Format d'Inter-échange de Données Juridiques et Immobilières

STANDARD DATA INTERCHANGES FORMAT

GENERAL DESCRIPTION

VERSION 2.01

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1. GENERAL PRINCIPLES

1.1 CONTEXT

Increase in the number of exchanges within the industry:

- Wider use of delegated management
- Increased portfolio turnover
- Multiplication of the number of valuations
- Investors' strong demand for performance assessment (e.g. IPD benchmarking)

These data exchanges require significant resources at all stages of their implementation process:

- Extraction from the source system
- Reprocessing (aggregation, recombination, etc.)
- Transcodification (performed during extraction to produce identifiers compatible with the target system or during the integration into the target system)
- Integration

The emergence of OPCIs (collective real estate investment schemes) involves automation of information exchanges between real estate valuers and management companies. Investors are currently transmitting real estate data in formats specific to their valuers (Excel files, Access database, Extranet, paper documents, etc.), who must then reprocess it to integrate it into their appraisal systems.
In return, valuers also produce information that the investors must re-integrate into their management systems.
These multiple processing operations are tedious, time consuming, and not without risk of error.
This is how the idea of implementing a standard real estate data interchange format adopted by the industry was born.

1.2 OBJECTIVES

To address the issues above, there are many benefits to implementing a standard format for exchanging real estate data.

The goals of implementing this interchange standard are as follows:

- Adopt common definitions (common language) for exchanged data
- Speed up exchange processes
- Avoid duplicate data entries
- Limit "customised" IT reprocessing
- Improve the reliability of the data transmitted (checks integrated into the format)
- A single format for the entire industry (rich functional content)

As part of the relationship between the investor/owner and the valuer, the following process will be implemented:

- Using their systems, the investor produces a file containing all the data required for the valuation.

- The valuer retrieves this data, produces an appraisal and generates a new file containing the valuation parameters and results.
- The investor integrates this file into their system. Back-and-forth exchanges are possible if the real estate data or valuation is updated.

As part of a broader context, an investor wishing to sell an asset or portfolio will be able to produce a comprehensive "building file" and make it available to the buyers. During the transfer of the asset or portfolio, all accounting, technical and rental data may be transmitted to the new owner to accelerate their takeover of the asset.

Similarly, the files produced may be used directly by the depository authorities for communicating OPCI assets and by IPD as part of the investor benchmarking process.

Finally, the solution selected must be upgradable: The types of files produced will feature a standard version number and this standard will be upgraded continually to broaden its spectrum and take into account a greater wealth of information transmitted as needs evolve.

1.3 APPROACH

An initial review of the different market players resulted in a tentative agreement for implementing this format.

It is clearly understood that the format will be totally free. *Its specifications are available on the FIDJI association's website* http://www.format-fidji.org, so that all IT stakeholders and vendors can adopt it.

The FIDJI association is the technical architect of this solution and proposes centralising the information to produce the functional and technical specifications as well as the initial test cases using this format, in conjunction with its pilot partners. The customers of software vendors who are certified members of the FIDJI association will benefit from the guarantee that the exported files comply with this standard.

Users of software solutions will be free to use this format as soon as the vendors or service providers have integrated this functionality and once they have obtained a guarantee of compliance from the FIDJI association that has issued the certificate.
The module developed enabling the production of the FIDJI file will be included in the offer or will be subject to a user right, depending on the commercial policy of each supplier.

In terms of schedule, the vendor members are currently expected to have integrated the new functionalities of version 2.0 of the format during 2011, the Valuations part already being up and running for production as of June 2010.

2 CHOICES MADE

2.1 FUNCTIONAL CHOICES

Compared with the previous version 1.3 of the format, which essentially focused on exchanges between real estate managers, investors and real estate valuers, version 2.0 enhances existing content and extends the functional scope to new operators such as IPD and the depository authorities of OPCI investment instruments. The consideration of "financial" real estate led us to modify the structure of the model relating to the notion of real estate.

While the stakeholders of the new OPCI instruments are directly concerned due to the high frequency of appraisals and the nature of the information to be exchanged (2 valuers, method monitoring, appraisal plan, etc.), the model is also fully compatible with valuation practices outside the scope of OPCIs.

Version 2.01 of the format takes into account the exchange flow of properties directly managed by the investor and properties whose management has been delegated to property managers. This type of flow must enable creation — as automated as possible — of an asset in a recipient property management information system.

We used the Real Estate Valuation Charter, version 3, to define the selected terms.

2.2 TECHNICAL CHOICES

The interchange files will use the XML format. They will also comply with an organisation method and a number of rules defined by an XSD model. These are recognised international technical standards that guarantee data integrity and file upgradability.

- **XML (Extended Mark-up Language)**
  - a mature language
  - widely adopted
- **XSD (XML Schema Definition)**
  - the successor to DTD (Document Type Definition)
  - increasingly common standard when the use of XML schemas is necessary, as an alternative to XDR or XML-DRL

- schema description recognised by nearly all XML parsers.
- extensive control possibilities compared with the previous standards (format, integrity, etc.)

3 additional principles initially guided implementation of this standard:

- controlling the integrity and format of the elements integrated
- file content flexibility (elements featured or missing)
- absence of imposed codifications. The source system can transmit data using:
  - its own codifications
  - the codifications of the target system
  - an intermediate codification system put in place between the parties

  For the software programmes using the exchange format, this flexibility involves managing transcodifications:
  - at the exit
  - or at the entry
  - or in a mixed entry/exit manner

  In the case of software programmes interacting with multiple data sources, the transcodifications must be stored by source.

Subsequently, the vast majority of the participants in the different FIDJI working groups were in favour of imposed codifications. The standard was therefore modified accordingly, and only a few fields codified as "open" still have free codification. For all other fields, there is now a restrictive list of possible values.

Example:

When transmitting a lease to an asset management tool, the tenant's bank account details are irrelevant, which is obviously not the case when a tenant file is transferred during the sale of a building. Consequently:

- When the bank account details are inserted, they must comply with a very specific format
- It is not compulsory to transmit the bank account details of a third-party tenant

The constraints imposed by software vendors or the organisations/partners due to receive the files are therefore likely to be more stringent than those featured in this standard, depending on the intended use of the data transmitted.

2.3 General Agreement on financial flows

Rule defining the sign convention for the amounts of all financial flows carried by the entity in the CalcUnit FIJI model to transmitter and receiver are included: a stream is a positive sign if it is a product and a stream is signed negative if it is a load.
This rule is independent of the code section: indeed, at the BAIL, invoiced expenses and work to the lessee are considered expenses cancellations, so income from the perspective of the Lessor and as positively signed. This does not exclude the possibility of charges and signed when work negatively charged directly LEASE.

This rule does not apply to bills and regulations that must be signed as presented on their original media and as they will be centralized in general accounting. The sign can be reversed if the amount for such a discount, a refund of overpaid, a transaction cancellation, to have a line.

The cash flow amounts should contain only two decimal places. In general, they are expressed **DUTY** unless otherwise stated.

