

metamagix.ICRS express

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**metamagix**.ICRS  
Die Software für intelligentes Immobilienmanagement

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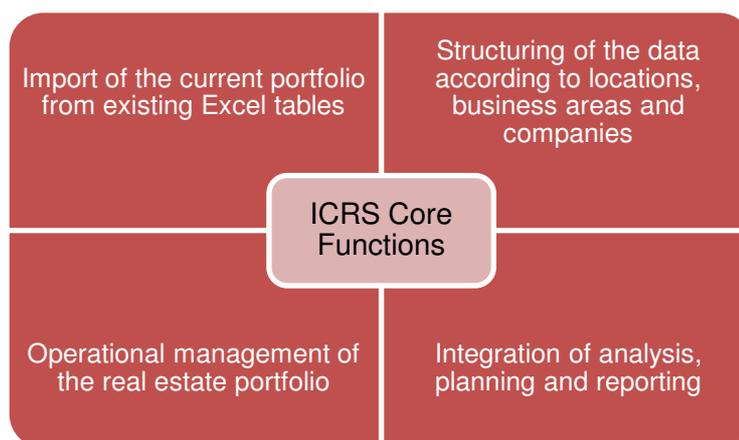
# 1. Introduction

The benefits of a computer-based **Real Estate Portfolio Management Systems** are substantial. Properties can be mapped in all phases of its life in the central platform. The program can easily import the necessary data from various reports and systems and transfer it into a uniform format. This **data harmonization** also enables the creation of automatic reports. In addition to this, portfolios of all sizes can benefit from metamagix.ICRS. There are three different license models of the program. In the following section, the web-based SaaS (Software as a Service) Version 'ICRS express' will be described.

## Your requirements for the program:

- + Easy data delivery from various property management and accounting systems
- + Presentation and processing of the portfolio
- + Internal and external reporting within the program
- + Document management system

All required functional areas can be covered by standard modules in order to fully meet your requirements.



With the implementation of ICRS, you receive a complete and adaptable data model for the **mapping** of the object, project and unit up to the owner companies. The portfolio figure includes:

- + Investments at the object level
- + Documentation of offered projects
- + Financing at property and unit level
- + Insurance at the property level

Transaction management is also supported by **analysis** of properties and rental data with due **diligence** checks and the compilation of marketing **data**.

## 2. Benefits of ICRS express

In addition to the classic advantages of a central database, metamagix.ICRS also has advantages that set it apart from other portfolio management systems.

### Live System in 48h

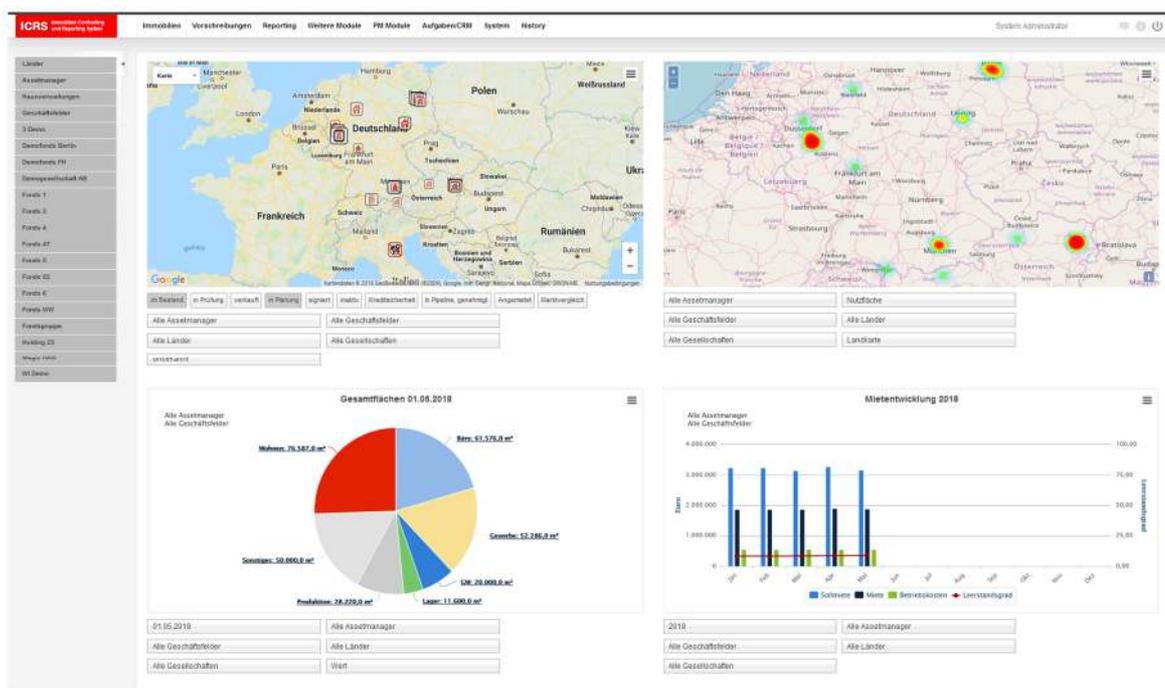
The system would be ready for use within two days of being commissioned. Master data and prescriptive data can already be imported.

