



PRESENTATION DOSSIER

www.krata.com



Krata, Sociedad de Tasación, Registered with Banco de España
under number 43-23 on 2 January 1987.

KRATA

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KRATA

THIS IS KRATA

KRATA is a valuation company established in 1985 with 100% Spanish capital, unrelated to any business group or financial entity and with no conflicts of interest in carrying out its corporate purpose.

Its scope of competence is appraisal pursuant to the ECO standard and the appraisal of property, goods and chattels, machinery, intangible assets and rights in accordance with the international valuation standards IVS, EVS and RICS.

During its more than 30 years of experience, it has provided its services to financial institutions, public administrations and businesses in general in the Spanish market.

1998

Absorption of the valuation company Assets Valuation Advisers, a prestigious firm that operates in the Basque Country, through a merger process.

2006

With a view to complying with the requirements of the Basel II Accord, implementation of a project for the development of a pioneering automated valuation system in Spain with Universidad Carlos III of Madrid.

2008

Introduction of an online valuation system used by the most relevant financial institutions.
Creation of a General Directorate for Regulation reporting directly to the Board of Directors.

2011 / 12

Implementation and development of a system for monitoring areas and portfolios.

2015

Market launch of the property tax consulting and optimisation service.

2020

Krata renews its organisational and corporate governance.

1985

Incorporation of KRATA, S.A. by a group of professionals from different disciplines with extensive experience, in order to professionalise the valuation practice.

2004

The company embarks on an international expansion process by setting up the new headquarters in Lisbon and signing an agreement with Sociedad Iberoamericana de Avalúos with which it starts to operate in Argentina, Uruguay and Mexico.

2007

KRATA becomes a Member of the Management Board of the professional valuation firm ATASA.

2009

The firm develops its own AVM resolution system and methodology.

2013

KRATA becomes a Member of the Management Board of the Professional Valuation Association AEV.

2014

Acting on behalf of the Spanish Mortgage Association, the firm becomes a permanent member of the European Mortgage Valuation Federation (EMF).

2018

Acquisition of the proptech Precioviviendas.com, which provides non-specialised users with access to critical knowledge about property purchase and selling processes.



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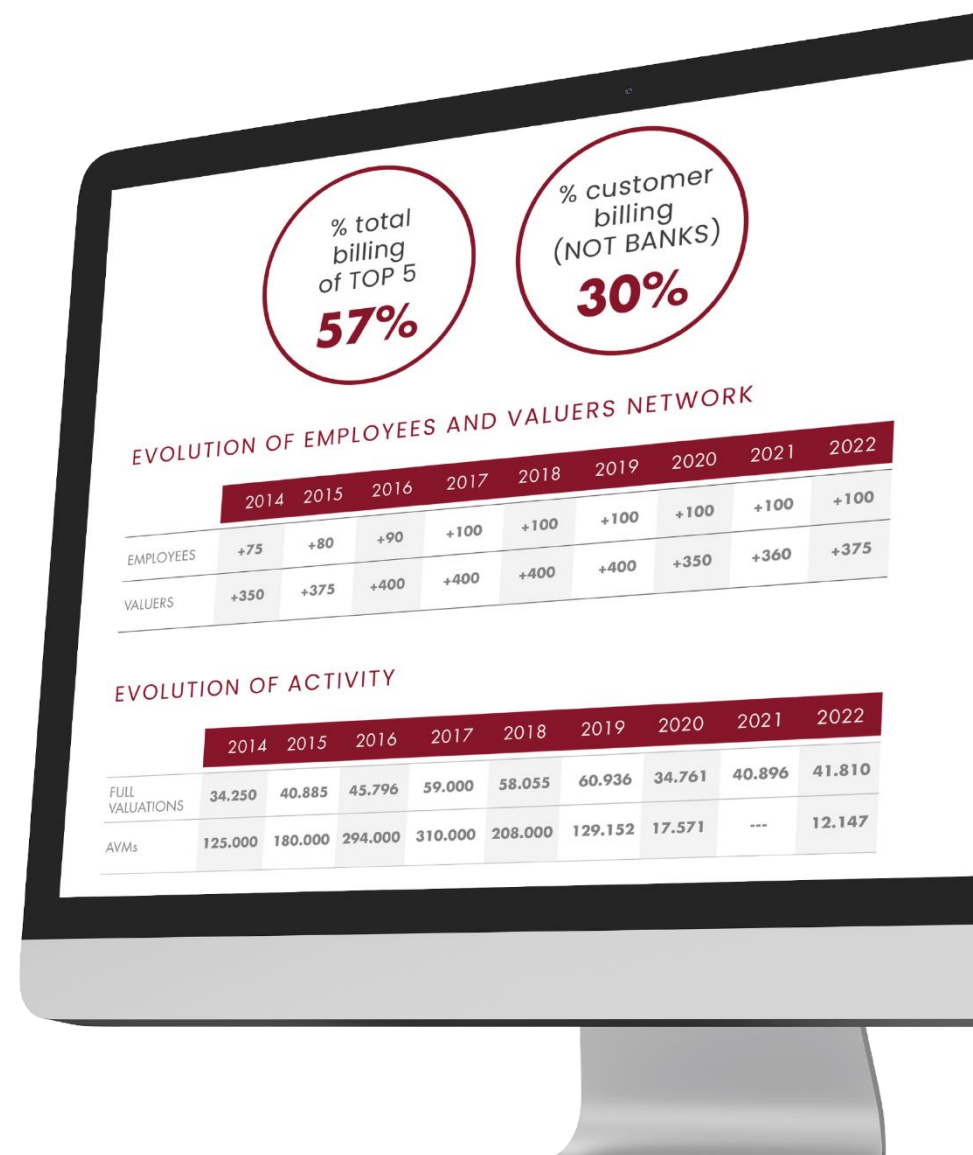
KRATA

