

ICRS

Software for Real Estate
Asset and Portfolio Management

metamagi*x*
partners in software innovation



Intelligent Solution for Perfect Real Estate Asset Management

metamagix.ICRS — Powerful and Flexible Software for Asset and Portfolio Management

The web-based system allows transparency in reporting and controlling and supports you in your day-to-day operations in the best possible manner.



Excel reporting without drawbacks.

metamagix.ICRS allows you to maximize the performance of your reporting based on late-breaking and consistent data. You don't have to abandon familiar tools and existing know-how. You can abandon the data chaos.



More than a data warehouse.

metamagix.ICRS is a web-based software that enables you to add and change data directly in the system. That means your data is available whenever you need it, in complete and checked condition. From anywhere, any time.

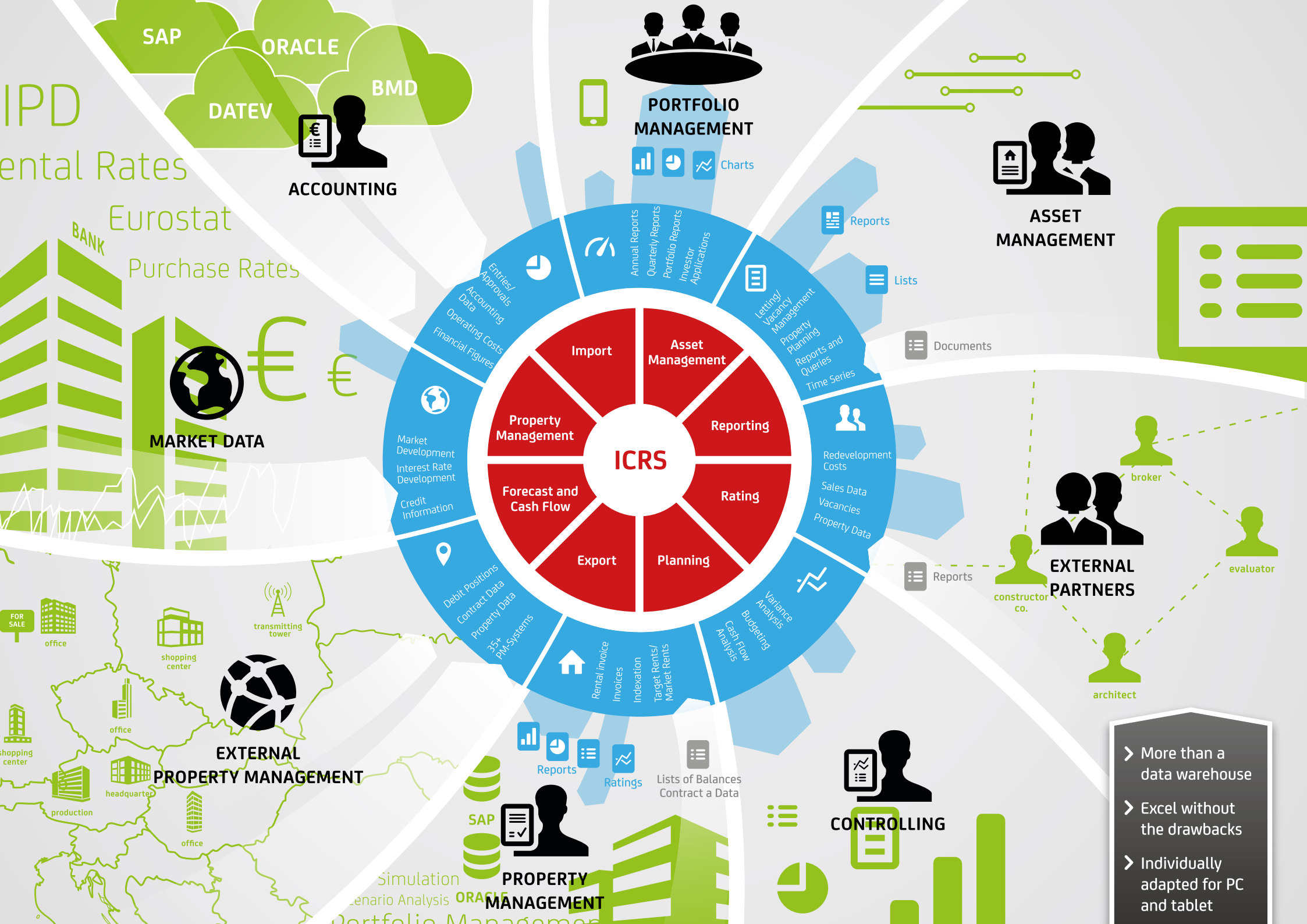


Live in just three months.

