

Paperless Report

ESG Friendly

TWO FACTOR AUTHENTICATION FOR VALUATION REPORT

PDPA
Compliance

Stop Fake
Report



AVA



Pain Points in the Valuation Industry



Lack of Permanent Contracts

No permanent contract — services used on a case-by-case basis, unlike bank clients



Fake Report Issues

Discrepancies between original and submitted reports can lead to transactional damages, affecting both users and professionals



No Secure Direct Submission Channel






Reports pass through many hands before reaching recipients

Building Trust & Embracing ESG

Build trust through accurate & fast reports, aligned with a paperless and eco-friendly society

Why two-factor authentication?



	Notification sent to the primary mobile device when the account is accessed from another device.
	Allows use on both the primary mobile and desktop; any unfamiliar device requires approval from the primary device.
	Numeric code notification (OTP) or tap approval from the primary mobile device when logging in on desktop.
	Biometric authentication required for transactions exceeding the specified limit.
	Alerts the primary device when someone signs in from a new location.

These measures collectively ensure PDPA compliance and protect customer data
...and the valuation industry must also evolve to keep pace with global changes

Journey of Innovation: Turning Concept into Practice

Stage 1: Concept & Framework

Formation of the core idea and design of a secure, transparent verification framework for valuation reports, emphasizing PDPA compliance and ESG responsibility.

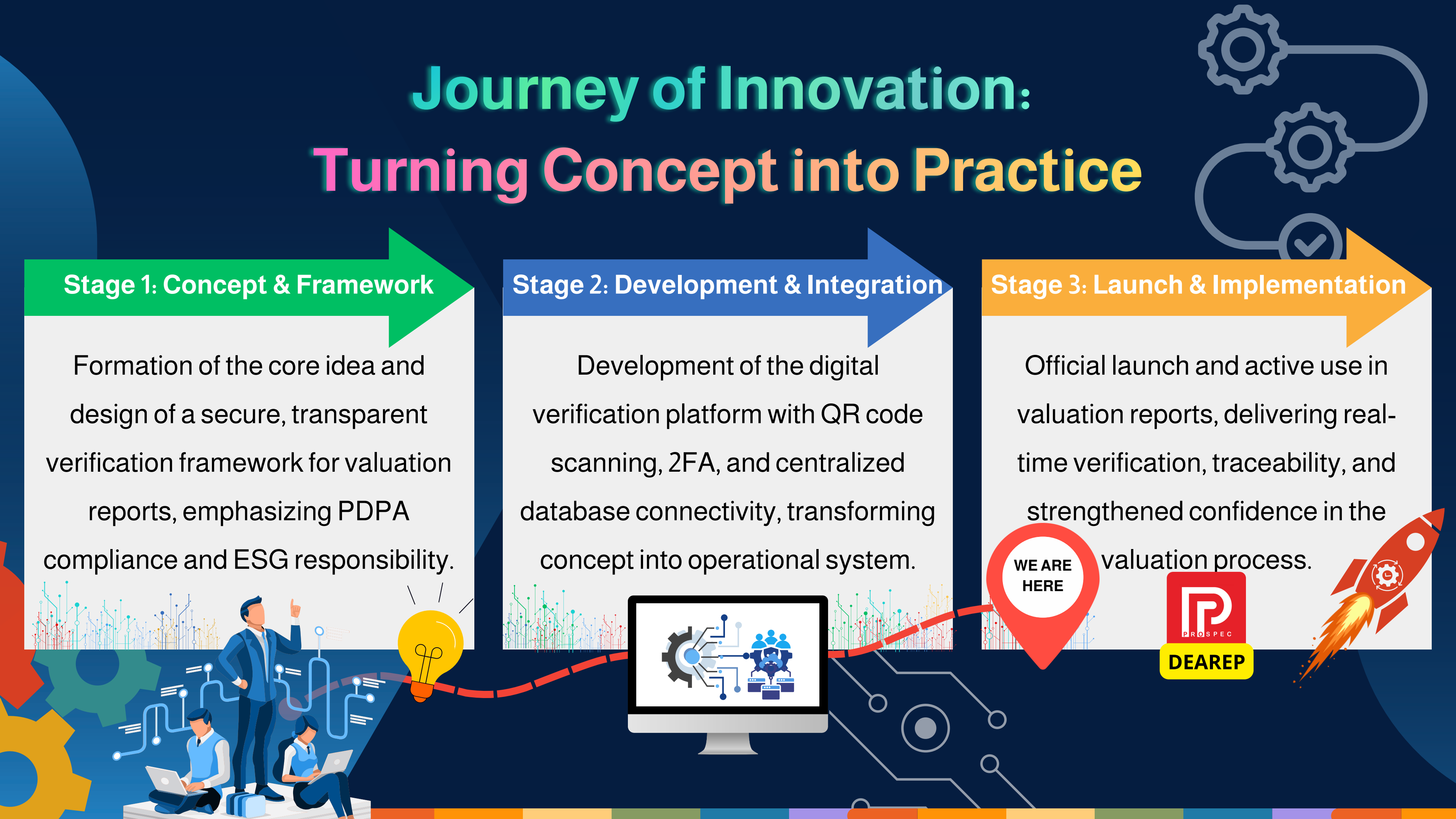
Stage 2: Development & Integration

Development of the digital verification platform with QR code scanning, 2FA, and centralized database connectivity, transforming concept into operational system.

Stage 3: Launch & Implementation

Official launch and active use in valuation reports, delivering real-time verification, traceability, and strengthened confidence in the valuation process.

WE ARE
HERE



ESG - INTERNATIONAL COMPLIANCE

IVSC (International Valuation Standards Council)	Valuation / Real estate	“ESG comprises three pillars: Environmental, Social and Governance, all of which may collectively impact performance, the wider markets and society.”
IFAC / IAASB – International Sustainability Assurance Standard (ISSA 5000)	Accounting / Audit / Assurance	“With the goal of enhancing the trust and confidence investors, regulators and other stakeholders have in sustainability information, this standard will serve as a comprehensive, stand-alone standard suitable for any sustainability assurance engagements.”
IFAC – International Education Standards (IES)	Accounting / Finance	Updated standards to embed sustainability competencies in training for professional accountants.
SASB (Sustainability Accounting Standards Board)	Across industries	“SASB’s mission is to establish industry-specific disclosure standards across ESG topics that facilitate communication ... about financially material, decision-useful information.”
IBA (International Bar Association)	Legal / Global legal practice	“Law firms have a key role to play in promoting environmental, social and governance (ESG) principles, both in their internal operations and in their advice to clients.”
Joint VPO (Valuation Professional Organisations)	Business valuation	“This guidance supports valuation professionals in identifying and assessing ESG factors that may impact enterprise value ... enabling a pragmatic approach to seeking and analysing ESG-related information.”

TRIANGLE OF VALUATION REPORT OBLIGATIONS



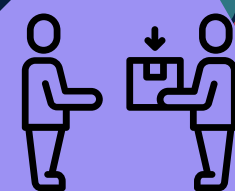
Report Issuer

The valuer who is responsible for the original report and provides support upon request.



Report Owner

The client holds full rights to share or grant report access to co-viewers, in full compliance with **PDPA**.



Report Recipient

The report recipient has the right to request access to verify the original report.



Co-Viewers

1

2

3

1 Intended User

Unlimited Sharing

To comply with PDPA and ensure data protection ✓

Report Cover Page

รายงานประเมินมูลค่าทรัพย์สิน
ที่ดินพร้อมโรงงาน
โฉนดเลขที่ xxxx ตำบลวังมะนาว
อำเภอปากท่อ จังหวัดราชบุรี



- Property Valuation
Site Analysis
Land Acquisition
Building Inspection
- Machinery Valuation
Auction & Dissolution
Feasibility Study
Joint Venturre
Research
Service
Management

Access to the website

Scan to verify the original report here

THE TRUSTED BRAND IN VALUATION

Line ID : prospecappraisal



Scan Authentic Report

PROSPEC APPRAISAL COMPANY LIMITED

Executive Summary Page

Reference No. xxxxxxxxxxxx June 26, 2023

Subject : Valuation report submittal
Attention to : Managing Director xxxxxxxxxxxxxxxxxxxx

We, Prospec Appraisal Company Limited, have appraised the subject property as assigned and prepared this detailed appraisal report for your kind review. We are pleased to present the valuation summary as follows:

	13-2-61.2 rai or 5,461.2 Square wah
	1-storey Chemical storage room, 1-storey reinforced concrete storage room, 1-storey steel structure storage warehouse, Fences, gates, reinforced concrete roads.
	Total of 8 Items total area for utilization 8,462.74 Square meter
The right of using accessibility	Inside the industrial estate project
Purpose of valuation	To determine the current value of subject property for the considerations of xxxxxxxxxxxxxxxx
Valuation Assumption	In this valuation, to determine market value of the subject property.
Valuation Summary	In this valuation, the valuer have choose Cost Approach for value summary.
Valuation Date	June 12, 2023
Appraised Value	240,469,000 Baht (-Two Hundred Forty Million And Four Hundred Sixty-Nine Thousand Thai-Baht-)

We hereby certify that we have acted independently and have neither present nor prospective interest in the property appraised or the value reported. The valuer has also conducted his valuation based on the Code of Professional.

