

iInfoManager for Property Managers

Affinity Systems provides a range of products and services to help with the management of information needed to meet increasingly complex and demanding reporting requirements and corporate governance regulations in both the direct and indirect property markets.

iInfoManager is designed to integrate seamlessly into your existing Information Systems and to add value by providing access to consolidated property data. It is designed to take data from a wide range of internal and external systems and to deliver data to an equally wide range of systems and business partners. It addresses the needs of small workgroups of property professionals and is also scalable to include all within the organisation.

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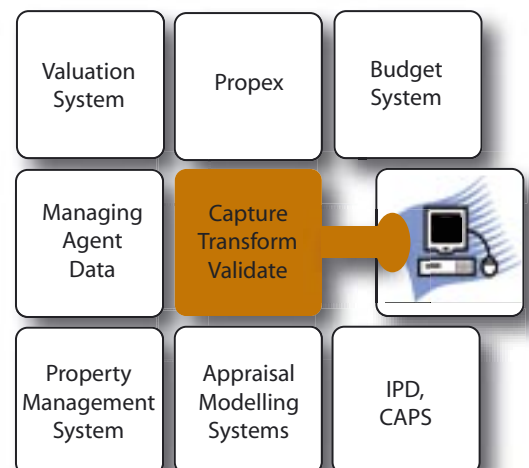
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Set your property data free ...

Capture data from multiple sources
Easily incorporate your own data fields
Validate data from each data source
Consolidate into core Property Database
Distribute data from the Query Database

Benefits

- iInfoManager is the data integration and consolidation software application developed specifically for the real estate market.
- > Combine data from multiple systems into a single source for consolidated queries, reporting and data extracts for property professionals and external parties.
 - > Seamless integration with your existing software applications - third-party packages and/or custom-built applications.
 - > Verification and validation rules provide the means to implement consistent data quality standards.
 - > Repair Queue functionality and error reporting captures all data failing validation rules for correction.
 - > Protection for your data using the powerful and flexible security and licensing functions.
 - > A fully extensible data store for user-defined tables and data fields.



Scenario:

Outsourced asset management functions

Closing the information loop

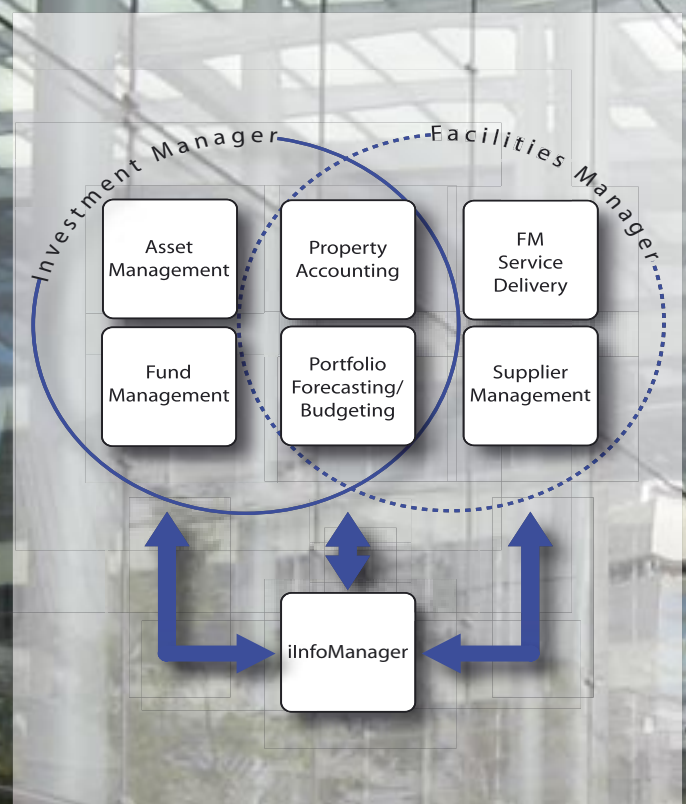
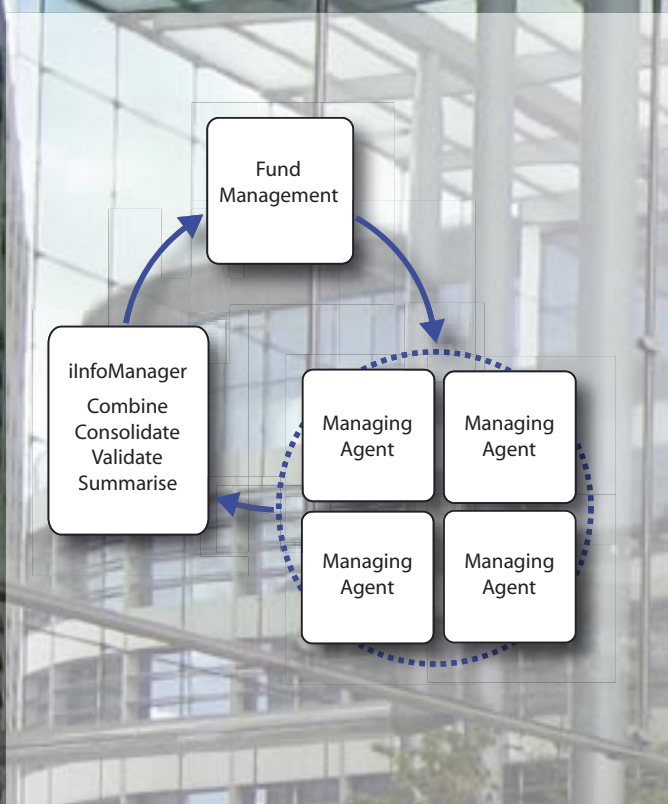
As an investment manager you need access to your data in a consolidated form, but you have outsourced the asset management function to one or more managing agents who are responsible for maintaining operational data in their own property management systems.

Scenario:

Leveraging asset and facilities management functions

Combining data

As a facilities and property management services provider you are responsible for managing all aspects of a corporate occupier's property portfolio – including lease renewals, rent reviews, acquisitions and disposals – but the data that resides in separate applications cannot easily be brought together for reporting.



Business Benefits

- Fund managers can access and query standardised and consolidated data from a single data source.
- Reduce the time and effort to produce high quality client reports.
- Improve operational capability by automating the collection of data from multiple managing agents' systems.
- Ensures the effective data transfer between managing agents.
- Provide property accountants with a capability to audit fund data managed by third party agents.

Business Benefits

- Consolidate and merge data across multiple systems including: Property Management System, Forecasting and Budget System, Reactive and Planned Works Order Systems and Project Management Systems.
- Forecast and budget with greater certainty and drill-down into individual service lines.
- Analyse costs and performance at corporate, divisional and department level.
- Provide web-based reporting to corporate real estate clients.
- Reduce operational reliance on spreadsheets.

Scenario:

Leveraging the data in your organisation

Putting it all together

Consolidated Reporting for Agents

Acting as an asset manager for an investment manager you need to be able to easily take data from multiple sources and manage that data efficiently, but you are often forced into using spreadsheets for operational activities. Spreadsheet use is increasingly being frowned upon by corporate governance regulations and the data cannot be easily shared amongst users. ilInfoManager provides the solution.

Core Database

ilInfoManager encapsulates all of Affinity's expertise in property-related data to provide an off-the-shelf Core database to meet your data requirements. The Core database is a superset of the PISCES data model for commercial property.

The database is designed to support multiple asset types but with a focus on real estate – including property, unit, tenure, tenant and charge – and also including: loans, partnerships, cash, investment/unit trusts, equity, fixed interest and others. It is the data source for standing data including: client, portfolio, asset, transaction type, tenant data, names & addresses, country, currency; Valuer property valuation data; exchange rates and floor areas. The Core database also contains a separate extensible Query database to support ad-hoc end-user requirements.