### Corporate Identity on Reports

All report types can be graphically tailored to the individual company. The color and logo can be adapted and will be applied to all future reports after a one-time setting.

### Possible Data Transfer to an On-Premise ICRS System

ICRS express is run by metamagix as a hosting partner. Upgrading to an Enterprise License also allows on-premise hosting and is easy to perform with the support of metamagix Software & Consulting GmbH. This option is available and you can upgrade the license if on-premise operation becomes advantageous in the future.



### ICRS express Dashboard

Already on the start page, users get an overview of the portfolio, based on graphics and key figures. Users can choose exactly which dashboards are to be displayed in a few clicks.

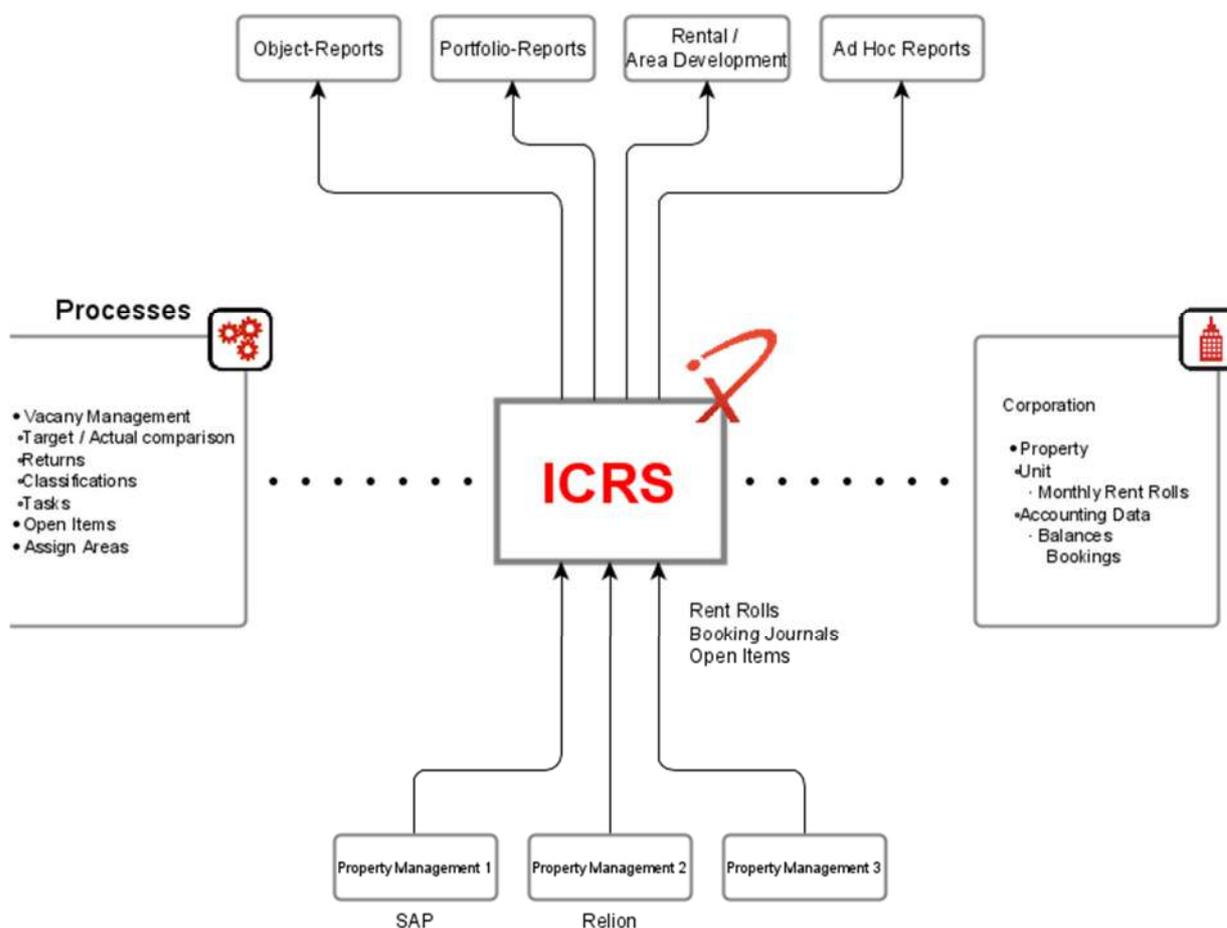
### 3. Project Concept

The following section takes a closer look at the capabilities of ICRS. First, it explains how to incorporate the current data from property managers and internal system of accounts into ICRS. The individual system components are then described.

