

evans v10

v10 is the product of 15 years experience in asset management solutions. Fast, accurate and efficient, v10 is the industry's most modern web application, allowing you to work faster and focus on your core business: Investment Performance!

Our mission is to be the world's leading provider of real estate investment solutions! v10 is precise, flexible and unbeatably fast.

Founded in 2002

Mr. Robert H. John, who is part of the real estate Asset Management and Software industry since 1995, founded in 2002 evans GmbH which is specialized in asset management consulting, M&A and as well valuation. Today evans is a global acting company located in Berlin and London.

In 2010 we founded evans software GmbH & Co. KG as subsidiary in whom we outsourced the Software business and merged the European business and team of Cougar Software GmbH. The head office is as well located in Berlin and driven by the Executive Director Robert H. John.

In the past 8 years we advised medium sized and large scale corporates with assets on average of > 1 Bill. € under management. Please feel free to ask for reference clients.

User Categories

v10 is an integrated solution which covers the global asset management requirements of all corporate types in one system. Grouping our clients makes it easier to understand their specific requirements. Our clients are Real Estate Investment Trusts (REITs) and Listed

Property Trusts (LPTs) and as well global acting Companies like Residential Companies, Investors, Fund Companies, Asset Management Service Providers, Chartered Surveyors, Real Estate Agents etc.

v10 is the leading global asset management web solution

The interface is the most important part for the software. We are looking back of over 15 years experience to import any data from various systems as listed as samples in the chart below. v10 imports any data from any source.

Import large scale data from any system or database by a mouse click. v10 imports operating data from any internal and external property management and accounting systems on demand. For example ARGUS® can be imported to assess the impact of potential acquisitions, and vice versa it can be exported to support any disposal transactions. Automatic interfaces are always tailored to the clients requirements and convenience.

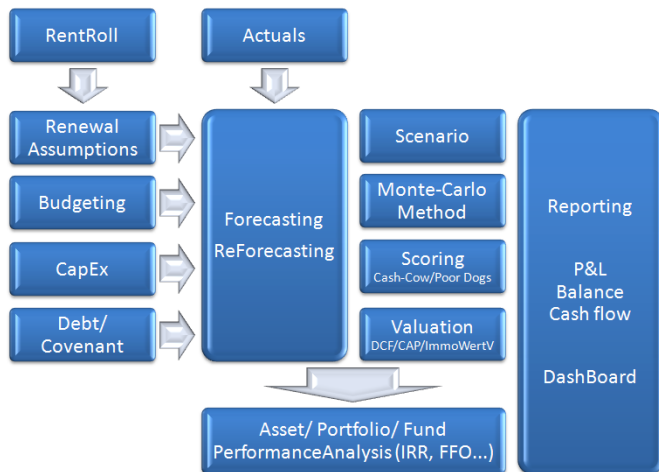


v10 imports operating data from any internal and external system

v10 seek to remedy the industry's dangerous over-use of Microsoft® Excel™ and fills a void that is not serviced by other real estate software. It begins where accounting and property management systems leave off.

Functions

By a mouse click, monthly imported rent roll and financial data are combined with projected renewal assumptions.

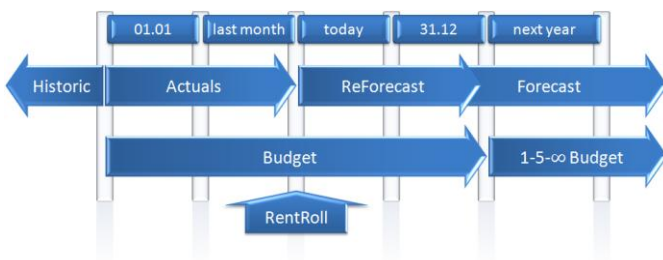


RentRoll

v10 enables you to enter any lease contract in any region any measurement and any currency (multicurrency by lease).

Forecasting

v10 can forecast and combine work flow driven any historic, actual, budget or future cash flows on any level including double click and drill down.



Budgeting

Create your 1, 5, 10, ∞-year work flow driven budgets based on new, historic or actual data. v10 forecasts rental income, both profit and loss and cash flow impact, based on assumptions applied to lease

events such as rent reviews, lease expiries and break clauses and to letting of vacant space.

