

# The future of real estate data doesn't live in Excel

Why leading real estate firms are replacing fragmented reporting with real-time portfolio intelligence



## Real estate firms have never had more data.

Yet many have never had less visibility.

Every acquisition, every asset, every tenant, every lease, every fund, every sustainability initiative and every operational process generate data.

The problem is not a lack of information.

## The result is not simply inefficiency.

It is slower decision-making, increased risk, weaker governance and reduced confidence in the data itself.

## The problem is that information lives everywhere.

- ✓ Property managers work in one system.
- ✓ Fund accountants work in another.
- ✓ Asset managers rely on spreadsheets.
- ✓ ESG teams maintain separate datasets.
- ✓ Finance teams build manual reporting layers to bridge the gaps.
- ✓ As portfolios grow, data becomes increasingly fragmented and the effort required to create a consistent view of performance grows with it. What starts as a reporting challenge quickly becomes an operational challenge. Eventually, it becomes a growth challenge.

## The hidden cost of fragmented data everywhere.

Most real estate firms don't realise how much operational drag exists within their reporting processes because those processes have simply become part of normal operations.

Teams spend hours collecting, validating and reconciling information from multiple systems.

Financial reporting requires repeated data extraction and validation. Portfolio reviews often rely on reports that are weeks old. Critical decisions are made using information that may already be out of date.

Multiple teams work from different versions of the truth.

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## Why the problem is becoming more urgent:

### Investor expectations

Investors increasingly expect transparency that goes beyond quarterly reporting.

They want greater visibility into portfolio performance, asset-level drivers, operational metrics and sustainability initiatives. Reporting is no longer seen as an administrative requirement. It is increasingly viewed as an indicator of manager quality and operational maturity.

### Portfolio complexity

Real estate portfolios today often span multiple jurisdictions, currencies, property managers, data providers and operating models.

As complexity increases, so does the challenge of maintaining a consistent view of performance across assets and funds.

### Increasing governance requirements

From investor reporting to ESG disclosures and internal oversight, firms are being asked to provide more information, more quickly and with greater confidence in accuracy.

Manual reporting models were never designed for this level of complexity.

## Introducing 4see®

### Real-time intelligence for real estate funds

4see® is Apex Tigre's real estate intelligence platform, designed to transform fragmented operational, financial and portfolio data into a single, trusted source of truth.

Rather than replacing existing technology investments, 4see® works above your existing ecosystem.

It connects property systems, fund administration platforms, ESG datasets, financial models and operational data into a unified intelligence layer that supports reporting, analytics, governance and decision-making.

### From data aggregation to intelligence

Most reporting tools help organisations visualise data. 4see® is designed to help organisations understand it.

The platform combines:

- Data integration
- Data governance
- Workflow automation
- AI-assisted anomaly detection
- Real-time analytics
- Portfolio intelligence

into a single environment built specifically for real estate investment and asset management organisations.

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## What makes 4see® different?

### Built for real estate

Most analytics tools are generic.

4see® has been designed specifically around the realities of real estate operations, portfolio management, fund reporting and asset performance monitoring.

### No migration required

4see® integrates with existing systems and data sources, reducing disruption while creating a consistent and governed reporting environment.

### Connect fund and asset performance

Many organisations can view either fund performance or asset performance.

Few can effectively connect the two.

4see® enables organisations to understand how asset-level activity impacts fund-level outcomes, creating greater visibility into the drivers of portfolio performance.

### Real-time visibility

Instead of waiting for monthly or quarterly reporting cycles, teams can access live portfolio insights, alerts and performance indicators that support faster, better-informed decisions.

#### Global Alternative Asset Manager

##### **\$100bn+ AUM**

A leading global alternative asset manager faced increasing complexity across more than 100 properties and 10+ funds.

Data arrived from multiple property managers using different systems, creating reporting inefficiencies, manual effort and limited visibility.

Following implementation of 4see®:

- 100% automation of GL and property mapping
- More than 70% faster monthly submission cycles
- Error rates reduced from approximately 15% to below 1%
- Improved governance and transparency across reporting processes

#### Global Asset Manager

##### **\$25bn AUM**

A UK-headquartered asset manager needed to consolidate complex global property

information across multiple jurisdictions, currencies and reporting structures.

Using 4see®, the organisation achieved:

- 60% faster invoice approval cycles
- Real-time consolidated dashboards
- Reduced reporting errors
- Faster access to portfolio information
- Improved decision-making through predictive insights and alerts

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## Built on the scale and expertise of Apex Group

4see® is delivered through Apex Tigre, part of Apex Group's global real estate and technology platform.

### Apex supports:

- \$400bn+ real estate assets under administration
- 400+ real estate clients globally
- 1,400+ real estate specialists
- 2,700+ real estate structures and funds administered

### Backed by Apex Group:

- \$3.5tn+ assets serviced
- 13,000+ employees
- Operations in 52 countries
- More than 20 years of industry experience

**The question isn't whether you have data.  
It's whether you can act on it fast enough.**

The firms creating competitive advantage today are not necessarily collecting more information.

They are building the ability to turn information into decisions faster, with greater confidence and less operational effort. 4see® helps real estate organisations move beyond fragmented reporting and towards real-time portfolio intelligence.

See your portfolio through a unified lens.

**Book a 4see demonstration today.**