2.4 General Convention concerning the dating of data

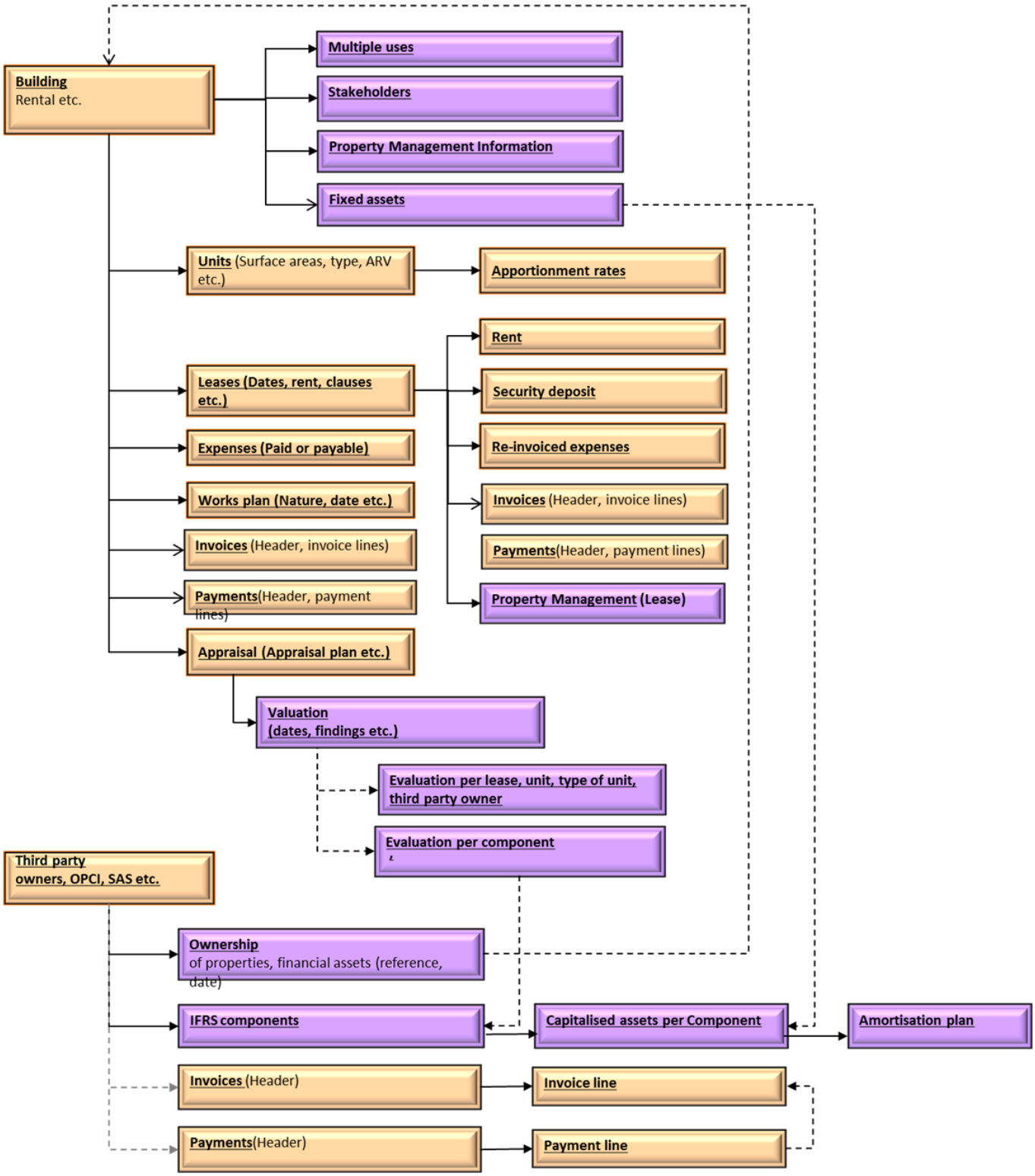
The exported data are those corresponding to the **date of position** [1] contained in the header of FIJI file. The extent of the historic and forecasts are parameters of the transmitter according to established conventions system with the recipients, for example, three months for experts (for OPCIs valued quarterly) or in the transmission frequency between Property and investor, or a year the situation date (from 01/01 to 31/12).

Moreover, the principle of FIJI is to carry any type of data on the basis of a single format regardless of the recipient, it therefore falls within the sending system to provide a relevant filtering the perimeter of the data. Example, the history of export bills, in view of its potential volume should be an option as well as the relevant period.

[1] <?xml version="1.0" encoding="UTF-8"?>
<FIDJI date="2007-11-14" situation="2013-05-14" origin="EXEMPLE FIDJI" version="2.01" xmlns=http://www.format-Fidji.org/XMLSchema-2.01 xmlns:xs="http://www.w3.org/2001/XMLSchema-instance" xs:schemaLocation="http://www.format-Fidji.org/XMLSchema-2.01 http://www.format-Fidji.org/XMLSchema-2.01/Fidji-Full-2-01.xsd">

3 MAJOR MECHANISMS

For a building, the structure of the data sent by the investor to the valuer can be represented as follows:



The architecture of versions 1.x of the FIDJI format essentially focused on physical real estate. Development of OPCIs and acquisitions of company shares have led to the consideration that the property described and portrayed by the data format could be either physical or financial, and that the asset held was not necessarily a building.
As a result, the notion of property no longer constitutes a branch of the "real estate asset" entity but becomes a property or landlord relationship between a third party and an asset in the form of a property or "company shares held".

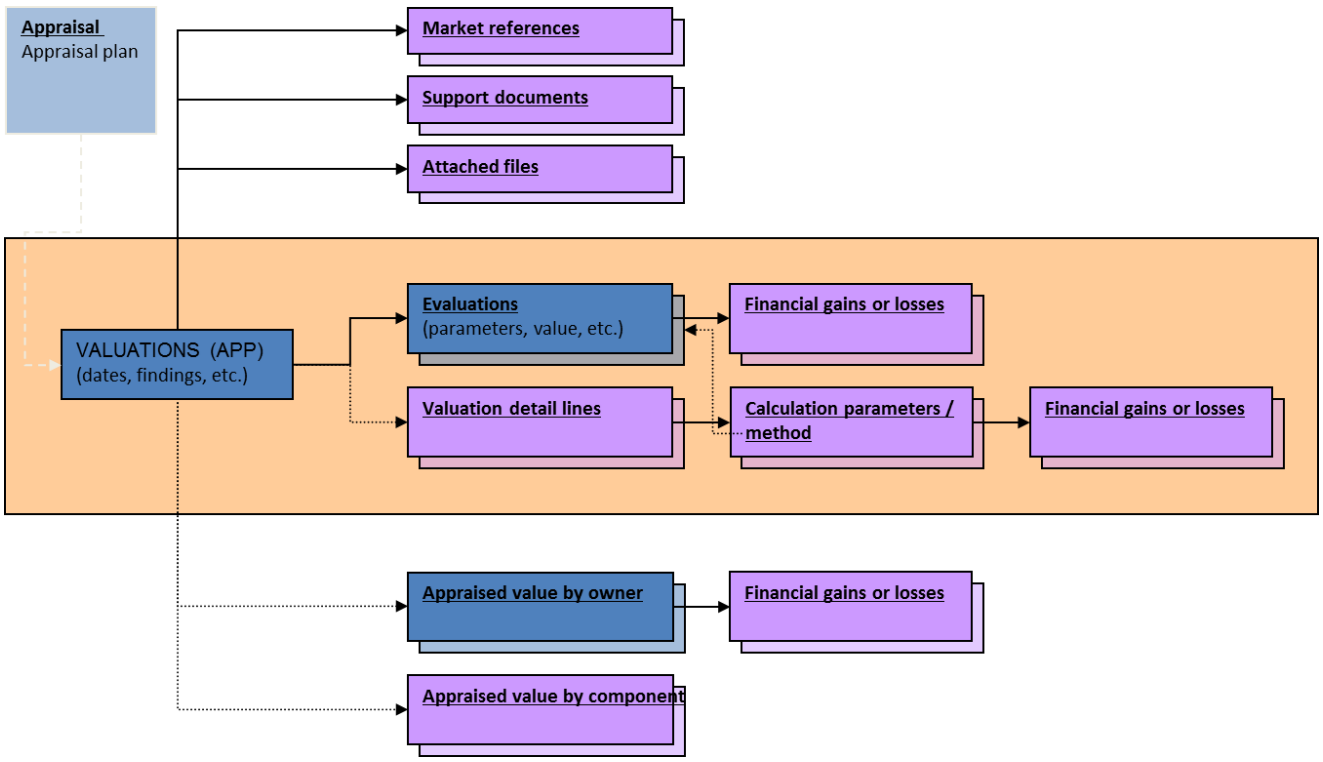
The third-party entity is therefore enhanced by sub-categories relating to the landlord notion as well as financial elements specific to the accounting systems of owner/landlords, capitalised IFRS components, sometimes invoices, Payments not directly related to a building.

The Invoices and Payment entities (supplier or customer) were specified in version 2.0 and are therefore conceptually linked to the notion of third party, as a supplier invoice can relate to several properties.

It should be pointed out that units AND leases will be described (as will the link between them) so that valuers can work on whichever basis suits them. In this framework, it is important to understand that a building may have several leases, that each lease may have several income lines, and so on. The "appraisal" corresponds to an element of the investor/owner's appraisal plan (e.g. "appraisal as of 31.12.2006").
An appraisal may include several valuations (those of the valuer or valuers).

Other information will be attached to the file later, such as electronic documents.

