



cutting through complexity



BUILDING, CONSTRUCTION & REAL ESTATE

## Audit of Real Estate Companies

The real estate market is placing ever greater challenges on management, for instance, in the fields of financing, valuation and transaction. Our industry specialists support you in facing those growing demands regarding quality and specialization.



### High quality requirements – integrated specialization

Quality is a priority for us. KPMG is therefore meeting the growing challenges in the real estate industry with its own Real Estate segment as a component of the Audit business and specialized teams. Preparing balance sheets, valuations, taxes risk management systems (real estate, interest, currency and liquidity risks) as well as reporting require specific know-how that is reflected in the audit team depending on the individual need. Specialization not only promotes the quality of the auditing, but also increases efficiency. Specialization not only promotes the quality of the auditing, but also increases efficiency.

### Our service

KPMG meets these growing challenges in the real estate industry with its own Real Estate segment as a component of the Audit business and a specialized audit team. Quality is our highest priority.

### **Auditing by accredited staff**

One focus is on the valuation of the real estate. Our auditing staff is experienced in nationally and internationally accepted valuation procedures and possess – depending on the type and location of the object – specialized knowledge of the market parameters. Their knowledge stems from various fields of study, years of experience in the real estate industry, ongoing training and a special real estate accreditation.

### **Our contribution to opinion-making in accounting**

Fair value data, impairment and permanent depreciation, assessment of balance sheets and, if required, cross-border measures with respect to the fiscal implications for the funds' concept, special accounting requirements for a REIT AG, receipt of dividends from foreign partnerships (HFA RS 18) – these and other current issues are handled and reconciled in the Real Estate segment. In this manner, your KPMG audit team can support you precisely, quickly and reliably in cases of accounting questions. Our continuous participation in professional organizations and committees and the most important worldwide standard setters allows us to provide you with the latest information on the developments in accounting on a timely basis.

### **Establishing benchmarks**

Our process-oriented approach is a material component of an effective and efficient annual audit. With the industry-based concentration in the Real Estate segment, we provide bundled know-how with regard to processes for a large number of clients. This knowledge puts us in an excellent position for establishing benchmarks (for instance, for processes, reporting or efficiency of service providers) and to measure your organization with respect to the benchmarks.

### **Additional services**

The increasing demands of investors not only on the management, but also with regard to processes and reporting in accordance with internationally accepted standards for their own controlling purposes are becoming an ever more important competitive factor. We assess your organization and its internal control system for market conformity and compliance with standards, independently from the annual audit. Furthermore, we would be happy to advise you in the conversion of your internal and external accounting to international accounting standards with a proven and efficient conversion model. We also apply our comprehensive audit experience when accompanying internal auditing projects.

### **Set up right for you**

For important sectors of our economy we have conducted a cross-sector industry specialization. Here, the experience of our specialists worldwide comes together and contributes to an additional consulting quality. Circa 4,500 real estate specialists from KPMG's global network are available worldwide to provide our clients with tailor-made approaches at a high level of quality.

Please feel free to contact us should you have any questions or care to arrange an initial meeting.

---

## **Contact**

KPMG AG Wirtschaftsprüfungsgesellschaft

### **Jürgen Paskert**

Partner, Audit

T +49 89 9282-1010

jpaskert@kpmg.com

**www.kpmg.de**

The information contained herein is of a general nature and is not intended to address the circumstances of any particular individual or entity. Although we endeavor to provide accurate and timely information, there can be no guarantee that such information is accurate as of the date it is received or that it will continue to be accurate in the future. No one should act on such information without appropriate professional advice after a thorough examination of the particular situation.

© 2012 KPMG AG Wirtschaftsprüfungsgesellschaft, a subsidiary of KPMG Europe LLP and a member firm of the KPMG network of independent member firms affiliated with KPMG International Cooperative ("KPMG International"), a Swiss entity. All rights reserved. The KPMG name, logo and "cutting through complexity" are registered trademarks or trademarks of KPMG International.