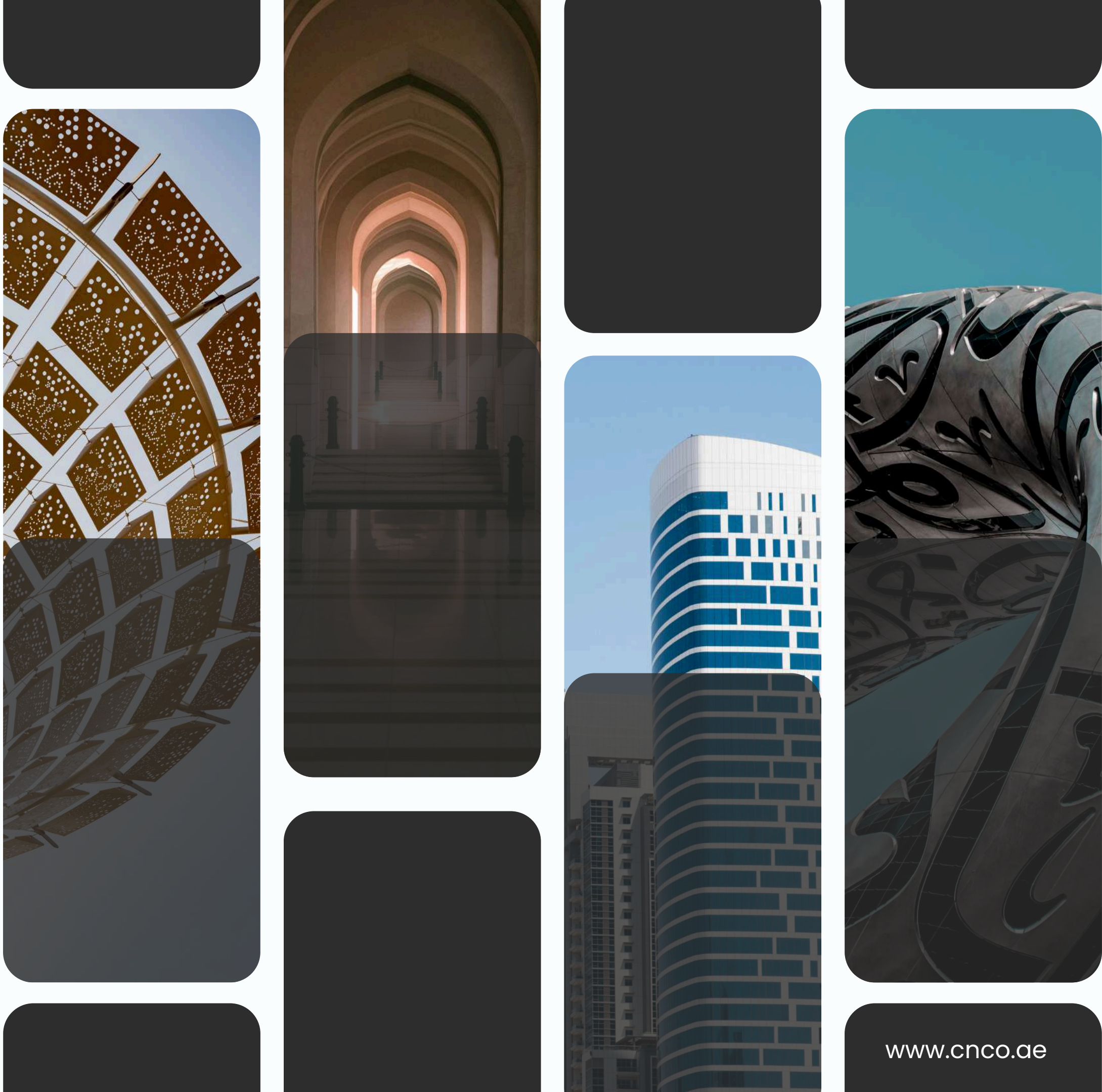


CREDENCE & Co.

VALUATION & ADVISORY

LEARN MORE



About Us

Credence & Co. is a premier valuation and business advisory firm in the UAE, headquartered in Dubai, with branch offices in Abu Dhabi and Muscat, Oman. We specialize in real estate, enterprise, and asset valuation services, delivering unbiased expert opinions backed by extensive experience.

Recognized as one of Dubai's leading appraisal firms, we are synonymous with excellence.