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Report-specific

Scan Me



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(xxxxxxxxxxxxxxxx)
Senior Key Valuer.xxx

Best regards,

(xxxxxxxxxxxxxxxx)
Authorized Representative

Report Cover Page

รายงานประเมินมูลค่าทรัพย์สิน
ที่ดินพร้อมโรงงาน
โฉนดเลขที่ xxxx ตำบลวังมะนาว
อำเภอปากท่อ จังหวัดราชบุรี



- Property Valuation
- Site Analysis
- Land Acquisition
- Building Inspection
- Machinery Valuation
- Auction & Dissolution
- Feasibility Study
- Joint Venture
- Research
- Service
- Management

Access to the website

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THE TRUSTED BRAND IN VALUATION

Line ID : prospecappraisal

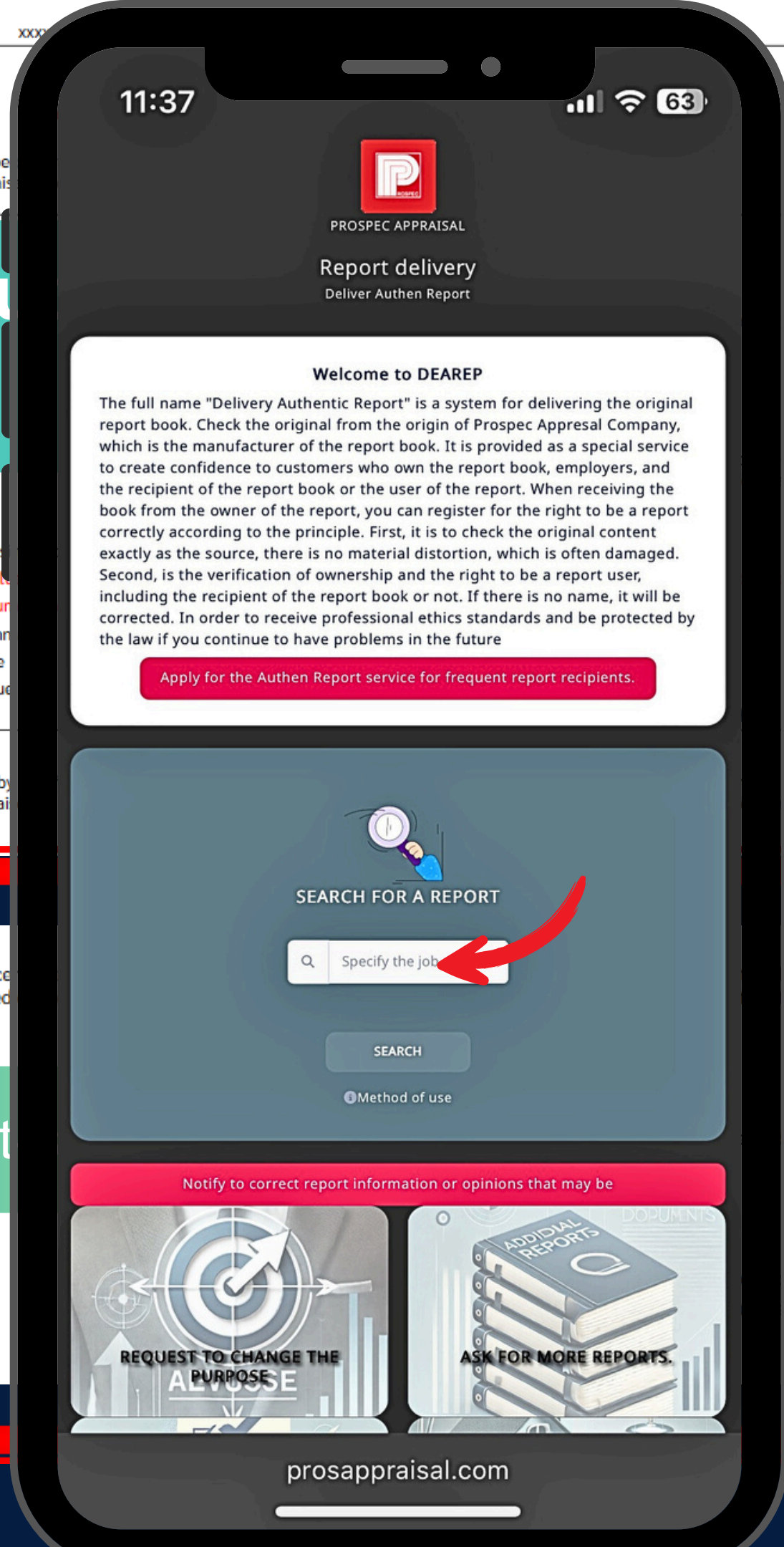


Scan Authentic Report

PROSPEC APPRAISAL COMPANY LIMITED

Execu

Report



Report Cover Page

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ที่ดินพร้อมโรงงาน
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Report-specific

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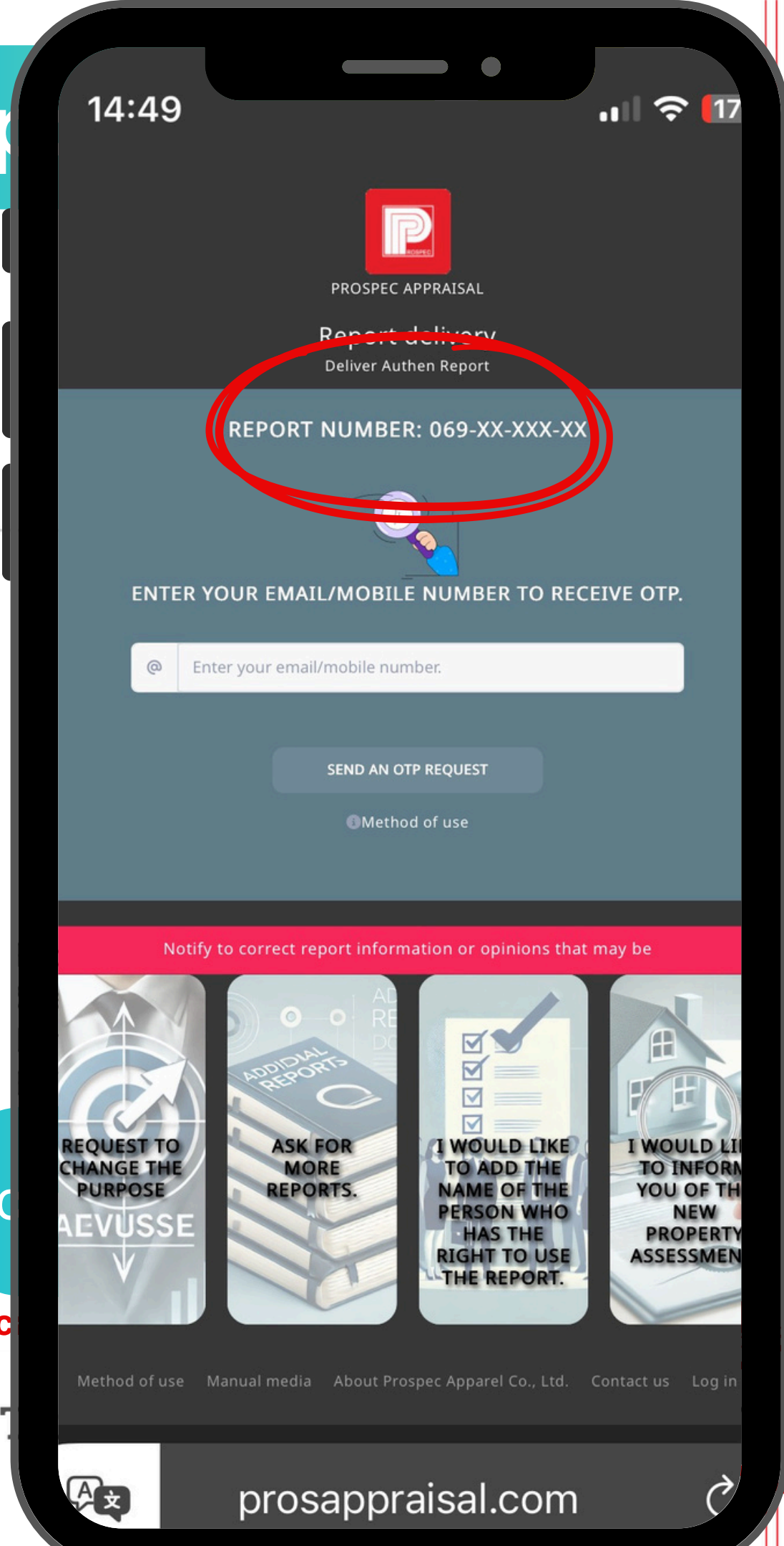


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(xxxxxxxxxxxxxxxx)
Senior Key Valuer.xxx