#### 3.1. Data Delivery of Property Management

It is common for different property managers to use different property management systems. For management, controlling and accounting, comparing these different systems can be a challenge. One of the most important features of ICRS is therefore the function of collecting data from different property management systems in a single database in a uniform format.

For this, ICRS does not require major changes in the existing system landscape (accounting and property management systems) of the property managers. This allows the implementation to be carried out quickly.



The program can easily detect, format and incorporate information from property management systems (for prescriptive and accounting data) and Excel files (for financial KPIs). From there, they can be converted to various file formats and transferred to other programs for re-use.

In addition to the data of the property management, information about processes and the owning companies can also be entered. In total, various reports can be created automatically from this data and information base. This also facilitates the control of external property managers through evaluations, indexation checks and change reports.

#### Importing booking journals

The ICRS Planning and Controlling Module expands the possibilities for importing and evaluating booking journals and balance lists from several accounting systems.

When it is transferred to ICRS, advanced mapping of different systems of accounts is possible; this means that multiple accounting systems can be automatically merged into a single model. In addition, this module can also be used to import and evaluate open items in ICRS.

### 3.2. Components

The ICRS express basic package contains essential functionalities in a compilation that is ideal for real estate development and management of small to medium-sized real estate portfolios. Specifically, the following scope of services is offered:

#### Online Management

- + Configurable system dashboard (Cockpit)
- + Complete data model for portfolio mapping including:
  - + Mapping of the objects up to the unit level
  - + Information on the companies
  - + Monthly rent rolls & credits
- + Documents, plans and images can be stored directly with the object / unit in ICRS

#### Reporting

- + Excel-based standard reports (including property topography, portfolio overview, sales list)
- + Ad-hoc reporting for flexible Excel analysis
- + Portfolio and property level dashboard

#### Import

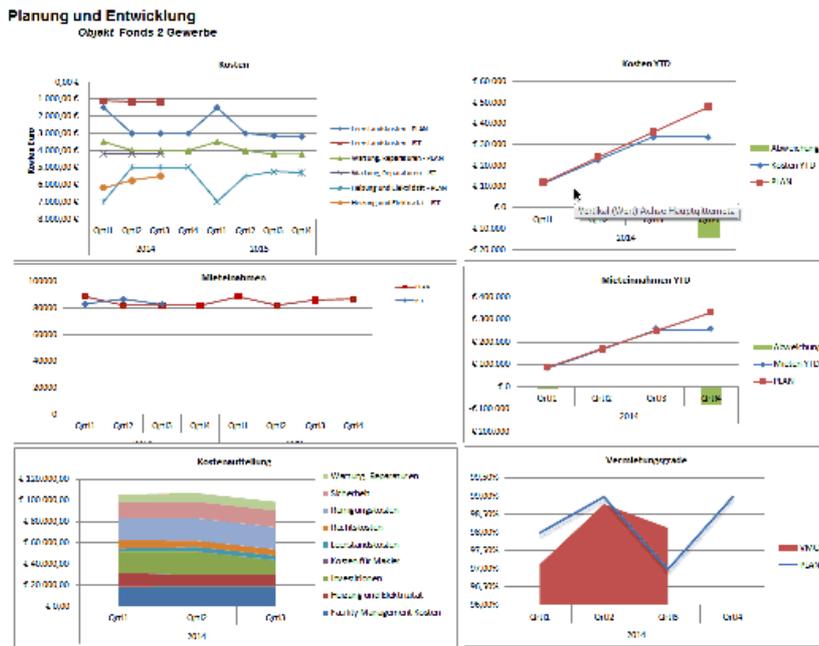
- + Rent rolls / Interest lists
- + Booking journals / Balance lists
- + Open items
- + Asset accounting
- + Master data

### 3.2.1. ICRS Planning & Controlling Module

With the ICRS Planning & Controlling Module, you can simply import the planning process into the program. Here, the managers have a complete planning environment for the managed real estate portfolio, including result monitoring.

