

# Due Diligence



The objective of a due diligence is to identify and assess current and future risks for a particular site in terms of financial, legal and technical liabilities. The technical due diligence (TDD) covers the technical liabilities and can be subdivided into five different fields of expertise: environment, production, occupational health & safety, buildings and infrastructure. Grontmij provides all these TDD services. Thanks to our vast of technical know-how, extensive networks and local presence, we are in a position to conduct TDD assessments at short notice, and in accordance with (local) standards and regulations. Key in our TDD services is the combinations of technical know how, regulatory insights and ability the quantify risks.

# Due Diligence

## Technical Due Diligence (TDD)

A TDD is an assessment of certain technical aspects, typically carried out in order to minimise risks and identify potential improvements with respect to:

- buying or selling companies and building portfolio;
- risk assessments of production and credit facilities;
- partnership evaluations.

## Environmental (DD)

The EDD highlights environmental considerations, particularly with respect to license operation, air, soil and water pollution, restrictions on future operations and contaminated land issues. In terms of environmental liability, the EDD:

- examines records of environmental permits, authorisations and licences for the site;
- assesses the geology, hydrology and hydrogeology of the site and its surrounding land in order to identify the overall environmental sensitivity;
- evaluates applicable law concerning soil contamination and soil remediation. If need be, it assesses costs and time frame of a soil remediation project or recommends and performs follow-up actions such as intrusive soil research (environmental phase II assessment).

## Production (DD)

The focus of a PDD is a facility's level of compliance with respect to the applicable environmental requirements, registrations, authorisations, equipment conditions and IPPC/BAT requirements. It may involve the following:

- liaison with the (local) authorities concerning, among other things, the environmental condition of, and any pollution incidents at, each site and its surrounding land;
- examination of records of environmental permits, information in data rooms, authorisations and licences for the site (including a site visit for an operational audit);
- a review of existing environmental assessments and other environmental reports about the site;
- evaluation of substances and materials, the machine/LVD directives and the level of compliance with IPPC/BAT requirements.

## Occupational Health & Safety (DD)

The OHS-DD identifies occupational health and safety issues at the site. The assessment covers the following items:

- an examination of relevant documentation (i.e. RIE: Risk Assessment and Evaluation) and issues that were identified during a site visit;
- an operational audit of the site;
- an evaluation of applicable legislation with respect to occupational health & safety concerns and of the actions that need to be taken in order to comply with these regulations.

## Buildings (DD)

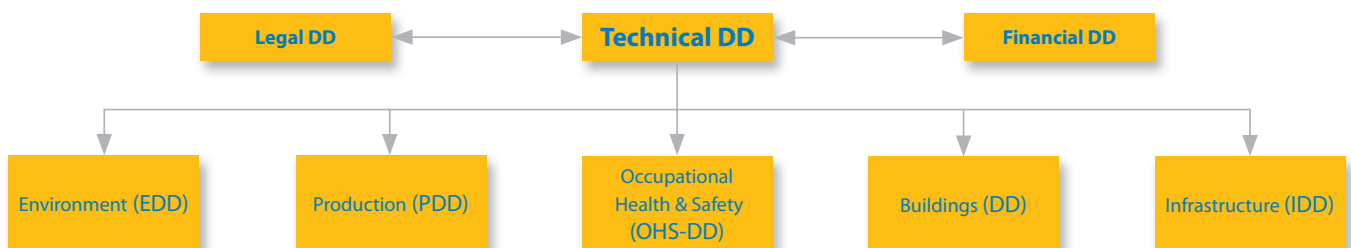
The BDD inspects the general state of a site in terms of the construction of the buildings, the current state of the technical installations and the presence of asbestos-containing materials within the buildings. The technical survey may involve several inspections:

- of the technical installations and constructions on site and the related documents and drawings;
- with regard to asbestos, ranging from a quick scan to a survey pursuant to national standards;
- of the possibility of hosting future equipment updates;
- of the current state of repair and maintenance and operations schedules;
- of fire protection equipment and measures in place.

## Infrastructure (DD)

Grontmij draws on years of experience with road, rail and water transport and IT infrastructure. The IDD may involve assessments of:

- communication and other IT issues;
- transport planning and logistics;
- utilities, such as water, electricity and heating systems.



Grontmij, established in 1915, is a multidisciplinary consulting and engineering firm employing over 7,000 professionals active in the building, transportation, environmental, water, energy and industrial sectors. We aim to be the best local service provider in North-West Europe and provide added value throughout the entire process of consulting, design, engineering, contracting and managing multidisciplinary projects. We design and realise plans for the future by connecting people and parties within regions. Our basic principle is always to do this in a way that is respectful of the environment, our customers and each other. Grontmij is listed on the Euronext Amsterdam Stock Market.