



PROMATT

Property Matters

REAL ESTATE VALUATION AND MANAGEMENT

PRESENTATION

October, 2024

About Us

PROMATT – Avaliação e Gestão Imobiliária, Lda is a company specialised in Real Estate Valuation, Management and Consulting operating across the Portuguese mainland and island territories.

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Proficient in the valuation of different property types, including companies and hotels.

NIF: 504 344 757

Real Estate Valuation company certified by CMVM under no. PAI/2017/0063.



ANAI (nº C042) and ASAVAL (nº C38) associate.



PROMATT Property Matters is a national trademark registered under the no. 582699.

Summary Metrics:

	2024*	2023	2022	2021
PROPERTY VALUATIONS - GLOBAL				
Revenue	393 499 €	487 000 €	357 500 €	349 300 €
Nº of Properties Valued	1 832	754	828	667
Overall Assessed Amount (€)	1 524 018 491 €	2 114 153 034 €	1 160 665 744 €	1 283 621 924 €

* January-September

Core Competencies



- ✓ **Property Valuation**
- ✓ **Real Estate Project Valuation**
- ✓ **Hotel and Hospitality Valuation**
- ✓ **Enterprise Valuation**
- ✓ **Real Estate Investment Consulting**
- ✓ **Property Management**
- ✓ **Quantity Survey**
- ✓ **Energy Performance Certification**

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Quality Assurance

We maintain rigorous quality control standards.

We continuously invest in our team's professional growth to ensure the highest standards of competence.

Our team of valuers are all qualified professionals with relevant degrees and at least three years of industry experience.

Our team of collaborators includes professionals certified by the CMVM and members of the prestigious RICS and TEGOVA organisations.

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Quality Assurance

Our valuations follow international best practices and comply with strict national regulators to ensure the highest level of quality.

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International Best Practice References

- *Red Book* (Royal Institution of Chartered Surveyors, RICS, UK)
- *Blue Book* (The European Group of Valuers Association, TEGoVA)
- *White Book* (International Valuation Standards Committee, IVSC)
- IFRS (International Financial Reporting Standards)

National Regulators

- CMVM
- Banco de Portugal
- Autoridade de Supervisão de Seguros e Fundos de Pensões



Liability

We hold professional liability insurance for the various types of real estate valuation services we provide.

We maintain a rigorous quality control system throughout the entire valuation process, including the underlying assumptions, calculations, and final report.

Availability

We are available to deliver in-person presentations of our services and provide prospective clients with any other relevant information or materials.

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Track-record and References

Main Clients:

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agrogarante
SOCIEDADE DE GARANTIA MÚTUA

 **atlantic**

BV&A
BIZARRO do VALE
& Associado SROC

 **CA Imóveis**
Grupo Crédito Agrícola

FVC
GROUP

garval
SOCIEDADE DE GARANTIA MÚTUA

 **Incus
Capital**

INSULA
CAPITAL

 **JAMES COWPER
KRESTON**

lisgarante
SOCIEDADE DE GARANTIA MÚTUA

LYNX Asset
Managers


Montepio
Gestão de Activos

norgarante
SOCIEDADE DE GARANTIA MÚTUA

Track-record and References

Main Clients:

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PROMATT has made the strategic decision not to provide services related to the mortgage market.

Team

Our team is led by:

João Caldeira – Executive Manager;

Bruno Mina – Technical Manager;

Vítor Mendes – Head of Projects, Real Estate Management and Energy Performance Certifications.

Our team includes a **network of 65 expert valuers**, including 2 in-house valuers and 63 external valuers, **that cover the entire mainland and island territories**. Our team is currently expanding to better support our clients.

Our collaborators are recruited through a rigorous process to ensure the highest quality standards and response times that meet the market demands.

