



alfa valuations

VALUERS AND PROPERTY CONSULTANTS

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COMPANY PROFILE



## Company Mission

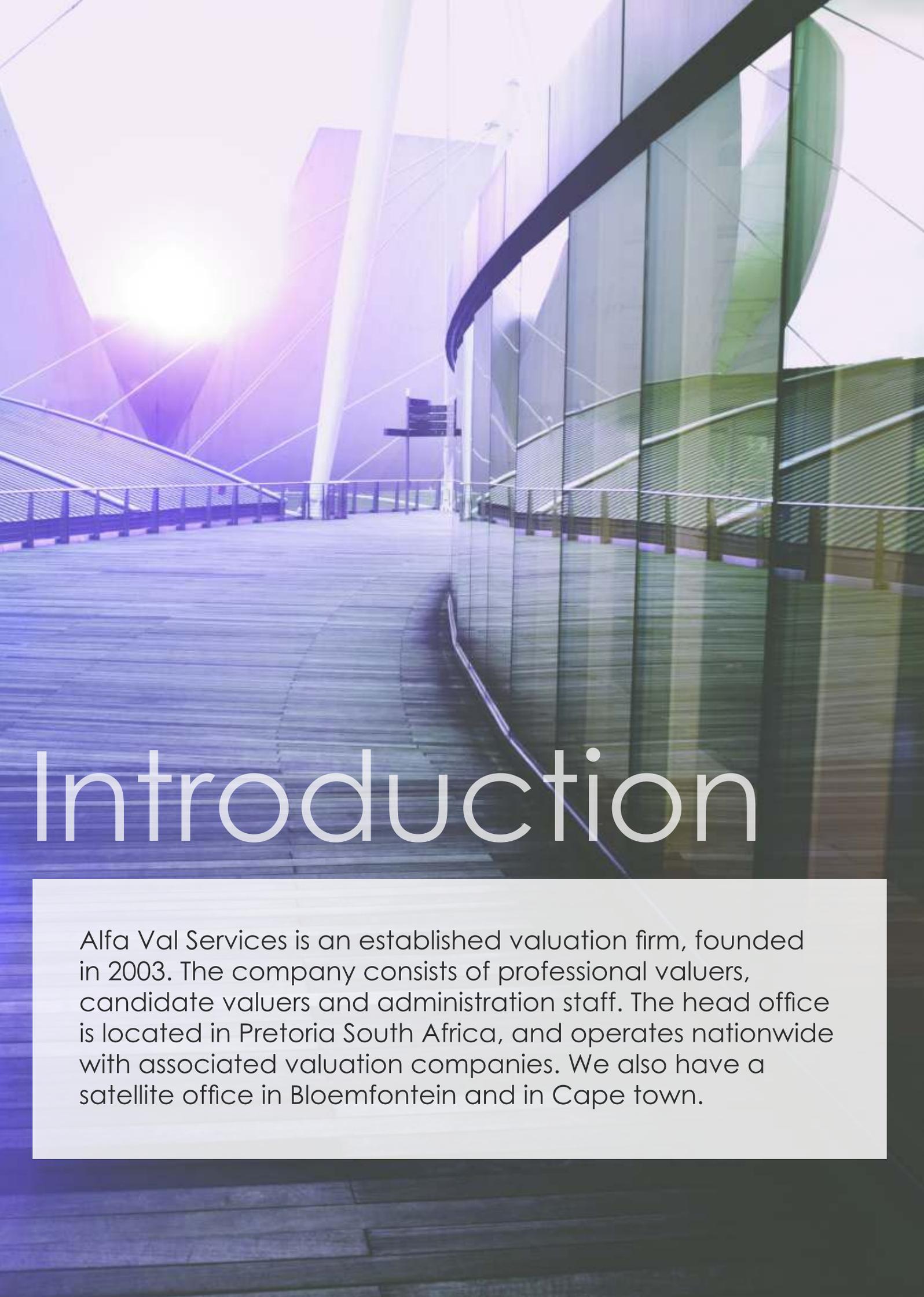
Alfa Valuations Pty Ltd mission is to offer a service that surpasses expectations in terms of quality of reporting and efficiency of service.

Valuation is the foundation of any property transaction and an essential component in the financial decision that a property owner, occupier or investor will make.

Our experts have extensive experience in the property market of all provinces and our valuation reports provide a clear and in-depth market analysis tailored to your individual needs and supporting you to make sound strategic decisions.

Our clients are at the heart of our business. We strive to provide a first-class service to our clients, to ensure that our employees are treated with respect and further that the disadvantaged in our society are considered under our corporate social responsibility.

