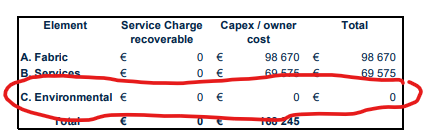
Technical due diligence report: TRISTAN Paris hotel, Pont Neuf  
  
1. **Executive summary**   
Afbeelding met tekst, schermopname, nummer, Lettertype

Automatisch gegenereerde beschrijving  
> **instructions** > **what?** > **why?**   
> **description:**  
- Build year  
- Renovation dates  
- Location description (Highlights)  
- level count / room count  
- room type/count  
Afbeelding met tekst, schermopname, nummer, Parallel

Automatisch gegenereerde beschrijving  
Afbeelding met tekst, schermopname, Lettertype

Automatisch gegenereerde beschrijving  
  
  
  
  
> **Structure** (Overall condition / risk ratio) > **Roof** (Overall condition / renovation date / risk ratio) > **Facade** (Overall condition / renovation date / risk ratio) > **external areas** (Overall condition / risk ratio) > **Guestrooms** (Overall condition / risk ratio) > **Front of house** (Overall condition / renovation date / risk ratio) > **Back of house** (Overall condition / renovation date / risk ratio) > **Heating/cooling/ventilation** (Overall condition / renovation date / risk ratio / capital expenditure date) > **electric installation** (Overall condition / capital expenditure date / risk ratio) > **fire protection** (Overall condition / capital expenditure date / risk ratio)   
  
> **Assessment of statutory compliance** (Overall condition / risk ratio):  
- Provided permit documentation in order?  
- ERP type / activities (Public access? Restaurant? Hotel?)  
- Provided periodically inspection reports?  
- asbestos reports?  
> **Environmental assessment** (Overall condition / risk ratio):  
- Provided energy performance certificate(DPE)?  
- Environmental risk assessment scale? (low? Moderate?)  
> **Repairs budget**: (SAV RCA TRISTAN.pdf)  
Afbeelding met tekst, schermopname, nummer, Lettertype

Automatisch gegenereerde beschrijving  
> **Legal issues** (Yes? No? What?) > **Documents**:  
- Access data room? / status all provided documentation  
> **Conclusion**:  
- Further investigation? / Proposed transaction ok?

**Executive Summary Question lines:**(Footer)> What is the report type?  
> What is the subject?  
> What is the client name? (Savills agent can fill this in)  
> What is the month and year?> What is the report type?  
> What is the property address?  
> What is the front image of the property?  
> Which client instructed Savills to create the technical due diligence report? (Savills agent can fill this in)  
> On which date was Savills instructed to carry out the technical due diligence report?  
>Does the instruction include an environmental due diligence report?  
  
> What kind of report is Savills instructed to carry out?  
> What is the interest in the subject property being acquired?  
> What is the age of the building?  
> What is the building type?  
> Where is the building located(ZAC)? (On-site description)  
> In what department is the building located? (On-site description)  
> Which municipality is it located nearby? (On-site description)  
> What is the distance between the municipality and the building? (On-site description)  
> In what department is the municipality located? (On-site description)  
> The subject property comprises how many levels?  
> How many room keys are there?   
> For which levels are these room keys?   
  
> What is the date of construction completion?  
> What is the number of floor levels?  
> What is the number of keys?  
> What are the room categories?  
> What is the total land surface? / OOO  
> Is the total building surface in SHON or SDP?  
> How much is the SHON or SDP file?  
> What are the measurements of the clear storey heights?  
> What is the description of the kW, Cooling and Ventilation System?  
> What is the description of the Fire Protection System?  
  
> What is the condition of the structure?  
> What is the condition of the roof?  
> What is the condition of the façade?  
> When is the renovation due?  
> What is the condition of the external area?  
> What is the condition of the guestrooms?  
> What is the condition of the “front of house” area?  
> What is the condition of the “back of house” area?  
> What installation serving the hotel rooms and lobby is installed?  
> What is the condition of the installation?  
> When is the next life cycle capital expenditure anticipated?  
  
> Has the client provided original building permits?  
> Has the client provided all the original building permits?  
> Has the client provided mandatory periodical inspection reports?  
> Has the client provided all the mandatory periodical inspection reports?  
> Tenant singular or plural?  
> Is there asbestos in the property?  
> What is the consultants name that was assigned to survey for asbestos?  
> Is the building ICPE certified?  
(If the previous question answers “NO”) > Has the client provided an energy performance certificate ‘Diagnostic de Performance Energétique’ (DPE)?  
> Who undertook the environmental audit?  
> What is the appendix number of the environmental audit?  
> Are there environmental risks?  
> How many environmental risks are there?  
> Are the environmental risks low, moderate or major?  
> What is the list of environmental risks?