In addition, the program automatically creates target / actual comparisons, and the profit and loss figures can also be made within ICRS.

The data required for planning and controlling can be imported directly from balance lists, individual bookings, backlog lists and all other accounting systems supported by ICRS.



**Key Functions** Planning and controlling directly integrated in ICRS

Data import from various sources - Data is collected and standardized in one place for planning

Further use of the data in reports and graphics after import

Target / actual comparisons

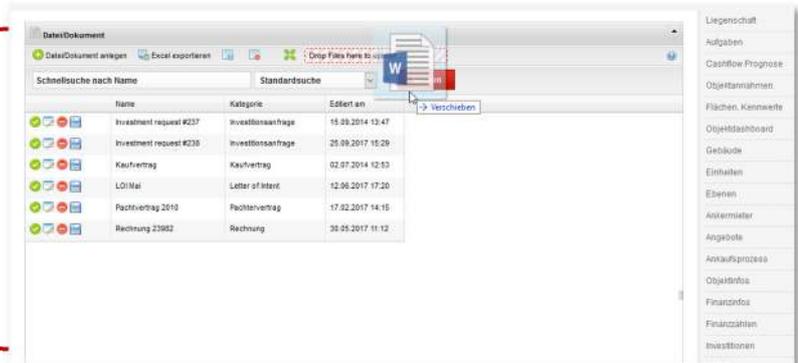
Creation of the income statement in ICRS

### 3.2.2. ICRS Document Management

The ICRS Document Management Module allows all real estate-related documents to be stored directly in ICRS, fully integrated into the ICRS interface, including tagging and full-text search. Any number of documents (contracts, plans, etc.) can be stored directly with the company, object, unit, contract and all other information managed in ICRS.

#### ICRS Document Management

*Clarity, customizability and uncomplicated application are the core ideas of ICRS. The integrated document management system assigns documents to properties, rental units with document types and tagging.*



The main advantage here, compared to folder-based filing or other document management systems, is, ICRS 'thinks' in terms of real estate, so documents can be found where they are logically assigned.

In addition to direct access to all documents in ICRS, this module also makes it possible to make search queries – from individual search terms to full-text searches – across all documents.

Documents can also be easily integrated into workflows and with all other modules (e.g., investment applications or auditing). These can be released via ICRS - freely configurable and multi-level.

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Key Functions      Storage of documents directly at the relevant object

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Quick search of documents through tagging and full text search

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Simple integration of the documents in workflows

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Further use of the documents in other modules

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Multi-level approval via ICRS

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## 4. ICRS express Compared to Other ICRS Versions

ICRS express is designed for small to medium-sized portfolios. However, there are also other premium versions that are suitable for large portfolios. This can become relevant as your real estate portfolio continues to grow.