Best regards,

(xxxxxxxxxxxxxxxx)
Authorized Representative



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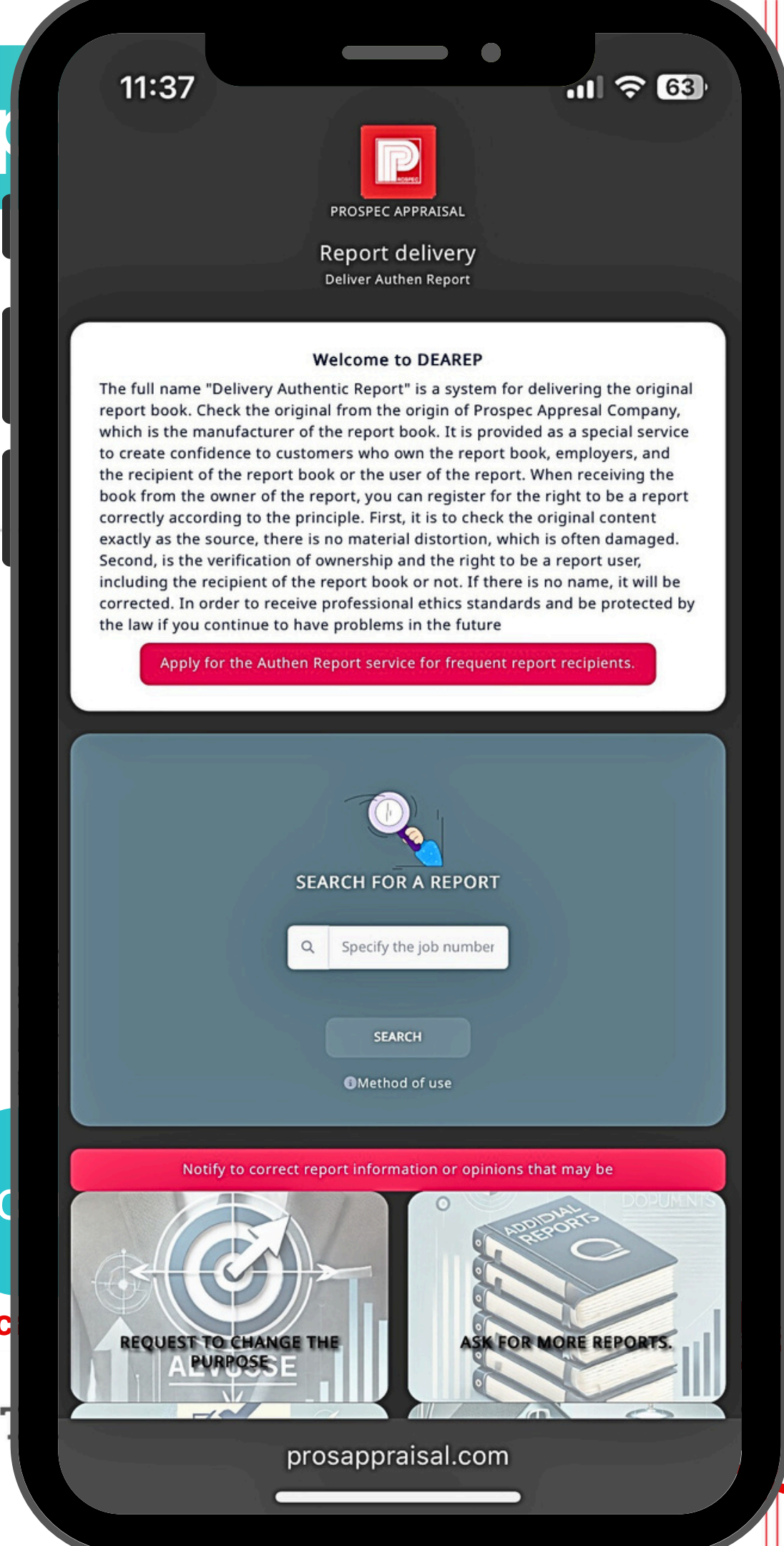
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Senior Key Valuer.xxx

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(xxxxxxxxxxxxxxxx)
Authorized Representative