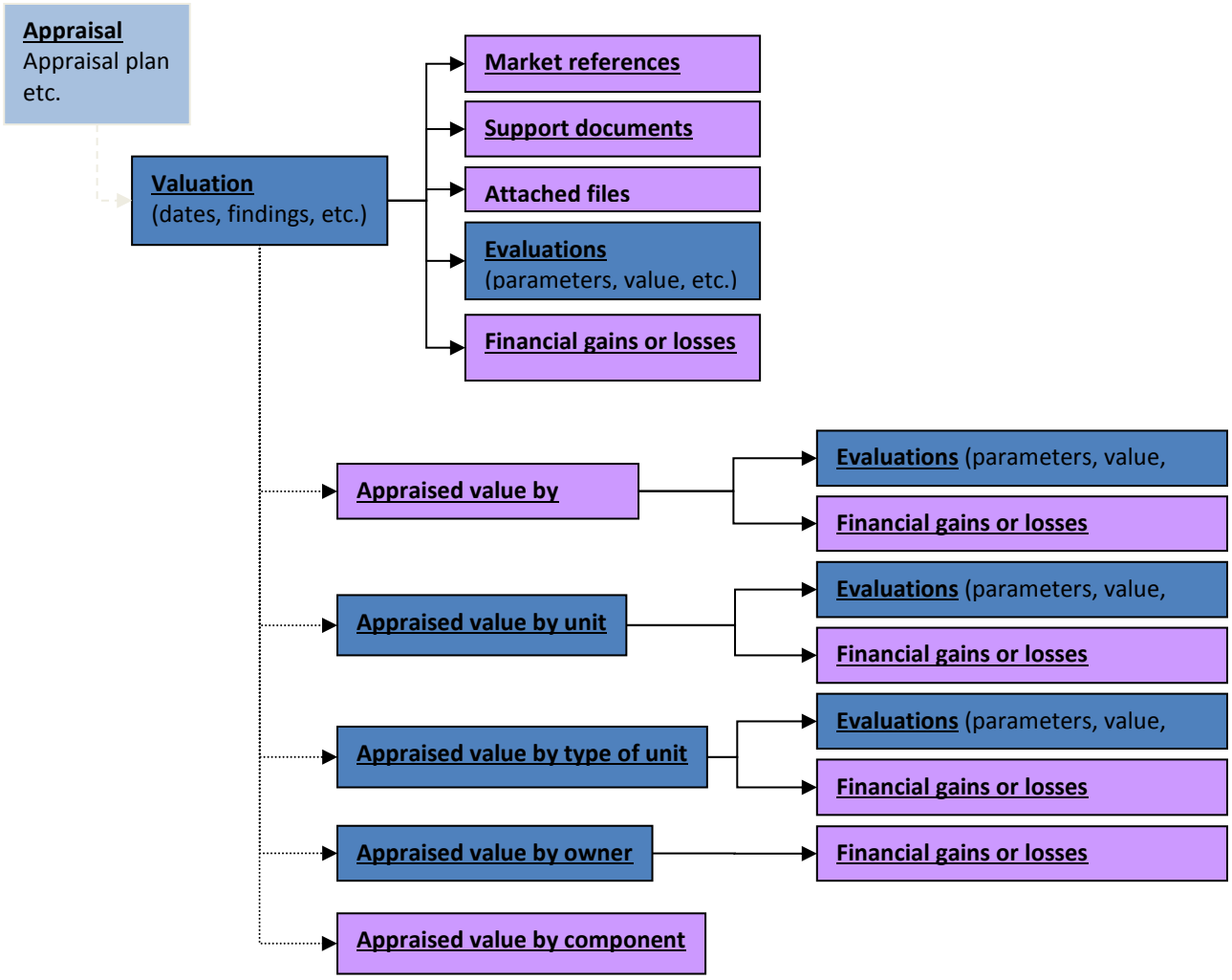
The valuer uses this data to perform their valuation.
The valuer will then complete the building file by adding their valuation to the appraisal plan:



A valuation will include at least two evaluation methods. Each evaluation may go down to the unit level.

In certain situations, the valuer may also have to alter the data provided by the investor (rent roll, works, etc.). The investor may therefore retrieve, from the returned file, the same data as that used by the valuer.
To enable the evaluation of "mixed" properties, for which it is necessary, for example, to combine an evaluation using the professional ratios method with a capitalisation or comparative evaluation, the notion of "leader" was introduced in the EVALUATION entity. An evaluation linked to a leader is not considered independently, but is added to its leader to determine the appraised value

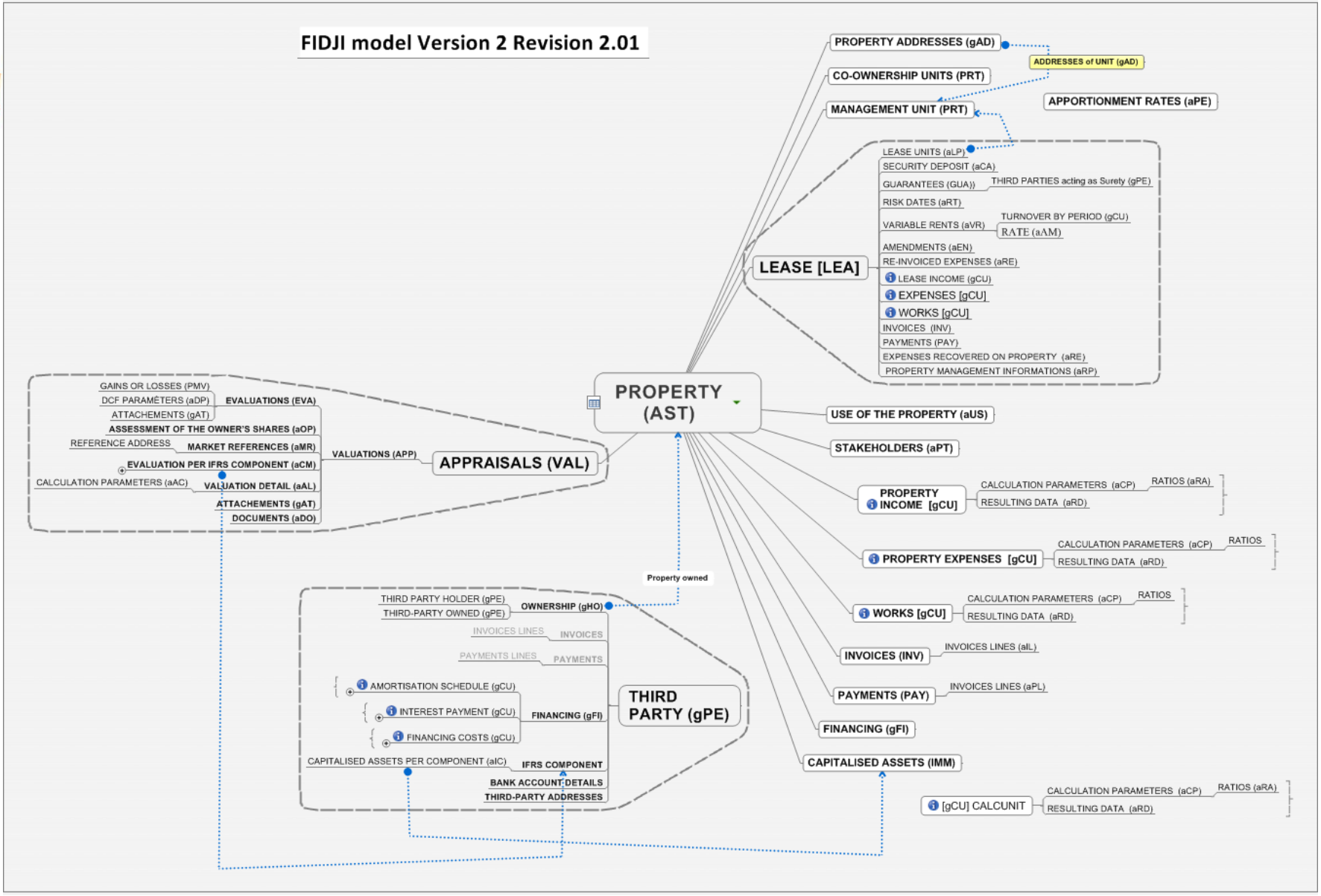
Furthermore, repeating the EVALUATION's identifier in the Valuation detail settings helps link the calculation parameters directly to a specific evaluation rather than to the type of method, as was the case in versions 1.x. This modification means that FIDJI can support several capitalisation methods, for example, each having their own settings, which is currently impossible.
This relationship **replaces** the Type of method information in the calculation parameters



You will find in the following pages a description of the information at each level, referred to as "Entities".

It should be noted that all accounting forecasting elements (including expected works, expenses and income) can be found in the "CALCUNIT" entity.