A SOLID COMPANY THAT LOOKS TO THE FUTURE

During its more than 30 years of activity, Krata has demonstrated its economic solvency and profitability on investment, with practically no current liabilities.

KRATA'S FUTURE PROJECTION IS BASED ON:

- The consolidation of its position of reference in the valuation sector, accredited by its excellent service and utmost diligence and solvency, bringing value to its clients, employees, and partners.
- The robustness of its past performance, which shows an accumulated growth of 38% in turnover since 2014.
- Its accredited capacity to anticipate market demands, as shown by its transformation in 2019, based on:
 - Digitisation and monitoring of processes
 - Reduction of presence-based service
 - “Workshop” mode organisation integrated with processes targeted at achieving customer satisfaction





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COMMITTED TO THE BEST VALUATION

KRATA is an active member of the most important national and international valuation associations.

- Krata is a fully-fledged member of the Spanish Value Analysis Association (AEV), the largest and most advanced valuation association in Spain.
- It is an observer member of the Spanish Mortgage Association (AHE).

Since 1985, Krata has been registered as a valuation company with Banco de España and is in a comfortable position in terms of compliance with the technical and regulatory guidelines of the latter, as it has a General Directorate for Regulation that maintains contact with the regulator, monitoring all the company's activities and reporting directly to the Board of Directors.

As part of their commitment to implement the valuation practice, the directors of KRATA are permanent members of several national and international committees and work groups, as follows:

- Members of the Management Board of the AEV.
- Members of the Technical, Training and Statistics Committees of the AEV.
- Representative of the AEV in TEGOVA, (European Group of Valuers Associations).
- Representative of the Spanish Mortgage Association on the EMF Valuation Committee.
- Participation in selection panels for new RICS in Spain.





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WHY KRATA

SERVICES

KRATA provides a wide range of property valuation and risk analysis services.

- **Asset valuation services:** Mortgage appraisals constitute the largest part of Krata's business activity. The scope of application is Spain but every year, a significant number of valuations are carried out on assets located in Portugal.
- **Mathematical-statistical analysis services:** Since 2007, Krata has been providing different services based on the TASAVALUA© SOLUTION, a tool that is reviewed every year by the Department of Statistics and Operational Research of the Universidad Complutense Mathematical Science Faculty.

ASSET VALUATION SERVICES



MATHEMATICAL AND STATISTICAL VALUE ANALYSIS SERVICES



02



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MAIN CLIENTS

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FINANCIAL INSTITUTIONS



INMOBILIARIAS Y SERVICERS



EMPRESAS



ADMINISTRACIONES PÚBLICAS



OUR ORGANISATION



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In its effort to keep up with the increasingly sophisticated needs of each client, Krata has founded its organisation on a series of key principles:

- Geographical proximity to our clients
- Systematic monitoring of service quality indicators and parameters
- Cybersecurity and Information Security Management Systems
- Organisation of production in combined workshops

Operational organisation:

Corporate support functions:

- Internal audit and regulatory monitoring.
- Architecture and systems.
- Finance and cash management.
- Control and accounting.
- Quality, Compliance and Data Protection.
- Corporate Social Responsibility and Studies.

Operational workshops:

- Front office, reception and planning of orders.
- Order monitoring and troubleshooting.
- Technical validation.
- Quality control, closure and billing.

Operational planning functions:

- Technical management.
- Monitoring of and service to strategic clients.
- Business development.
- National technical network: Sizing, evaluation, monitoring and valuer qualifications.

