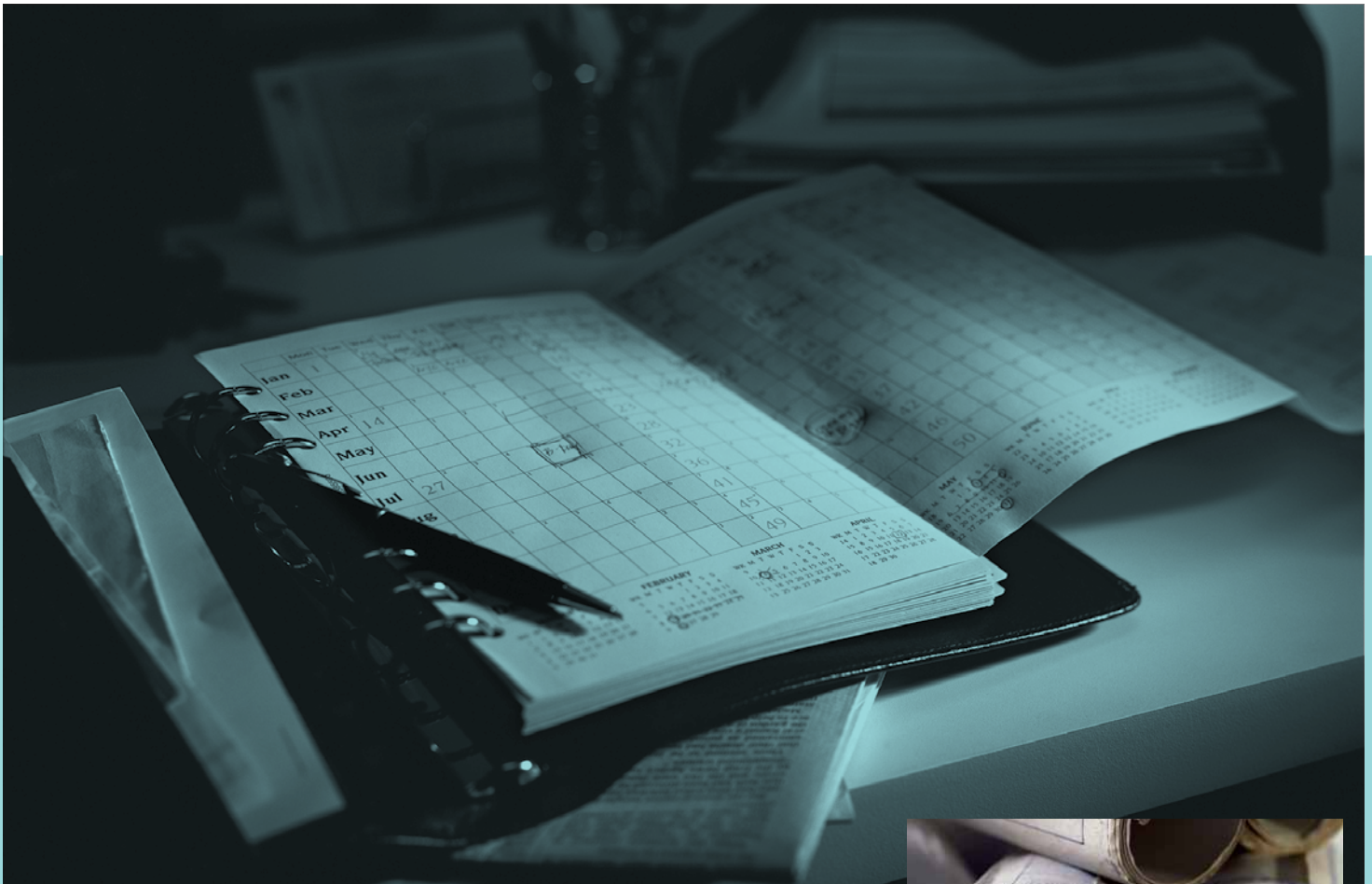
Our Due Diligence practitioners are able to draw on the knowledge of colleagues from across the world who specialise in e.g. investigating and remediating contaminated sites. This enhances the knowledge we can

offer you in assessing the risks associated with an international real estate transaction.

With such large resources at hand, WSP's Due Diligence team can efficiently set up a project at short notice, perform and deliver in due time. Our clients include investors, lending institutions and corporations involved in mergers and acquisitions (M&A). We regularly work in partnership with our clients' real estate and legal advisors.

Our Due Diligence staff are stationed in over 200 local offices across the region.

LEADING EXPERTS
IN INTEGRATED
TECHNICAL,
ENVIRONMENTAL AND
"GREEN" DUE DILIGENCE



UNDERSTANDING THE PROCESS

We understand that during the bidding process, decisions may need to be taken quickly, particularly whether to proceed to a full scope diligence or not. For this reason WSP has developed offerings that build upon each other, and yet are flexible enough to allow the client to choose individual stages or experts so as to fit with time and budgets. The concept is equally applicable to vendor and purchaser Due Diligence. Our experienced Due Diligence project managers begin each assignment by helping the client to identify the ideal scope that best serves his needs for the portfolio or property in question.

