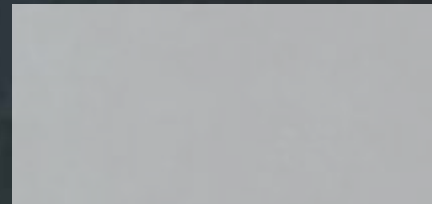
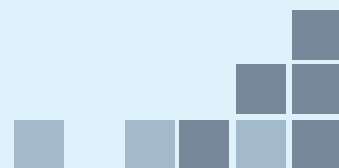




ASSCERT INC

Where Space Matters





INTRODUCTION

Founded in 2012, Ascert Inc. is an independently-owned corporate real estate services company.

Headquartered in Bangalore, India, Ascert Inc. a full-service commercial real estate company provides value-added, client-centric investment sales, leasing, advisory, financing and mortgage placement services to owners and occupiers of office, retail, industrial and multi-residential properties.

Ascert Inc.'s integrated team approach to commercial real estate engages deep expertise from a broad range of professionals across the country. In a partnership focused on your strategic business objectives, we deliver intelligent, best-in-class solutions that add value and build competitive advantage for your enterprise.

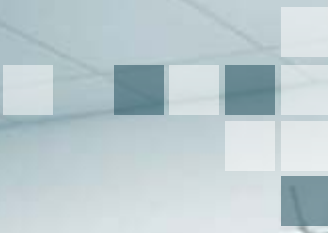


SERVICES

Both large corporate and small business office, industrial and retail tenants rely on Ascert Inc. for our breadth of services, experience and market knowledge. Our expertise encompasses the full cycle from strategic planning, financial consulting and transaction services to lease administration. Ascert Inc.'s integrated platform provides occupiers with complete access to our full range of services, effectively managed through a dedicated advisor.

We recognize that every real estate decision is significant, with a direct effect on your stakeholders and your bottom line. To mitigate risk and deliver optimized results, we execute every assignment following a disciplined, strategic approach. Our services for user/occupiers include:

- 1) Transaction Management
- 2) Tenant Representation
- 3) Consulting and Capital Markets
- 4) Land Transaction



Integrated Comprehensive Services

- Transaction Management
- Tenant Representation
- Consulting and Advisory
- Landlord Representation
- Assist client in raising debt /Equity
- Mezzanine finance for projects
- Structure sale / lease back
- Investors sales from leased portfolio
- Identify special situation assets & structure buy outs



Transaction management services encompass:

- Strategy development
- Site selection and acquisition
- Lease renewals and negotiations
- Sublease and dispositions
- Tenant representation
- Market research and consulting
- Alternative workplace strategies
- Sustainability best practices
- Project/construction management
- Mortgage services

For more information about our transaction management services please contact Ascert Inc..



TRANSACTION MANAGEMENT

Ascert Inc. offers strategic transaction management services that leverage our brokerage capabilities, consulting services, and project management to offer corporate users portfolio-wide solutions. Focused on developing consistent, efficient processes across your assets, we work with you to maximize site selection, occupancy issues and lease negotiations in line with your overall strategic plan, including acquisition, buildouts, disposition, and renewal.

Tenant Representation

Finding the right location for your business is critical. Deciding where to locate is influenced not only by real estate market factors, but also by fundamental business drivers including employee attraction and retention, workplace productivity, proximity to labour and supply and alignment with your corporate brand. Ascert Inc. Tenant Representation professionals take a comprehensive approach, from situation analysis through option development and project implementation, to ensure your optimum workplace situation. Our full market research capabilities ensure each decision reflects the most up-to-date intelligence available.



SITUATION ANALYSIS

Ascertain Inc. will help identify your current and future real estate needs by assessing financial, environmental, operational and qualitative criteria, including:

- Understanding your current situation
- Confirmation of financial and operational objectives, including sustainability
- Accurate identification of all market opportunities
- Analysis of risks and opportunities against criteria
- Development, evaluation and selection of an effective occupancy strategy/strategies

Option Development

Superior market knowledge is critical to the success of real estate projects. Ascertain Inc. process includes:

- Identification of all viable market opportunities
- Optimization of opportunities through detailed analysis
- Appropriate timing to enter the market
- Strong leverage with the landlord community
- Successful negotiations, based on the criteria established

