

**QUESTION 1 "Please write down your comments on topics in the field of real estate appraisal industry and your organization's activities"**

| No. | Organization                                | Nation / Region   | ANSWER  |
|-----|---|-------------------|---|
| 1   | Australian Property Institute               | Australia         | <p>API is at all times working closely with APRA &amp; ASIC, government regulatory bodies who control corporate and banking systems in Australia. We make presentations at all levels of government to assist in orderly industry regulation in terms of valuation quality and compliance. This in particular is now at the forefront and our Reserve Bank is monitoring the property boom in Australia by controlling the growth of interest rates, we have an active part to advise from an industry perspective.</p> <p>In terms of Globalisation we have adopted International Property Measurement Standards of residential building by way of a technical paper dated May 2016.</p> <p>The IVSC new global standards for the valuation profession launched in February 2017, have been adopted by API and we are working toward running compulsory education courses for all members in mid-2017.</p> <p>Our international committee is actively involved and participating in WAVO, PPC meetings in the Asian region.</p>  |
| 2   | Indonesian Society of Appraisers            | Indonesia         | <p>The establishment of MAPPI known as the Indonesian Society of Appraisers abbreviated ISA is based on the desire to participate in national development and specifically economic development, where the dedication of the appraiser profession in the national development which in essence is the whole human development and the development of the Indonesian society will all increase with the education and development of the profession.</p> <p>In the framework of education and development, it is necessary to have an organization that represents the Indonesian appraiser profession as a whole in their respective positions as individuals.</p> <p>Recognizing the above needs, on Tuesday, October 20, 1981, was established the Indonesian Appraiser Professional Community abbreviated MAPPI specifically to accommodate Professionals who engaged in Appraisal services. Currently the member of MAPPI is approximately 6,000 people spread over throughout Indonesia.</p> <p>VISION<br/>Increasing the role and quality of the Valuer Profession in Indonesia towards the era of globalization</p> <p>MISSION</p> <ul style="list-style-type: none"> <li>- Improving the quality of Indonesian Valuer evenly as a pillar of professional service in line with the demands of international standard professionalism</li> <li>- Improving the role of the organization as a driver of Indonesia Valuer Community in accordance with professional ethics and organizational ethics.</li> <li>- Applying SPI (Indonesian Valuation Standard) and KEPI (Indonesian Valuer Code of Ethics) as a measurement of Indonesian Valuer Professionalism in line with international standard.</li> <li>- Improve the professionalism, competence, and integrity of the Valuer Profession in order to produce a reliable and ethical Valuer.</li> </ul> |
| 3   | Japan Association of Real Estate Appraisers | Japan             | <p>1 . Efforts toward Revision of Real Estate Appraisal System<br/>JAREA is, in collaboration with national governmental agencies, addressing the revision of the current real estate appraisal system for the purpose of (1) Expanding the fields in which licensed real estate appraisers can actively participate, (2) Developing human resources equipped with sophisticated expertise, and (3) Improving the accessibility for users. While currently still at the stage where the part of system to be reviewed and the direction of the revision are being identified, we aim to launch the operation of a new system in a few years.</p> <p>2 . JAREA's Activities in Response to Globalization<br/>With the continual globalization of corporate business efforts and investment activities, the field of real estate is experiencing an increase in international, cross-border transactions of actual real estate, as well as an increase in financing, real estate investment trusts, and investment in real estate commodities in relation to these transactions. JAREA views such changes in the environment surrounding appraisal as a chance to create new business, and are promoting various activities for the globalization of appraisal. Specifically, (1) Response to globalization of valuation standards, (2) Expansion of work field, and (3) Promotion of global cooperation, have been set as our three pillars for international-related activities, and we are currently making steady efforts with the cooperation of overseas specialist organizations.</p>  |
| 4   | Korea Association of Property Appraisers    | Republic of Korea | <p>1. Becoming a statutory organization based on and stipulated by Act<br/>KAPA became a statutory organization on September 1, 2016 with the promulgation of the 「Appraisers Act」. As becoming a statutory organization, KAPA modified the whole system last year to strengthen business ability and to broaden work scope. Furthermore, KAPA is planning to establish a new plan for developing appraisal industry and aiming to launch the new plan soon.</p> <p>2. KAPA's international activity<br/>As international transactions and investments in real estate become more active, KAPA has endeavored to interact with overseas expert organizations in real estate fields. KAPA has signed MOU with various overseas expert organizations around the world and has built close relationships with them.<br/>KAPA's international activities are aiming for (1) proactive action in response to the international circumstances, (2) advancing into overseas markets for domestic companies, (3) effective partnership with overseas expert organizations. KAPA will continue to maintain close relationships with overseas expert organizations.</p>   |

