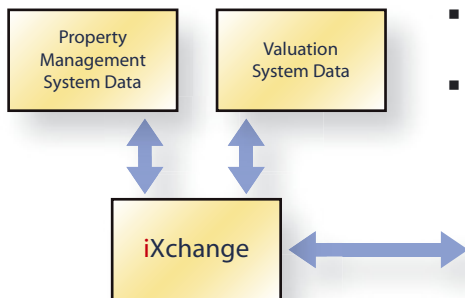


iXchange for Property Valuers

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.

Organisations seeking to streamline existing operations, expand market share or move into new areas will understand the benefits of a business process architecture based upon a consistent, managed and validated base of data.



Contact:

Dean Grossmith
dean.grossmith@affinity-sys.com

Donal Ryan
donal.ryan@affinity-sys.com

Affinity Systems
1 Poultry
London
EC2R 8JR

T 020 7643 2206
F 020 7643 2201

Streamlining your Valuations process

Benefits

- Streamlines and speeds up the valuation process from the receipt of instructions to production of the valuation
- Removes the need for manual difference checking and thereby frees up professional resources
- Improves corporate governance through the production of Difference audit reports
- Reduces risk of loss of reputation due to manual keying error
- Enables the user to focus on those items causing material differences
- Provides a platform for the future for introducing more automation to further reduce timescales
- Supports most Property Management and Valuation systems (including CIRCLE and KEL)

iXchange Functions

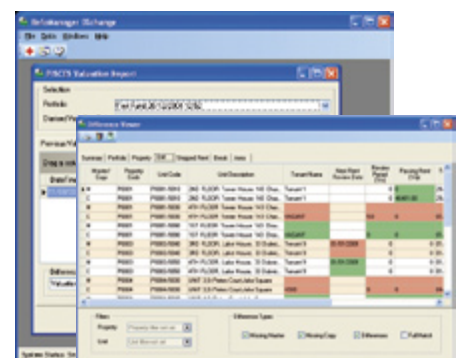
- > iXchange matches and compares factual valuation data from any two sources and identifies data differences to the screen and hard-copy.
- > Automatically identifies data differences including inconsistencies in factual data between Property Manager and Valuer.
- > Identifies period-on-period data differences in property manager data, your own valuation data or any combination.
- > Powerful business filters may be selectively applied to suppress (or show) differences where assumption data has overwritten factual data and vice versa or where data differences are above agreed *de minimis* levels.
- > Filters support a variety of common business rules whereby differences may be suppressed including differences due to outstanding rent reviews, vacant units, leases holding over, area descriptions and so on. New filter rules may be added quickly.
- > Differences may be viewed on-screen or via reports. Reports may be saved to MS Word or PDF formats for electronic delivery and/or archiving.
- > Wide range of import formats supports most Property Management and Valuation systems including PISCES, ODBC, CSV, TXT and XML.

How do you ensure that your client valuation matches the factual property and lease data that your client has provided you?

Simple and intuitive to use

iXchange takes input from the client's property management system(s) and from the Valuer's systems.

The two feeds are compared, matched and differences identified for on-line viewing and output in a variety of formats. Matching rules ensure data is matched wherever possible.



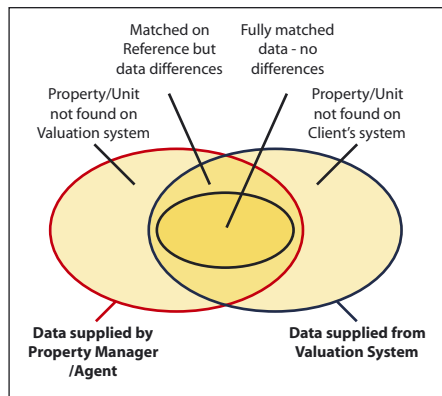
The information content includes Property data, Unit data, Lease and Tenant data, Rental and Lease Break data, and may include Area data.

Records are presented in pairs and differences are highlighted in colour.

The user may view or suppress differences on a field by field basis to focus on specific areas or types of mismatch and to identify those differences having a material effect on the valuation result.

Filters may also be applied by Property and/or Unit to check specific data subsets.

Data Difference Context



Repetitive; high volumes of data; intensely manual

ness checks applied so that valuation assumption data is not overwritten.

A high volume of data is exchanged but generally only a low percentage has changed since the previous period.

The data provided by the Property Manager for each valuation is normally a complete snapshot of all of the data in the portfolio often only provided in the form of an annotated Tenancy Schedule. Even though only a small amount of data may change it all has to be checked.

The Valuation Cycle

The valuation cycle is a regular, period-based cyclical activity.

The need for faster turnaround coupled with an overall market trend for more frequent valuations adds increasing pressure to this manually intensive activity.

For good reasons neither Portfolio Manager nor Valuer can take an automated data feed from the other to update their systems. Manual control of the updating process is currently required by the Valuers to ensure that changes to valuation data are scrutinised and reasonable-

PISCES Data Files for Export

PISCES is the simple and easy way to extract data in a format that Affinity's products can read in a consistent and reliable manner.

The majority of third-party software products provide PISCES data exports for factual valuation data.

In addition Affinity supports a wide range of other formats including ODBC, CSV, TXT, XML.

System Requirements—Recommended configuration

Stand-alone PC version:

- Windows XP/Windows 2000
- Processor: 1.2 GHz or higher; Minimum of 500 Mb disk space
- Microsoft SQL Server 2000 Desktop Engine (MSDE 2000) ¹
- .NET Framework (version 1.1) ¹
- MDAC 2.6 or higher ¹

¹ Installed as part of iXchange setup as required.

System Requirements—Recommended configuration

Workgroup Server version:

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