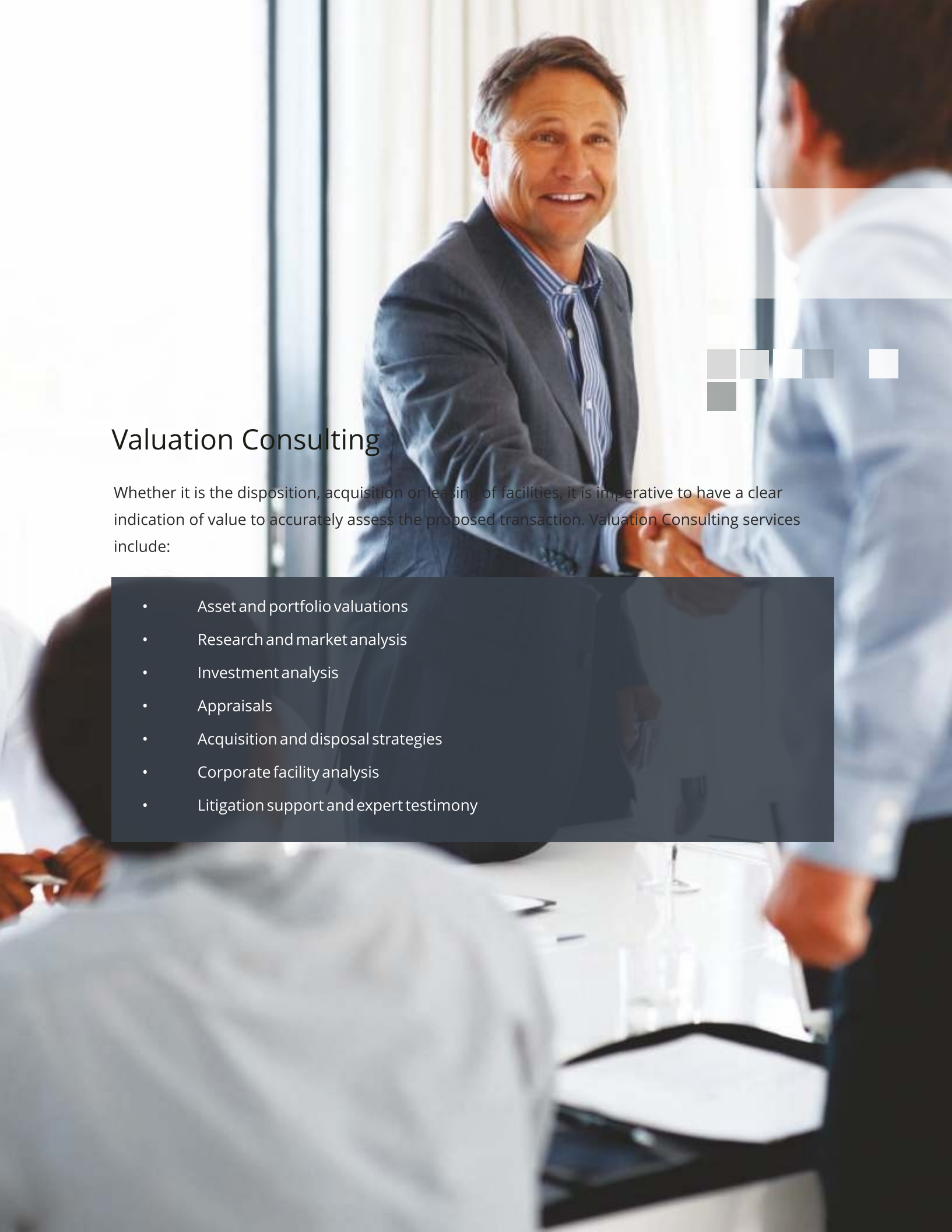


Project Implementation

We produce all of the necessary documentation required to bind parties to the agreed terms of the transaction, and oversee the process from start to finish. Our experienced professionals work to ensure

- Accurate documentation of lease terms, including: services, sustainability standards, infrastructure, construction, work provisions, scheduling, delivery and/or delay conditions/operating costs review
- Timely execution of lease
- Project coordination
- Project continuity

For more information about our transaction management services please contact [Ascort Inc.](#)



Valuation Consulting

Whether it is the disposition, acquisition or leasing of facilities, it is imperative to have a clear indication of value to accurately assess the proposed transaction. Valuation Consulting services include:

- Asset and portfolio valuations
- Research and market analysis
- Investment analysis
- Appraisals
- Acquisition and disposal strategies
- Corporate facility analysis
- Litigation support and expert testimony



CONSULTING & CAPITAL MARKETS

Real estate holdings form a significant portion of your company's total assets. In today's marketplace, realizing the potential of those assets, economically and strategically, requires the expertise of a dedicated team of real estate professionals. Ascort Inc's Consulting and Advisory team works with you to understand your strategic objectives, and to identify, evaluate and provide independent, objective property advice to support those objectives.

Strategic Planning

Our sound strategic counsel to clients enables them to respond effectively and efficiently to changes in physical, legal and economic business and investment conditions. Strategic Planning services include:

- Identification of all viable market opportunities
- Optimization of opportunities through detailed analysis
- Appropriate timing to enter the market
- Strong leverage with the landlord community
- Successful negotiations, based on the criteria established



LAND TRANSACTIONS

Ascert Inc's professionals help owners value and sell their property for the best value in the shortest amount of time. Our highly competent real estate consultants represent property developers in their search for the best land for their project.

We achieve this by combining our knowledge of market trends, zoning conditions, and capital markets with our network of relationships with developers, owners, attorneys, engineers and municipal officials. Our approach ensures that you receive all of the information necessary for a successful transaction.

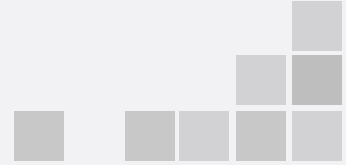


Developers

We deliver the following services to developers :

- Selling surplus land-parcel
- Structure
- Project marketing





OUR VALUE PROPOSITION

We believe selection of the right property goes a long way in making an organization's strategic decision viable and directly impacts its performance.

Hence, such selection is possible only with appropriate options to the client that can best assist him in decision making.

Our USP

- In depth Market Knowledge
- Local knowledge combined with international best practices
- Excellent Landlord/Developer Relationship
- Flawless Due Diligence
- Fast Turn Around Time
- Post Transaction Assistance
- Cost Saving & Functional Solutions



ASSCERT INC
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