



## Property and Market Rating

A standardized process to present the sustainable quality of a property in the respective market.





## Property and Market Rating Help You to Recognize Chances and Risks

**Property and Market Rating in Austria.** Until a few years ago, market and property ratings were neither known nor applied in Austria. Therefore, Immobilien Rating GmbH's target was to introduce such instruments in Austria. It is a tool to analyse properties, showing chances and risks of properties and projects and to make them comparable. Thereby it helps to assess the quality of your property and its marketability.

**Rating Formulas.** The property and market Rating is comparable with the rating of companies, such as the ones offered by rating agencies internationally. Standardized procedures help to present and communicate the quality of a property or a portfolio in a clear and understandable way.

According to TEGoVA (European Group of Valuers' Associations) valuation criteria, four factors are taken into account. These are important factors influencing the

quality of a property in the long run, i.e., the market, the site, the property and the quality of its cash-flow. These individual criteria are weighted corresponding to their relevance for the overall result.

**Quality Assurance by Standardization.** IRG's rating system conforms to the TEGoVA standards on market and property ratings, as passed in October 2003. It is a valuable instrument for standardized quality assessment of properties and offers an optimized basis for the decision making process in many areas, such as portfolio analysis and management, analysis of project chances and risks, acquisition and sale.

Each property is examined in a holistic approach, through a combination of valuations, market and property ratings. In addition to a value (amount of money) we also provide an evaluation of the long-term quality and medium-term marketability (rating) of a property in the pertinent market.