Our team includes internationally certified valuers affiliated with the Royal Institute of Chartered Surveyors and the Dubai Real Estate Regulation Authority (RERA), enabling us to conduct property valuations throughout the Emirates and GCC countries.

In addition to valuation services, we offer building inspections, snagging reports to meet our clients' diverse needs.

With over 15 years of experience, we ensure professional, accurate, and high-quality services tailored to our clients' requirements.



Our Corporate Credo



THE VISION

To provide exceptional valuation and business advisory services that empower our clients to make informed decisions. We are dedicated to delivering unbiased expert opinions and tailored solutions in real estate, enterprise, and asset valuation, as well as building inspections, snagging reports, all while upholding the highest standards of professionalism and integrity.

THE MISSION

To be the leading valuation and advisory firm in the region, recognized for our commitment to excellence, innovation, and client satisfaction.

We strive to set the benchmark in our industry by consistently delivering high-quality services and fostering long-lasting relationships with our clients across diverse sectors.

THE CORE VALUES

At Credence & Co., our values dictate our methodology and define our client partnerships. We anchor our practice in uncompromising integrity, ensuring total transparency and the highest ethical standards across all valuation and advisory engagements. Driven by a commitment to technical excellence, our certified professionals deliver superior quality and data-driven insights tailored to your unique strategic needs. We operate collaboratively and client-centrally, combining strict professionalism with actionable guidance to yield optimal outcomes and exceptional service.

A Message from Our Leadership

At Credence & Co., we continuously challenge ourselves to deliver professional, up-to-date, and dedicated advisory services. By leveraging our extensive experience across diverse engagements, we ensure that our core values, strict ethics, and dedication reflect in the superior quality of every valuation we deliver.

We prioritize building strong, enduring business partnerships through transparent and open dialogue—fostering a collaborative environment that empowers our clients to achieve their precise business objectives. Our holistic strategy encompasses everything from mentoring our internal talent to investing in the latest financial technologies and data solutions.

With our deep, in-depth knowledge of the local market in the United Arab Emirates and the broader region, we provide significant, defensible value to our clients and business partners, actively accelerating their success and growth."



Our Expertise

Over 15 Years of Trusted Regional Authority and Technical Precision.

At Credence & Co., we combine decades of collective financial intelligence with rigid regulatory compliance. Entering a business transaction or property engagement without complete structural clarity exposes an organization to severe regulatory, financial, and reputational liabilities. We mitigate that risk through sophisticated, data-driven insights.

Chartered Property Valuation & Appraisal

- International Standards: Our appraisal and inspection advisory services strictly adhere to the RICS Property Measurement Professional Statement (2nd Edition), guaranteeing global compliance.
- Elite Credentials: Our team consists of internationally certified valuers affiliated with the Royal Institution of Chartered Surveyors (RICS) and the Real Estate Regulatory Agency (RERA).

Corporate Intelligence & Due Diligence

- The Trend: Global institutions are increasingly adopting insights-driven due diligence to combat systemic third-party risks.
- Our Mandate: We leverage advanced research and corporate analytics to deliver customized due diligence reports.
- Risk Mitigation: Our assessments rigorously identify vulnerabilities regarding sanction exposure, financial crime, money laundering, corporate governance, and ESG compliance.

Regional Reach & GCC Compliance

- Local Nuance: We remain profoundly attuned to the shifting market dynamics and real estate frameworks of the United Arab Emirates.
- Geographic Footprint: With comprehensive regulatory licensing, we are fully equipped to execute sovereign and private property valuations across all seven Emirates and the broader GCC region.

Our Services & Core Capabilities

Unbiased Expert Opinions. Regulated Technical Excellence.

Credence & Co. is a premier valuation and business advisory firm in the region, operating through our corporate headquarters in Dubai and dedicated branch offices in Abu Dhabi and Muscat, Oman. Specializing in comprehensive real estate, enterprise, and asset valuations, we deliver the definitive technical clarity required for critical corporate decisions.



01.

**Independent Valuation
Services**

02.

**Property Snagging & Technical
Inspection**

03.

**Strategic Advisory &
Consultancy**

04.

**Due Diligence & Feasibility
Studies**

Independent Valuation Services

Blending International Frameworks with Definitive Regional Precision.

At Credence & Co., we unify elite international expertise with unwavering consistency. As an accredited valuation and business advisory firm, our team of certified valuers and surveyors delivers defensible, unbiased opinions of value. We look past the surface, deeply analyzing the unique operational factors, market landscapes, and strategic positioning that dictate true asset worth.

