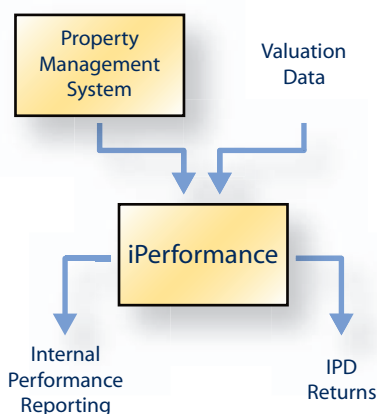


iPerformance for Property Managers

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.

iPerformance addresses these needs and delivers to the property professional a powerful set of tools to analyse and report on investment performance.



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Investment Performance Reporting

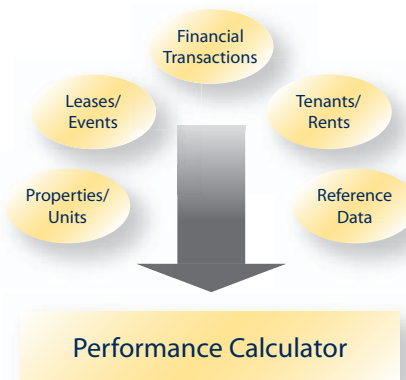
On demand performance reporting
Data submissions to IPD
Control and manage performance data
Uses standard classification systems
Fully multi-currency
Extensible and flexible to meet your needs

Benefits

- iPerformance puts you in the driving seat for producing internal property performance reporting. Draft performance reports may be produced on demand.
- > Performance numbers are automatically maintained in step with the underlying accounting data.
- > Manage and control late entries and change.
- > Data exports to third-parties including IPD.
- > Check performance returns before submitting data to IPD.
- > Standard classification structures are provided (including the IPD PAS Classification structure) and user-defined classification struc-

tures are supported.

- > Flexibility to create your own reports from pre-calculated performance data using either MS Excel or any supported third-party reporting tool. Standard reports can be used as templates for creating new reports.
- > Time-weighted performance measurement reported by portfolio and property.
- > Report on the impact of foreign currency movements.
- > Wide range of import formats supports most Property Management and Valuation systems including PISCES, ODBC, CSV, TXT and XML.



Produce draft portfolio performance returns within minutes ...

Managing the Complete Process

The preparation of performance returns can be a time consuming process. Data is not always available at the right time. In particular valuation data must be consistent with the financial transaction data submitted to IPD and there are additional issues to deal with:

- > Identification of relevant transactions which require specific performance treatments
- > The degree of detail required
- > The need to cope with late entries and change

Once the data has been collected it must be analysed for each Property, typically into the following categories:

- > Capital values for current and last periods
- > Acquisitions/Disposals/Capital expenditure and receipts in the period
- > Net Rent receivable

Transaction amounts often must be pro-rated manually by performance month in order to calculate accurate performance returns.

iPerformance provides a secure, robust and consistent environment to manage this process.

System Requirements

Workgroup Server version:

- Windows 2000 or 2003 Server
- Processor: Intel Pentium 4, Xeon 2GHz or higher
- Memory (RAM): 1 Gb or higher; Disk 10Gb or higher
- Microsoft SQL Server 2000 Enterprise Edition (SP3)
- .NET Framework version 1.1 Requires: MDAC 2.8

Comprehensive Validation

The validation rules which may be quickly tailored for your specific needs ensure that only valid and consistent data is imported into the database.

Repair Queues: Data extracted from source systems is checked and any failures are reported in the repair queue.

Items on the repair queue are summarised by the failure type to facilitate user investigation and resolution.

Structural Differences:

It is not unusual for property manager and valuer to have mismatches on the structure of a property. One system may hold three properties each with a single unit; the other one property with three units. We cater for both and provide the user with the ability to identify these instances and their relationships.

IPD Data Export

Extract and download data via our PISCES IPD Download. Data can be exported for IPD according to the standard IPD Classification. It may be provided at a summary level by property, month and classification element or at the detailed transaction level. A powerful locking function ensures that an accurate period-on-period data feed is produced.

Standard Reports

iPerformance provides a secure connection to the performance database to enable reporting using MS Excel across a variety of template reports:

- > Classified performance reports on capital, income and total returns, purchases, sales, income and capital expenditure for the selected

Sector	Sub-Sector	Capital %	Income %	Total %
Offices	City	-0.31%	2.39%	2.09%
	West End	0.59%	1.73%	2.33%
	South East	-0.70%	1.71%	1.01%
	Rest of UK	1.49%	1.83%	3.32%
	Office not Known (Indirects ONLY)	-7.36%	0.00%	-7.36%
	Office not Known (Indirects ONLY) - UK	0.00%	0.00%	0.00%
Offices Total *		0.81%	1.68%	0.87%
Retail	Shops	4.13%	1.46%	5.59%
	Retail Warehouses	9.32%	1.71%	11.03%
Retail Total *		6.21%	1.56%	7.77%
Industrial		7.61%	1.85%	9.46%
Residential		0.92%	0.91%	1.83%
Other Commercial		0.00%	0.00%	0.00%
Unattributed Indirect		0.00%	0.00%	0.00%
Grand Total *		4.01%	1.61%	5.62%

period, client, portfolio or property and classification structure.

- > Property performance reports on capital, income and total returns, purchases, sales, income and capital expenditure for the selected period, client, portfolio or property.
- > Currency performance report showing the performance effect of foreign currency movements.
- > The user may create their own reports. Base data is provided by property for each month, including: currency code, valuation at start and end of month, total purchases, sales, income and net capital expenditure.
- > A transaction audit report lists all performance transactions.