A content-free "technical information" property was added all FIDJI entities to allow vendors to convey specific information



4 DEFINITION OF THE CONSTITUENT ELEMENTS OF THE SCHEMA

4.1 SOME CONCEPTS OF XML FIJI TERMINOLOGY USED IN THE DESCRIPTION OF THE DATA

4.1.1 ENTITY TYPE

Entities "**associated**" with a main entity, may be included **by reference** in the parent entity to avoid data redundancy, especially when they are involved in several major entities (eg lots or third parties). They can also be described fully in the tree when it does there is no redundancy.

The "**included**" entities are described systematically in the tree of the parent, are entities generally "**anonymous**" that have meaning only in relation to their parent entity. They do not have a unique identifier in most cases this is that they can not be only in reference.

"**Generic**" units can be linked to different parent entities and their contents vary depending on the context (The best example is the entity met Calculations CalcUnit).

4.1.2 TYPES OF DATA ITEMS

Field length can be specified explicitly (eg gtAlphanum40 and gtDigit11) or limited to the maximum allowed by the rules of XML.
For many including alphanumeric data, it is impossible one to impose a defined length knowing that issuers packages or receivers are not a priori be concerted, except when there is a clear business rule that applies (eg code IBAN, SIRET the number of the active Pseudo-code ISIN).
The scale of such digital data are assumed to be of the same order of magnitude.

It is preferable that the alphanumeric fields do not exceed 100 characters except comment fields that can be "elastic", at the risk of not being fully addressed at the reception.
The data types are defined in the **HTML documentation**, in Section 4.

4.2 BUILDING AND RENTAL DATA

4.2.1 PROPERTY ENTITY

Definition:

A property (or asset) is a real estate asset that can be acquired, sold or whose management can be delegated.
This is the basic "container" for real estate data exchanges (outside third parties, which can also be transmitted independently).

The WELL as described corresponds to a "physical property". Even if the property owner has only one Lot, the entity must be present WELL as such and describe the building that will be one or more instances of sub-entities describing lots, leases, etc ...

Characteristics:

Attribute	Format	Management Rules
Identifier	Alphanumeric	Unique throughout the file
Name of the property	Alphanumeric	
Abbreviation	Alphanumeric	Property abbreviation

Attribute	Format	Management Rules
Active code of the property	Alphanumeric	Active 12-character code (ISIN for OPCIs or Pseudo ISIN otherwise) composed of the following elements: Constant 2-character element identifying the codification standard / FR if the object is an OPCI (code assigned by the market organisation) I I In all other cases. 3 characters to codify the management company (assigned by the FIDJI association and published on the www.format-fidji.org website) 6 characters identifying the property (unique codification specific to the management company) 1 calculated check character. This code, built like the ISIN code of securities, is the unique identifier of an asset, although physical "building" or intangible property such as the detention of pooled investment funds. Required for the repositories making the connection between the ratings of the investor and those of the experts. The assignment of a "Management Company" Code must be done by a third party, the FIJI association ensures the load as this codification remains "internal" to the members of the association.
Type of asset	Alphanumeric	Imposed codification: 1. Building 2. Land 3. Shares of unlisted real estate companies meeting the conditions of item b of article L 214.92 4. Shares of unlisted real estate companies meeting the conditions of item c of article L 214.92 5. rights
Currency	Alphanumeric	Currency in which all monetary data relating to the property is transmitted Codification imposed by ISO 4217 standard - examples: CHF Swiss Franc EUR Euro GBP Sterling USD US Dollar
Year of construction	Integer	
Year of restructuring	Integer	If the latest renovation lasted several years, indicate the year the first restructuring phase was completed. The term restructuring is used when works involve the building structure. VAT can then be applied to the building
Number of months in development	Integer	(IPD) Number of months during which the property was in development (construction, restructuring, etc.) in the 12 months preceding the file status date.
Comment	Alphanumeric	

Attribute	Format	Management Rules
Property leased	Flag	"Yes" if the property is leased. "No" if it is not.
IGH	Flag	High-rise building "Yes" / "No"
ERP	Flag	Public access building "Yes" / "No"
HQE	Flag	Eligible for "High Environmental Quality" "Yes" / "No" Note: Refer to the texts defining this notion
HPM	Flag	Excluding Retail Park (property managed by its owner) "Yes" / "No"
Self-occupancy share	Decimal	% according to surface area
Internal management without re-invoicing	Flag	(IPD) Flag indicating that the property is managed internally and not explicitly re-invoiced (no "management fees" expenses in the building's charges)
ASL	Flag	"Yes" if the property is managed by an *Association Syndicale Libre* (ASL or homeowners' association)
AFUL	Flag	"Yes" if the property is managed by an *Association Foncière et Urbaine Libre* (AFUL or independent property management association)
GIE	Flag	"Yes" if the property is managed by an Economic Interest Group
VAT arrangements	Alphanumeric	Codified field (transcodification) imposed codification (The code is preceded by the nationality code): FR.DBB Contribution representative of leasehold rights FR.DDB1 Additional tax FR.DDE Registration or transfer fees FR.EXO Exempt FR.MIXTE Blended rate FR.TAD Rental income contribution FR.TIEME VAT apportionment rate FR.TIREN Property VAT, cash accounting scheme FR.TIREP Property VAT, interim evaluation scheme FR.TMOR In arrears tax FR.TSRM Super reduced VAT rate mainland France FR.TVAM Regular VAT rate mainland France FR.TVAND Regular VAT rate overseas *départements* FR.TVARM Reduced VAT rate mainland France FR.TVASM VAT on profits (property dealers) GB.DDB Property tax GB.DDE Stamp duty GB.EXO Tax free GB.MIXTE Tax split GB.TAD Property tax on rents GB.TVAM Regular rate VAT GB.TVAND Normal West Indies VAT GB.TVARM Low rate VAT
VAT reclaim rate	Decimal	

Attribute	Format	Management Rules
Joint ownership	Flag	"Yes" if the property is jointly owned. "No" if it is not. If the value of the indicator is "yes" is the GOOD condominiums and must include condominium lots. If this flag is "no" then the WELL must contain Management Packs. The entity WELL may have two exclusive lists of items: Management and condominiums. Referenced items must not be present only once in the corresponding category. In addition, the entity LOTS OF LEASES should reference as management units....
Division by volume	Flag	"Yes" / "No" This Boolean aims to clarify whether the property is the subject of condominiums that "the detention unit" consists of various distributed batches which are grouped in a set called "volume"
Primary use in terms of surface area	Alphanumeric	According to the surface area. Imposed codification: 1 Retail outlet (undefined) 1A Regional shopping centre 1B Major shopping centre 1C Small shopping centre 1D Thematic shopping centre 1E Hypermarket and supermarket 1F Hypermarket or supermarket shopping arcade 1G Shopping arcade (outside hypermarket or supermarket) 1H Retail Park 1I Retail units 1J Factory outlets 1K Shops on the ground floor of buildings 1L Department stores 2 Offices 2A Standard urban offices 2B Professional / administrative offices 2C Business park offices 3 Logistics / storage (undefined) 3A Traditional warehouse 3AA Class A traditional warehouse 3AB Class B traditional warehouse 3AC Class C traditional warehouse 3B Logistics hub 3C Courier warehouse 3D Cold storage 4 Business and mixed premises (undefined) 4A SME business premises – workshops 4B Mixed premises (30% to 60% offices) 5 Industrial premises (fixed, heavy and specific technical facilities)

Attribute	Format	Management Rules
		6 Residential 6A Haussmann-style 6B Old collective housing 6C Recent collective housing 6D Housing estate 6E Social / low-cost housing 6F Social housing / employer 6G PLI/PLA (intermediate housing loan / subsidised housing loan) 6H Individual house 6I Town house 7 Accommodation (undefined) 7A Hotel 7B Leisure residence 7C Non-medical residential care for the elderly 7D Student residence 8 Healthcare (undefined) 8A Clinic 8B Hospital 8C Rehabilitation centre 8D EHPAD (residential care facility for the elderly) 9 Multi-purpose 10 Other (undefined) 10A Car park 10B Education 10C Theatre, culture, cinema 10D Undeveloped land 10E Agricultural land 10F Forest 10G Vineyard 10H Convention, exhibition 10I Petrol station / motorway rest area 10J Golf course 10K Other
Primary use in terms of fair value	Alphanumeric	Imposed codification (same as "primary use in terms of surface area")

Attribute	Format	Management Rules
Management strategy	Alphanumeric	Management strategy decided upon in the short term, in effect on the file transmission date. Imposed codification: 1. Management 2. Bulk sale 3. Unit sale 4. Development 5. Heavy restructuring 6. Renovation 7. building leased or for rent 8. building acquired via forward sale contracts 9. building acquired from plans 10. building to be renovated or rehabilitated 11. Other
Geographical area	Alphanumeric	Completion method recommendation * : IMMOSTAT area for offices (if Primary use Code of the property is equal to or begins with 2), postal code in other cases (Business or residential) * This is a recommendation and not an imposed codification, given the level of interpretation remain as partners for whom the notion of area is directly related to the criteria within their own business.