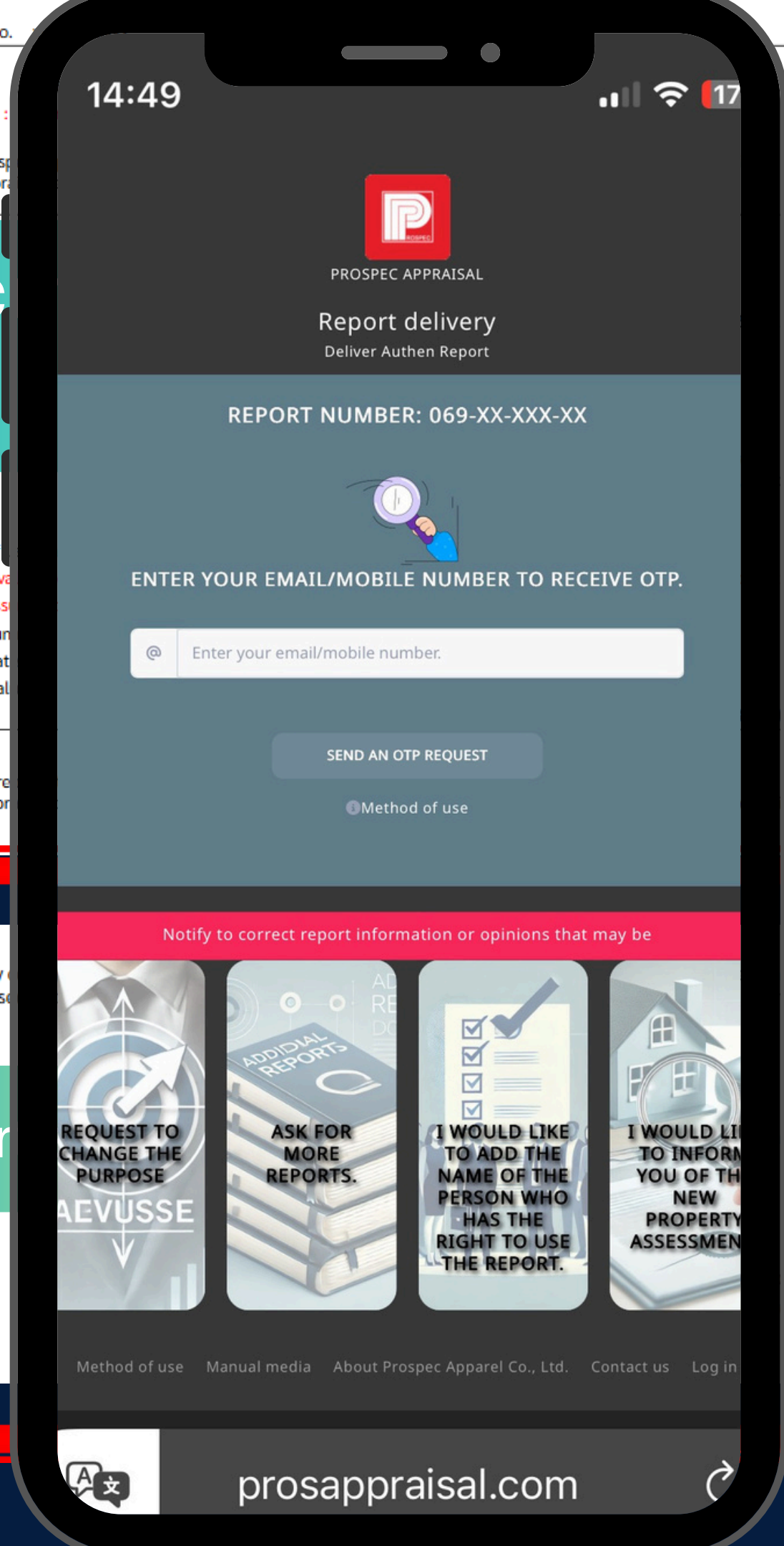
PROSPEC Ver. 2025



PROSPEC APPRAISAL COMPANY LIMITED

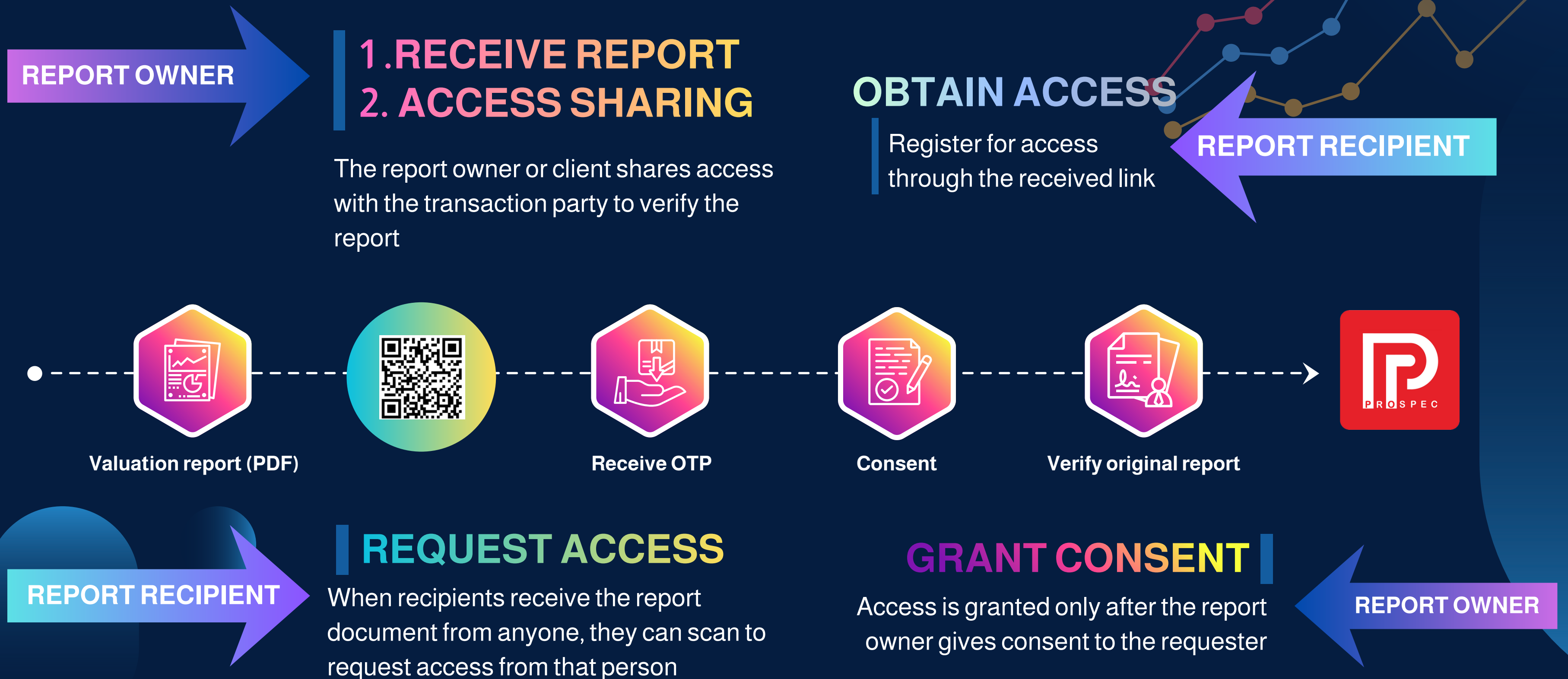


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TWO-FACTOR AUTHENTICATION FOR VALUATION REPORTS

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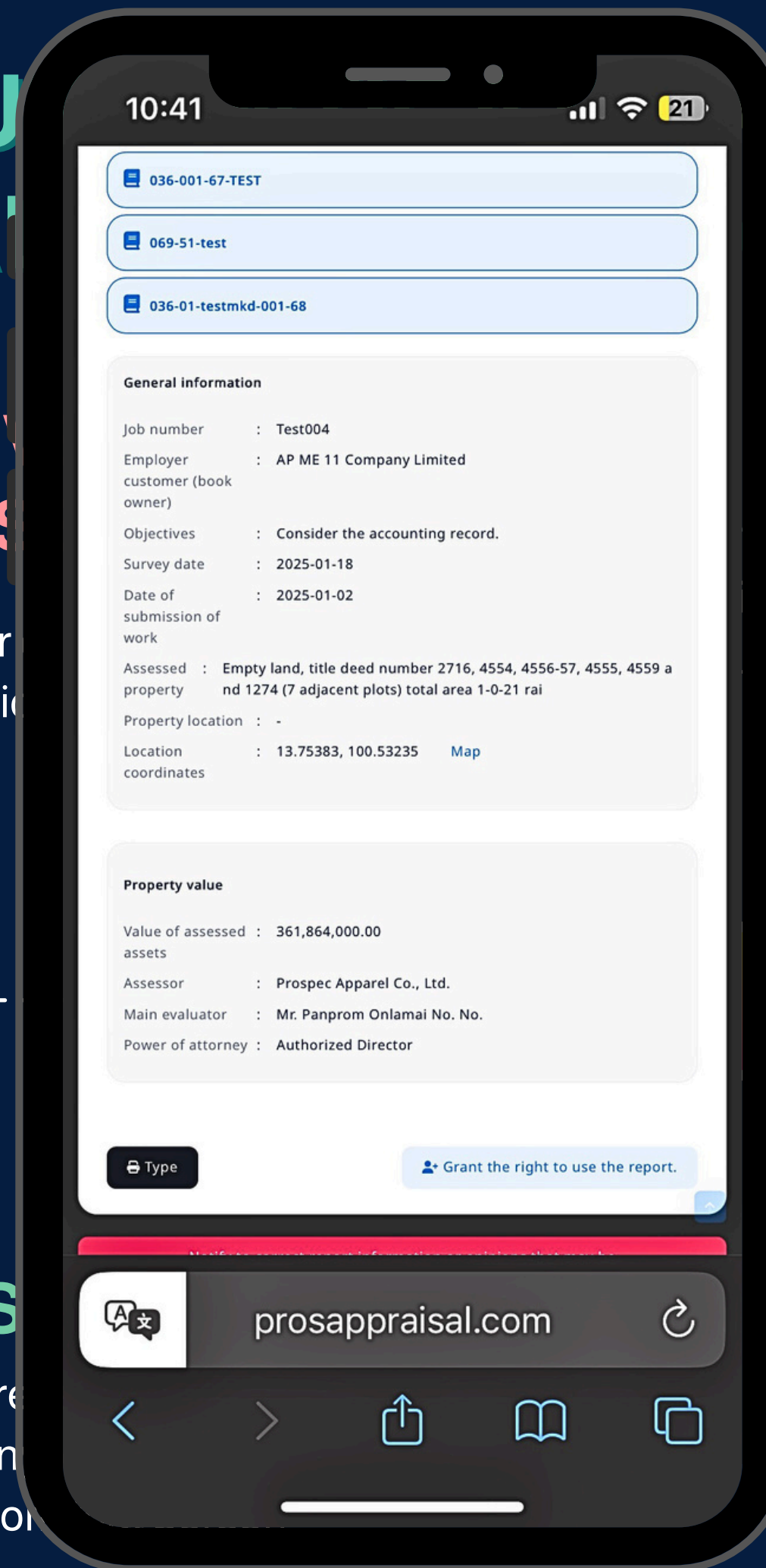
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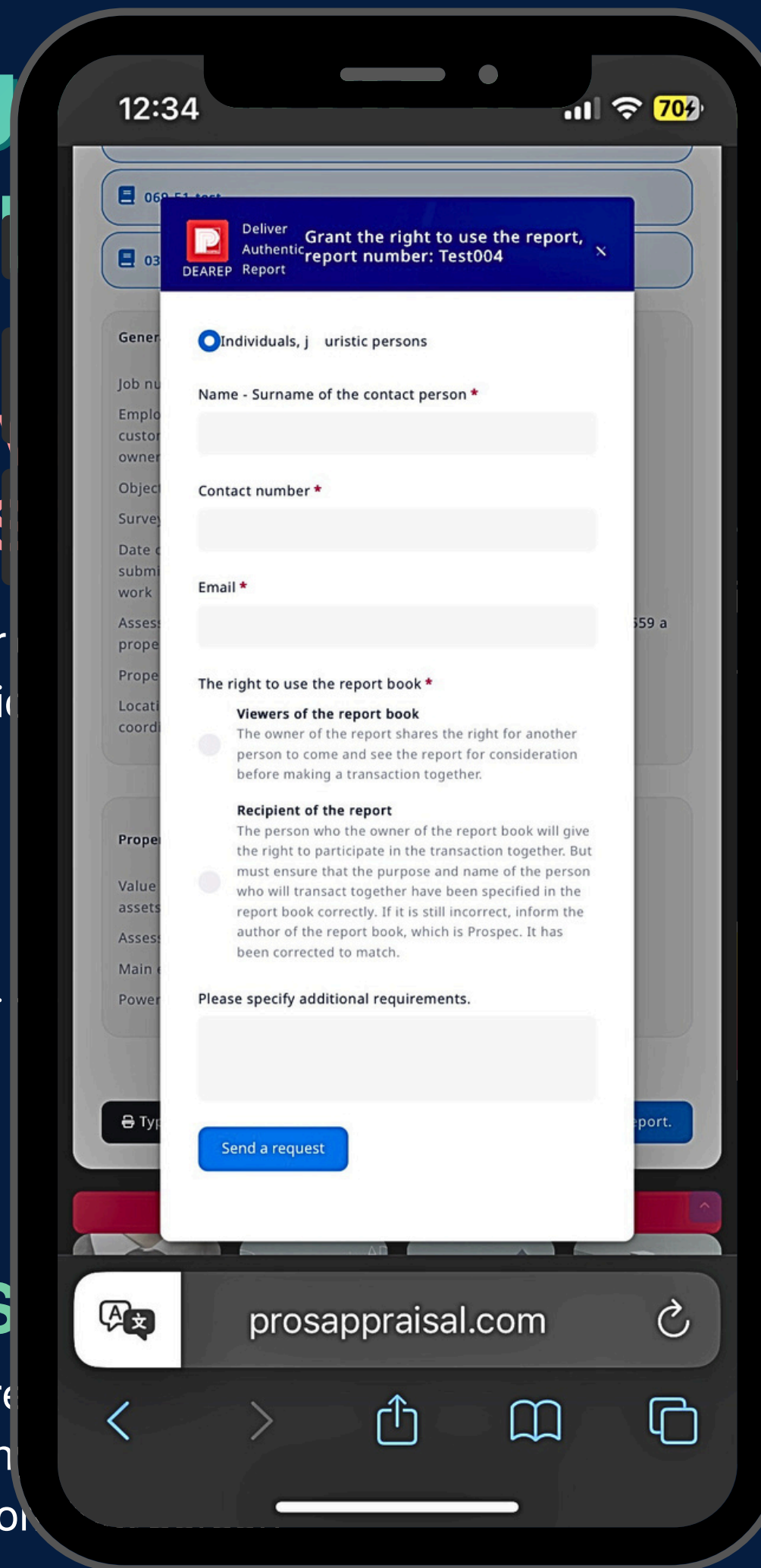
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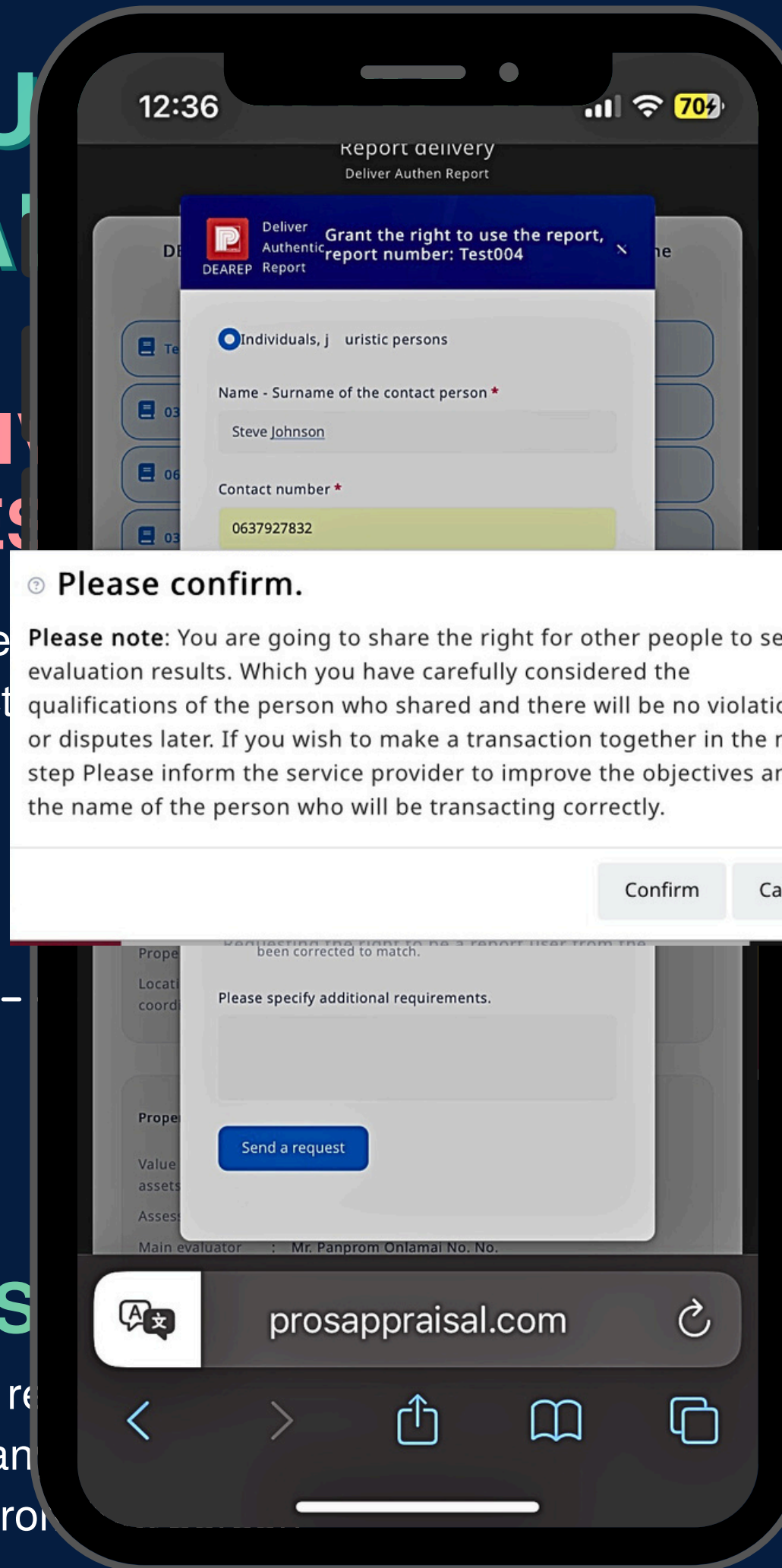
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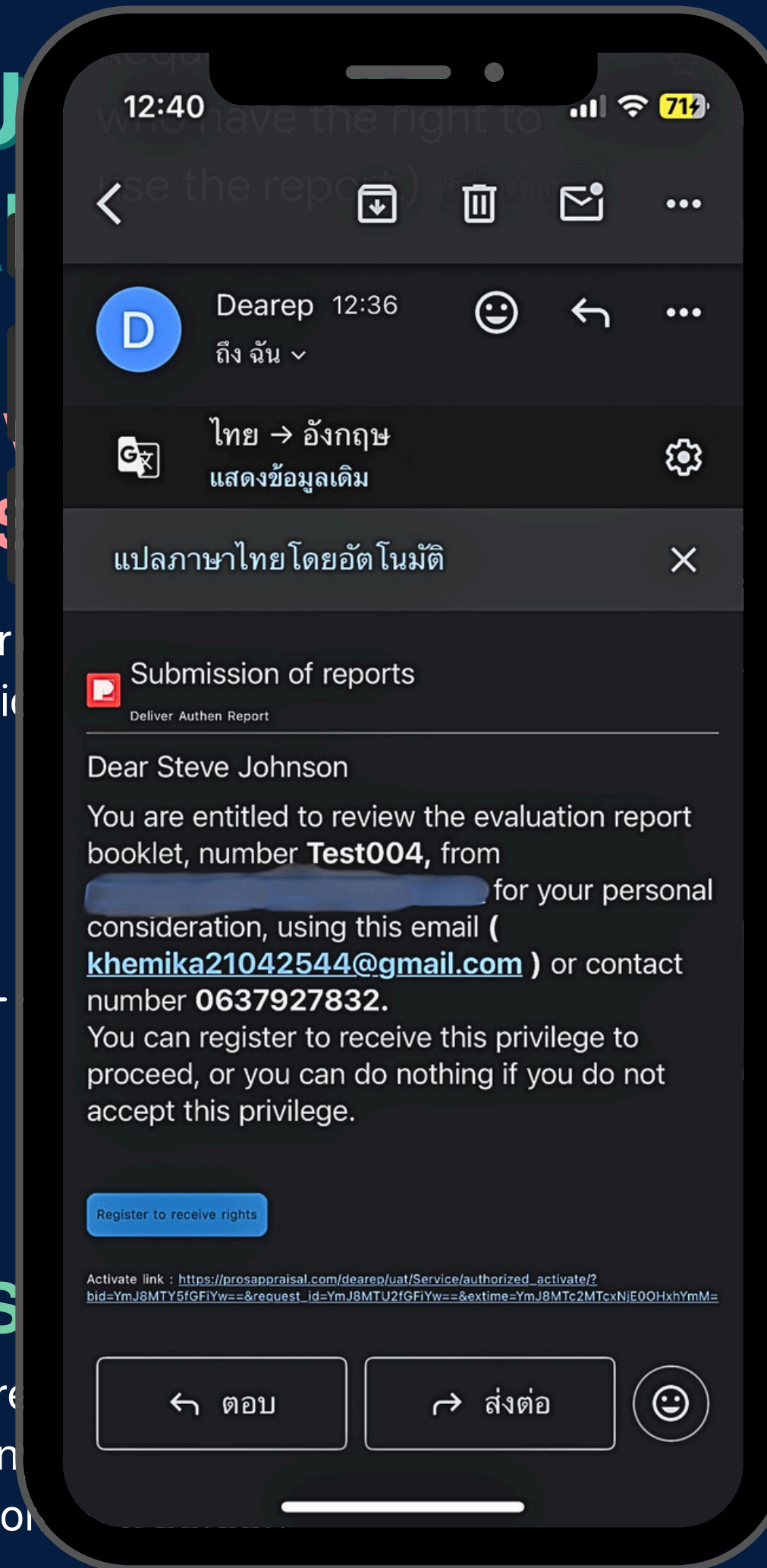
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with the transaction
report