Importing Data

The Common Data Interface (CDI) provides a published data interface for importing data into the database. It caters for single or multiple data sources and manages the validation and transformation of data into the ilInfoManager database. Extract data adapters exist for a variety of generic and proprietary formats including: Trace, ECS, PISCES XML, Circle, KEL, IPD, MS Excel and ODBC.

Transform/Load

The transform/load process provides generic and extensible functionality to transform data between source and target systems. The product includes standard "out-of-the-box" transformations which are purpose built for property and investment data.

The following types of transformation are supported:

- > Straight-through mappings
- > Accepting and re-mapping data from a single source into multiple target tables and vice-versa
- > Transforming source system values to the target system/database values using user definable mappings

Transformation rules are described within the meta-data that govern actual data definition and actions. Transformation rules may be refined to apply to individual classes of input data e.g. by property management systems or by specific data source.

Repair Management

Full validation of all source data is carried out and items failing validation are recorded in repair queues for user action. Summary screens provide an overview of all errors/warnings and specific repair queue screens allow the user to view and fix items in error. Corrected repair queue items are reprocessed.



Business Benefits

- Seamless consolidation of data into a consistent and reliable data source means that you only have to go to one place to get your data.
- Automated and simplified audit and reconciliation of data means that you don't have to go over the same old ground every time a valuation is run.
- Value-added reporting means that the data is presented to you in a form that you can use directly.
- Metrics, comparables analysis, management information - all based upon a consistent summary of the underlying operational data.

Querying and Reporting

Standard reporting and data extract templates enable users to extract data from the Query database(s) using tools that they are familiar with.

Drill down access is provided into all data including: client, property, unit, floor areas, tenure, tenant, charge, transaction, holding, valued position, valuation data, names & addresses, country, currency and more.

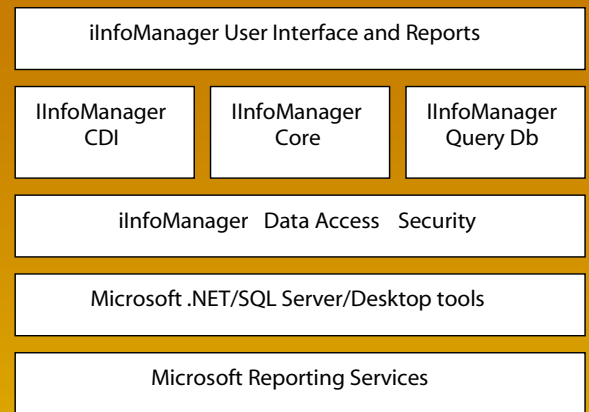
We recognise that a “one size fits all” solution will only take your organisation so far. That is why ilInfoManager provides a set of extensibility features enabling you to meet 100% of your data requirements - all within a managed applications environment.

The Query database may be accessed using a range of third-party tools including: MS Excel, MS Access, Crystal Reports and other industry-standard desktop query and reporting tools. User-defined tables may be added to the query database and the user organisation’s own processing may be defined to augment the standard query processes.

Security

Functionality includes:

- > A flexible security structure definition that supports internal and external organisations
- > Role definition and access rights to data files, system functions and portfolio and portfolio-related data
- > Assignment of roles to individuals and/or workgroups/



About ilInfoManager - Technical Architecture

ilInfoManager is built on the Microsoft .NET Framework using the C# programming language. The relational database design is implemented on Microsoft SQL Server.

Overall the product design follows an object-orientated approach to maximise component re-use. Its interfaces are driven and controlled through meta-data to allow custom tailoring without core code or database changes. The property data design is also abstracted to provide great flexibility. Meta data within the system allows concrete instances to be reconstructed for Query databases - so that the user deals with familiar non-abstract terms.

departments.

Where data security restrictions have been determined and applied outside ilInfoManager then the security functions can be turned off or limited to suit organisation requirements.

Overall Structure - ilInfoManager Components - Data Flow