Attribute	Format	Management Rules
Administrative region	Alphanumeric	Information intended for the depository authority: data used to control investment constraints. This information is managed and communicated by the management company. Imposed codification (ISO 3166-2 standard): FR-A Alsace FR-B Aquitaine FR-C Auvergne FR-D Burgundy FR-E Brittany FR-F Centre FR-G Champagne-Ardenne FR-H Corsica FR-I Franche-Comté FR-J Île-de-France FR-K Languedoc-Roussillon FR-L Limousin FR-M Lorraine FR-N Midi-Pyrénées FR-O Nord-Pas-de-Calais FR-P Basse-Normandie FR-Q Haute-Normandie FR-R Pays de la Loire FR-S Picardie FR-T Poitou-Charentes FR-U Provence-Alpes-Côte d'Azur FR-V Rhône-Alpes
Location	Alphanumeric	Imposed codification: 1. City centre 2. Outskirts 3. Suburban

Attribute	Format	Management Rules
Quality	Alphanumeric	Imposed codification: 2A Standard office. Any office building that does not come under categories 2B or 2C. 2B Upmarket Prestige Office (UPO). Site category relating to the company's image which must be representative of the company. This site is distinct from a high technical functionality office by the size of its common and reception areas (entrance hall, show room, meeting rooms, executive offices et.) e.g. head office. A new UPO building can have the same characteristics as a High Technical Functionality building. 2C High technical functionality office. This site category offers great technical flexibility. It is capable of hosting special technical equipment (suspended ceiling, raised floor, air conditioning, office spaces with as few structural elements as possible, clear height of 2.60 m and more, etc.) and responds to the criteria of the actual requirement in terms of work space optimisation. 7A Accommodation - … (number of stars?)
TNFA	Decimal	Total net floor area
Total usable floor space	Decimal	Total (or gross) usable floor space is equal to TNFA minus structural elements and staircases. It can be divided into three elements: - horizontal circulation areas, - amenities and sanitary facilities, - surface areas effectively reserved for workstations (offices, workshops, laboratories, etc.). Most commonly used basic parameter for valuations in terms of market value, going-concern value or market rental value.
Weighted usable area	Decimal	Surface area mainly used for sales areas, particularly shops. Established by dividing the gross usable floor space into areas to which coefficients are assigned and vary depending on their commercial interest (sales area, storage areas, etc.).

Attribute	Format	Management Rules
GLA	Decimal	Gross Leasing Area Surface area used in shopping centres. Corresponds to the total net floor area of commercial premises, to which awnings, outside areas and service ducts are added. It does not include service roads or circulation areas common to different units (in shopping arcades or shopping centres for example)
Living space	Decimal	The living space, defined in article R 112-2 of the French Construction and Housing Code, is the developed floor area minus the surface areas occupied by walls, partitions, steps and staircases, door and window recesses. Floor areas in parts of premises with a height of less than 1.80 m are not taken into account.
Gross book value excluding duties	Monetary	Gross book value excluding duties
Value of duties on GBV	Monetary	Amount of duties on gross book value
Single tenant	Flag	"Yes" if the property is leased to a single tenant (including when the tenant has signed several leases), "No" otherwise.
CIBE rating	Alphanumeric?	Imposed codification: to be defined
CIBE valuation	Flag	"Yes" if the CIBE rating was validated by an independent valuer, "No" otherwise
CELOG rating	Alphanumeric?	Imposed codification: to be defined
CELOG valuation	Flag	"Yes" if the CELOG rating was validated by an independent valuer, "No" otherwise
Subject to ICPE declaration (installations classified for environmental protection)	Flag	Subject to ICPE declaration. According to the legislation, a property containing installations may or may not be subject to declaration if it is located on a site for which the legislator has deemed that a declaration is necessary for all operators
ICPE authorisation	Flag	Upon the operator's declaration request, the Prefecture may or may not award the ICPE classification.
Superstructure materials	Alphanumeric	
Construction quality	Alphanumeric	
State of repair	Alphanumeric	
Potential rent at the end of the year	Monetary	(IPD) Cumulative annual rent of occupied units + potential rent of vacant units
Accrued rent		(IPD) Total of the latest annual receipted rent for the entire building
ARV of the property (average rental value)	Monetary	Total ARV of the building: Consolidation all types of surface area combined

Attribute	Format	Management Rules
Technical information	Alphanumeric	Property designed as a vehicle for technical information by the vendors (without content)

Definition of certain "primary use" codes:

- 1A – regional shopping centre. A Regional Shopping Centre has a surface area of more than 40,000 m² with at least 80 shops and services.
- 1B – major shopping centre. A Major Shopping Centre has a surface area of more than 20,000 m² with at least 40 shops and services.
- 1C – small shopping centre. A Small Shopping Centre has a surface area of more than 5,000 m² with at least 20 shops and services.
- 1H – Retail Park. A Retail Park is defined as an open-air commercial complex designed and managed as a unit. It includes at least 5 rental units and its surface area exceeds 3,000 m² TNFA (developed area).
- 1I – Retail units. Retail units refer to large shopping areas located outside the city centre, which generally do not include common technical areas or equipment (lifts, escalators).
- 3A – Traditional warehouse. Building accessible to heavy goods vehicles, the primary purpose of which is to house distribution, storage and/or shipment of goods. Principal characteristics: ceiling height of at least 5.50 metres, homogeneous space and volume, specifically regular forms and heights, multiple unloading platforms, the possible presence of a limited number of offices, a manoeuvring area at least 20 metres deep, load bearing capacity of more than 3 tonnes per square metre.
- 3B – Logistics hub. Characterised by:
  - a surface area of more than 10,000 m²,
  - a ceiling height of 10 metres,
  - a building equipped with fire protection devices (ESFR sprinklers, firewalls),
  - thermally insulated premises with independent adjustment for every separable area,
  - a low proportion of modular offices (approximately 5%),
  - a manoeuvring area at least 35 metres deep,
  - load bearing capacity at least equal to five tonnes per square metre,
  - supports technically adapted to modern hoisting equipment,
  - a building equipped with adapted platforms (sufficient number: at least one for every 1,000 m² and automatic unloading capability),
  - good-sized heavy goods vehicle parking facilities within a plot of land.
- 3C – Courier warehouse. Distribution site (consolidation-deconsolidation) of average height and thickness, with docking platforms facing each other throughout the length of the building.
- 3D – Cold storage. Thermally insulated warehouse with a source of cold to achieve and keep a low temperature (positive cold: > 0°C or negative cold: < 0°C).
- 4A – SME business premises – workshops. Building or individual unit with a ground floor with overhead clearance of more than 3.5 metres, with floor level access and/or access via a platform, the primary purpose of which is to house production, low-scale assembly, distribution and/or storage activities. This site makes it possible to combine all company functions under the same roof. Principal characteristics: percentage of related offices equal to or lower than 35% (in terms of surface area), ceiling height of more than 3.5 metres for the activity areas, directly accessible to trucks for activities/storage, floor level access or platform, load bearing capacity of more than 1 tonne per square metre for activity halls.
- 4B – Mixed premises. Building or individual unit of which 30% to 60% is office space (% to be specified depending on whether the primary use in terms of surface area or in terms of fair value is concerned), enabling the vertical and/or horizontal combination of low-scale activities (laboratories, design offices, research, small-scale production, small-scale assembly, training activities, etc.) and offices.

It is possible to attribute the following elements to a property:

- Addresses (building addresses)
- Management units
- Co-ownership units
- Leases (each lease listing the relevant units)
- Past and future income (rents, re-invoiced expenses but also extraordinary income, proceeds from the sale of buildings, etc.)
- Past and future expenses
- Past and future works
- Other calculated data
- Financing associated with the property
- Damage
- Appraisals (valuation campaigns)
- Capitalised assets

The cardinalities of the associated entities are as follows:

Element	Entity	Cardinality		Comments
		Min.	Max.	
Address	ADDRESS	0	n	
Management units	UNIT	0	n	Management batches are the smallest subset of a property whose identification is necessary for the management of the property. This is usually surfaces unitarily attributable to leases on the property.
Co-ownership units	UNIT	0	n	Co-ownership lots, as described in the building regulations, are subsets of a property traceable to the same owner.
Leases	LEASE	0	n	
Income	CALCUNIT	0	n	The amount of the revenues of the property has accumulated income level LEASES, and direct revenues such as exceptional products.

