

Accurate portfolio data; *strategic* real estate decisions

How effectively are you managing your portfolio?

- Can you provide an accurate, up-to-date, and consistent summary of your portfolio?
- Do you have instant access to information to enable quicker strategic decisions?
- Is there a rigorous, well-documented process in place that tracks acquisitions and dispositions?
- Can you accurately report on your lease commitments?
- Are you concerned with meeting regulatory controls such as Sarbanes-Oxley (SOX)?
- Is your company prepared for the impact of changes to global lease accounting standards?

Our expertise in Asia Pacific

Access to accurate, up-to-date portfolio information is critical for managing risks and costs associated with running a real estate portfolio. An effective lease administration program is the very cornerstone of strategic real estate planning and portfolio management.

Lease administration has been a core competency at Jones Lang LaSalle for over a decade. We were the first real estate services firm to invest in a dedicated, global Lease Administration capability – a robust platform that enables us to provide information, expertise, and quality service at levels that our competitors are unable to achieve.

We are the only real estate services firm capable of paying rent globally using one technology platform. Local, regional, and global corporations choose to partner with us for guaranteed consistent service delivery across diverse requirements and locations.

Our specialists provide comprehensive solutions to help you navigate through these challenges, significantly reducing your risk and ensuring you take advantage of every opportunity to maximize portfolio efficiency. We are able to deliver these solutions as stand-alone services or integrated into the work processes for strategic planning, transaction management, and financial management.



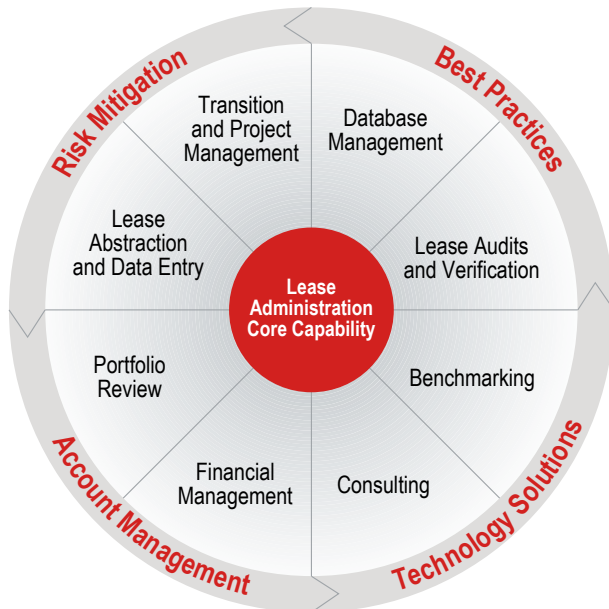
“*The Asia Pacific portfolio review focused on the re-verification of our source data, lease abstraction, and updating of our Lease Administration system. The review has allowed GSK to improve the quality of our database, reduce risk, and improve the ‘on the ground’ understanding of the portfolio and the operational needs of the business.*”

Tracey Chinnery, Manager, Worldwide Real Estate, GlaxoSmithKline

Lease Administration

Our services

Jones Lang LaSalle offers a range of Lease Administration services, which can be delivered as an ongoing management package or in isolation as project-based services.



Our system – OneView Lease Admin

We are the only real estate services firm capable of paying rent globally and consistently using one technology platform – OneView Lease Admin.

Where our clients have no existing lease administration system, our preferred solution is OneView Lease Admin, our award-winning, proprietary, web-enabled platform. The system is highly flexible, intuitive, and comes with an extensive suite of reports, which can be customized by the user. It allows for benchmarking of key property cost data across the portfolio and contains prompt screens that provide a standing reminder of all key dates and events without running separate reports.

Jones Lang LaSalle pioneered the corporate real estate offering in Asia Pacific. Today, our platform provides unmatched services across a single project, country or regional portfolio. Our commitment to shaping our business around the needs of our clients and delivering on our promises keeps us at the forefront of our industry.

Your benefits

Intelligence – instant access to reliable and accurate portfolio data wherever you are, whenever you want, facilitating quicker decision making and reducing risk

Flexibility – scalability that provides the ability to react quickly to changes such as mergers and acquisitions, releasing your time and resources to concentrate on strategic issues

Cost savings – a comprehensive audit program and identification, dispute, and resolution of incorrect leasehold charges yielding cost savings and cost recovery

Opportunity – benchmarking from portfolio to property enables identification of underperforming or underutilized assets, ensuring that you do not miss any opportunities to right-size the portfolio

Risk minimization – clear identification of lease and financial obligations, combined with compliant and rigorous processes, mitigating your risk of missing critical dates and ensuring regulatory compliance (such as Sarbanes-Oxley)

Examples of high-performance results

- Recovered over **USD 500,000** in base rent for a single site
- Saved over **USD 40,000** on one invoice alone by identifying rent that was billed during a rent-free period
- Identified over **USD 150,000** in cost savings and cost avoidance for one of our clients in 2010

FOR MORE INFORMATION

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