✓ You have successfully registered for the right. Can request OTP to
access the evaluation list. [Check the report.](#)

You have the right to check the assessment report.
Which has the following information

Phone number: 0637927832

Email: khemika21042544@gmail.com

Status of Viewers of the report book
the applicant:

ACCESS

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the received link

REPORT RECIPIENT



Valuation report (PDF)



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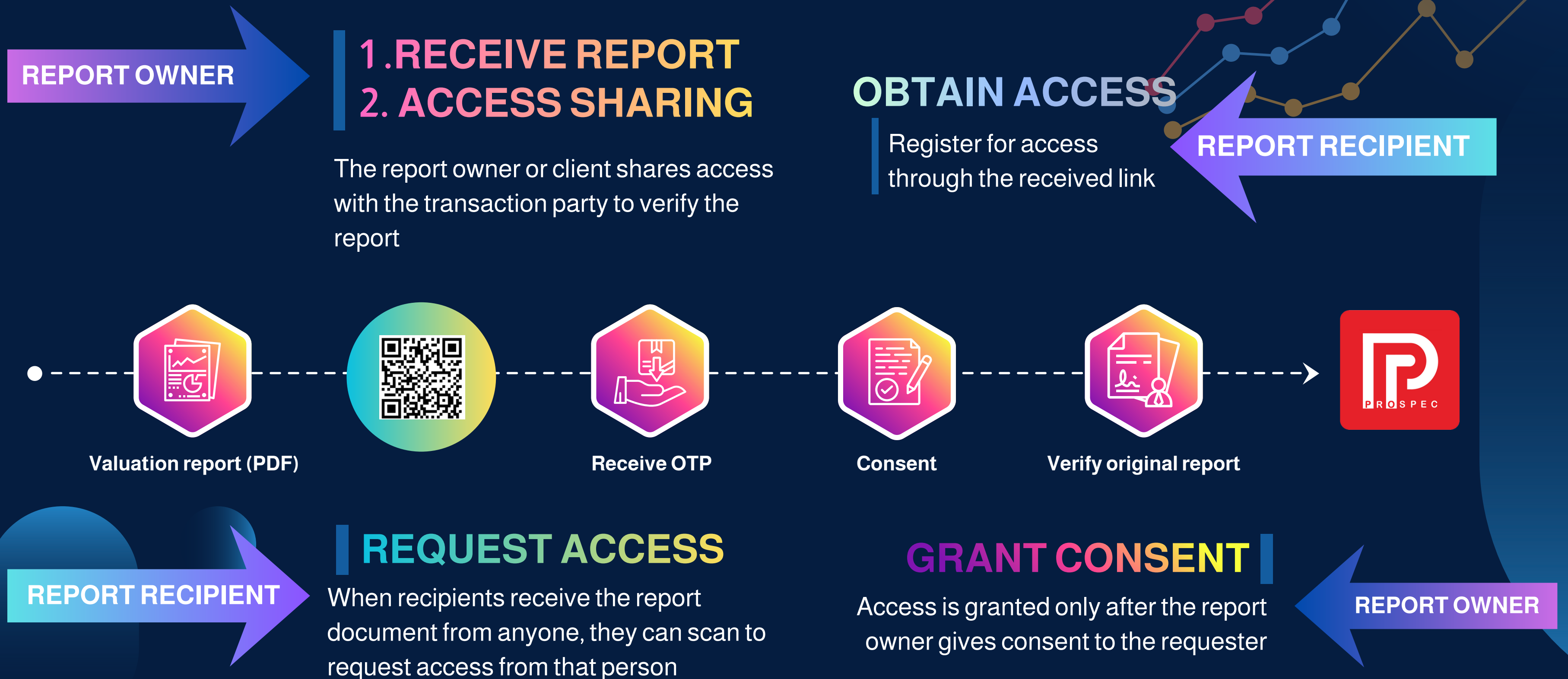
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REPORT OWNER