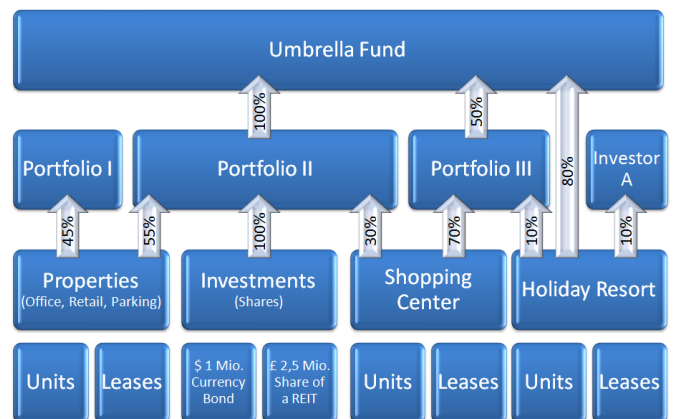
Valuation

v10 automatically calculates the asset's value as DCF, Capitalization and German Ertragswertverfahren.

- Discounted Cash-flow
- Capitalisation
- Ertragswertverfahren

Complex Fund-Structures

v10 automatically calculates the share of the joint ventures, investor as allocation by type or as cash flow waterfalls.



Loans

v10 calculates the loan life cycle of any loan type and any fee type.

- Amortisation
- Bullet
- Interest Only
- SWAPs
- Custom Interest/Payback plan
- Autom. add. drawdown with negative cash flow
- Development Loan (drawdown on request)
- German Residential Loan (KfW)

P&L, Balance, Cash flow

v10 reports top down the Profit and Loss accounts, Balance accounts and Cash Flow (liquidity) accounts. The result of the budget and forecast process will be the production of a forecast profit and loss, balance sheet and cash flow statement which combine actual, forecasted and budget information.

- Unlimited fully scalable Chart of Accounts (IFRS, US-GAAP, German HGB)
- National and International fiscal legal requirements (eg Disposals, Revaluation, SIC15/UITF28 etc.)
- Individual editable formulae on account level for P&L, Balance and Cash Flow setup

CapEx & Investment Analysis

v10 has a strong Capital (CapEx) function which enables you to plan and model various scenarios to perform the your investment strategy.

- Perform development appraisals for major schemes
- Adjust manually the phasing - if required
- Enter directly forecast capital expenditure on minor schemes or use automatically calculated values via the Units as eg Tenants Improvements (TI) assumptions
- Arrange your CapEx budgets by exhausting the scenario manager and catch the perfect performance for the asset or portfolio

ScenarioManager (Sensitivities)

v10 enables you to run an infinite number of forecast scenarios (best/mid/worst case etc.) by changing any of the forecast assumptions at property or global level.

Reporting

Choose from 200+ existing reports or design your own reports using v10's ReportDesigner.

With unlimited filtering and sorting functions, and formulae editor. Add on the ReportDesigner provides the flexibility to match your needs.

- On any level such as Fund, Portfolio, Asset, Unit and Lease
- At any Start- and Ending day
- Display any period such as day, week, month, quarter, half year or year
- With or without period totals
- Variances amount or percent to prev. periods
- In any currency
- By Measurement (10,00\$/ft²)
- Any amount scaling factor (1, 100, 1,000 etc.)
- Export results to MS-Excel or as CSV, PDF
- As Table or Graph

DashBoard

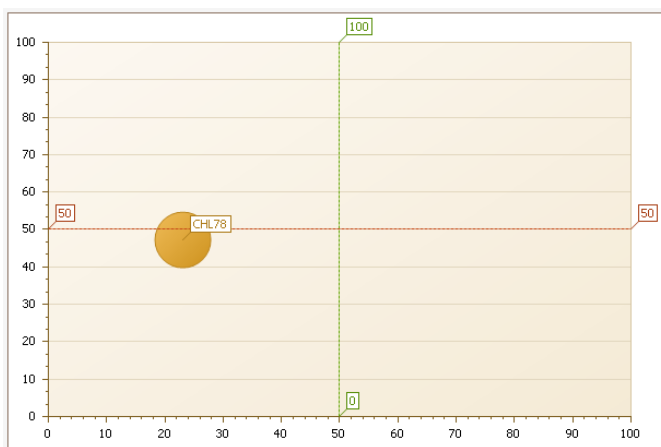
Get an individual top-down view of your fund, portfolios or assets.

