Dubai | Abu Dhabi | **UAE**

Regulated by RICS®

ARCHERS

Valuation & Advisory



Independent Valuation | Advisory | Built Environment Consultancy

Company Profile

www.archersmena.com

RICS Regulated | ISO 27001 Certified | RICS Tech Partner

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Company Overview



Chartered surveyors delivering precision and trust in real estate

Archers Valuation & Advisory is a UAE-based firm of chartered surveyors providing independent valuation, advisory and built environment consultancy services across Dubai, Abu Dhabi, the wider UAE and beyond.

With more than five decades of combined local market experience across the leadership team, Archers advises banks, investors, developers, corporates, family offices, auditors and legal advisors on real estate decisions that require independence, evidence and professional judgement.

Our work combines local market knowledge, international valuation standards and a practical understanding of how real estate decisions are made by lenders, investors and institutional stakeholders. As a RICS-regulated and ISO 27001 certified firm, we place particular emphasis on independence, data security, governance and reliable reporting.

OUR MISSION

To provide real estate advice that clients can defend, rely on and act upon, grounded in evidence, professional standards and deep UAE market experience.

OUR VISION

To be a trusted advisor to institutions, investors and decision-makers across the UAE and wider region who value clarity, credibility and accountability in real estate.

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Credentials

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The Royal Institution of Chartered Surveyors is the global professional body for property and built environment standards. As a RICS-regulated firm, Archers operates within a recognised framework of professional conduct, independence, governance and client care.

ISO 27001:2022 Certified

Archers is ISO 27001:2022 certified for information security management. This supports our commitment to data protection, confidentiality, controlled workflows and secure handling of valuation and advisory documentation.

Local Regulatory Approvals

Archers is accredited with the Real Estate Regulatory Authority of Dubai, Dubai Land Department and the Abu Dhabi Real Estate Centre, supporting compliant valuation reporting across both emirates. Our work also supports audit, corporate tax, lending, gifting, regulatory and internal decision-making requirements.

RICS Tech Partner

As an RICS Tech Partner, Archers combines professional valuation judgement with structured workflows, data capability and technology-supported reporting. Our approach is designed to improve consistency, traceability, efficiency and analytical quality across our valuation and advisory work.

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Real Estate Valuation



Archers provides independent valuation services across residential, commercial, retail, industrial, hospitality, mixed-use, development land, specialist assets and under-construction properties.

Our reports are prepared in accordance with RICS Red Book and International Valuation Standards requirements, with RERA or ADREC approval applied where required. We support clients requiring clear, evidence-led and professionally defensible valuation advice.

Our valuation services include:

- Loan security valuations
- Refinancing and restructuring valuations
- Portfolio valuations
- Acquisition and disposal advice
- Financial reporting and audit valuations
- Corporate tax valuations
- Market value opinions
- Development land and residual valuations
- Connected-party and internal decision-making valuations
- Sale and leaseback support

Strategic Advisory

We also advise on market research, pricing strategy, feasibility, highest and best use, benchmarking, asset positioning and portfolio decision-making. Our advisory work is designed to help clients understand value, risk and opportunity before committing capital or making strategic real estate decisions.

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Plant, Machinery & Business Asset Valuation

Plant, machinery and business asset valuation is an important part of lending, financial reporting, insurance, restructuring, asset verification and transaction decision-making.

Archers applies a disciplined, standards-driven approach to operational and income-generating assets, ensuring outputs are robust, transparent and aligned with relevant local and international requirements.

These services are typically required in connection with:

- Financing and security reviews
- Financial reporting and audit compliance
- Insurance and reinstatement assessment
- Corporate tax and asset transfer exercises
- Restructuring, recovery and asset verification
- Business acquisition and disposal
- Portfolio-level asset registers
- Mixed asset class mandates

We advise on a wide range of plant, machinery and business assets, including manufacturing equipment, MEP systems, logistics and warehousing equipment, hospitality and healthcare operational assets, specialist installations, tenant improvements, business assets and operational infrastructure.

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Built Environment



Archers provides built environment consultancy services to help investors, lenders, owners and occupiers understand the physical, technical and operational risks associated with real estate assets.

Our work supports acquisition due diligence, refinancing, asset management, insurance, lifecycle planning and long-term property performance. We focus on practical, decision-ready advice that helps clients understand condition, compliance, cost exposure and future risk.

Core services include:

- Technical due diligence
- Building condition surveys
- RERA building condition audits
- Reserve fund studies
- Reinstatement cost assessments
- Lifecycle capex reviews
- Document reviews
- Construction progress reporting
- Bill of quantities reviews
- Snagging and de-snagging
- Defect analysis
- MEP and fabric condition reviews
- Operational resilience reviews
- ESG-related building considerations
- Long-term asset performance advice

In complex transactions, technical due diligence is not simply a physical inspection exercise. It helps stakeholders understand whether asset condition, compliance, future capital expenditure or operational performance could affect value, liquidity, lending risk or investment strategy.

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Selected Case Studies

Archers has advised banks, developers, investors, corporates, family offices, funds, government-related entities and professional advisors across the UAE and wider region.

Abu Dhabi university campus valuation
Valuation of a major UAE university campus including academic, retail, office, laboratory, dormitory and parking facilities, with a total built-up area exceeding 2.8 million sq ft.

Dubai residential portfolio valuation
Valuation of a 500-unit residential portfolio across Dubai for a DIFC-based fund, with an aggregate value of approximately AED 1 billion.

International commercial property valuations and rent reviews
Market value assessments and rent reviews for commercial premises in Beirut, Sudan and Mongolia for confidential international government institutions.

Fujairah Port and associated buildings valuation
Valuation of port, gate, free zone & cargo-related assets for audit and internal decision-making purposes.

Industrial Portfolio Condition Surveys
Technical condition assessment of multiple buildings across industrial sites in DIP & JAFZA, including civil, MEP, structural, condition and capex considerations.

Technical Due Diligence surveys
Pre-acquisition technical due diligence for high-end F&B retail premises across Abu Dhabi and Dubai including document review, drawing verification & condition reporting.

Clients we have Served

Selected clients we have served include banks, developers, investment platforms, government-related entities, family offices, corporates and professional advisory firms.

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Leadership & Credentials



Rus Kolinko

Managing Partner

AssocRICS | RICS Registered Valuer | FMVA | MA Global Risk

Rus has 20+ years of experience in the UAE real estate market across all major asset classes. Holding a Master's in Global Risk from Johns Hopkins University, he combines expertise in valuation, risk management, and strategic advisory. Rus has signed off on more than 30,000 RICS Red Book-compliant valuation reports.



Kamraan Khan

Partner & Built Environment Lead

MRICS | RICS Registered Valuer | FCMI | BSc Building Surveying

Kamraan is an MRICS Chartered Building and Valuation Surveyor and Fellow of the Chartered Management Institute with 20+ years of international real estate experience, including senior roles in real estate consultancy and banking. He is also an RICS-approved counsellor and assessor, and a WiredScore-accredited professional.



Raed Saab

Head of Abu Dhabi

AssocRICS | RICS Registered Valuer | MSc Real Estate Investment & Finance

Raed is a RICS-registered and ADREC-approved valuer with 15+ years' UAE real estate experience including Abu Dhabi residential, commercial, mixed-use, and industrial assets. He has advised banks, developers, corporates and private clients across major portfolios, master communities, and high-value assets.

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