

CASE STUDY

REAL ESTATE  
FUND



TAILORED APPROACH TO  
LOAN VALUATION

Customized approach to loan valuation helps private bank meet regulatory requirements

Our Client

The client is a private bank with global operations, located in 11 countries across Europe, North America and South America. The client provides commercial banking services, as well as independent financial advisory services and institutional solutions.

Initial Challenges

Due to local regulation, the client is required to perform annual loan valuations for its real estate fund. However, without the technical expertise required to perform such work, they could not perform the loan valuation in-house. They were also working under extremely tight deadlines, with two weeks left to complete their valuations and present these to its auditor. This placed the client in a precarious position; work needed to be completed quickly and to a high standard in order for the audit procedure and sign-off of its annual accounts to be completed on time and with desirable results.

## Our Solution

Alter Domus' Transfer Pricing Team designed a bespoke process which ensured the timely delivery of the loan valuations, a high standard of service and sign-off from auditors for the purpose of closing the annual accounts of the fund on time. Due to the short timeline, the team began by setting up meetings with both the client and the auditors in order to align approaches and held periodic check-ins to monitor progress. They sought interim sign-offs throughout the course of the project so all parties would be kept fully aligned in order to meet the deadline.

## Roadblocks

The valuations were the final piece standing in the way of the client completing their audit. Because the audit would be conducted on the valuations as well, Alter Domus' team needed to coordinate very closely with the external auditors on a near-daily basis.

## Results

With a strong focus on process management, the team aligned all three parties within a very short timeframe. The accounts were signed off on and the audit was completed successfully and on time. The client was able to mitigate the risk of non-compliance and because of the established trust and open dialogue shown during this engagement, the client chose Alter Domus to assist with their ongoing Transfer Pricing and fund administration needs.

## AT A GLANCE

### Company Profile

Private bank with real estate investment fund

### Challenges

Completing loan valuations within a short timeframe and getting accounts signed off on time

### Solution

Rendered high quality services and ensured delivery was aligned with auditors

### Results

Regulatory obligations were met on time, annual accounts were successfully closed and signed off, and the client's fund remained fully compliant resulting in the establishment of a true partnership

## KEY CONTACTS

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