Expenses	CALCUNIT	0	n	The loads on the WELL include the amount of recoverable and non-recoverable expenses. Accumulated in the well contains the sum of amounts invoiced in leases and non-invoiced direct expenses.
Works	CALCUNIT	0	n	Works and major repairs plan (including off-plan schemes when relevant)
Other calculated data	CALCUNIT	0	n	
Financing	FINANCING	0	n	
Damage	DAMAGE	0	n	
Appraisals	APPRAISAL	0	n	Building appraisal plan defined by the owner
Capitalised assets	CAPASS	0	n	Capitalised assets

The PROPERTY entity also includes the following anonymous entities:

▶ Use of the property

For multi-purpose properties, this entity helps describe the utilisations more accurately.
Cardinality: 0 to n

Attribute	Format	Management Rules
Usage	Alphanumeric	Imposed codification, identical to the primary use of the property
Utilisation rate in terms of surface area	Decimal	Optional if the utilisation rate in terms of value is indicated
Utilisation rate in terms of value	Decimal	Optional if the surface area utilisation rate is indicated
Technical information	Alphanumeric	Property designed as a vehicle for technical information by the vendors (without content)

People involved in the property

Cardinality: 0 to n

Attribute	Format	Management Rules
Identifier	Alphanumeric	Must correspond with an existing third party code in the file
Type of stakeholder	Alphanumeric	Imposed codification: 1. Asset manager 2. Property manager 3. Contact person for visits 4. Valuation Requester 5. Caretaker 6. Security guard 7. Other
Function	Alphanumeric	Description of the stakeholder's function
Technical information	Alphanumeric	Property designed as a vehicle for technical information by the vendors (without content)

Property Management

Cardinality: 0 to 1

Attribute	Format	Management Rules
Rent manager	Alphanumeric	If indicated, must correspond with an existing third party code in the file
Rent receipt group	Alphanumeric	Codified field (transcodification)
Technical information	Alphanumeric	Property designed as a vehicle for technical information by the vendors (without content)

4.2.2 UNIT ENTITY

Definition:

The unit makes it possible to describe the structure of the building.

This entity helps describe:

- the management units, which constitute the smallest subset of a property and must be identified for correct management of the property. These generally relate to surface areas that can be individually allocated to the leases related to the property.
- the co-ownership units, described in the co-ownership regulations, which constitute the subsets of a property attributable to a single owner.

Characteristics:

Attribute	Format	Management Rules
Identifier	Alphanumeric	Unique throughout the file
Unit code		User code for the unit, different from the technical identifier This code complements the unique identifier that can not always be controlled by the user in software packages (not automatic creation of meaningful identifier). It eventually helps bring multiple data sources for the same batches of the same property.
Macro-unit	Alphanumeric	If the transmitting system manages several types of premises in the form of a single unit (e.g. Altaïx), this single unit must be broken down into several units in FIDJI. The macro-unit code helps identify the single unit that was used to generate the transmitted units.

Attribute	Format	Management Rules
Type of unit	Alphanumeric	Imposed codification. When a "Unit" entity is inserted, it must have at least one type of unit. 0 undifferentiated single unit 1 Retail outlet 2 Office (undefined) 2A Traditional office 2B Business premises 3 Warehouse (undefined) 3A Standard warehouse 3B Logistics hub 3C Courier warehouse 3D Cold storage 3D1 Cold storage, positive cold 3D2 Cold storage, negative cold 4 Commercial premises 4A Shopping arcade 4B Petrol station 5 Industrial premises 6 Accommodation (undefined) 6A Bedroom 6B Apartment 6C Loft 6D Caretaker's apartment 6E Utility room 6E1 Cellar 6F Individual house (undefined) 6F1 Semi-detached individual house 6F2 Detached individual house 7 Car park (undifferentiated) 7A Simple car park 7B Double car park 7C Remote controlled car park 7D Parking for 2-wheel vehicles 8 Miscellaneous surface areas (undefined) 8A Annex / stockroom 8B Archive 8C Restaurant / cafeteria 8D Meeting room 8E IT room 8F Amenities (fitness room, day care, etc.) 8G Equipment room 8H Château 9 Miscellaneous with no surface area (undefined) 9A Antenna 9B Bulletin board 9C ATM 9D Window display

Attribute	Format	Management Rules
Nature of occupancy	Alphanumeric	Imposed codification: 1 Leased 2 Vacant (undifferentiated) 2A "Simple" vacancy (the unit is leased or vacant between two lease periods) 2B vacancy due to sale 2C vacancy due to works 3 Not leasable (communal areas) 4 Unit sold 5 Dormant unit
Vacancy start	Date	If the unit is vacant (nature code 2 and derivatives A, B and C), indicate the end date of the previous lease when there is one.
Outdoor car park	Flag	"Yes" if the unit is an outdoor unit, "no" otherwise. To be completed only for "car park" units
Car park enclosure	Alphanumeric	Imposed codification: 1. Open 2. Fence 3. Individual garage To be completed only for "car park" units
Multiple occupancy unit	Flag	"Yes" if the unit is likely to have several leases simultaneously, "no" otherwise.
Surface area	Decimal	Surface area in m². The type of surface area is specified below. Generally speaking, the following must be indicated: • usable floor space for the office, commercial premises excluding shopping centres, logistics and business units • living space for accommodation (Carrez Law for co-ownerships) • GLA for shopping centre units
Type of surface area	Alphanumeric	Imposed codification: 1. Usable floor space 2. Living space 3. TNFA 4. GLA
Carrez Law surface area	Flag	"Yes" if the surface area indicated is a "Carrez Law" surface area, "No" otherwise.
Surveyor	Flag	"Yes" if the surface area indicated was measured by a surveyor, "No" otherwise.
Surveyor reading date	Date	If the "Surveyor" flag is on "yes", indicate in this field the date on which the reading was taken.
Number of car parks	Integer	Number of car parks in the unit. Careful! This does not refer to the number of parking spaces, indicated below (secondary unit), but to the number of car parks. E.g. a double individual garage constitutes 1 car park with 2 parking spaces.
Floor	Integer	To promote homogeneous distribution, the floor is expressed as an integer. Half-floors will be rounded down to the nearest integer.
Building	Alphanumeric	
Staircase	Alphanumeric	
Comments	Alphanumeric	
Actual number of units	Integer	Use IN EXCEPTIONAL CIRCUMSTANCES in case several units are transferred in the form of a single unit. 1 if omitted.

Attribute	Format	Management Rules
Secondary unit	Alphanumeric	The secondary unit helps describe an activity unit different from the surface area (number of beds, number of diners, number of parking spaces, etc.). Use varies depending on the type of unit. • For 6B: number of rooms • For all 7 codes: number of parking spaces • For 8C: number of diners Imposed codification: 1. Parking spaces 2. Rooms 3. Diners 4. Beds
Number of secondary units	Integer	Number of secondary units of the type specified above.
Price per m²	Monetary	Value selling price per m² of unit
Rental value per m²	Monetary	Potential unit selling value, excluding taxes and expenses. This is the annual rent amount **per m²**. If possible, this information will be completed regardless of the unit's rental situation (vacant or leased). Note: For car parks, indicate the rental value per car park.
Date of acquisition	Date	Unit acquisition date
Acquisition amount	Monetary	Unit acquisition amount
Date of transfer	Date	Unit transfer date
Transfer amount	Monetary	Unit transfer amount
Technical information	Alphanumeric	Property designed as a vehicle for technical information by the vendors (without content)

Definition of certain "type of unit" codes:

- 0 – Undifferentiated single unit. This type of unit can only be used when the property consists of a single unit the usage of which complies with the nature of the unit. E.g.: for a property with a primary use 8B (Hospital), a "0" type unit will be considered a "Hospital". If the primary use of the property was 10J (Golf course), the single unit of the same "0" type would be considered a golf course.
- 2B – business premises. This is a surface area the original purpose of which was housing but which has been developed for business use (e.g. absence of bathroom, kitchen, etc.)