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with the transaction
report



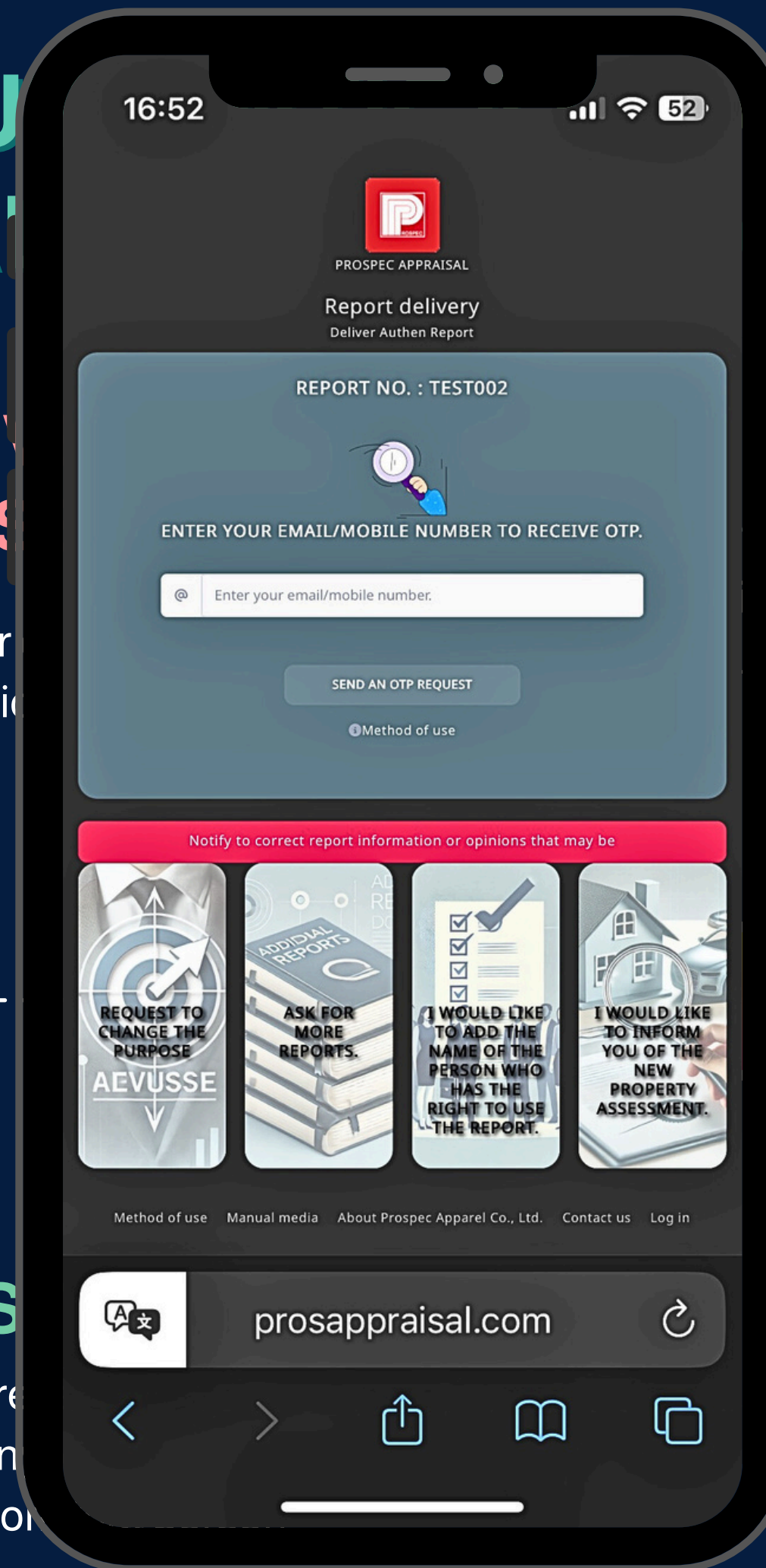
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REPORT OWNER

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The report owner receives the transaction report

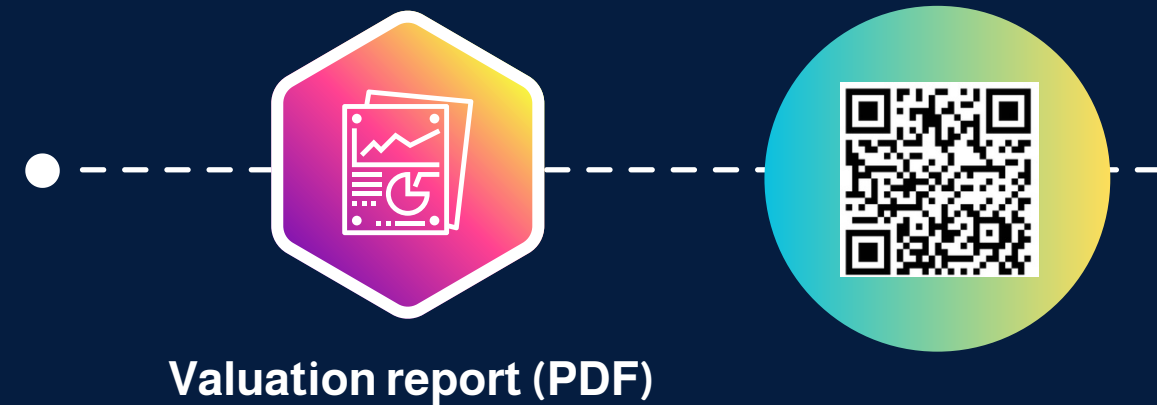
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16:54 50

Deliver Authentic DEAREP Report Grant the right to use the report, report number: Test004

☒ Individuals, juristic persons

Name - Surname of the contact person *

Contact number *

Email *

The right to use the report book *

Viewers of the report book
The owner of the report shares the right for another person to come and see the report for consideration before making a transaction together.

Recipient of the report
The person who the owner of the report book will give the right to participate in the transaction together. But must ensure that the purpose and name of the person who will transact together have been specified in the report book correctly. If it is still incorrect, inform the author of the report book, which is Prospecc. It has been corrected to match.

Please specify additional requirements.

Send a request

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REPORT OWNER

1. RECEIVE
2. ACCEPT

The report owner
with the transaction
report

Thank you for registering to inquire about the assessment report with ProspeC. We will check the information and inform you of the results as soon as possible.

agree

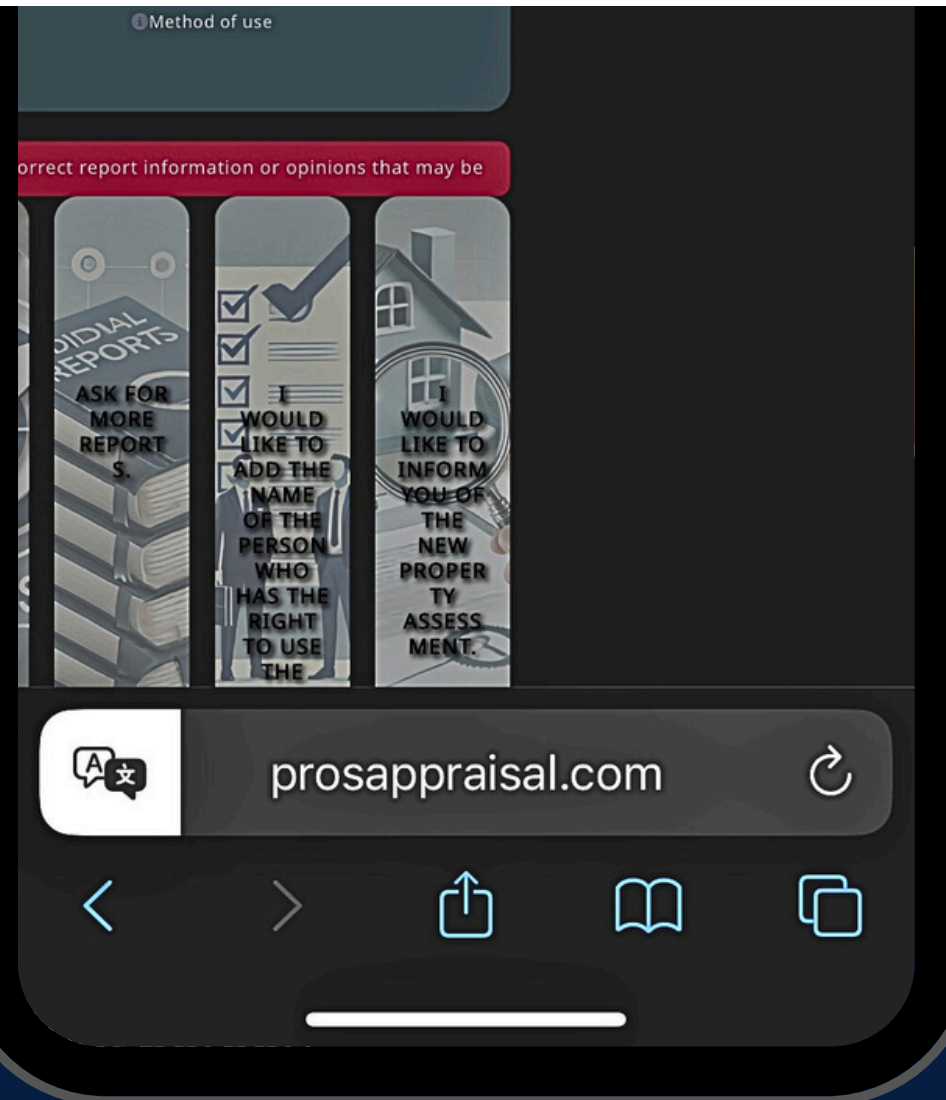
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Valuation report (PDF)