Yes, that's right. We can implement ready-to-use metamagix.ICRS into your system landscape within three months.

„I think implementing an asset management solution for over 4,500 properties within three months is an unmatched achievement.“

Marius Brandstetter, Head of Legal and Properties, Hutchison Drei Austria GmbH



Advantages for Your Company



Saving 90% of continuous data preparation expenses for your portfolio through automation



Key figures are provided promptly and are of guaranteed quality



Usable from every location with your smartphone or tablet



Substantial increase in data quality by integrated test logic. Improved reporting without new development or lengthy projects



Improved portfolio transparency by extensive analysis options, including high-quality DCF forecasts



Integrated data storage, e.g. for documents, contracts,...



Standardized and individual reports are available at the touch of a button



ICRS for Asset Management

- Simplifies operational tasks: Vacancy management, new letting, etc.
- Automated data import from property management systems and accounting systems
- Simple and fast analysis with standard and ad-hoc reports



Controlling and Portfolio Management

- Extensive reporting options: Space report, rent forecast, cost forecast, etc.
- Forecast calculations, from rental unit to the portfolio level
- Detailed control of scenario parameters
- Use Excel reports for data-editing

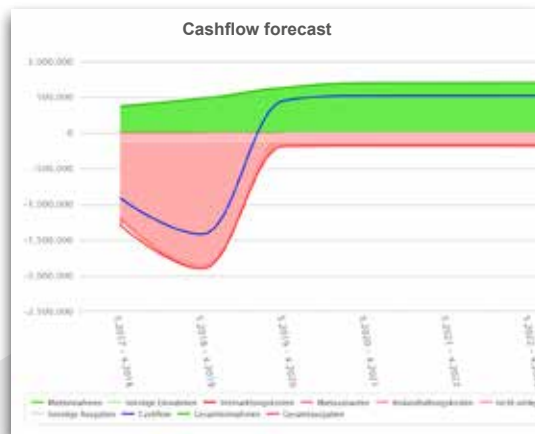


ICRS for Property Management

- Management of leasing and letting
- Printing of invoices and credit notes
- Invoice approval workflow
- Indexation, statement of operating costs
- Accounting interface to SAP FI and Oracle EBS

Modules I

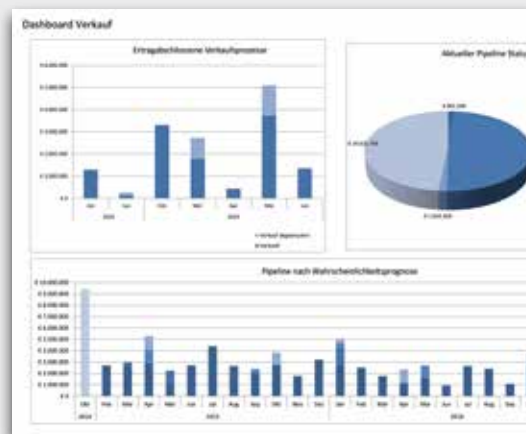
Cash Flow Simulation and NPV



This module enables you to perform cash flow simulation in addition to DCF and NPV calculation for portfolio properties.

- Control of all scenario parameters down to the individual rental units
- Evaluation of the impact of the predicted cash flow on companies and portfolios
- Quick set-up of the simulation model by inheritance of forecast assumptions

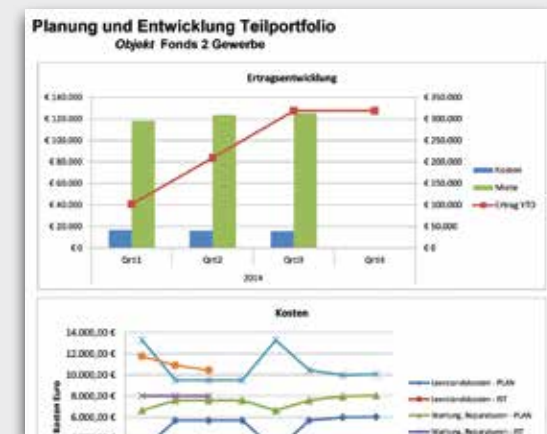
Sales Pipeline



This module enables you to plan, control and document your sales processes.

