



## Commercial Property Valuation: DCF Techniques

### OVERVIEW

Discounted cash flow (DCF) analysis is a pivotal tool for evaluating the worth of commercial properties and assessing the viability of development projects and investment opportunities. This course will provide an in-depth exploration of the key DCF techniques, their advantages, and the diverse applications of this method, drawing from practical examples and real-world case studies. It is ideally suited for professionals seeking to enhance their expertise and mastery of this essential valuation approach.

### TOPICS COVERED

- Examining the primary applications of DCF in assessing property values
- Consolidating definitions and understanding of internal rate of return (IRR) and all-risks yield (ARY)
- Techniques for incorporating capital expenditures, projected rental growth, indexation, and transfer costs into a robust DCF framework
- Hands-on experience in implementing DCF methodologies to evaluate the viability of development projects and constructing
- Applying DCF models to address real-world challenges

### LEARNING OUTCOMES

- Understand and apply approaches to evaluate the financial viability of property development projects and investment properties.
- Gain knowledge of a range of financial appraisal techniques and criteria.
- Develop profound understanding of the inherent risks and rewards inherent in property development and investment.

### TARGET AUDIENCE

- Property valuers, developers, investment professionals

### IN PARTNERSHIP WITH RICS

**Brett Shadbolt, Chief Executive Officer and Founder, Censere**

### DATE

**25 September 2024, Wednesday**

### TIME

**9:00am to 5:00pm**

### VENUE

**REDAS Boardroom**  
190 Clemenceau Avenue,  
#07-01, Singapore Shopping Centre,  
Singapore 239924

### FEES (Subject to GST)

\* **\$650** (REDAS/RICS Member)

\* **\$850** (Non-Member)

### TO REGISTER

Please click [HERE](#)

### REGISTRATION

**Registration will close on 18 September 2024**

### CPD ACCREDITATION

BOA-SIA: Pending

PEB: Pending

### CONTACT

Please email enquiries to:  
Flora Ho  
[flora@redas.com](mailto:flora@redas.com)

- REITs personnel, landowners, property surveyors, and quantity surveyors involved in real estate development
  - Management Professionals in the real estate development industry
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## KNOWLEDGE PARTNER



**Mr Brett Shadbolt**  
**Chief Executive Officer and Founder**  
**Censere**

Brett has over 30 years of valuation and business advisory experience and holds an MSc in Global Finance and EMBA. Brett is a Professional Member of the Royal Institute of Chartered Surveyors, a Registered Business Valuer (HK), a Chartered Valuer and Appraiser with IVAS, a Member of the Hong Kong Securities Institute and a Member of the Australasian Institute of Mining & Metallurgy.

Brett has conducted numerous valuations for companies such as Advanced Micro Devices (AMD), Café de Coral, China.com Corporation, ExxonMobil, Keppel Corporation, Quam Capital, Shanghai Tonva, Singapore Airlines and Tencent and was previously an adjunct professor at ESSEC Singapore, where he taught financial valuation. He has written numerous articles about valuation and due diligence in emerging markets and is a regular speaker at conferences on the same topics.

**Real Estate Developers' Association of Singapore (REDAS)**

190 Clemenceau Avenue, #07-01 Singapore Shopping Centre, Singapore 239924  
Tel: 6336 6655 Email: [redas\\_secretariat@redas.com](mailto:redas_secretariat@redas.com) URL : [www.redas.com](http://www.redas.com)