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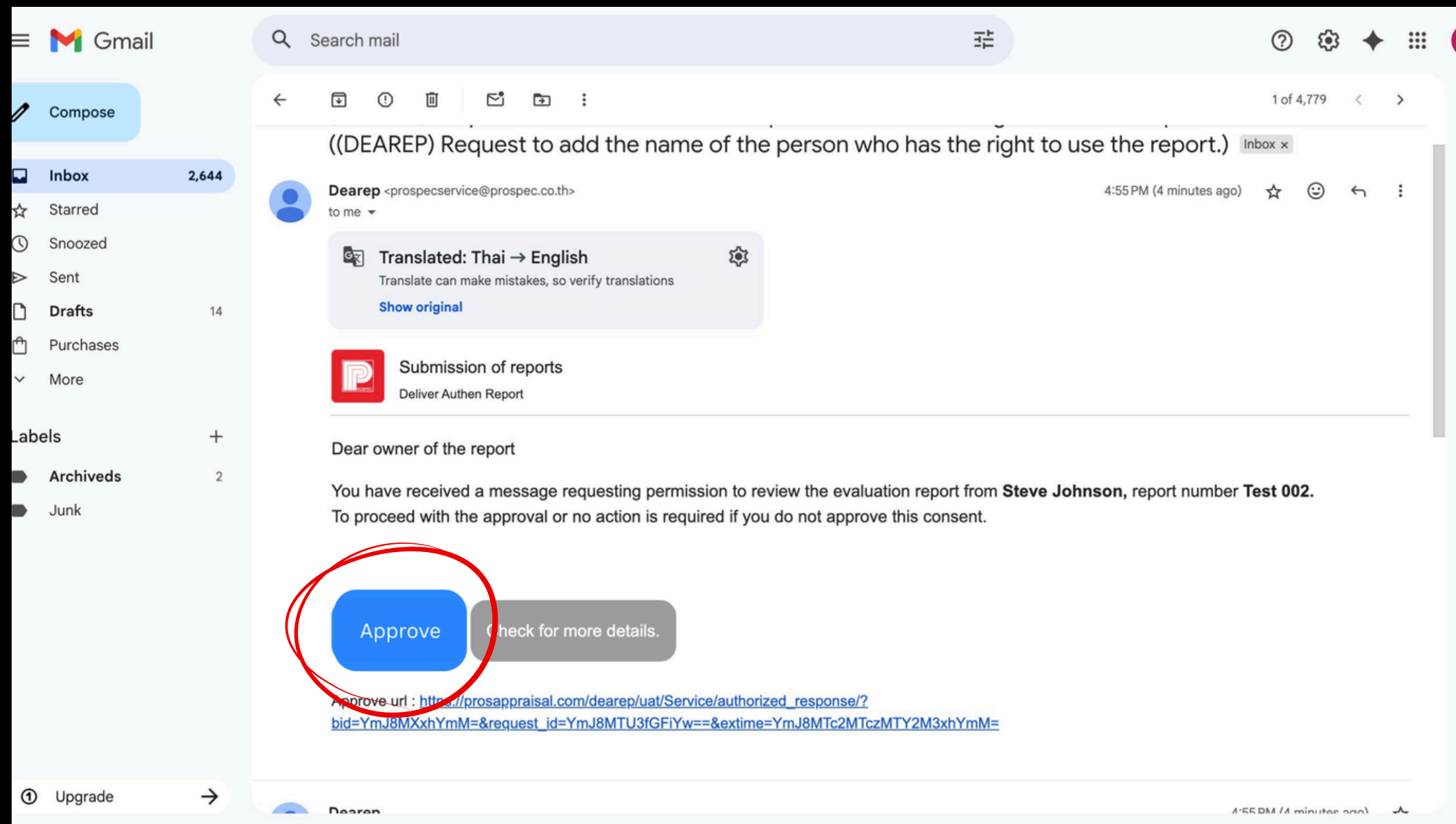
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REPORT RECIPIENT



Valuation report



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REPORT OWNER

TWO-FACTOR AUTHENTICATION FOR REPORTS IS EASY AND PAPERLESS

REPORT OWNER



Valuation report


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REPORT OWNER

REPORT RECIPIENT



PROSPEC APPRAISAL

Submission of reports

Deliver Authen Report

You have received a message requesting permission to review the evaluation report from Steve Johnson.

Which has the following information:

phone number: 0637927832

Email:

Applicant Report Viewers status:

Approve

Deny

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REPORT RECIPIENT





Valuation report

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REPORT OWNER



Successful applicants can request an OTP to view the evaluation list.

Which has the following information:

phone number: 0637927832

Email: khemika21042544@gmail.com

Applicant Report Viewers status:

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TWO-FACTOR AUTHENTICATION VALUATION REPORTS

FOR PAPERLESS REPORTS

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with the transaction
report



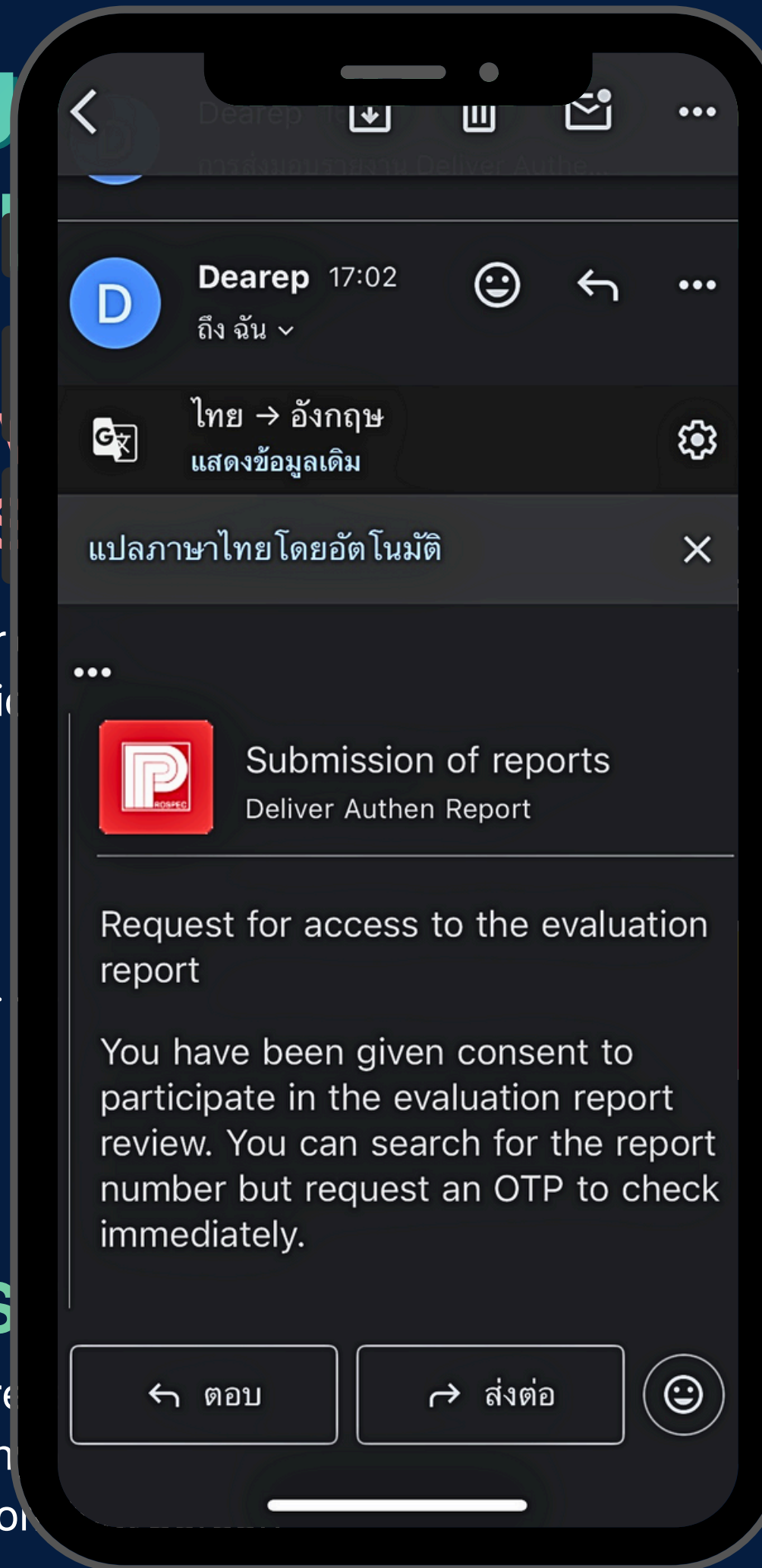
Valuation report (PDF)