It is possible to attribute the following related entities to a unit:

- Apportionment rates
- Addresses (addresses of unit)

The cardinalities of the associated entities are as follows:

Element	Entity	Cardinality		Comments
		Min.	Max.	
Apportionment rates	APPORTIONMENT RATE	0	n	
Address	ADDRESS	0	n	One of the addresses can be declared as the "main" address

Apportionment rates

Cardinality: 0 to n

Attribute	Format	Management Rules
Service charge key	Alphanumeric	Code enabling the identification of the service charge key (free codification - e.g. IF).
Description	Alphanumeric	Title of the service charge key (e.g. Property Tax)
Apportionment rates	Decimal	Unit apportionment rates for the service charge key. When an "apportionment rates" entity is inserted, it must always indicate a number of apportionment rates.
Total apportionment rates	Decimal	Total apportionment rates for the property
Start date	Date	Start date of the apportionment rate application period
End date	Date	Apportionment rate application end date
Technical information	Alphanumeric	Property designed as a vehicle for technical information by the vendors (without content)

4.2.3 LEASE ENTITY

Definition:

The lease is an agreement to supply one or several constitutive units of a property. This entity helps describe all kinds of lease, with the exception of leasing agreements which are described via a specific entity.
As part of transmission of files from the owner to the valuer, the leases in effect on the date of the rent roll must be included in the list of leases, AS MUST FUTURE LEASES which already feature in the rental management system.

When there is an agreement for a franchise of one or more maturities of the lease is signed, a flag (LEA35) shows that the rent was laid, and start date first billing (LEA39) is offset the lease effective date (LEA05).

Characteristics:

Attribute	Format	Management Rules
Identifier	Alphanumeric	Unique throughout the file. This information is compulsory for all leases described in the property.
Lease code	Alphanumeric	User code for the lease, which may differ from the technical identifier this code is in addition to the unique identifier that can not always be controlled by the user in software packages (not automatic creation of meaningful identifier). It eventually helps bring multiple data sources for the same leases of the same property.
Principal tenant	Alphanumeric	Reference of the tenant, when there is only one, or of the principal tenant. This reference must be in the form of a third party; if several tenants have signed the lease, they will be listed in the associated tenant (third-party) entity.

Attribute	Format	Management Rules
Type of lease	Alphanumeric	Imposed codification: 1. Commercial lease 2. Civil lease 3. Emphyteutic or similar lease 4. Short-term lease 5. Tenancy-at-will lease (unspecified end date) 6. Residential lease (law of 1989) 7. Law of 1948 lease 8. Government-regulated residential lease 9. Company accommodation 10. Professional lease 11. Mixed lease (residential/professional) 12. Unlawful occupancy 13. Temporary Occupancy Authorisation 14. Furnished rental 15. Building lease 16. Administrative lease 17. Car park lease 18. Other
Renewable lease?	Flag	Indicates whether the lease is renewable by tacit agreement
Tenant arrival date	Date	Initial tenant arrival date. In the event of a renewal, the arrival date remains the same as that indicated in the previous lease. Note: The working group considers this information sufficient to determine the origin of the lease.
Effective date	Date	
End date	Date	Expected end date of the agreement
Lessor's notice period	Integer	Legal termination notice period to be complied with **by the lessor** to avoid tacit renewal. Can be equal to zero (tacit renewal).
Termination date	Date	Lease termination date
Notice date	Date	Date on which the notice was served
Type of notice	Alphanumeric	Imposed codification: 1 Notice served by the lessor with no offer of renewal (undifferentiated) 1A Notice served due to sale 1B Notice served due to works 1C Notice served for moving into the premises 1D Notice served due to failure to comply with the lease obligations 2 Notice served by the lessor with offer of renewal 3 Notice served by the lessee
tenant notice period	Decimal	Contractual life of the tenant notice In number of months. For 45 days, indicate 1.5.
Active	Flag	Yes if active lease, No otherwise. This makes it possible to transmit the original lease of an amendment in effect. The "active" flag will not be activated on this original lease.
Litigation	Flag	"Yes" if the lease is the subject of litigation on the date of the rent roll, "No" otherwise.
Litigation comment	Alphanumeric	Free text reporting any relevant information on the on-going litigation.
Reason for departure	Alphanumeric	Codified field (transcodification)
Invoicing frequency	Integer	Invoicing frequency in number of months (1=Monthly, 3 = Quarterly, 6 = Half-yearly, 12= Annual). 0 for occasional.
In Arrears	Flag	Indicates when the flag is "true", the term of the lease term is' due '(accruing' indicator "False" otherwise). Yes if "in arrears", No if "in advance"

Attribute	Format	Management Rules
Primary use of the premises	Alphanumeric	Notion featuring on the lease agreement "lease for the purpose of..." This information is compulsory for all leases described in the property. Imposed codification: 1. Retail outlets 2. Offices 3. Storage / Distribution 4. Business and mixed premises 5. Industrial premises 6. Residential 7. Car park 8. Mixed 9. Other
Title	Alphanumeric	Free text describing the lease. Can consist of a code, the tenant's title, etc.
Comment	Alphanumeric	
Adjusted rent	Flag	Yes if the lease was subject to rent adjustments (incremental rent, rent-free periods, etc.), regardless of whether these adjustments are in effect at the time the FIDJI file is transmitted. When there is an agreement for a franchise of one or more maturities of the lease is signed, this flag indicates that the rent was laid, and start date first billing is offset from the effective date the Lease.
Amendment	Flag	Flag indicating that the lease is an amendment. In this case, always indicate the associated lease
Original lease	Alphanumeric	Reference of the initial lease in the event of a lease "amendment" flag
Invoicing start date		Invoicing start date (first invoice upon signing which can be prior to the first periodic invoice)
Periodic invoicing date		Start date of first periodic invoicing (rent)
Technical information	Alphanumeric	Property designed as a vehicle for technical information by the vendors (without content)

It is possible to attribute the following elements to a lease:

- Tenants
- Amendments
- Income
- Expenses
- Works
- Guarantees
- Invoices

The cardinalities of the associated entities are as follows:

Element	Entity	Cardinality		Comments
		Min.	Max.	
Tenant	THIRD PARTY	0	n	It is also possible to use the tenant identifier for a tenant described elsewhere (only for single tenants)
Income	CALCUNIT	0	N	Helps describe the different elements constituting the rent (headline rent, incremental rent, extra rent, exceptional elements, etc.)
Expenses	CALCUNIT	0	n	Helps describe expenses relating to the lease

Works	CALCUNIT	0	n	Helps describe rehabilitation works
Guarantees	GUARANTEE	0	n	associated entity: list of third parties acting as surety
Invoices	INVOICES	0	n	

The LEASE entity also includes the following anonymous entities:

Risk dates

Deadlines of future terminations still possible on the date of the rent roll
Cardinality: 0 to n

Attribute	Format	Management Rules
Risk date	Date	Future deadlines that cannot be enforced in light of the notice period must not feature in this list. For high-risk leases (for which the end date has been exceeded), indicate the date of the rent roll + notice period.
Nature of the risk	Alphanumeric	Imposed codification: 1 Legal 2 Other
Description	Alphanumeric	Description, comment on the nature of the risk.
Technical information	Alphanumeric	Property designed as a vehicle for technical information by the vendors (without content)

Lease unit

Entity establishing the relationship between the lease and all the lots relating thereto.

Cardinality: 0 to n

Attribute	Format	Management Rules
Unit identifier	Alphanumeric	Must correspond to an existing unit code in the file
Utilisation start date	Date	= Effective date of the lease if omitted
Utilisation end date	Date	= Lease end date if omitted
Surface area allocated	Decimal	= unit surface area if omitted
Principal unit	Flag	Indicates whether the unit considered is the principal unit of the lease.
Technical information	Alphanumeric	Property designed as a vehicle for technical information by the vendors (without content)

Security deposit

The amount of warranty is the account at the time of extraction of transported data. (That is, possibly updated)

Cardinality: 0 to 1

Attribute	Format	Management Rules
Number of months	Integer	Number of months' rent. Completed if the amount is not indicated
Amount	Monetary	SD amount. Completed if the number of months is not indicated
Indexing	Flag	"Yes" if the security deposit is indexed, "No" otherwise
Technical information	Alphanumeric	Property designed as a vehicle for technical information by the vendors (without content)

Variable rent based on turnover

Cardinality: 0 to 1

Attribute	Format	Management Rules
Turnover	CALCUNIT	Cardinality: 0 to 1. Makes it possible to indicate the amounts of turnover per period.
Turnover incl. VAT	Flag	"Yes" if the turnover includes VAT, "No" otherwise. The notion of excl./incl. VAT applies to the turnover figures entered as well as the turnover ranges defined below (both types of information must be entered as excl. or incl. VAT).
Incremental calculation	Flag	"Yes" means that the variable rent is calculated by turnover range. Otherwise, indicates that this variable rent depends on the range corresponding to the total turnover.
Indexing of the increments	Flag	"Yes" means that the increments are indexed every year
Technical information	Alphanumeric	Property designed as a vehicle for technical information by the vendors (without content)

Variable rent based on turnover / increments (anonymous entity of the variable rent based on turnover)

Cardinality: 1 to n

Attribute	Format	Management Rules
Increment amount	Monetary	"From" increment. The first increment indicated should be equal to zero.
Rent incl. VAT	Flag	"Yes" if the rent increments include VAT, "No" if they exclude VAT.
Associated rate	Decimal	Rate applicable to the increment specified
Technical information	Alphanumeric	Property designed as a vehicle for technical information by the vendors (without content)

Amendments

Cardinality: 0 to n

This entity helps record the history of the modifications made to the lease. The "Amendment" anonymous type makes it possible to identify the simple modifications made to a lease. For the modification of the actual lease structure, it is possible to create a specific lease entity, indicate in its characteristics that it is an amendment and refer to its associated lease. The associated lease also directly refers to the references of the amendments.