Our Core Valuation Practices

- **Corporate Business Valuation**
 - **The Focus:** Quantifying corporate worth and strategic financial positioning.
 - **Our Method:** We deeply analyze how your business generates capital, evaluates risk, and interfaces with the current transactional landscape.
 - **The Output:** Delivering value-added, independent opinions essential for M&A, restructuring, tax compliance, and shareholder transitions.
- **Chartered Property Valuation**
 - **The Focus:** Executing rigorous real estate appraisals across all asset classes.
 - **Our Method:** Our qualified team handles everything from individual private assets to complex institutional portfolios.
 - **The Standards:** All valuations strictly adhere to international RICS and IVS frameworks, fully licensed by the Dubai Land Department (DLD) and the Abu Dhabi Department of Municipalities and Transport (DMT).
- **Plant, Machinery & Asset Valuation**
 - **The Focus:** Measuring the accurate financial lifecycle of high-value industrial assets.
 - **Our Method:** Fixed assets like manufacturing facilities, heavy machinery, and infrastructure require regular, precise tracking to optimize wealth creation.
 - **The Output:** Providing comprehensive plant and equipment valuations to secure balance sheets, guide insurance procurement, and audit depreciation.

Property Snagging & Technical Inspection

Pre-Handover Protection. Advanced Engineering Diagnostics. Total Risk Mitigation.

At Credence & Co., we provide a comprehensive suite of property snagging and technical inspection services across the United Arab Emirates. As a technical advisory firm approved by local municipal and real estate authorities, we bridge the gap between developer handovers and owner security. Whether inheriting a newly constructed commercial tower, a renovated corporate asset, or a luxury residential property, our rigorous asset testing ensures your property meets strict quality standards, engineering designs, and regional building codes before you take official possession.

Technical Inspection Pillars

Pre-Handover Snagging Inspection

- **Our Method:** Systematically audit the interior and exterior to identify poor finishes, improper window/door installations, alignment cracks, and paintwork inconsistencies.
- **The Outcome:** An exhaustive itemized punch list delivered directly to developers for mandatory rectification before closing.

Structural Integrity Assessments

- **The Focus:** Evaluating the load-bearing safety and longevity of the physical asset.
- **Our Method:** Engineers visually and physically inspect foundations, structural retaining walls, columns, roofs, and flooring systems.
- **The Outcome:** Verification that the building skeleton is sound, safe, and fully compliant with localized civil engineering safety mandates.

Post-Construction Follow-Up & Handover Advocacy

- **The Focus:** Ensuring the developer fulfills every single contractual obligation.
- **Our Method:** Re-inspecting the property once the builder claims to have resolved our initial technical snagging report.
- **The Outcome:** Complete legal and technical peace of mind for the buyer, ensuring the property is delivered exactly in the premium condition promised.

MEP System Evaluations (Mechanical, Electrical, Plumbing)

- **The Focus:** Securing the core operational life-support systems of the facility.
- **Our Method:** Running diagnostics on complex HVAC (air conditioning, heating, and ventilation) networks, electrical load distribution wiring, and main plumbing/drainage hubs.
- **The Outcome:** Absolute assurance that your everyday utility systems are properly calibrated, operational, and safe from catastrophic failure.

Infrared Thermal Imaging

- **The Focus:** Exposing invisible anomalies lurking behind walls and ceiling panels.
- **Our Method:** Deploying advanced thermographic cameras to read thermal signatures across the envelope of the property.
- **The Outcome:** Non-destructive identification of insulation gaps, active electrical hot spots, and hidden energy inefficiencies that the naked eye cannot detect.

Specialized Moisture Testing

- **The Focus:** Mitigating long-term toxic mold and internal water degradation risks.
- **Our Method:** Utilizing precision moisture meters to detect dampness and sub-surface water pooling.
- **The Outcome:** Stopping internal water pipe leaks, rising dampness, and potential mold growth before they compromise building air quality or structural finishings..

Data-Driven Intelligence. High-Stakes M&A Support. Regional Financial Oversight.

At Credence & Co., we provide premier financial consultancy and corporate advisory services engineered to guide your high-stakes capital decisions. Navigating today's complex macroeconomic landscapes requires rigorous, independent oversight.

With over 15 years of deep regional experience, our multi-disciplinary team delivers precise, insight-driven frameworks that safeguard your corporate investments, align with municipal mandates, and maximize market value.