> Over what period is the summary of the budget for repairs to the property provided?  
> What is the appendix number of the Capex table?  
Afbeelding met tekst, schermopname, nummer, Lettertype

Automatisch gegenereerde beschrijving  
  
> Are there any legal issues?  
(If the answer to the previous question is “YES”)> What is the list of legal issues?  
> Has the client provided access to the data room?  
> Is the documentation comprehensive and complete, largely comprehensive and complete or not complete?  
> Has the Q&A option been made available for Savills?  
> Were Savills questions during the due diligence process posted directly?  
> In which appendix number are the documents that were not provided?  
> Are further investigations considered necessary for the building?  
> What is the intent exchange purpose for the property?  
  
> By who is the TDD written?  
> Who Checked the TDD?  
> What is the issue date?  
> What is the revision date?  
> What is the file reference?  
  
> What is the property address?  
> What is the clients contact?  
> What is the client name?   
> What is the clients business address?

> What is the fee proposal date?  
> What is the proposed intent exchange?  
> What is the intent hold for the property?  
> Are third parties allowed to rely on the contents without the express permission of Savills France?  
(If the answer on the previous question is “YES”) > How many relied specialists have been appointed?  
> What is the list of appointed specialists(name/specialism/report appendix)?  
> By which surveyor was the inspection carried out?  
> When was the inspection caried out?  
> By who were the surveyor accompied?  
> Was the estate fully accessible?  
> How was the inspection undertaken?  
> Were there images available during the inspection?  
> What was the weather like during the inspection?  
> What are the directional references?  
  
> Has the client provided access to the data room?  
> Is the documentation comprehensive and complete, largely comprehensive and complete or not complete?  
> Has the Q&A option been made available for Savills?  
> Were Savills questions during the due diligence process posted directly?  
> In which appendix number are the documents that were not provided?  
  
> (Commercial Presentation)  
> What is the age of the building?  
> What is the building type?  
> Where is the building located(ZAC)?  
> In what department is the building located?  
> Which municipality is it located nearby?  
> What is the distance between the municipality and the building?  
> In what department is the municipality located?  
> Insert image  
  
> Insert siteplans  
  
> How many levels comprises the property?  
> How many sets of ancillary offices are there?  
> On what levels are the ancillary offices located?  
> What type of accommodation is present?  
> In how many principal cells is the property devided?  
> How many tenants occupy the property?  
> What are the names of the tenants?  
  
> What is the date of construction?  
> What is the number of floors?  
> What is the amount and types of floors?  
> What is the number of keys?  
> What are the amount and room categories?  
> What is the total surface land?  
> Is the total building surface in SHON or SDP?  
> How much is the SHON or SDP file?  
> What are the measurements of the clear storey heights?  
> What is the measurement for each clear storey height?  
> What is the description of the Heating, Cooling and Ventilation System?  
> What is the description of the Fire Protection System?  
  
> Which roles are assigned for the development team members?  
> Which companies are assigned for the development?  
Afbeelding met tekst, schermopname, lijn, Lettertype

Automatisch gegenereerde beschrijving  
  
> Insert measurement survey  
> What is the name of consultants from the measurement survey?  
> What is the reported date on the measurement survey?  
> What is the measurement analysis?  
Afbeelding met tekst, schermopname, Lettertype, nummer

Automatisch gegenereerde beschrijving

> What is the interest type depicted in the Land Registry Title?  
> When was the Land registry title dated?  
> What is the list of parcels designation municipalities?  
> What is the section for municipality 1?  
> What is the number for municipality 1?  
> What is the address for municipality 1?  
> What is the surface for municipality 1?  
(>…. For each municipality available)  
Afbeelding met tekst, schermopname, Lettertype, lijn

Automatisch gegenereerde beschrijving  
> Insert title plan image  
  
> Who is the operator of the hotel?  
> Has the client provided Savills with the operational contracts or agreements associated with the hotels?  
  
> What are the images found in the red-flag report?  
  
> What is the description of the substructure?  
> What are the conditions of the substructure?  
> What are the images that display the conditions of the substructure?

> What is the description of the superstructure?  
> What are the conditions of the superstructure?  
> What are the images that display the conditions of the superstructure?

> What is the description of the roof?  
> What are the conditions of the roof?  
> What are the images that display the conditions of the roof?

> What is the description of the facades?  
> What are the conditions of the facades?  
> What are the images that display the conditions of the facades?  
  
> What is the description of the External Areas?  
> What are the conditions of the External Areas?  
> What are the images that display the conditions of the External Areas?

> What is the description of the Internal Areas - Guestrooms?  
> What are the conditions of the Internal Areas - Guestrooms?  
> What are the images that display the conditions of the Internal Areas - Guestrooms?