The conflicts of interest professional statement provide confidence to clients and consumers that our members adhere to. Alfa Valuations are subject to various regulatory bodies to ensure the highest ethical standards

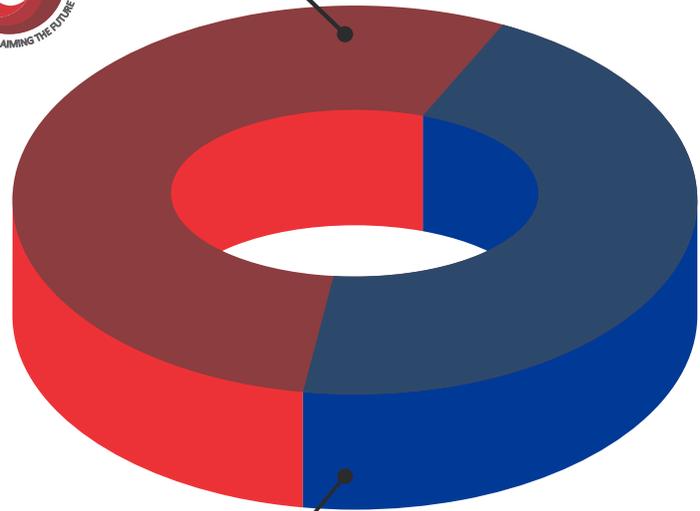
A photograph of a modern architectural walkway. The walkway is paved with light-colored tiles and has a glass railing on the right side. In the background, there are large, white, curved structures and a bright sun creating a lens flare effect. The overall scene is bright and modern.

# Introduction

Alfa Val Services is an established valuation firm, founded in 2003. The company consists of professional valuers, candidate valuers and administration staff. The head office is located in Pretoria South Africa, and operates nationwide with associated valuation companies. We also have a satellite office in Bloemfontein and in Cape town.