- At property or rental unit level
- Documentation and analysis of contacts and submitted purchase offers
- Evaluation of completed sales processes
- Forecasts of current and planned sales processes

Planning and Controlling



ICRS Controlling enables you to import, aggregate and evaluate lists of balances or single tickets from several accounting systems.

- Merging different account structures without adjusting the source systems
- Property planning and variance analysis directly in ICRS
- Comparison of invoiced rent and gross income
- Creation of actual and budgeted balance sheet, profit and loss account, variance analyses in the form of reports

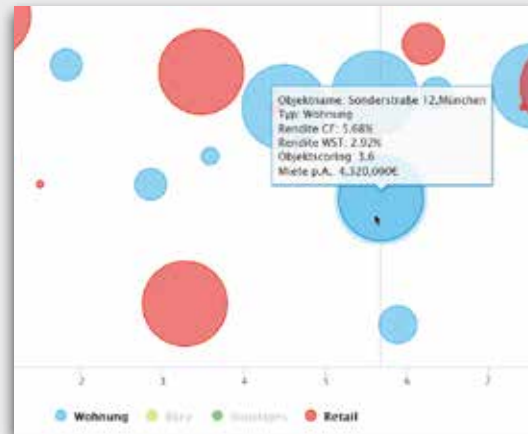
Scoring and Rating

The screenshot displays the ICRS Scoring module interface. It features several tables for defining scoring models. The top section is titled 'Markt- und Objekttypen für: Bonn 20000, Fonds 2 - Gewerbe'. Below this, there are two main sections: 'Interne Gruppe 1' and 'Interne Gruppe 2'. Each section contains a table with columns for 'Markt' and 'Objekt'. The tables are populated with numerical values and color-coded cells (green, yellow, red) representing different risk levels. A legend at the bottom indicates the color coding: green for 'Wohnung', yellow for 'Büro', and red for 'Retail'.

The ICRS Scoring module enables you to define your own scoring models to evaluate the real estate portfolio.

- Evaluation of the real estate portfolio at any time, at the touch of a button
- Variable weighting of criteria for different property classes
- Storage of historical scorings
- Analysis of performance
- Scorings can be edited directly in Excel

Risk Management



This module supports you in implementing an AIFMD risk scoring system.

- Fast risk assessment by integration of ICRS key figures with any market data
- Evaluation of different risk assessments
- Adjustment to individual risk potentials of the company

Property Management

The screenshot displays the ICRS Property Management module interface. It shows a detailed view of a property contract, including fields for 'Objektname', 'Typ', 'Rendite CF', 'Rendite WSI', 'Objektscore', and 'Miete p.A.'. The interface is designed for managing leasing and letting contracts, with various tabs and sections for data entry and analysis.

The ICRS Property Management module enables you to manage all of your leasing and letting contracts.

- Creation of assessment notices according to different contract terms
- Creation of invoices and credit notes
- Statement of operating costs
- Indexation based on various indices, deadlines and threshold rules
- Interfaces to SAP, Oracle and other accounting systems

Modules II

Access Control

This module enables you to promptly assign complex authorizations to large numbers of users.

CRM

This module provides a complete view of the tenant, including contract management, contact and task tracking.

openImmo Interface and Website Connection

This module links websites and portals directly to ICRS based on the standardized XML format.

Active directory and SSO

Couples ICRS with your Microsoft AD infrastructure for unified user-management and single-sign-on.

Development management

Plan, manage and monitor your development-projects for running-portfolio as well as pipeline-projects.

Portfolio Explorer

State-of-the-art ad hoc reporting - browser-based and for all data collected in your ICRS-system.

Anonymization and EU GDPR

This module allows the full and partial anonymisation of ICRS databases and facilitates information requirements for large stocks.

Document Management

This module enables you to quickly and directly access all documents related to your real estate.

Portfoliomatrix and strategic planning

McKinsey-based portfolio segmentation and flexible multi-matrix analysis.

ICRS.mobile

Work from everywhere. With the mobile app you have access to all properties and figures.

