

A thorough understanding
of both local and international
real estate markets is the
key to reliable insight.



Street Smart. World Wise.™



OUR GLOBAL NETWORK

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The **leading** multidisciplinary provider of independent, **professional** real estate services – and value-added data and analytics – Altus Group is redefining the industry, combining experience, intelligence and expertise on a local level with the capacity and know-how to operate **globally**.



Altus Group's professionals are considered the foremost authorities in their field.

The core of the firm consists of superior valuation, cost consulting, project management and tax practices with decades of experience behind them. In recent years, best-in-class companies have joined Altus, adding new value in related fields and expanding our reach worldwide. Our global position provides opportunities to broaden expertise and deliver comprehensive service offerings to firms looking for consistency and independent proficiencies. With local insight, we are globally equipped to drive client projects forward.

OUR BUSINESS UNITS

Altus Group's comprehensive service offerings span the entire real estate development cycle. Through our collaborative practice groups, we provide accurate, insightful and timely data with analysis to streamline multi-faceted projects and provide customized solutions.

Our structure includes five primary areas of expertise:

Research, Valuation and Advisory

Realty Tax Consulting

Cost Consulting and Project Management

Geomatics

ARGUS Software

WHY ALTUS?

- **proprietary** and extensive data products
- independent **expertise** that delivers reliable results
- breadth of services that allows for **customized solutions**
- **understanding** the unique needs of each client
- measurable results that **enhance** decision-making

OUR FIVE AREAS OF EXPERTISE



Research, Valuation and Advisory's extensive and proprietary array of information delivers consistent and accurate market analysis.

Research, Valuation and Advisory

Supported by one of the most comprehensive infrastructures in the industry, our experts have a thorough understanding of how individual market dynamics relate to national and international trends and an ability to deliver solid, independent advice. Our innovative offerings in survey and data services ensure clients receive tailored and relevant information, making us a valuable resource and the industry leaders in professional expertise.

OUR WORK INCLUDES: VALUATION AND APPRAISAL, LEGAL SUPPORT, DECISION-MAKING SUPPORT, FINANCIAL DUE DILIGENCE, TARGETED RESEARCH, MARKET INFORMATION AND PERSPECTIVE, TENANT SATISFACTION STUDIES, INDUSTRY BENCHMARK REPORTING AND PRESENTATION MATERIALS

Determining an appropriate realty assessment requires knowledge of property use and type, regional bylaws and tax rates and an overall understanding of how the global market is affecting your asset.

Realty Tax Consulting

Our team is highly trained and experienced in all matters relating to Real Estate Property Assessment and Taxation. Our overriding goal is to ensure the tax burden levied against your property is the lowest possible one.

Our team of lawyers, paralegals and property tax professionals have an extensive in-house library of manuals, case law, municipal zoning and permitted use bylaws, sales data, and regional Assessment Acts. We make use of computer applications specific to our field and have developed several applications that increase our efficiency and capabilities. We employ a customized database that accommodates differences in local tax regimes, and assesses property tax impacts at the individual property or portfolio level. Our services deliver complete and independent realty assessments that result in tax savings for clients.

OUR WORK INCLUDES: ASSESSMENT APPEALS AND NEGOTIATIONS, EXPERT WITNESS TESTIMONY, TAX MANAGEMENT AND ADMINISTRATION, TAX BUDGETING/FORECASTING, TAX PAYMENT PROCESSING, VACANCY REBATE ADMINISTRATION, TAX DUE DILIGENCE

Cost Consulting and Project Management

Cost Consulting and Project Management's proven capabilities include an expansive array of project experience, a global reputation, and access to more market cost information than anyone else in the business.

Cost Consulting: Cost Consulting professionals provide market intelligence that transforms ventures from thoughts on a page to bricks on the ground.

A comprehensive database that is unmatched in the industry ensures project costs are extremely accurate and predictable, allowing clients to make investment and development decisions with clarity and confidence.

Project Management: Our Project Management experience covers the four main phases of your project – initiation and concept, planning and development, implementation and execution, leading to handover and evaluation.

We enjoy the benefit of successful project management of both large and small developments and we provide pro-active and meaningful management, adding genuine value to delivery process and completed asset.

OUR WORK INCLUDES: QUANTITY SURVEYING, COST ANALYSIS, COST FEASIBILITY STUDIES, COST PLANNING, BILLS OF QUANTITIES, LOAN MONITORING, DEVELOPMENT COST MANAGEMENT, POST-CONTRACT COST CONTROL, RECONSTRUCTION COST ESTIMATION, CAPITAL PLANNING, PROJECT MANAGEMENT, CONSTRUCTION MANAGEMENT, DESIGN MANAGEMENT, PROGRAMMING, TECHNICAL DUE DILIGENCES, RISK MANAGEMENT, PROCUREMENT STRATEGIES

Geomatics

Geomatics is the market leader in advanced client-specific solutions for a wide variety of consulting projects.

From mapping services to site surveys, Geomatics utilizes innovative and proprietary technology that not only makes research-gathering more efficient, but ensures more accurate, effective data.

OUR WORK INCLUDES: WELL SITE SURVEYS, CONSTRUCTION SURVEYS, 3D CONTROL SURVEYS, LAND SETTLEMENT AND CADASTRAL SURVEYS, PLAN COMPILATION, INTERNET MAPPING, 3D LASER SCANNING, ENVIRONMENTAL & FORESTRY SERVICES

ARGUS Software

ARGUS provides universal software and enterprise solutions that reveal, optimize and realize value for the commercial real estate industry.

ARGUS sets the global industry standard in software and solutions for analysis and management of commercial real estate investments. Spanning 45 countries and five continents, more than 4,600 world-class companies – and 90,000 users – depend on ARGUS to improve the visibility and flow of information throughout their critical business processes.

Our products incorporate over two decades of best practices and experience in the real estate industry. ARGUS Software's powerful tools can be integrated with clients' existing property and accounting systems, can be implemented separately to improve performance where it's needed, or connected as a suite to make better decisions across a portfolio's lifecycle.

OUR SOFTWARE SOLUTIONS FACILITATE: DEVELOPMENT AND CONSTRUCTION, BUDGETING AND FORECASTING, ASSET VALUATION, APPRAISAL MANAGEMENT, ACQUISITIONS AND DISPOSITIONS, ASSET AND PORTFOLIO MANAGEMENT, LEASE MANAGEMENT



A CONTINUUM OF EXPERTISE

Altus Group provides a comprehensive breadth of service offerings that incorporate the entire development cycle. Through collaborative business units, we leverage expertise to streamline multifaceted projects and provide customized solutions for clients. Our scope allows us to mine vast quantities of data and create innovative software solutions that help our clients make informed decisions and streamline projects.



ABOUT ALTUS GROUP LIMITED

Altus Group leads the global real estate industry in delivering data and information about an organization's assets, generating a wealth of knowledge and insight. With a staff of over 1,700, Altus has a network of over 70 offices in 14 countries worldwide, including Canada, UK, Australia, Asia and the United States. We operate five interrelated Business Units, bringing years of expertise together into one comprehensive platform: Research, Valuation and Advisory; Cost Consulting and Project Management; Realty Tax Consulting, Geomatics and ARGUS Software. Altus clients include banks, financial institutions, governments, pension funds, asset and fund managers, developers and landlords and companies engaged in the oil and gas industry.



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> RESEARCH, VALUATION AND ADVISORY

> COST CONSULTING AND PROJECT MANAGEMENT

> REALTY TAX CONSULTING

> GEOMATICS

> ARGUS Software

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