- Fund/Property Details
- Fund/Property Performance
- Fund/Property Type Allocations (by region, by lease type and by investment)
- Fund/Property Loan Information incl. Covenants
- Stacking Plan

Scoring

v10 automatically scores your assets by unlimited combination of 3-level dimensions and delivers the results in a BCG-Matrix (cash cows, poor dogs and question marks).

- Create your individually ranking
- Combine the scores individually (x, y, z)
- Report on any level: Fund, Portfolio, Asset



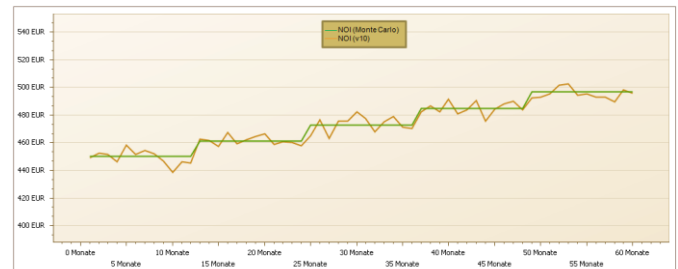
IPD/DIX-Benchmarking

v10 compares your data with monthly uploaded IPD data. Additional IPD contract required. Please contact www.ipd.com.

Over/Under/Rent	Over/Under/Rent	Contractual Chan	Market Charge (€)	Unit Measurem	Area_Symbol	Measurement_It	Contract_Start D	Contract_End D	Charge_Name
▼ -1,120.42	15,729.58	16,850.00	5,393.00	ft²	Area		29/09/2003	28/09/2013	Office
▼ -4,531.67	10,196.25	14,727.92	5,438.00	ft²	Area		29/09/1998	28/09/2018	Office
▼ -4,078.50	10,649.42	14,727.92	5,438.00	ft²	Area		29/09/1998	28/09/2018	Office
▲ 2,979.17	10,725.00	7,745.83	2,860.00	ft²	Area		24/06/2001	23/06/2011	Office
▲ 108.33	11,333.33	11,225.00	7,688.00	ft²	Area		25/12/2006	23/06/2011	Office
▲ 2,979.17	10,725.00	7,745.83	2,860.00	ft²	Area		24/06/2001	23/06/2011	Office
▼ -833.33	7,500.00	8,333.33	3,525.00	ft²	Area		27/10/2003	24/06/2014	Office
▲ 1,250.00	9,583.33	8,333.33	3,525.00	ft²	Area		27/10/2003	24/06/2014	Office
▼ -3,775.00	11,202.08	14,977.08	5,530.00	ft²	Area		29/09/1998	28/09/2018	Office
▼ -3,314.17	11,662.92	14,977.08	5,530.00	ft²	Area		29/09/1998	28/09/2018	Office

Monte-Carlo Simulation

v10 can perform random simulations of the assets performance on any asset, portfolio and any cash flow line. Monte-Carlo Simulation NOI trend vs. v10 Forecasting NOI trend:



Remark: 10.000 simulations, Normal curve of distribution, term 60 month, step lease 12 month, CPI 2%

Why evans v10?

v10 is the leading global asset management web solution. Fast, accurate and efficient, v10 is the industry's most modern web application, allowing you to work faster and focus on your core business: Investment Performance!

- v10 is the only WEB solution for asset management software.
- evans offers buy & maintain and as well subscriptions plans to your convenience.
- v10 is the product of 15 years experience in asset management solutions.
- Secured v10 access from any location and any computer, iPad etc. via a standard web browser.
- v10 provides a sophisticated and scalable platform for Budgeting, Forecasting, Valuation, Investment Analysis, Funds Management and Investor Reporting.

Simply Asset Management Software as you needed!

Standard System Languages:

- German
- English