> What is the description of the Internal Areas – Amenities (Restaurant, spa, and gym)?  
> What are the conditions of the Internal Areas – Amenities (Restaurant, spa, and gym)  
> What are the images that display the conditions of the Internal Areas – Amenities (Restaurant, spa, and gym)?

> What is the description of the Internal Areas – Reception Hall & Corridors?  
> What are the conditions of the Internal Areas – Reception Hall & Corridors?  
> What are the images that display the conditions of the Internal Areas – Reception Hall & Corridors?

> What is the description of the ‘Back of House’ Areas?  
> What are the conditions of the ‘Back of House’ Areas?  
> What are the images that display the conditions of the ‘Back of House’ Areas?

> In which perspective has the property been reviewed?  
Afbeelding met tekst, schermopname, Lettertype

Automatisch gegenereerde beschrijving

> What is the general services Overview?

> What is the description of the Heating, Cooling and Ventilation System?  
> What is the description of the electric installation?  
> What is the description of the Fire Protection System?  
> What is the description of the domestic water services?  
> What is the description of the public health systems  
> Are there lifts in the building?   
(If the answer on the previous question is “YES”) >what Is the description of the lifts?  
> Are there any other installations?  
> Insert the image of the Services installation

> What are all the legal issues?   
(If the answer on the previous question is “NO”) > Leave open  
> Do the boundaries on the site reflect the red line as depicted in the Land Registry Title plan?  
> What is the condition of the Easements and Rights of Way?  
> What is the assessment on the easement and rights of way?  
> What is the condition of neighbourly matters?  
> What is the assessment of the neighbourly matters?  
  
> What is the company name that created the Building Control Final Report?  
> On what date did the assigned company create the Building Control Final Report?  
> What is the company name that created the PVRT?  
> On what date did the assigned company create the PVRT?  
> What is the condition of the PVRT?  
> What is the company name that created the PVLR?  
> On what date did the assigned company create the PVLR?  
> What is the condition of the PVLR?  
> What is the company name that created the DO?  
> On what date did the assigned company create the DO?  
> What is the Policy reference of the DO?  
> For what estimated cost is the DO based on?  
> What is the date of completion of the PV of DO?  
> What is the status of the completion and the payment of the DO document?  
> What is the list of all necessary but not provided documents for the DO?  
> What is the company name that created the DOE?  
> On what date did the assigned company create the DOE  
> Is the DEO set out on a global list?  
> What is the company name that created the DIUO?  
> On what date did the assigned company create the DIUO?  
> Has the DIUO been provided?  
> Are there any other legal issues?  
  
> What is the PC number?  
> What is the date of PC?  
> What is the SHOB area in m²of PC?  
> What is the SHON area in m² of PC?  
> What is the description of PC?  
> What is the completion date of the DAACT?  
> What is the completion date of the Non Opposition?  
> Has the client provided access to all the building permits?  
> What is the status on the building permits situation?  
> What is the status summary of the Social inclusion?  
Afbeelding met tekst, schermopname, Lettertype, nummer

Automatisch gegenereerde beschrijving  
(If the answer to the previous question is “OPTION 3”) > What is the status of the access provision?  
> What is the list of access provisions?  
  
> What is the Asbestos Regulations assessment?  
Afbeelding met tekst, schermopname, Lettertype, nummer

Automatisch gegenereerde beschrijving  
  
  
  
  
  
  
> What is the name from the consultants of the testing contractor/company name of the statutory testing of the Electrical Installations - French labour code (Code du Travail)?  
> How frequent is the statutory testing required for the electrical installations – French labour code (du travail)?  
> What is the date of the last report of the statutory testing of the Electrical Installations - French labour code (Code du Travail)?  
> What is Savills comment on the statutory testing of the Electrical Installations - French labour code (Code du Travail)?  
> What is the name from the consultants of the testing contractor/company name of the Electrical Installations – public receiving facility (ERP)?  
> How frequent is the statutory testing required for the Electrical Installations – public receiving facility (ERP)?  
> What is the date of the last report of the Electrical Installations – public receiving facility (ERP)?  
> What is Savills comment on the statutory testing Electrical Installations – public receiving facility (ERP)?  
> What is the name from the consultants of the testing contractor/company name of the Gas Installations?  
> How frequent is the statutory testing required for the gas installations?  
> What is the date of the last report of the Gas Installations?  
> What is Savills comment on the statutory testing of the Gas Installations?  
> What is the name from the consultants of the testing contractor/company name of the Fire Alarm system?  
> How frequent is the statutory testing required for the Fire Alarm system?  
> What is the date of the last report of the Fire alarm system?  
> What is Savills comment on the statutory testing of the fire alarm system?  
> What is the name from the consultants of the testing contractor/company name of the emergency lighting?  
> How frequent is the statutory testing required for the emergency lighting?  
> What is the date of the last report of the emergency lighting?  
> What is Savills comment on the statutory testing of the emergency lighting?  
  
