

Your success. Our commitment.





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01

About Us



Experts

More than **30 years' experience** in advisory and valuation.



A member of Valuation Research Group (VRG)

It is an independent, global network of business and asset valuation services. With **more than 50 offices** in USA, LATAM, Central America, Asia, Australia and Europe, it offers **global coverage** to all its clients.



National and international coverage

National and international coverage, with **18 offices in Spain and presence in 14 countries**, developing activities in **more than 40 cities around the world**.



A member of Praxi Valuations Network

It is an international network specialising in the valuation of real estate, industrial and business assets, with **solid coverage throughout Europe**. Its main activity focuses on the valuation of assets and loans, as well as the conduct of due diligence.

Accredited by:



BANCODE ESPAÑA

CEVE®



Member of:





CONSULTANCY



- REIT advice
- Technical due diligence
- Urban planning due diligence
- Project Monitoring
- Strategic consulting

DATA CONSULTING



- Expansion and intelligent selection of commercial locations
- Data Quality
- Databases (API or download)
- Mass valuation and predictive models
- Optimization for artificial intelligence and LLMs
- Point of sale and sales network analysis

gesvalt[®]
services

VALUATION



- ECO Appraisal
- RICS valuation
- Company valuation
- Industrial valuation
- Brand valuation
- Goodwill valuation
- Expert opinions
- Loss-of-earnings reports
- Valuation of expropriations

SUSTAINABILITY



- Sustainability Certifications
- Decarbonisation processes and energy audits for businesses
- Optimisation of architectural projects and buildings
- Life cycle analysis and circular economy in construction

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Consultancy



REIT advice

Comprehensive support in REIT valuation:

- Listing process on markets (BME Growth, Euronext, etc.).
- Valuation of real estate assets (ECO/RICS).
- Company valuation according to internationally-recognized standards.
- Value updates (half-yearly/annual).
- Asset due diligence.



Technical due diligence

Comprehensive analysis of the physical, functional and regulatory status of assets and facilities, providing a clear overview of risks, investment needs and opportunities for improvement to support strategic decisions with complete confidence.



Urban planning due diligence

Expert analysis of the legal, urban planning and regulatory status of land and buildings, identifying encumbrances, usage restrictions and contingencies to ensure strategic, accurate and reliable decisions.



Project Monitoring

Technical, financial and administrative monitoring of financed developments to prevent risks and ensure their successful completion:

- Status of project progress in its different phases.
- Feasibility plan for the financed development.
- Online tool for real-time monitoring.



Strategic consulting

Support for investors and public administrations throughout the legal and technical land transformation process, through:

- Support, advice and management of Compensation Boards.
- Analysis and review of Technical Action proposals.
- Analysis and valuation of expropriations.
- Preparation and processing of planning.



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Valuation



ECO Appraisal

The appraisal complies with Bank of Spain Circular 805/2003. Purposes:

- Mortgage guarantee for credits or loans.
- Coverage of technical provisions for insurance companies.
- Determination of assets held by collective investment institutions.
- Determination of real estate assets held by pension funds.
- Valuation of real estate owned by financial institutions, real estate guarantees or foreclosed properties.



RICS valuation

Valuations in accordance with RICS-IVS international standards, globally recognized for their high quality, and requested for the following purposes:

- Financing.
- Determination of value in acquisitions and sales.
- Valuation for accounting, legal and tax purposes.
- Portfolio valuation and due diligence



We value companies for different purposes:

- Seeking liquidity: IPOs, loans with financial guarantees, debt restructuring.
- Corporate disputes: succession, separations, exclusion of minority shareholders, redundancy plans.
- Strategic: divestments, M&A, expansion plans.
- Tax purposes: determination of capital gains or losses on the sale of shares, guarantees on deferred payments.



Specialized advice on productive assets to optimize industrial management. Our services include:

- Valuation of machinery, facilities and production lines.
- Technical consulting on audits, plant relocations and mergers.
- Planning and control of industrial investments (CapEx, ROI, amortization).
- Advice on regulatory compliance and industrial safety to minimize legal and operational risks.



Brand valuation

We value all types of intangibles such as brands, patents, concessions and goodwill:

- Strategic purposes: Royalties, franchises, licenses, total or partial transfer.
- Accounting purposes: Balance sheet recognition, purchase price allocation (PPA), impairment testing.
- Tax purposes: Transfer pricing, payment deferral guarantees.
- Financial purposes: Mortgage and pledge guarantees.
- Legal purposes: Litigation, loss of profits.