ICRS for iPad

This module provides you with the full functionality of ICRS at any time, wherever you are, without the need of a PC.

Purchase Pipeline

Plan and manage your project-pipeline and facilitate swift handover of projects to asset management.

Credit Analysis

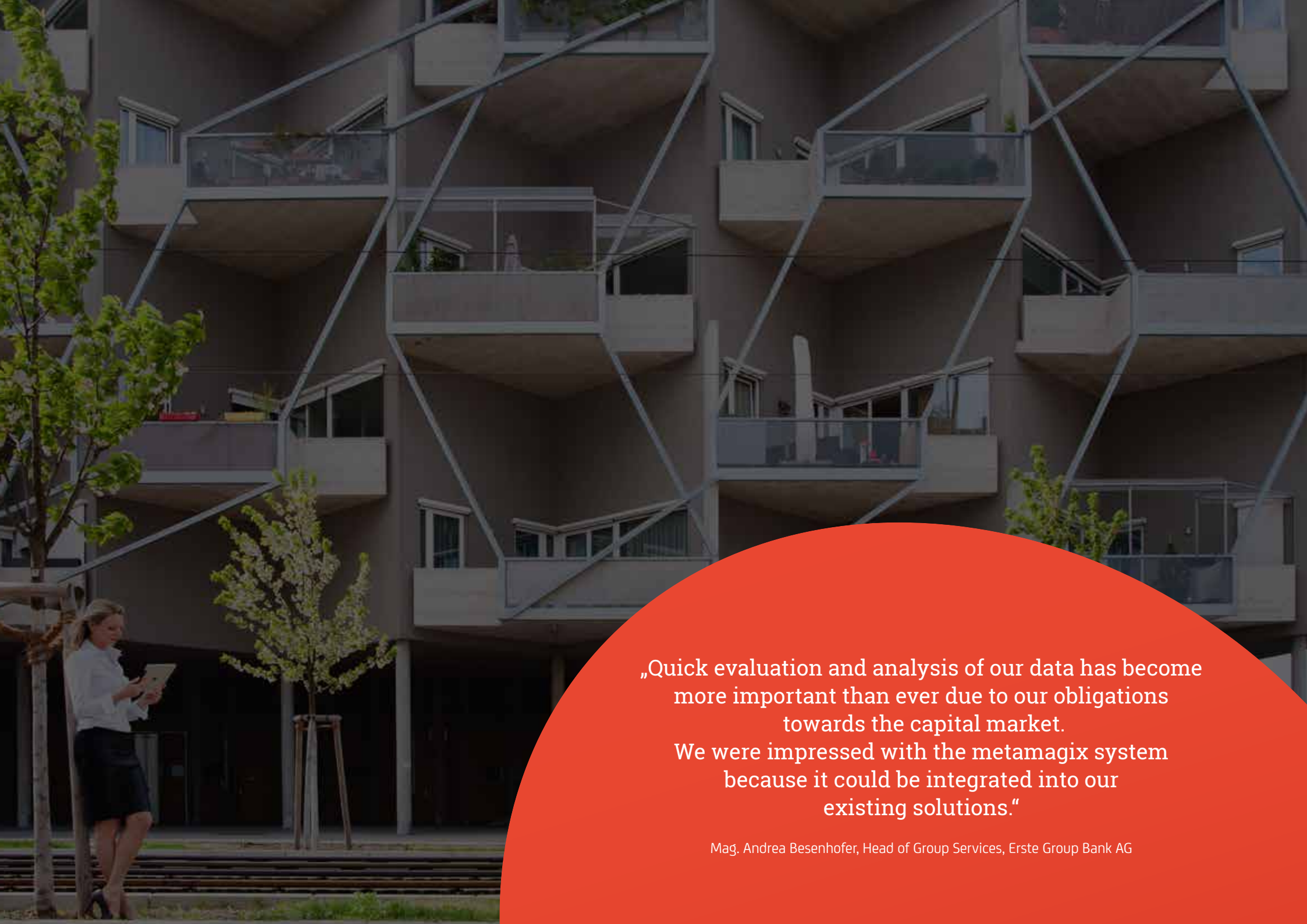
This module calculates credit cash flows on the basis of various parameters.

Market data

Integrate arbitrary sources of market data into ICRS for easy benchmarking.