OUR OFFICES

MADRID OFFICE

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BILBAO OFFICE

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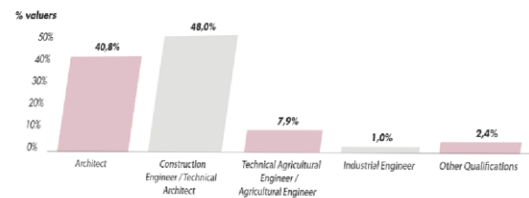
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OUR ORGANISATION

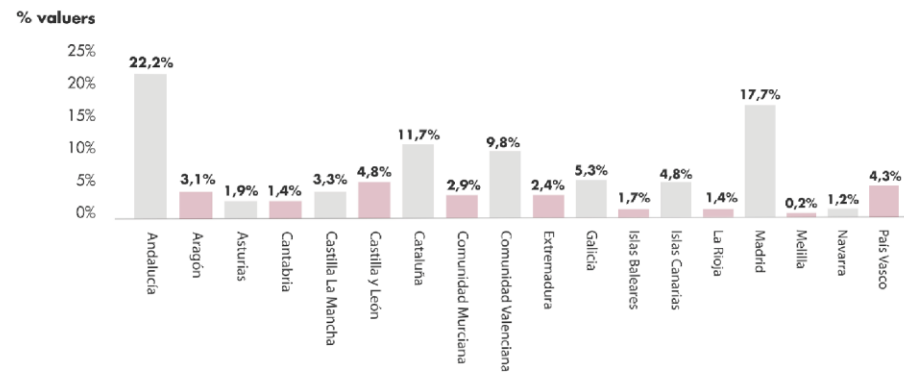
Technical network:

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Valuer network by qualifications:



Valuer network by Autonomous regions:





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INNOVATION

Krata has always been firmly committed to innovation as one of its fundamental characteristics and was a pioneer in the implementation of advanced valuation services:

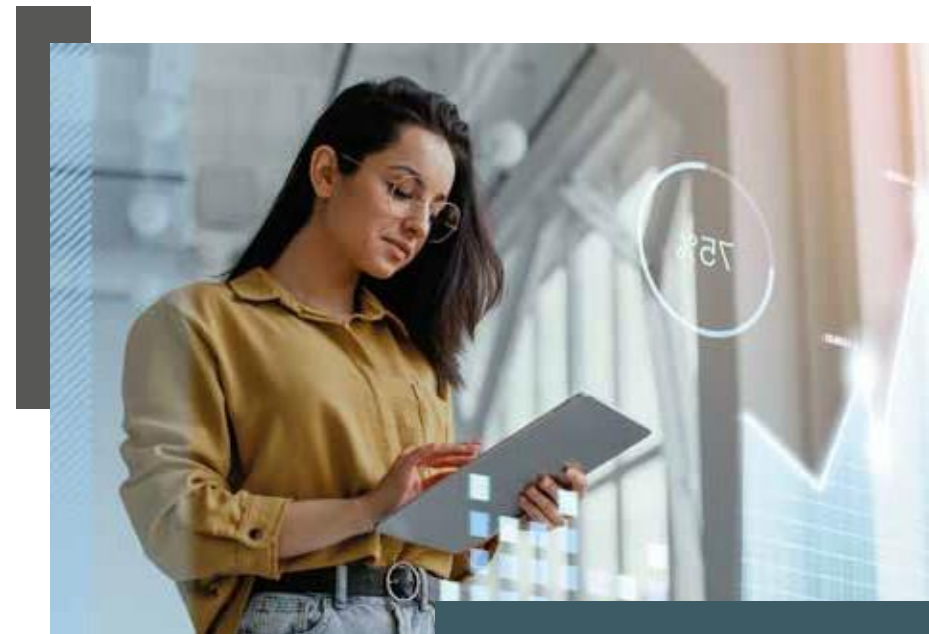
- AVM with quality control by Universidad Complutense of Madrid.
- Online property valuation with no need for inspection.
- Systems for supervising valuations issued by own or specialised third-party systems based on its technical ROBUSTNESS and STABLE values.

Today, its innovative focus is directed at valuation production processes, establishing collaborative mechanisms in the form of operationally self-managed and technologically-coordinated workshops.

In addition, Krata has set up an “innovative laboratory” based on Precioviviendas.com with the aim of:

- Implementing purely online services.
- Providing different services related to property transactions in a coordinated manner through the platform.
- Defining and developing property reports and observatories using market data from millions of properties obtained with our own methodology, as well as market trends and findings published by other public and private institutions.

Krata is a member of the Housing Price Panel (www.preciosdevivienda.es) along with the main issuers of property information in Spain.





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KRATA

THE BEST DECISIONS

INDEPENDENCE AND OBJECTIVITY

KRATA bases its model on independence, quality and reliability endorsed by its technical diligence

- We are a 100% Spanish-owned company.
- We implement an active policy to maintain our technical and economic Independence with respect to any entity or economic group.
- Our Regulatory Compliance and Regulation Department acts autonomously, distanced from customer relations and reports only to

VALUES

We at Krata believe in certain values that govern the way we act with respect to **clients, employees, partners, supervisor and the financial system:**

COMMITMENT

PROFESSIONALISM

DILIGENCE

TRUST

SOCIAL ETHICS

KRATA makes every effort to promote greater social well-being and contribute to equality, protecting **vulnerable groups, nature conservation and sustainable development, transparency, responsible taxation, fair competition and innovation.**

Within the framework of our Corporate Responsibility Policies, we take actions to improve transparency and promote democratisation in the valuation industry, by ensuring the inclusion of all groups in the real estate sector.