# Ownership and Shareholding

## Alfa Valuations Pty Ltd



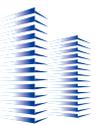
D Jendrzejewski

**51%** Jacobs Well Villages NPC - **49%** D Jendrzejewski



**51%**

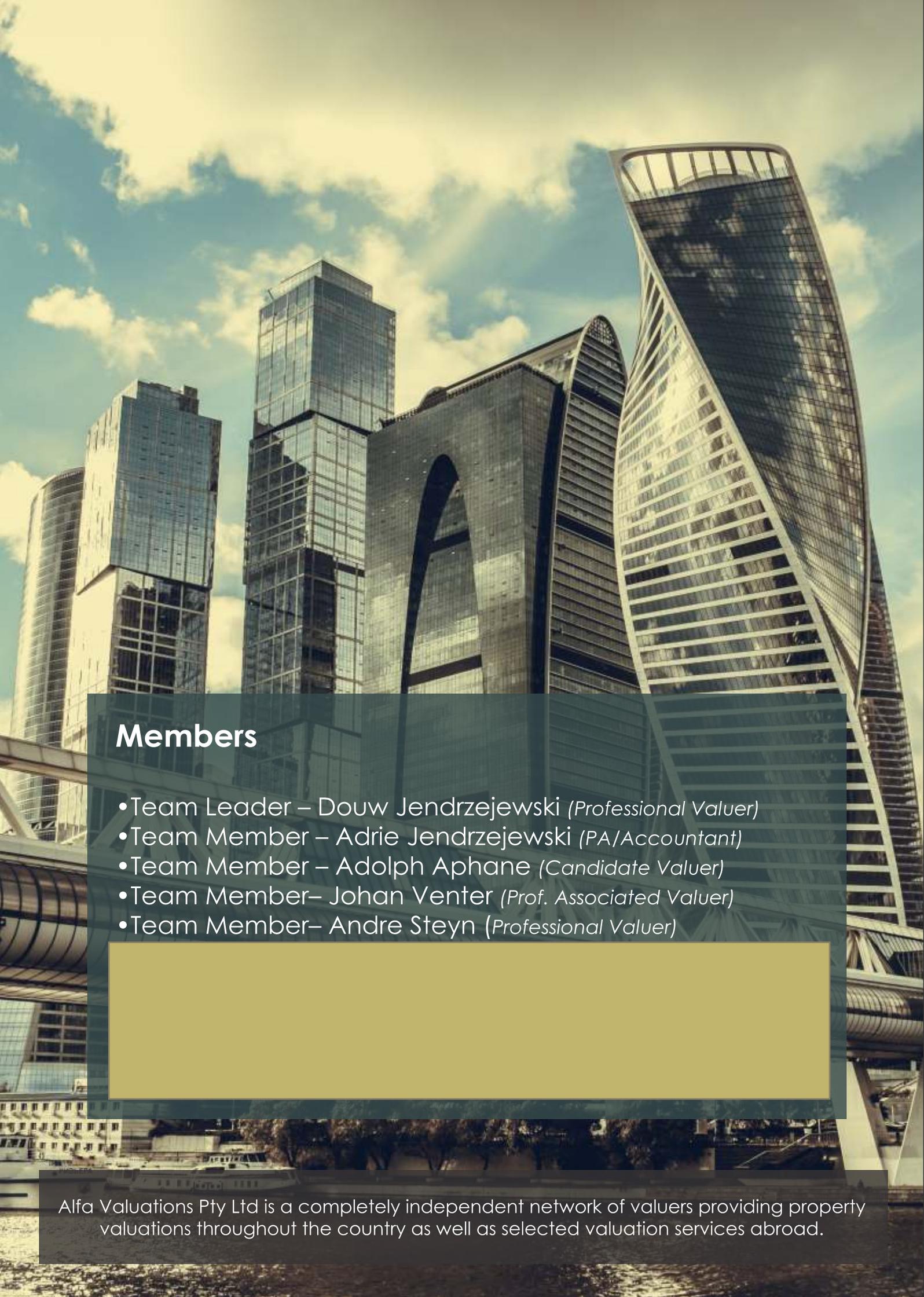
**49%**



### Directors

Vicky Singh - Jacobs Well Villages NPC

Douw Jendrzejewski - Professional Valuer



## Members

- Team Leader – Douw Jendrzejewski (*Professional Valuer*)
- Team Member – Adrie Jendrzejewski (*PA/Accountant*)
- Team Member – Adolph Aphané (*Candidate Valuer*)
- Team Member – Johan Venter (*Prof. Associated Valuer*)
- Team Member – Andre Steyn (*Professional Valuer*)

Alfa Valuations Pty Ltd is a completely independent network of valuers providing property valuations throughout the country as well as selected valuation services abroad.



## What we do

Alfa Valuations Pty Ltd is a commercial valuation firm with more than 90% focus on the corporate, specialised and commercial market. We compile valuations for various purposes ranging from financial institution valuations, mining companies, municipal objections, private portfolios, specialised valuations, JSE listed properties, Land affairs and Audit valuations for the Auditor General and legal valuations for the State Attorney's office.

Our services extent to property valuations with related scope towards market research on present and historic market trends, changes and rates.

Our valuation services cover a wide spectrum of property types, agricultural, developments, residential, commercial and industrial. The valuation format can be adapted to accommodate specific requirements. Valuation reports can also be translated in most European languages.



## Client References

- Alfa Valuations have done valuations for all major financial institutions, Absa Bank, Standard Bank, Nedbank, First National Bank and Investec.
- Auditor General
- Department of Land Affairs – State attorney
- Exxaro
- Various Oil companies
- Mining companies
- Listed property funds
- Municipalities
- Private corporate clients
- Etc.

# Business Objectives

Our company is known for its superior product, knowledge base, analytical skills, sound market research, integrity and client service. The product is considered to comply with the highest ethical and professional standards.

Our team includes Professional Valuers registered with both the South African Council for the Property Valuers Profession and the South African Institute of Valuers. We comply with international best practice as set out in the RICS Red Book and with the guidelines adopted by the International Valuation Standards Committee.

## **Valuations considered:**

- Commercial (Dwelling offices to corporate offices, office parks and office units)
- Industrial (Light to heavy noxious industries, workshop, warehouse and factories)
- Retail (Shops, retail centres to Super regional malls, retail industrial, wholesale etc)
- Residential (single residential to multi-unit developments)
- Agricultural (Domestic, rural, commercial farming and other specialised farming units)
- Specialised (Fuel industry, Leisure, Health and sporting, Restaurants, Conferencing, Banqueting, Tourism and Hospitality trade, Historic buildings, Servitudes, developments and other)
- Municipal (Expropriation, legal, rating and objections)

# Overview

As competent professionals we take pride in our service record of offering private and commercial institution reports that address core issues and values relevant to properties offered as security for loan and various other purposes.

It should be noted that property valuation is a specialised field in which only professionals can assure accurate reporting.

We take pride in our service record as competent professionals. Valuations services include purposes of sales and acquisitions, financial reporting, legal procedures, rental valuations, municipal purposes, rating appeals and for insurance purposes. Additional services include due-diligence audits for property acquisitions, legal purposes and development purposes.

We offer a highly professional service for the valuation of land and buildings, which includes real rights, servitude, usufruct's as well as development feasibilities.



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