

# CREDENCE & Co.

Better knowledge to true value.



## COMPANY PROFILE

DUBAI. ABU DHABI. MUSCAT



[www.cnco.ae](http://www.cnco.ae)





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# Introduction to Credence & Co.



**ABOUT** 

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, and real estate brokerage 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 Statement

## Mission Statement:

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, and real estate brokerage, all while upholding the highest standards of professionalism and integrity.

## Vision Statement:

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.

## Core Values:

At Credence & Co., our core values guide our operations and client interactions. We prioritize **integrity** by upholding the highest ethical standards and ensuring transparency. Our commitment to **excellence** drives us to deliver superior quality and seek continuous improvement. We are **client-centric**, tailoring our solutions to meet unique needs, while maintaining **professionalism** in all engagements. We believe in **collaboration** to achieve optimal outcomes and draw on our **expertise** as a team of certified professionals dedicated to providing insightful guidance and exceptional service.





# Management Rational

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We will constantly challenge ourselves by committing to providing professional, up-to-date, dedicated services to our clients.

At Credence & Co., we are committed to continuously challenging ourselves to deliver professional, up-to-date, and dedicated services to our clients. We leverage our extensive experience across various engagements, reflecting our core values, ethics, and dedication to ensuring the highest quality service for every client.

We prioritize building strong business relationships with our partners through transparent and open dialogue. Our approach fosters a collaborative environment that empowers our clients to achieve their business objectives. We apply a holistic strategy that encompasses everything from mentoring staff to investing in the latest technologies and solutions.

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

**Yousif Alkhanjari**

**Chairman, Managing Partner UAE**

UAE Fellowship Accounting, CPA, B.Sc. Accounting

MSc. Human Resources & Leadership, MSc. Business Evaluation & Research

Approved Property Valuer - Dubai Real Estate Regulatory Agency &

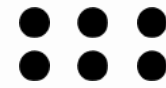
Approved Property Valuer - Abu Dhabi Department of Municipal Affairs and Transport

Approved Auditor - UAE Ministry Of Economy





# Our Expertise



With Over 15 Years of Experience, Our Team has the Knowledge and Expertise to Ensure Professional, Accurate, High-Quality Service.

Planning to engage in a business relationship without awareness of its past and present dealings is a risk that might reverse back to you and result in significant regulatory, reputational risk or non-compliance dangers..

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## Our reach

Institutions are increasingly adopting insights-driven due diligence, emphasizing data gathering to identify critical issues related to sanction exposure, corruption, tax misuse, money laundering, and other financial and non-financial crimes, such as ESG and corporate governance.

At Credence & Co., we leverage our extensive research and analytics expertise to provide customized due diligence reports tailored to your specific needs in managing third-party risks. Our comprehensive appraisal and inspection advisory services adhere to the RICS Property Measurement Professional Statement 2nd Edition, ensuring accuracy and compliance with industry standards.

We remain attuned to current market trends and best practices in the United Arab Emirates. With a team of internationally certified valuers affiliated with the Royal Institute of Chartered Surveyors and the Dubai Real Estate Regulation Authority (RERA), we are equipped to conduct property valuations across the Emirates and all GCC countries.





# Our Services

Credence & Co. is a leading valuation and business advisory firm in the UAE, with our headquarters in Dubai and branch offices in Abu Dhabi and Muscat, Oman. Specializing in real estate, enterprise, and asset valuation services, our firm brings in-depth experience to the forefront offering unbiased expert technical opinion. As one of Dubai's foremost and highly dedicated appraisal firms, we have become synonymous with excellence.. Credence & Co. is a certified property valuation firm endorsed by the Dubai Real Estate Regulatory Agency (RERA), recognized as a trusted valuer by DP World & Jebel Ali Free Zone (Jafza), and accredited by the Abu Dhabi Department of Municipalities and Transport (DMT).



**Valuation Services** 

**Property Snagging and Inspection** 

**Brokerage** 

**Consultancy** 



# Valuation Services

At Credence & Co., we blend leading international expertise with commitment, confidence, and consistency. As a result, we distinguish ourselves as a reliable valuation and business advisory firm with a team of internationally certified property and assets valuers and surveyors. We thoroughly comprehend the specifics of your business and assess all the elements for any given valuation.



## Business Valuation

Our team of professionals allocates adequate time to understand the specifics of your business and assess all the factors unique to both the company and the current valuation, which may affect the outcome. It is critical to understand how your business creates value, its strategic positioning, and the transaction landscape around you. As experts in our field, we comprehend these matters and translate them into value-added opinions for your worth.