Core Consultancy Services

Premier Reserve Fund Studies (RFS)

- **The Mandate:** Ensuring the long-term structural and financial sustainability of major real estate developments and jointly owned properties.
- **Our Method:** We conduct exhaustive physical and financial audits to forecast capital expenditure lifecycles for non-annual maintenance and major structural replacements.
- **The Output:** Delivering data-backed funding models and precise annual contribution schedules that protect asset longevity, shield management from liability, and comply with regional real estate regulations.

Mergers & Acquisitions (M&A) Advisory

- **The Mandate:** Maximizing transactional value and strategic alignment across complex divestitures, corporate mergers, and acquisitions.
- **Our Method:** Backed by 15+ years of cross-sector experience in Dubai and the broader GCC, we guide corporate buyers and sellers through every stage of the deal lifecycle.
- **The Output:** Crafting bespoke structural strategies, negotiation frameworks, and post-merger integration roadmaps tailored explicitly to your commercial objectives.

Capital Protection. Market Validation. Defensible Investment Frameworks.

At Credence & Co., we transform market uncertainty into structured, actionable intelligence. Deploying capital into large-scale real estate developments, infrastructure projects, or corporate expansions without independent verification exposes an organization to catastrophic financial risk.

We act as your objective strategic partner, delivering the rigorous data, forecasting, and risk-modeling required to validate project viability, secure bank financing, and protect institutional investment.

Core Analytical Capabilities

Sophisticated Financial Due Diligence

- **The Mandate:** Eradicating hidden liabilities and structural risks before entering a joint venture, partnership, or corporate acquisition.
- **Our Method:** Engaging in a new corporate relationship without absolute transparency exposes your firm to severe regulatory, financial, and compliance failures. We execute deep forensic audits of historical earnings, cash flows, working capital, and tax records.
- **The Output:** Delivering ironclad intelligence reports that mitigate third-party vulnerabilities, protect your corporate reputation, and arm your executive team with heavy leverage at the negotiating table.

Comprehensive Market Feasibility & Financial Modeling

- **The Mandate:** Verifying that a proposed project aligns with actual market demand while building a rock-solid financial foundation to guarantee sustainable returns.
- **Our Method:** We perform deep-dive demographic analyses, competitive mapping, and supply-demand gap assessments across the GCC. Simultaneously, our analysts construct dynamic cash flow models projecting development costs, revenues, and debt service capacities.
- **The Output:** Delivering a bank-ready, comprehensive report featuring product-mix optimization, absorption rate projections, and transparent financial metrics—including Net Present Value (NPV), Internal Rate of Return (IRR), and sensitivity stress-testing.

Our Institutional Accreditations

Your trust is backed by our strict compliance with sovereign authorities and major economic zones:

We are offering a broad appraisal and inspection advisory to clients. All measurements are carried out following the RICS Property Measurement Professional Statement 2nd Edition as issued by the Royal institution of chartered surveyors. We constantly consider the current market trends and apply best practices in the United Arab Emirates.

With a team of internationally certified and registered valuer members, the Royal Institute of Chartered Surveyor and Dubai real estate regulation authority (RERA), we can conduct property valuations across the Emirates and all GCC countries.

RERA Approved: Certified property valuation firm endorsed by the Dubai Real Estate Regulatory Agency (RERA).

DMT Accredited: Officially licensed by the Abu Dhabi Department of Municipalities and Transport (DMT).

Free Zone Trusted: Recognized and accredited asset valuer for DP World & Jebel Ali Free Zone (Jafza)

Who we worked with

we deliver our elite valuation and financial advisory services to a diverse portfolio of institutional, corporate, and private clients. Whether navigating property acquisitions, appraising high-value plant and machinery, evaluating complex business assets, or requiring precise transaction support, our clients rely on our absolute independence.

We measure our success by the longevity of our partnerships. By consistently exceeding strict institutional benchmarks, we act as a seamless extension of our clients' teams, providing the technical frameworks that underpin their long-term sustainability, capital compliance, and regional growth. Below is a representative selection of the prominent entities, developers, and institutions that Credence & Co. has successfully partnered with:



Contact us

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Dubai Creek Tower Parking Plaza, Behind Dubai Land Department, Deira, Dubai

- Call: +971 52 664 9793
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Our working hours are:

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Our working hours are:

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Offices No: 24 & 26

Muscat OM, Seeb 133, Oman

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