Goodwill valuation

Assessment of the value of a company's intangible assets to support purchasing, sales, merger or audit strategies with rigor and transparency.

- Identification and quantification of intangible value exceeding the business's book value.
- Independent reports valid for accounting, legal and tax purposes, accepted by auditors, investors and regulators.
- Specific analysis of businesses such as pharmacies, tobacconists, taxi licenses, etc.



Expert opinions

Reports on economic and technical valuation in accordance with current regulations, for presentation in judicial or extrajudicial proceedings such as inheritance, accidents, divorce, expropriation or corporate disputes.



Loss-of-earnings reports

Reports to objectively determine economic losses resulting from interruption or damage to business activity.

- Calculation of lost profits based on accounting data and actual forecasts.
- Analysis of the link between the causative event and the loss incurred.
- Technical reports validated for claims, insurance or legal proceedings.



Valuation of expropriations

Determination of the fair price of property and rights affected by expropriation processes.

- Objective calculation of market value according to use, location and characteristics.
- Estimation of compensation for actual damages and loss of profits.
- Advice and technical defense before administrations and courts.





Sustainability

At Gesvalt, we integrate sustainability into any organisation, investors or project strategy to increase the value of both assets and projects in a cost-effective manner, through our sustainability solutions delivered in partnership with Evalore, our specialist firm.



Sustainability Certifications

- Gesvalt carries out International Certifications of recognized renown: BREEAM, LEED, VERDE, WELL and Passivhaus.
- Project Monitoring incorporating the possibility of joint BREEAM certification.



Decarbonisation processes and energy audits for businesses

Regulatory energy audits, in accordance with Royal Decree 56/2016, to ensure compliance with mandatory regulations and to support companies in their transition towards more efficient and sustainable processes.



Optimisation of architectural projects and buildings

- Contribution to the reduction of operating and investment costs.
- Mitigation of current and future regulatory risks.
- Revaluation of assets, improving access to financing.



Life cycle analysis and circular economy in construction

Aimed at developers, owners and investors to measure and reduce the environmental impact of projects and buildings through life cycle assessment (LCA). LCA allows impacts to be quantified from the materials and construction phase through to maintenance and end of life, providing an objective basis for comparing alternatives and making informed decisions.



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Data consulting



Expansion and intelligent selection of commercial locations

Comprehensive site selection and territorial planning service. We combine geospatial, sociodemographic and market data with our own models to reduce risks in openings, closures or relocations. Includes geographic scoring, profitability analysis and support throughout the site selection process, ensuring maximum profitability in every decision.



Data Quality

Focused on data cleansing, validation and enrichment to ensure reliability, consistency and updating. Includes deduplication, accurate geocoding, integration with official sources and enrichment with external variables. With the Data Quality service, we ensure decisions are made based on quality data and improved automation, segmentation and predictive analysis processes.



Databases (API or download)

Access to real estate and business databases with more than 10,000 verified data points, updated daily and enriched with multiple official and private sources. Available via API in real time or download in different formats, they enable market analysis, trend studies and strategic decision support in sectors such as banking, proptech, investment and consulting.



Mass valuation and predictive models

Automated valuation service (AVM) to estimate the value of large real estate portfolios quickly, consistently and accurately. Combining more than 30 years of appraisal experience with statistical algorithms, machine learning and up-to-date databases, offering scalable results that can be adapted to regulatory requirements.



Optimization for artificial intelligence and LLMs

Transformation and preparation of internal data and documents for interpretation by generative models (LLMs). Includes database curation, semantic normalization, embedding generation and development of specialized virtual assistants. The aim is to convert scattered information into actionable knowledge and optimize processes using AI.



Point of sale and sales network analysis

Using the Location Intelligence service, we evaluate the performance and potential of each establishment based on internal data (i.e. sales and customer data) and external data (i.e. competition, demographics, traffic, points-of-interest data). This analysis allows us to optimize the sales network, detect areas of opportunity, define areas of influence and anticipate competition with predictive models and interactive visualizations.



Our clients

Our clients vouch for us

Knowledge, Expertise and Commitment

Hospitality and Entertainment



Insurance



Health, Pharmaceuticals and Biotechnology



Banking and Finance



Real Estate Development and Construction



Large Shopping Centres, Distribution and Consumption



Investment Management



Public Administrations



Servicers





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