Timing is often crucial for any successful closing of a deal. WSP's Due Diligence team has through long experience developed a rapid method of assessing properties, both using desktop studies and on-site inspections or a combination of both. Our assessments focus entirely

on rapidly identifying material risks or capital expenditure items that can have a significant effect on the property value. Depending on the time schedule available, WSP offers an array of different products to fit the situation.

Cost estimations are always included in our reports whenever possible. For certain findings; for example elevated risks for contaminated land or concealed structural damages, in-depth studies or sampling may be required in order to estimate costs more accurately. For large scale portfolios, or where there are limited time and budget restraints that does not allow for a full assessment, WSP can use simulations to narrow down the risk.

Our reports come in the format you need, ranging from simple excel-sheets to advanced database solutions. Just tell us what you need.

BULLET REPORT

The quickest alternative if timing and cost is an issue. A bullet report is 25 % faster to 75 % of the cost of a full report. The full report is assembled only if the deal is coming to a closure.

FULL REPORT (TDD, EDD or TEDD)

WSP's template includes all material risk issues in a concise reporting style.

RED-FLAG REPORT

WSP can always provide a red-flag report prior to final delivery at no extra cost.

SUPPLEMENTARY SERVICES

Thinking ahead, including more than usual. Specially helpful for property developers.

EXTENDED REPORT

An international market may require a denser report of a more descriptive style.

DATABASE

Keep your assets ready for future transactions by recording your Due Diligence assessment in WSP's internet-based database system

FREQUENTLY REQUESTED DUE DILIGENCE SERVICES

	TEDD Bullet	TEDD Report	TEDD Extended report	TDD Report	EDD Desktop	EDD Phase I	EDD Phase II	Supplementary	Project Monitoring
AREA MEASUREMENTS								•	
DEMOLITION INVENTORIES Inventory and cost assessment of demolitions.								•	
PLANNING DOCUMENTATION REVIEW Compliance with development plan and building permits, easements, temporary building permits and reinstatement liabilities.			•					•	•
LANDSCAPING Landscaped areas, Car parks, Hard surface drainage.	•	•	•	•					•
STRUCTURAL ASSESSMENT (GENERAL) Load bearing structures and slabs, Parking building structures.	•	•	•	•					•
STRUCTURAL ASSESSMENT (IN-DEPTH STUDY) Concrete core samples (chlorides and carbonization), Load bearing capacity study.								•	
BUILDING ENVELOPE Cladding, Windows, Roofing.	•	•	•	•					•
FINISHES Building fabric; Flooring, Ceilings, Finishes, Kitchens and Wet areas.	•	•	•	•					•
MECHANICAL SERVICES Heating Ventilation and Air Condition systems, Hot and cold water supply, Waste water systems, Oil and grease separators.	•	•	•	•					•
ELECTRICAL SERVICES Power supply systems, Security and access systems, Vertical transportation and escalators, motorized doors.	•	•	•	•					•
FIRE SAFETY (GENERAL) General review of fire safety systems	•	•	•	•					•
FIRE SAFETY (IN-DEPTH ANALYSIS) In-depth fire safety design assessment, Fire insurance valuations.								•	
GEOTECHNICAL (IN-DEPTH ANALYSIS) Settlement in-depth study.								•	
RE-DEVELOPMENT FLEXIBILITY AUDIT Technical limitations or possibilities for future re-developments.								•	
SUSTAINABILITY Review of Energy Perf. Certificate, Waste & rain water handling, Flood control, Renewable energy, Transport links, LEED/Green Building Pre-Assessment.								•	
HEALTH AND SAFETY Hazardous building materials, Occupier Welfare and other safety issues.	•	•	•	•		•			•
COMPLIANCE WITH ENVIRONMENTAL AUTHORITIES Open cases, Likelihood for an order to perform investigation or remediation.	•	•	•		•	•	•		•
TOPOGRAPHY, HYDROGEOLOGY, GEOLOGY Maps and historical geotechnical reports, Migration risk evaluation, Presence of filling material. Protected areas. Water protection areas.	•	•	•		•	•	•		
PRESENT AND HISTORICAL ON-SITE OPERATION Type of operations, Usage of chemicals, Spills, Waste and landfills. Interview and registry check with environmental authorities, Env. permits and reports.	•	•	•		•	•	•		
PRESENT AND HISTORICAL OFF-SITE OPERATION Type of operations, Usage of chemicals, Spills, Waste and landfills. Interview and registry check with environmental authorities.	•	•	•		•	•	•		
HISTORICAL ON & OFF-SITE OPERATION (IN-DEPTH STUDY) A denser description of historical operations including aerial photographs, Historical maps. Review of historical building permits.			•					•	
INTRUSIVE SOIL AND GROUND WATER SAMPLING							•		
SITE VISIT On-site inspection and interview with site management	•	•	•	•		•	•	(•)	•

T=Technical, E=Environmental, DD=Due Diligence

WSP Group is a global design, engineering and management consultancy, specialising in projects for the property, transport, environment and energy sectors. We are located in 35 countries.

WSP Sweden is a nationwide consultancy with more than 2,000 staff. Though we are united by our shared pride, passion and desire to collaborate, we have very different areas of expertise, specialism and innovation.

We are **United by our difference.**

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