



SHYLLO KOFOED



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EDUCATION AND PROFESSIONAL DESIGNATIONS

CPA, CA

- Chartered Professional Accountants of Canada

AACI

- Designated Commercial Real Estate Appraiser
- Appraisal Institute of Canada

Bachelor of Commerce

(with Distinction)

- University of Alberta
- Dean's List GPA

Post Graduate Certificate in Real Property Valuation

- University of British Columbia
- Dean's List GPA

PROFILE

Shyllo's passion for real estate investing has entailed a thorough and disciplined background. This has culminated in:

- Creating and funding commercial real estate investments exceeding \$50mm
- Co-Founding an Exempt Market Dealer registered with the Alberta Securities Commission
- Earning respected professional designations in finance (Chartered Accountant) and commercial real estate valuation (AACI); one of only a few professionals in Canada with that unique pairing.
- Building an extensive professional network.

Focuses: Commercial Real Estate Investment Evaluation and Operation, Valuation, Finance and Entrepreneurship.

EXPERIENCE

Co-Founder

Tempus Real Estate Capital

2010 – Present

Red Deer, Alberta

Private Equity Commercial Real Estate Investment

Co-Founder and Chief Compliance Officer

Tempus Investor Services

2012 - 2022

Red Deer, Alberta

Exempt Market Dealer (EMD) – Licensed with Alberta Securities Commission

Partner

Soderquist Appraisals

2001 - Present

Red Deer, Alberta

Commercial Real Estate Valuation and Consulting

Member and Forum Treasurer

Entrepreneur's Organization (EO)

2009 - 2014

Calgary, Alberta

Member – Calgary Chapter

Treasurer & Member – Sila Forum

Senior Accountant

KPMG LLP

1998 - 2001

Edmonton, Alberta

Financial Statement Preparation / Audit / Tax / Consulting

LICENSES

Licensed Commercial Real Estate Agent

Real Estate Council of Alberta

2012 - Present

PUBLICATIONS

CPD 114 – Valuation for Financial Reporting: Real Property Appraisal and IFRS

University of British Columbia

2008

Contributing author and technical review for CPD course introducing the change in financial reporting standards from Cost to Fair Market Value for real estate appraisers.

SPECIALIZED TRAINING (SELECT COURSES)

Canadian Institute of Chartered Accountants

- Tax and Real Estate
- International Financial Reporting Standards (IFRS): Real Estate
- Intermediate Business Valuation
- Advanced Business Valuation

Canadian Institute of Chartered Business Valuators

- Introductory Business and Securities Valuation

American Society of Appraisers

- Centre for Advanced Valuation Studies – Discounts and Premiums

University of Calgary

- Real Estate Development Finance

Altus Group - Argus Software

- Argus Valuation Discounted Cash Flow

Real Property Association of Canada

- Transition to IFRS for Real Estate Investment and Development Entities

Investment Fund Institute of Canada (via IFSE)

- Exempt Market Products