## Property Valuation

We conduct all kinds of Real Estate Valuations handled by a qualified team of experts following international standards and accepted market practices. Our team is licensed by Dubai Land Department, Abu Dhabi Municipality and has certified qualifications from the Royal Institute Of Chartered Surveyors. The UK follows the local guidelines and international standards to conduct the valuations. Our team can handle all kinds of real estate assets ranging from small apartments to huge portfolios.

## Assets Valuation

At the heart of every company's mission is the pursuit of wealth creation. To accurately measure income, businesses must carefully track their expenditures, particularly those related to high-value assets. Fixed assets, such as manufacturing facilities and heavy machinery, comprise a significant portion of a company's expenses. It is crucial to regularly evaluate the price and value of these assets through plant and equipment valuation

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# Property Snagging and Inspection



Credence & Co. offers full range services of Property Snagging and Inspection in UAE. As an approved property snagging and inspection by the local authorities, We offer services to identify defects or issues in a property, particularly in newly constructed or renovated homes and buildings. These services help ensure the property meets quality standards and building codes before the owner takes possession. Key services include:

## Snagging Inspection

Identifying any minor or major issues in the property, such as poor finishes, improper installations, or construction defects (e.g., cracks, paintwork problems, or faulty electrical and plumbing work).

## Structural Inspection

Evaluating the overall structural integrity of the building, ensuring foundations, walls, roofs, and floors are sound and meet safety requirements.

## Mechanical, Electrical, and Plumbing Inspection

Ensuring systems such as air conditioning, heating, ventilation, electrical wiring, and plumbing are properly installed and functional.





# Property Snagging and Inspection

In addition to snagging inspections, we offer detailed assessments that include evaluating mechanical, electrical, and plumbing systems, as well as structural integrity checks. Our team is committed to delivering thorough reports that highlight any concerns, enabling property owners to address issues proactively and ensure a smooth transition into their new homes.:



## Thermal Imaging

Checking for potential insulation problems, leaks, or energy inefficiencies that might not be visible to the naked eye.

## Moisture Testing

Detecting dampness, water leaks, or mold issues that could lead to more severe damage in the future.

## Post-Construction Follow-up and Handover Inspection

Conduct follow-up inspections to confirm that the builder has fixed any identified snags or issues.

Assisting the buyer during the handover process to make sure the property is delivered in the agreed condition and all contractual obligations are met





# Real Estate Brokerage Services

Whether you're buying, selling, or investing, our dedicated team of professionals is here to make your journey seamless. With years of industry experience and a comprehensive network, we provide personalized solutions that not only meet but exceed your unique needs, ensuring a stress-free experience.



**Off-Plan  
Projects**

**Resale Market**

**Property  
Management**

Explore our brokerage services and discover how we can help you achieve your property aspirations. Welcome to a new era of real estate excellence with Credence & Co.



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# Consultancy Services

Credence & Co we specialize in delivering Premier Reserve Fund Study (RFS), Mergers & Acquisitions (M&A), and Financial Due Diligence services. With a dedicated team of experts, we ensure precise, insightful, and value-driven advisory to support your strategic financial decisions. Our commitment to excellence positions us as a trusted partner for clients navigating complex financial landscapes across the region.



## Premier Reserve Fund Study (RFS)

Our RFS report will provides recommendations on planning for long-term funding, and on the extent to which the Management will set aside funds on a regular basis for non-annual maintenance requirements.

## Mergers & Acquisitions

At Credence & CO., We assist companies with matters of divestitures, merger and acquisition in Dubai. With over 15 years of experience to our credit, we have served clients in various sectors, and have won their trust by delivering best-in-class services that best match their needs.

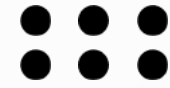
## Financial Due Diligence

Planning to engage in a business relationship without awareness of its past and present dealings is a risk that might reverse back to you and result in significant regulatory, reputational risk or non-compliance.