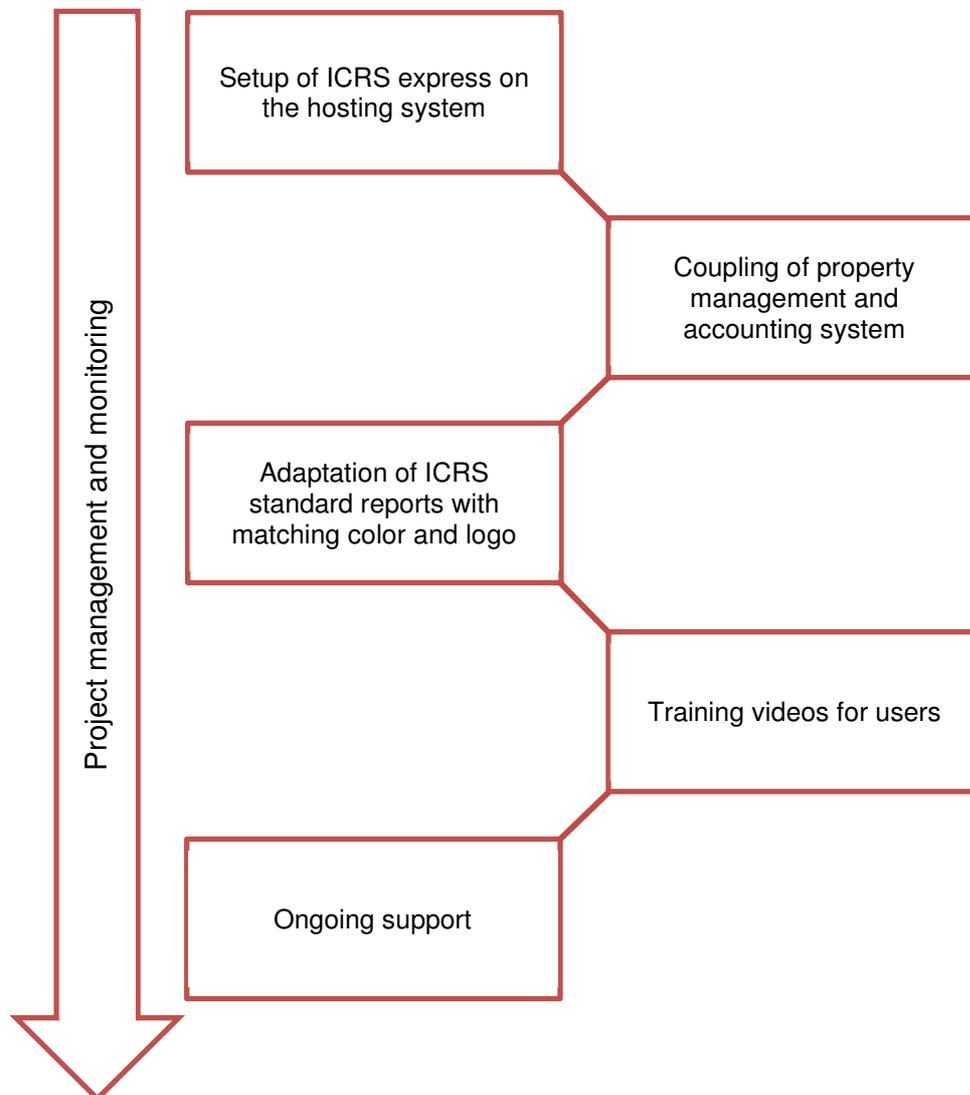
Upgrading to a premium version, either ICRS pro or ICRS enterprise, is easy and is done with the support of knowledgeable professionals of metamagix Software & Consulting GmbH. It is also possible to further adapt the ICRS program to your needs – even new functions can be proposed, which are implemented by the metamagix programmers.

How ICRS express distinguishes itself from the other two ICRS versions can be seen in the table below:

	ICRS express	ICRS pro	ICRS enterprise
<b>Version</b>	Standard	Customized Version	Customized Version
<b>Customizable</b>	Color and logo	Own Fields, Lists and Functionalities	Own Fields, Lists and Functionalities
<b>Reports</b>	Ad Hoc Reports and Expandable Standard Reports	Own Standard Reports Possible	Own Standard Reports Possible
<b>Modules</b>	Limited Selection of Modules	All Modules	All Modules
<b>Server</b>	Hosted Server	On Premise & Hosted	On Premise & Hosted
<b>Support</b>	Hotline	Hotline & Account Manager	Hotline & Account Manager
<b>User</b>		Up to 10 users	Over 10 users
<b>Portfolio Objects</b>		Up to 50 Objects / 2000 Units	Over 50 Objects
<b>Contractual Partner</b>	metamagix express Ltd.	metamagix Software & Consulting Ltd.	metamagix Software & Consulting Ltd.

## 5. Operating Concept & Conclusion

It takes about two days after the order is placed until the standard ICRS system is ready for use. The availability of internal and external resources, especially from asset management and external property management partners, is essential for the fast and efficient implementation. The following services and adjustments will be carried out during the introduction of the system:



The property management is coupled with one of three methods, depending on the property management system and portfolio size:

- + An interface for property management interface is already available in ICRS (e.g., SAP RE or Relion)
- + ICRS standard lists are manually filled by the property managers and imported into ICRS
- + First import of the currently maintained lists and manual maintenance in ICRS from the start of ICRS operation - this method is suitable for property management with only a few remaining objects and units

## 5.1. Server System & Client Requirements

### Technical Infrastructure:

The operation of ICRS is carried out by metamagix as a hosting partner. The provision, installation and ongoing support (including backup, patches, etc.) of server hardware, power and Internet connection, operating system and database are carried out by metamagix.

The installation, configuration and maintenance of ICRS on the provided server are also carried out by metamagix.

### Client Requirements:

The workstations for ICRS must be equipped with Microsoft Edge or an up-to-date version of Mozilla Firefox or Google Chrome and MS Office 2013 (or later).

No further software packages or browser plugins are required.

## 5.2. Conclusion

As a strategic consulting partner and software specialized in real estate, we develop tailor-made solutions for companies with measurable benefits in terms of efficiency and quality.

ICRS creates a transparent and complete presentation and history of the information in the portfolio. Changes in the data is traceable for users and addressees. This facilitates communication, increases security and professionalism, and has a time-saving effect.



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