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REPORT OWNER

OWNER TRACING MECHANISM

PROSPEC APPRAISAL

Report delivery
Deliver Authen Report

John Deland Active 5 books The owner of the
Inactive 2 books report

7 items

Order	No.	The right to view the book	Date of sharing	Status	Details
1	Test 002	Bank for Agriculture and Agricultural Cooperatives/Bank Office A. S. Sakon Nakhon Province	07/05/2025	Active	
2	Test004	AP ME 11 Company Limited	02/01/2025	Active	
3	036-001-67-TEST	Lieutenant Thammapol Ungtrakul	28/10/2025	Active	
4	069-51-test	Auto X Company Limited	26/05/2025	Active	
5	036-01-testmkd-001-68	Mind	28/10/2025	Active	
6	Test003	Bank for Agriculture and Agricultural Cooperatives/Bank Office A. S. Sakon Nakhon Province	28/12/2024	Inactive	
7	078-01-004-68-RE-TEST	Pacharakrit Property Co., Ltd.	28/10/2025	Inactive	

Notify to correct report information or opinions that may be

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PROSPEC APPRAISAL

Report delivery
Deliver Authen Report

DEAREP: Report on the results of the original audit of the assessment book.

Test 002

036-001-67-TEST

069-51-test

036-01-testmkd-001-68

General information

Job number : Test004

Employer : AP ME 11 Company Limited

customer (book owner)

Objectives : Consider the accounting record.

Survey date : 2025-01-18

Date of submission of work : 2025-01-02

Assessed : Empty land, title deed number 2716, 4554, 4556-57, 4555, 4559 a property nd 1274 (7 adjacent plots) total area 1-0-21 rai

Property location : -

Location : 13.75383, 100.53235 Map

prosappraisal.com

10:41

036-001-67-TEST

069-51-test

036-01-testmkd-001-68

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Employer : AP ME 11 Company Limited

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Property location : -

Location : 13.75383, 100.53235 Map

Property value

Value of assessed : 361,864,000.00 assets

Assessor : Prospe Apparel Co., Ltd.

Main evaluator : Mr. Panprom Onlamai No. No.

Power of attorney : Authorized Director

Print

Grant the right to use the report.

prosappraisal.com

GUIDELINES FOR REPORT AUTHENTICATION AND USAGE

DEAREP:รายงานผลการตรวจสอบต้นฉบับเล่มประเมิน

เลขที่งาน : Test004 ลูกค้าผู้ว่าจ้าง : บริษัท เอพี เอ็มอี 11 จำกัด ผู้ใช้เลขหมายงาน : บริษัท เอพี เอ็มอี 11 จำกัด


ทรัพย์สินที่ประเมิน : ที่ดินเปล่า โฉนดเลขที่ 2716, 4554, 4556-57, 4555, 4559 และ 1274 (7 แปลงติดกัน) เนื้อที่รวม 1-0-21 ไร่ วัตถุประสงค์ : ประกอบการพิจารณาบันทึกบัญชี

ที่ตั้งทรัพย์สิน : พิกัดGPS : 13.75383, 100.53235

วันที่สำรวจ : 2025-01-18 ราคาที่ดิน : 0.00 มูลค่าทรัพย์สินที่ประเมิน : 361,864,000.00
วันที่ส่งงาน : 2025-01-02 ราคาสิ่งปลูกสร้าง : 0.00

ผู้ประเมิน : บริษัท โปร สเปค แอปพลิเคชัน จำกัด ผู้ประเมินหลัก : นายปณพพร อ่อนละมัย กรรมการผู้รับมอบอำนาจ :
เลขที่ : เลขที่ กรรมการผู้รับมอบอำนาจ

โปรดทราบ : มูลค่าที่ปรากฏจากการ Authen เพื่อเป็นการยืนยันต้นฉบับถูกต้องตรงกัน
ผู้ใช้รายงานควรใช้คู่กับเล่มรายงานฉบับเต็มเนื่องจากมีเนื้อหาสาระอื่นๆ
ที่มีผลต่อมูลค่าต้องพิจารณาประกอบกัน
ควรใช้คู่มือพินิจในการตรวจสอบเงื่อนไขปัจจัยต่างๆอย่างรอบคอบ
มูลค่าดังกล่าวอาจเปลี่ยนแปลงเมื่อได้รับข้อมูลเพิ่มเติมจากผู้เกี่ยวข้อง
อันเป็นเหตุให้ต้องมีการแก้ไขรายงาน ผู้จัดทำรายงานโปรสเปคจะแจ้งให้ผู้เกี่ยวข้องได้รับทราบเพื่อทำการ
Authen อีกครั้งเมื่อมีการเปลี่ยนแปลง
อย่างไรก็ตามการใช้เล่มทำธุรกรรมขอใช้คดียึดจากเล่มฉบับเต็มเป็นหลักเนื่องจากมีความครบถ้วนในเนื้อหา


<https://prosappraisal.com/dearep/uat/Home/verify/169>

1 Name Verification

2 Purpose of Valuation ! 

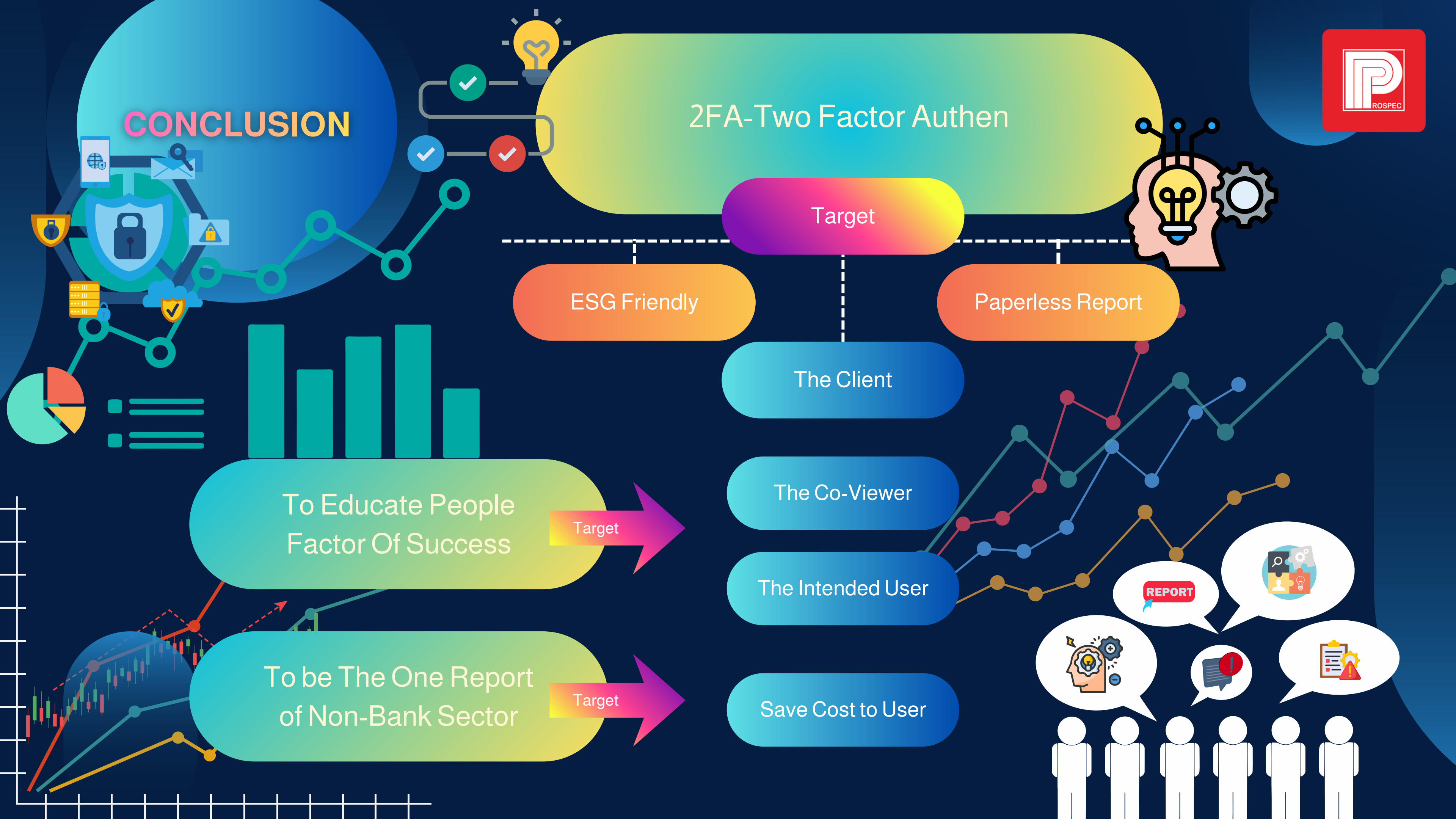
3 Property Details

4 Appraised Value

5 Date of Valuation

AUTHENTIC







Q & A

THANK YOU!



AVA