Periodic survey on a real property appraisal industry and property market trends (As of January 2017)

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|-----|--|-----------------|---|
| 5   | Royal Institution of Surveyors, Malaysia   | Malaysia        | <p>The real estate appraisal industry is carried out by real estate appraisers who are registered and regulated by the Board of Valuers, Appraisers and Estate Agents Malaysia.</p> <p>However, the professional development part is undertaken by professional bodies such as the Royal Institution of Surveyors Malaysia (RISM), the Private Valuers Association (PEPS), and the Malaysian branch of the Royal Institution of Chartered Surveyors (RICS).</p> <p>RISM now at close to 9,000 members throughout Malaysia. The real estate appraisers form 25% of the current membership of RISM (the remaining 75% being the quantity surveyors, the geomatic and land surveyors and the building surveyors). RISM conducts many Continuous Professional Development (CPD) Programmes for its members to upgrade their knowledge and skill. RISM also conducts events to bring exposure to the students at the upper secondary school level and the universities.</p> <p>I am currently the Deputy President of RISM and will undertake the Presidency of RISM beginning 21 May 2017. Beginning my Presidency I will actively pursue the appraisals of intangible assets too. I have started the groundwork now.</p>   |
| 6   | Property Institute of New Zealand          | New Zealand     |   |
| 7   | Philippine Association of Realty Appraiser | Philippines     | <p>Updating of the Philippine Valuation Standards (PVS) – a component project of the Voluntary Guidelines for Governance of Tenure under the Food and Agriculture Organization of the United Nations, which objective is to make the PVS compliant with the International Valuation Standards (IVS) 2017. The chairman of PARA, Marissa Benitez, is representing the private appraisers in this endeavor. The other two members consist of an international consultant and a government appraiser.</p>  |
| 8   | The Chinese Institute of Land Appraisal    | Taiwan          | <p>1. The real estate appraiser certification system was established in 2000 by the government and is currently still in the developing stage. There are 610 certificate holders with 368 appraisers currently employed in related field, working to:</p> <ol style="list-style-type: none"> <li>1) Enhance professional knowledge and skill of appraiser,</li> <li>2) Gain trust and respect from the customers, and</li> <li>3) Expand sources for professional work.</li> </ol> <p>2. Chinese Institute of Land Appraisal, or CILA, is an academic association with the purpose to:</p> <ol style="list-style-type: none"> <li>1) Provide domestic appraisers training courses</li> <li>2) Enhance appraisers' professional knowledge</li> <li>3) Introduce relevant foreign appraisal related information</li> <li>4) Involve in international events to connect with foreign appraisers</li> </ol>   |
| 9   | Appraisal Institute                        | USA             | <p>The latest topics in the US are as follows:<br/>In the USA the election of Donald Trump as president was unexpected by market players, and prior to the election, most players had discounted an orderly transition.</p> <p>The unexpected election results, however, created shock waves that rippled across the country and beyond.</p> <p>Summary<br/>Going into the third quarter, the presidential election was one of the wild cards that hung over the economy and real estate activity.</p> <p>On the real estate front, the market remains relatively healthy despite some decline in transaction volume across most property types and markets. At a national level, private real estate returns reflected in the NCREIF Property Index have tapered off, slipping below 10% for the first time since the market recovered from the last downturn. The public markets also slipped recently but finished at a positive 6.6% for the year-to-date through October. Real estate market fundamentals across property types have been fairly strong, especially in light of the slow economic growth in the first half of the year. The recent improvement in the economy should help the industry, although the uncertainty emanating out of Washington has yet to be factored into the market.</p> <p>In terms of performance, industrial properties have led on the private side, followed by retail, apartment, office, and hotel properties. Industrial properties also led in the REIT arena, followed by office and retail with positive returns, while apartments slipped into negative territory through October.</p> <p>Looking forward, the outlook is generally positive for the near term. However, the uncertainty in the market is a variable that should not be overlooked and is likely to add some volatility to the equation.</p> |