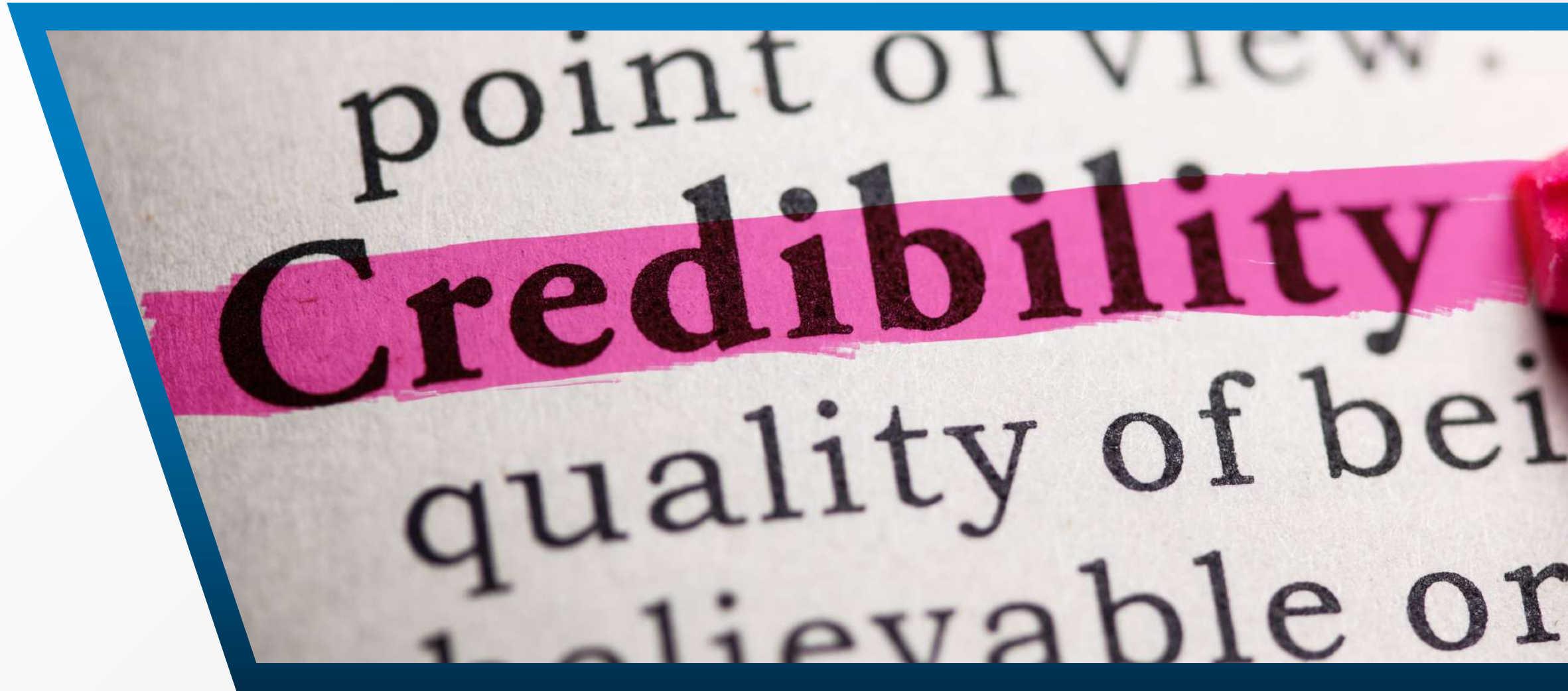


# Our Credentials



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.



## Enlisted Banks

- Our firm is ISO 45001:2018 (Occupational Health & Safety Management System).
- ISO 14001:2015 (Environmental Management System).
- ISO 9001:2015 (Quality Management System) certified.
- Dubai Land Department (DLD) authorized valuer.
- Real Estate Regulation Authority (RERA) authorized valuer.
- DP World & Jebel Ali Free Zone (JAFZA) registered valuer.
- Abu Dhabi Department of Municipalities and Transport (DMT) authorized valuer.





# Who We Work With.

We offer our valuation and financial advisory services to a broad range of clientele with requirements in valuation of properties, plant & machinery and business assets or transactional services.

We prided ourselves on having worked closely and successfully with various sectors and industries and met and exceeded our client's high expectations. As a result, we form ongoing lasting relationships with our clients and consider ourselves an extension to their sustainability and growth.

Our clients include a variety of industries:

Some of our clients that we successfully served are:



## SOME OF OUR REGIONAL & INT'L CLIENTS



# CREDENCE & Co.

Better knowledge to true value.

## Headoffice:

Address: Barsha Valley, office 308, Al Barsha First

Office: +971 (4) 8790 747

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## Abu Dhabi:

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Postal: P. O. Box 6533, Abu Dhabi, UAE

## Muscat:

Address: Diwan Royal Court, Second Floor, Offices No: 24 & 26, Seeb 133

Office: +968 (9) 7272444

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Postal: Muscat, Seeb 133, OMAN



# Contact Us