

MILLENNIAL CONSULTANCY

CAPABILITY STATEMENT



About

- The company was established in 2019, with the aim of providing professional services in the field of real estate and business valuation, feasibility studies and consulting services.
- We specialize in valuations that are in line with European Valuation Standards, International Valuation Standards, Serbian Law and Valuation Standards, and International Financial Reporting Standards.
- Our valuations are credible at any market that recognizes International Valuation Standards, and with a signature of internationally certified valuer, we provide you with a valuation that can be used both at local and international market.
- Millennial Consultancy is part of PRAXI Valuations, with exclusive right for valuations in Serbia via Praxi network
- Our Valuation reports are prepared in Serbian or in English, depending on the Client

Services

Valuation of Real Estate properties and Advisory services

- We are dedicated real estate valuation specialists, our senior leadership has a combined 30-plus years' experience, and team members hold the MRICS, FRICS, REV and REV-BV professional designations.
- We prepare valuations for all purposes including:
 - Valuations for mortgage purposes, financial and tax reporting
 - Lease valuations
 - Purchase and sale
 - Litigation support - expert witness testimony for litigation matters related to real estate value disputes
 - Consulting and advisory
 - Market analysis and feasibility studies and economic impact analysis to assist in real estate decisions
 - Valuation review

Services

Business valuation, valuation of a business entity, majority or minority interest

- Preparation for acquisition, selling or purchasing a company
- Statutory changes (acquisition, merger, divorce, separation)
- Determine the share ratio related to the statutory changes
- Increasing the equity, debt conversion to the equity and defining new ownership structure
- Preparation of independent opinion on the valuation conducted by another valuer
- Preparing Pre-pack Reorganization Plan (UPPR)
- Initial public offer at the stock exchange market and estimate the initial market value of share

Services

Valuation for financial reporting and tax purposes

- Valuation of the fair value of assets for the purpose of Impairment test, purchase price allocation
- Analyses of the market prices and market rents for the purposes of study on transfer prices
- Tax effects of transferring assets between related parties

Feasibility studies

- Feasibility studies help in making decisions as it shows whether the project is financially viable
- We are able to provide a report and advise a client on feasibility of development project
- Feasibility studies are done on the basis of data obtained from investors and then on the testing of key inputs and the development of "Best Case" and "Worst Case" scenarios
- The feasibility study shows the risks and benefits of the project and the possibility of project implementation in the future.

Services

Real Estate Sector

- Offices
- Apartments
- Houses
- Construction land
- Agricultural land
- Warehouses
- Industrial complexes
- Sites for development
- Hotels
- Petrol filling stations
- Our clients are banks, private investors, owner-occupiers, private companies, public institutions
- Depending on the type of property and purpose of valuation our valuation reports include detailed description of the subject of valuation, analysis of owner interests, HABU analysis, market analysis, tenant and lease review, etc.

Our team

Danijela Ilić, FRICS, REV, REV-BV, national licence, court expert

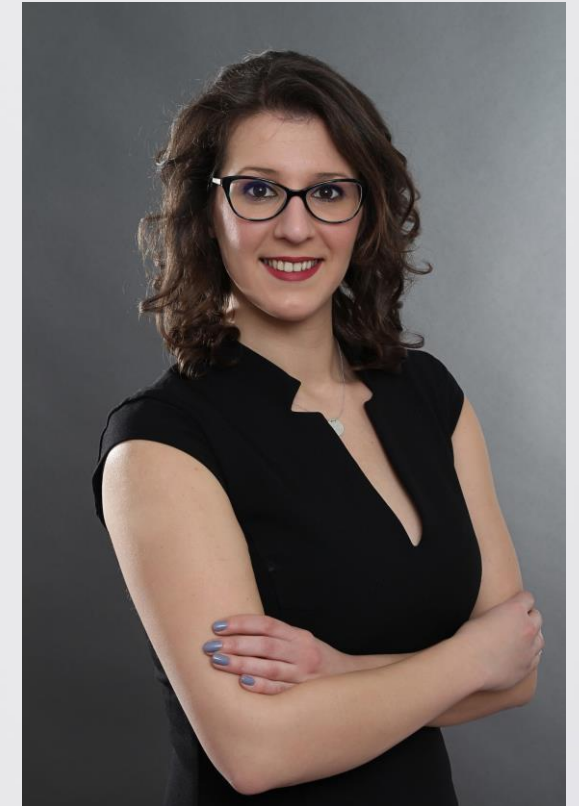
- Our senior leadership, Danijela Ilić, is accredited and certificated business and real estate valuer, with over 30 years of experience in valuation for the purpose of financial reporting, litigations, tax purposes, mortgages etc, including important government projects such as converting surplus military assets into civilian use and sustainability studies for the use of brownfield sites
- Danijela Ilić is Fellow RICS and a Recognized European Valuer (REV) and Recognized European Business Valuer by The European Group of Valuers' Associations (TEGOVA).
- As a Chairman of TEGOVA European Business Valuation Standard Board and president of National Association of Valuers of Serbia (NAVS) Board of Directors, Danijela Ilić continuously contributes to development and improvement of professional valuation practice at local and regional level.
- She participated in the preparation, improvement and translation of European assessment standards as a member of the TEGOVA board of directors.



Our team

Jelena Ilić, MRICS, national licence

- Jelena has 10 years of experience in valuation. She has been engaged in property valuation for the purpose of mortgages, financial reporting, tax purposes, purchase and sale, litigation, internal decision etc.
- In 2016, Jelena obtained Master's degree in Real Estate from Oxford Brookes University
- During 2018 and 2019, she completed the courses that were organized by the International Institute of Business Valuers (iIBV), as part of the path to obtaining ASA certification
- Jelena established Millennial Consultancy in 2019



Clients

Our clients

- State attorney's office
- CMS law office
- Mikijelj Jankovic & Bogdanovic law firm
- Delhaize Serbia
- Eurobank Direktna
- Grant Thornton Serbia
- OTP banka
- NLB Komercijalna banka
- Addico banka
- Various courts
- PM Hotels LLC Porto Montenegro- Tivat
- Minel Koncern A.D.
- FMP LLC
- Crif services SA Italy
- (GTZ) GIZ projects in Serbia
- Redevelopment (mix-use) in Kragujevac, GTZ
- Eco-Dunav LLC
- Avia gas station
- Bio Futura
- Warrior shipping ltd
- Greenberg Traurig LLP law office

Contact

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