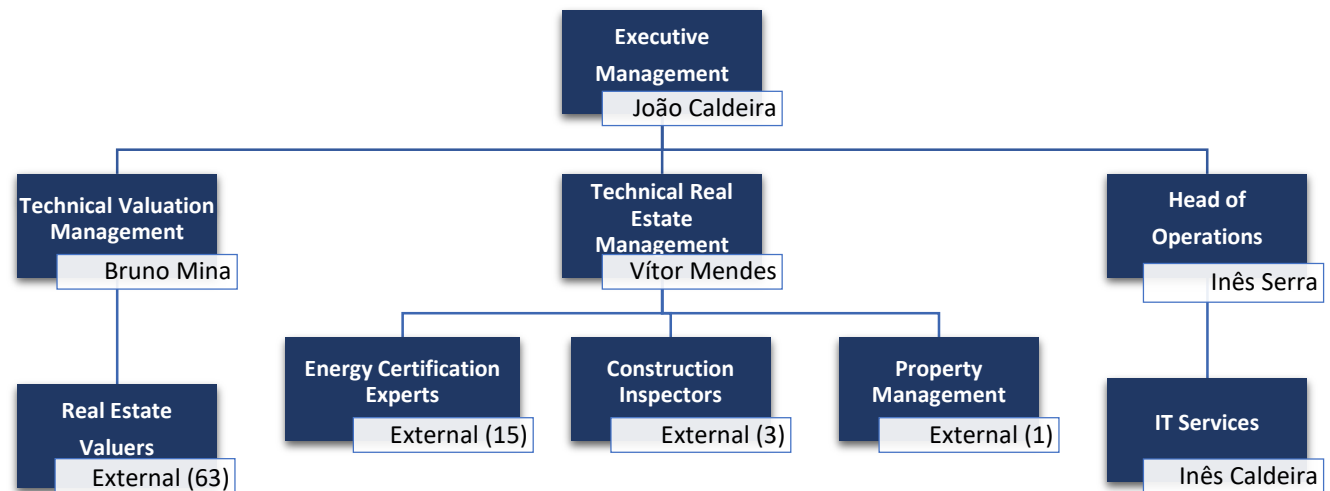
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Company Structure

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In-house Team

João Caldeira

Expert business manager with over 30 years of experience in the real estate sector (est. 1992).

Accredited real estate valuer since 2004, with a proven track record of working for Credit Institutions, Investment Funds, Companies and Private Clients both independently and via valuation companies.

Registered with CMVM under no. PAI/2012/0005.

Individually acts as an expert valuer for Real Estate Investment Funds.

Head of the Valuations Department.

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Peritos registados na CMVM

Para consultar informação relevante sobre esta atividade, nomeadamente as novidades, o quadro regulatório e a forma de contacto com a CMVM, visite a [área dedicada a profissionais](#)



João Manuel dos Santos Caldeira

Nome | Denominação

João Manuel dos Santos Caldeira

Nº de registo

PAI/2012/0005

Tipo de entidade

Pessoa singular

Data de registo

13-01-2012

Estado do registo

Ativo

Endereço | Sede Social

Almada

In-house Team

Vítor Mendes

Experienced civil engineer and Master in Environmental Engineering professionally linked to civil construction and public works since 1987.

Specialises in real estate valuation for financial institutions and corporate assets, construction inspection, budgeting, preparation of specifications and building rehabilitation.

Head of Projects, Real Estate Management and Energy Performance Certifications

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In-house Team



Bruno Mina

Civil engineer with an MBA in Real Estate Valuation and 12 years of experience as an expert real estate valuer and certifier.

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Registered with CMVM under no. PAI/2016/0244.

Certified by TEGOVA and ASVAL as a REV (Recognised European Valuer) under registry no. REV/PT/ASVAL/2029/1.

Technical Manager of the Valuations Department.

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Bruno Miguel Barata Mina

Nome | Denominação

Bruno Miguel Barata Mina

Nº de registo

PAI/2016/0244

Tipo de entidade

Pessoa singular

Data de registo

21-01-2016

Estado do registo

Ativo

Endereço | Sede Social

LISBOA



Registo CMVM

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Peritos avaliadores de imóveis

- **Nome | Denominação:** PROMATT - Avaliação e Gestão Imobiliária, Lda.
- **Nº de registo:** PAI/2017/0063
- **Tipo de entidade:** Pessoa coletiva
- **Data de registo:** 24/07/2017
- **Estado do registo:** Ativo
- **Endereço | Sede social:** Urbanização Bacelos do Rio, 4 8670-230 BORDEIRA



Contact Information

PROMATT

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