

# Modern Leasing and Asset Management

Maximize revenues and close deals faster with all your asset and leasing information in a single place

# Centralize Portfolio Data

Make smarter business decisions with leasing, asset and tenant info in a single place.

# Simplify Deal Management

Sign leases faster, improve conversion rates and reduce unit void periods with real-time data.

## Enhance Collaboration

Increase efficiency by giving your team one place to work and communicate, whether at their desks or on the go.

# Analytics & Reporting

Be up to speed with automated reports on deal pipeline and asset performance.

#### Benefits

The Talox leasing and asset management platform can help landlords to achieve

7% Better

rental revenues

34% Faster deal cycles

15% Cheaper

workforce

100%

Smarter

than competitors

#### Clients and Partners





5+ Billion

USD of assets on the platform 16 Million Sq ft of space

on the platform

Hong Kong, Singapore, Indonesia & Philippines

Countries

Current Landscape

Leasing and asset management is the value creation engine of commercial real estate. It drives cash flows and returns for an industry valued at \$16 trillion in Asia Pacific alone. However, today leasing and asset management is still run in Excel or with clunky legacy systems that restrict your team as they work to maximize revenues.

#### **Problems**

#### Manual Processes

tasks and analysis are inefficient, error prone and costly

#### Restricted Collaboration

information and knowledge are siloed instead of shared

#### Static Maintaining Information Legacy Systems

data is locked in is costly and comes documents and not at the expense of generating insights innovation

#### Solution



Talox is a software platform that digitizes the leasing and asset management process in a single place. It creates more efficient internal collaboration, increases productivity and provides actionable insights - enabling a new approach to maximizing your revenues and asset values

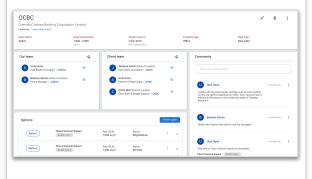
Talox is cloud-native to enable industry wide collaboration. This creates efficiency gains that have not previously been possible and helps you manage your data smarter - so you can find the signal in the noise.

#### Access better portfolio data

Generate immediate insights from your data



# Improve deal conversion rates Track every deal from from inquiry to close

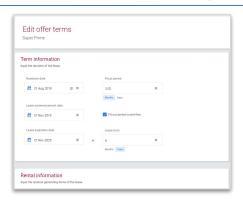


# Spend less time on lease calculations Automated pro forma cash flow modeling



#### Maximize rental revenues

Model offer terms to evaluate rental implications



# Increase accuracy and professionalism Beautifully formatted reports with a single click

| Report as of Apr 05, 3029 |            |             |                             |                |                |                            |             |               |              |                       |                              |              |      |                             |
|---------------------------|------------|-------------|-----------------------------|----------------|----------------|----------------------------|-------------|---------------|--------------|-----------------------|------------------------------|--------------|------|-----------------------------|
| Suilding Detail           | b          |             |                             |                |                |                            |             |               |              |                       |                              |              |      |                             |
| nor built                 |            |             | Building GLA<br>17,000 sq m | Occupancy      |                |                            | Vacancies   | Expiri        |              | ies in rext 15 months |                              |              |      |                             |
| 2014 A                    |            |             |                             | 15,000 sq.m    | 07.29%         |                            | 2,200 sq m  | 12.80%        |              | 5,400 sq m            | 12.80%                       |              |      |                             |
| des Picetine              |            |             |                             |                |                |                            |             |               |              |                       |                              |              |      |                             |
|                           | Inquiries  |             | Options sent                |                | Site visite    |                            | Negotiating |               | Signed LOI   |                       | Leases Signed (last quarter) |              |      |                             |
| NA.                       |            | 4,500 x qni | 0                           | Dager          |                | daqin                      |             | 4,500 s.qm    |              | pag m                 |                              | 400 sq m     |      |                             |
| isnoval                   | - 2        | 2,000 sq m  | 0                           | Dog m          | 3              | dagm                       |             | 3,000 sq m    | 0            | Dogen                 |                              | 400 sq m     |      |                             |
| Mal                       | 5          | 7,500 sq m  |                             | 0 aq m         | - 5            | 0 sq m                     | - 5         | 7,580 aq m    |              | 0 aq m                | - 2                          | 808 sq m     |      |                             |
| scart Space               |            |             |                             |                |                |                            |             |               |              |                       |                              |              |      |                             |
|                           |            | Ana         | Condition                   | Availability   | Asking Pant.   | Days Vacant                | Inquiries   | Active deals  | Site visits  | Negotisting           | Signed LOI                   | Won          | Dead | Notes                       |
| eval-03, Unit 0           |            | 800 sq m    | Asis                        | Available      | 560 18         | 0                          |             | 2             | 2            |                       |                              | 0            | - 0  | Singled is very interested. |
| ival-05, Unit 0           |            | 600 sq sn   | A616                        | Available      | 80010          |                            | 0           |               | 0            | 0                     |                              | 0            | 0    |                             |
| vec 13, SNE C             | 10         | 800 sq m    | Asis                        | Available      | 560 11         | 0                          | - 0         | - 1           |              |                       | - 1                          |              | - 0  |                             |
| spires in Ne              | of 18 Move | hs .        |                             |                |                |                            |             |               |              |                       |                              |              |      |                             |
|                           |            | Anna        | Premise type                | Tenants        | verta Industry |                            |             | % of Building | Don't date   | Notes                 |                              |              |      |                             |
| val 15, UNE 0             | 31         |             |                             | PPMS           |                |                            |             |               |              |                       |                              |              |      |                             |
| resi-OE, Unit O           |            | 1,600 sq rs | Office                      | Husesi         |                | Manufacturing              |             | 8.30%         | May 31, 2019 |                       |                              |              |      |                             |
| IVALOR, DISK O            | 00         | 400 sq.m.   | Office                      | AECON          |                | Construction & Engineering |             | 2.32%         | Oct 31, 2010 |                       |                              |              |      |                             |
| reside, Unit O            |            | 980 apro    | Office                      | Died & Died    |                | Law Firm                   |             | 4.04%         | Dec 31, 2019 |                       |                              |              |      |                             |
| WATER DAY                 | 01         | 1,600 sq.m  | Office                      | JPMorgan Chase |                | Banking                    |             | 5.50%         | Aug 31, 2019 | JPM has               | said they will pro           | bably racate |      |                             |
| del                       |            | 5,400 sq m  |                             |                |                |                            |             | 21.30%        |              |                       |                              |              |      | NAT or respelses and it     |

### Never miss an expiry date

Centralized information about every lease



# A future proof CRE tech stack