Space Management

This module enables you to manage occupancy plans for spaces.



„Quick evaluation and analysis of our data has become more important than ever due to our obligations towards the capital market. We were impressed with the metamagix system because it could be integrated into our existing solutions.“

Mag. Andrea Besenhofer, Head of Group Services, Erste Group Bank AG

Customizing Your ICRS Solution

ICRS is a versatile tool for a wide range of customized applications, tailored to your company's needs:



Existing Excel reports can be integrated and are available in a common database



Adjustment of web-interface, navigation and lists



Field names, groupings and sequences for optimized work



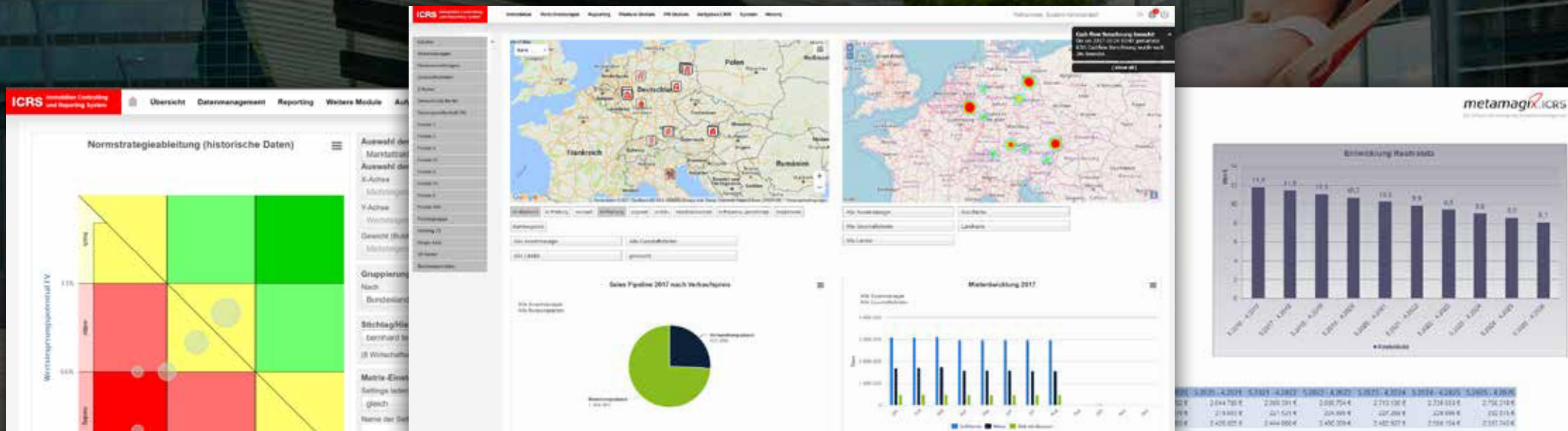
Reports and interfaces



Authorization groups



Multilingual system



Customers

ARE Austria Real Estate | BIG Bundesimmobiliengesellschaft | content company Styria | Domicil Real Estate Group | Erste Bank AG | Erste Group Immorent | Erste Immobilien Kapitalanlagegesellschaft | Erste Ingatlan | Eyemaxx AG | Hutchison Drei | Immowert Immobiliengruppe | LLB Immo Invest | MAGAN | Shore Capital | S Immo AG | Sal. Oppenheim Privatbank | Techno_Z | Vienna Estate SE | WertInvest | Wiener Privatbank

„Sal. Oppenheim has taken the decision to implement ICRS because the system clearly outperforms the competitors with its flexibility and the metamagix team accepted the challenges of the high level of customization. During the implementation project, our high expectations were met completely: the system was tailored to perfectly match our scenario—a solution we believe would not have been possible with competing systems.“

A woman with blonde hair, wearing a white blazer and white trousers, is walking from left to right on a paved sidewalk. She is smiling and looking towards the camera. In the background is a large, modern building with a curved facade made of many rectangular glass panels. The glass reflects the sky, clouds, and surrounding environment. Two tall, thin, green trees are positioned on either side of the woman. A tall, thin lamppost stands near the woman. In the foreground, there are some white and red striped bollards and a wooden structure with red panels. A large, dark, curved shape is overlaid on the right side of the image, containing contact information.

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