

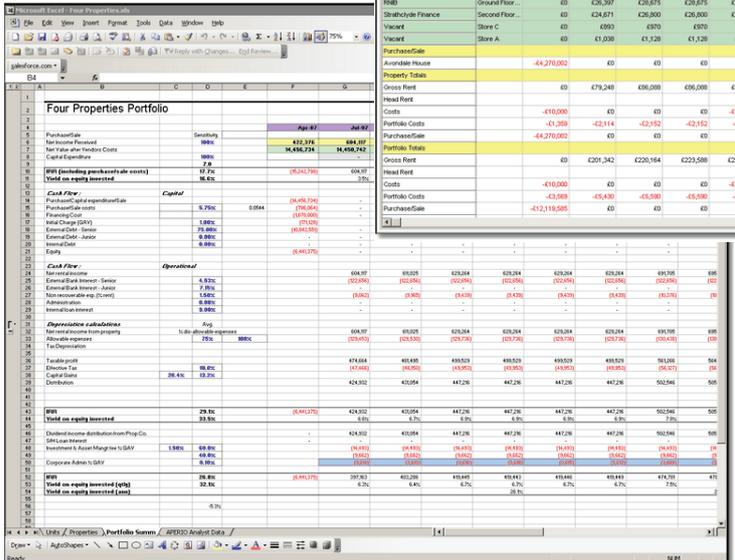
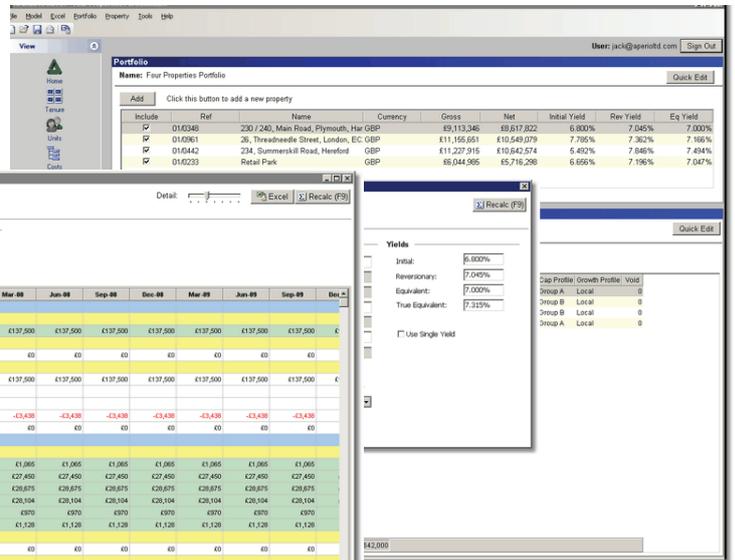
APERIO ANALYST

PRODUCT INFORMATION

APERIO is a provider of analysis products for the global real estate investment market. **ANALYST** is an investment analysis, appraisal and valuation product, which enables the user to create detailed financial models of properties or portfolios using DCF and traditional valuation methods. It can also act as a data hub linking to Excel and other systems.

"a single system with a wealth of features for the modern international real estate professional"

Browse and click to import PISCES or Excel files from other systems



NO UPFRONT COSTS
NO ANNUAL FEE
NO INSTALL COSTS
PAY AS YOU USE

Automatically create a DCF analysis and link it to your own Excel model.

simplify your processes
optimise your staff time
reduce your overheads

APERIO **ANALYST** brings together activities usually carried out on a variety of separate systems such as valuation systems, bespoke internal analysis systems, spreadsheets and reporting tools. In other words **ANALYST** centralises your operational investment tools in a single user interface.

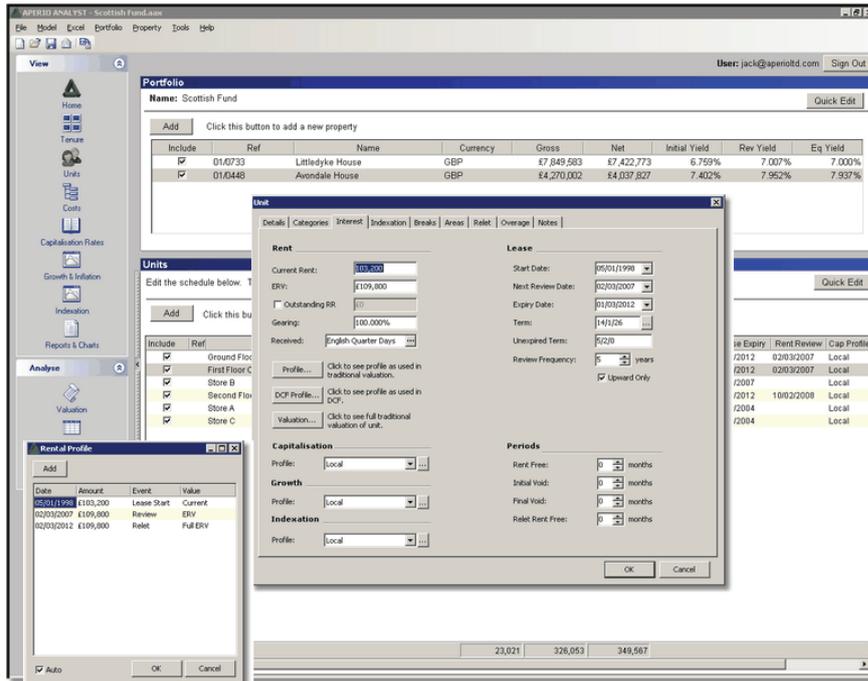
APERIO ANALYST

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BENEFITS TO REAL ESTATE BUSINESSES

Reduce the cost of doing business

- ▲ No up front costs. No risk in becoming a user
- ▲ Pay As You Use. No licence fees or annual maintenance costs.
- ▲ Operational costs can be attributed to activities.
- ▲ Simple to obtain, immediate free installation.



ANALYST has been built using the latest development practices and has been conceived and constructed as a seamless product from scratch. The benefit of this to users is that it is simple and intuitive to use and easy to maintain. ANALYST models are stored using a compressed XML based file format, similar to Microsoft Office 2007, which means all your data is available in current industry standards, rather than in impenetrable proprietary systems.

BENEFITS TO REAL ESTATE PROFESSIONALS

Simplify your processes and optimise your skills

- ▲ **Start working immediately**
ANALYST offers a risk free and easy transition from other systems.
- ▲ **Eliminates repetitive data entry**
 Imports from other real estate systems in PISCES and other file formats, including Excel. Data updates refresh without manual re-input.
- ▲ **Clarify and prove your results**
 Transparent valuation and appraisal methodology with an easy drill-down and return feature on any field. You can clearly see where the results come from and can prove your IRR is correct with our unique MIRR feature.
- ▲ **Links to Excel spreadsheets**
ANALYST can create a secure link to your own bespoke spreadsheet model with dynamic data updates, giving yet another level of financial modelling sophistication.
- ▲ **Analyse international investments**
ANALYST supports European lease structures and indexation of income which together with portfolio merging delivers powerful cross-border fund analysis.
- ▲ **Report comprehensively**
 Customisable reports using the embedded APERIO report writer. Enables cross portfolio analysis with no restriction in accessing diverse data files.