  
  
  
> What is the name from the consultants of the testing contractor/company name of the sprinkler system?  
> How frequent is the statutory testing required for the sprinkler system?  
> What is the date of the last report of the sprinkler system?  
> What is Savills comment on the statutory testing of the sprinkler system?  
> What is the name from the consultants of the testing contractor/company name of the fire hydrants?  
> How frequent is the statutory testing required for the fire hydrants?  
> What is the date of the last report of the fire hydrants?  
> What is Savills comment on the statutory testing of the fire hydrants?  
> What is the name from the consultants of the testing contractor/company name of the fire hose reels?  
> How frequent is the statutory testing required for the fire hose reels?  
> What is the date of the last report of the fire hose reels?  
> What is Savills comment on the statutory testing of the fire hose reels?  
> What is the name from the consultants of the testing contractor/company name of the extinguishers?  
> How frequent is the statutory testing required for the extinguishers?  
> What is the date of the last report of the extinguishers?  
> What is Savills comment on the statutory testing of the extinguishers?  
> What is the name from the consultants of the testing contractor/company name of the smoke clearance?  
> How frequent is the statutory testing required for the smoke clearance?  
> What is the date of the last report of the smoke clearance?  
> What is Savills comment on the statutory testing of the smoke clearance?  
> What is the name from the consultants of the testing contractor/company name of the dry risers?  
> How frequent is the statutory testing required for the dry risers?  
> What is the date of the last report of the dry risers?  
> What is Savills comment on the statutory testing of the dry risers?  
> What is the name from the consultants of the testing contractor/company name of the Lightning conductor?  
> How frequent is the statutory testing required for the Lightning conductor?  
> What is the date of the last report of the Lightning conductor?  
> What is Savills comment on the statutory testing of the Lightning conductor?  
  
  
  
  
  
  
> What is the name from the consultants of the testing contractor/company name of the lift?  
> How frequent is the statutory testing required for the lift?  
> What is the date of the last report of the lift?  
> What is Savills comment on the statutory testing of the lift?  
(For each lift location)  
Afbeelding met tekst, schermopname, nummer, Parallel

Automatisch gegenereerde beschrijving  
> What is the name from the consultants of the testing contractor/company name of the water quality?  
> How frequent is the statutory testing required for the water quality?  
> What is the date of the last report of the water quality?  
> What is Savills comment on the statutory testing of the water quality?  
> What is the name from the consultants of the testing contractor/company name of the cradle equipment?  
> How frequent is the statutory testing required for the cradle equipment?  
> What is the date of the last report of the cradle equipment?  
> What is Savills comment on the statutory testing of the cradle equipment?  
> What is the name from the consultants of the testing contractor/company name of the automatic door(outdoor)?  
> How frequent is the statutory testing required for the automatic door(outdoor)?  
> What is the date of the last report of the automatic door(outdoor)?  
> What is Savills comment on the statutory testing of the automatic door(outdoor)?  
  
  
  
  
  
> What is the name from the consultants of the testing contractor/company name of the automatic door(indoor)?  
> How frequent is the statutory testing required for the automatic door(indoor)?  
> What is the date of the last report of the automatic door(indoor)?  
> What is Savills comment on the statutory testing of the automatic door(indoor)?  
> What is the name from the consultants of the testing contractor/company name of the automatic door(indoor)?  
> How frequent is the statutory testing required for the automatic door(indoor)?  
> What is the date of the last report of the automatic door(indoor)?  
> What is Savills comment on the statutory testing of the automatic door(indoor)?  
> What is the name from the consultants of the testing contractor/company name of the kitchen equipment?  
> How frequent is the statutory testing required for the kitchen equipment?  
> What is the date of the last report of the kitchen equipment?  
> What is Savills comment on the statutory testing of the kitchen equipment?  
> What is the name from the consultants of the testing contractor/company name of the kitchen equipment(refrigeration)?  
> How frequent is the statutory testing required for the kitchen equipment(refrigeration)?  
> What is the date of the last report of the kitchen equipment(refrigeration)?  
> What is Savills comment on the statutory testing of the kitchen equipment(refrigeration)?  
> What is the assessment of the above-mentioned observations and non-conformities?  
> What is the assessment of the housekeeping?  
> What is the assessment of the water quality?  
  
For 7. Environmental & Sustainability Assessment: All assessments can be added with premade optional texts (Applicable until 7.8) – see attachment  
> What is On-Site Environmental Risk Assessment?  
> What is the assessment of the thermal regulations?  
> Is there any chance of flood risk?  
> What is the assessment of the EPC?  
> What is the assessment of the Energy Consumption Reduction Regulations in France (Décret Tertiaire)  