Attribute	Format	Management Rules
Type of amendment	Alphanumeric	Codified field (transcodification)
Effective date	Date	This information is compulsory for all amendments described in the lease.
Description	Alphanumeric	
Surface extension	Flag	"Yes" if the amendment relates to a surface extension, "No" otherwise
Surface reduction	Flag	"Yes" if the amendment relates to a surface reduction, "No" otherwise
Rent renegotiation	Flag	"Yes" if the amendment relates to a rent renegotiation, "No" otherwise
Technical information	Alphanumeric	Property designed as a vehicle for technical information by the vendors (without content)

Re-invoiced expenses

Cardinality: 0 to n

This entity helps define the building expenses re-invoiced in the lease.

It contains for each lease and heading load code, the distribution calculation rules (total area proportion, office area pro rata Directors' rate) for a fixed period.

Attribute	Format	Management Rules
Section code	Alphanumeric	Imposed codification (see CALCUNIT entity). This information is compulsory for all expenses described in the lease Section code of the nature of the expenses or works re-invoiced to the tenant.
Secondary code	Alphanumeric	This information is optional. If this code is indicated, only the PROPERTY's expenses and works relating to both the same section code and the same secondary code are re-invoiced to the tenant. If this code is not indicated, all expenses and works relating to the section code are re-invoiced to the tenant.
Re-invoicing method	Alphanumeric	Imposed codification: 1. In proportion to the surface area (total) 2. In proportion to the surface area (office) 3. Apportionment rates 4. Percentage of the expense 5. Fixed rate
Service charge key	Alphanumeric	If the re-invoicing method is "3" (apportionment rates), this field helps indicate the service charge key to be used for determining the apportionment rates of the lease.
Re-invoicing rate	Decimal	If the re-invoicing method is "4" (percentage of the expense), this rate helps specify the percentage of the expense re-invoiced to the tenant. In all other cases, this rate helps indicate the re-invoicing percentage of the theoretical expense by using the re-invoicing method specified (e.g. surface area in the lease: 100, surface area of the building: 200. In theory, using the "in proportion to the total surface area" invoicing method, 250 out of an expense of 500 should be re-invoiced in the lease. By indicating a 60% re-invoicing rate, 150 would be re-invoiced (500 x 60% x 100/200).
Re-invoicing limit	Monetary	Annual amount
Fixed invoicing rate	Monetary	If the amount re-invoiced to the tenant is fixed, indicate in this area the annual re-invoicing amount of the expense.
Re-invoicing start	Date	Re-invoicing start date. If omitted, the re-invoicing start date is the effective date of the lease.
Invoicing end	Date	Re-invoicing end date. If omitted, the re-invoicing start date is the lease end date.
Technical information	Alphanumeric	Property designed as a vehicle for technical information by the vendors (without content)

Property Management (property management information specific to the lease)

Cardinality: 0 to 1

Attribute	Format	Management Rules
Invoicing address	Integer	Serial number of the third-party tenant's address to be used
Invoicing Bank account details	Integer	Serial number of the third-party tenant's bank account details to be used
Type of rental	Alphanumeric	Imposed codification: 0. standard lease 1. lease taken 2. sub-lease
Technical information	Alphanumeric	Property designed as a vehicle for technical information by the vendors (without content)

4.2.4 APPRAISAL ENTITY

Definition:

This entity describes the appraisal of a property carried out as part of an appraisal plan. An appraisal consists of several valuations (principal, secondary valuation) when it is carried out to calculate the net asset value of an OPCI. In the event of "simple" valuations, the appraisal will directly refer to a single valuation.

Characteristics:

Attribute	Format	Management Rules
Appraisal date	Date	Date of the net asset value for OPCIs, valuation date for all other types of valuation
Appraisal selected	Monetary	For OPCIs, this is the value selected to determine the net asset value. In other cases, the value excluding duties will be indicated.
Excluding appraisal plan	Flag	If an owner requests, on the same date, a "standard" valuation of the property and a specific valuation ("forced sale"), the valuations that need to be consolidated must be identified to determine the value of a portfolio. The "excluding appraisal plan" flag helps identify the valuations not to be taken into account in the "standard" appraisal plan of the property.
Valuation selected	Integer	Serial number of the valuation selected for the appraisal
Technical information	Alphanumeric	Property designed as a vehicle for technical information by the vendors (without content)

It is possible to attribute the following elements to this entity:

- Valuations

The cardinalities of the associated entities are as follows:

Element	Entity	Cardinality		Comments
		Min.	Max.	
Valuations	VALUATION	1	n	

4.3 VALUATION DATA

4.3.1 VALUATION ENTITY

Definition:

This entity describes the real estate valuation of a property. It summarises the different appraisal methods used and the results of each one, as well as the final appraisal selected by the valuer. The titles of the attributes are taken from the vocabulary of the Real Estate Valuation Charter.

Characteristics:

	Attribute	Format	Management Rules
2	Valuer identifier	Alphanumeric	If completed, must correspond to an existing third party code in the file. The third party considered in this case is the valuation company, not the valuer themselves, identified below.
3	Name of the signatory	Alphanumeric	Name of the signatory in charge of the file
4	Author's name	Alphanumeric	Name of the valuer who drafted the file
5	Type of valuation (valuer's task)	Alphanumeric	Imposed codification (valuation charter): 1. Real estate valuation 2. Update of a previous valuation 3. Opinion on file or file review ("desktop valuation") 4. Valuation coherence check 5. Review or certification of the findings of an initial third-party valuation 6. Real estate audit (due diligence) 7. Various studies 8. Joint valuation with common report 9. Internal appraisal carried out by the management company 10. Management company's arbitration on the value selected (OPCI)

	Attribute	Format	Management Rules
6	Type of value	Alphanumeric	Imposed codification (valuation charter): 1 Market value 1A Fair value 1B Rental value 2 Value derived from a market value 2A Gross replacement cost 2B Net replacement cost 2C Existing use value 3 Value relative to companies' financial assets 3A Transfer value 3B Fair value 4 Value relative to credit and insurance activities 4A Value as new 4B Forced sale value 4C Insurance value 4D Mortgage lending value 5 Value resulting from legal or regulatory provisions 5A Rental value, renewal of commercial leases 5B Rental value of residential premises (amended surface area) 5C Leasehold value 5D Eviction compensation 5E Expropriation compensation 6 Types of value used by the management company 6A Gross book value 6B Net book value 6C Financial assessment
7	Reserves	Alphanumeric	Reserves due to impossibility of verifying specific data
8	Information uncertainty	Alphanumeric	Uncertainty over information that can affect the value
9	Visit date	Date	Last property visit date. This date must be indicated even if no visit was made as part of the on-going valuation.
10	Date of signature	Date	Report signature date ("report completed at XXX, on xx/xx/xxxx »)
11	Evaluation date	Date	Date of appraised value
12	Date of last full valuation	Date	Date on which the last "full" property valuation was completed (= excluding updates).
13	Type of visit	Alphanumeric	Imposed codification: 1. No visit made 2. Exterior visit 3. Partial visit of the interior and exterior 4. Full visit of the interior and exterior
14	Visit comments	Alphanumeric	Indicate partial visit cases in this area.
15	Preferred method	Alphanumeric	Imposed codification. See EVALUATION entity. This is the method with decisive influence when selecting the value.
16	Value selected excl. duties and VAT	Monetary	Intrinsic value prior to the possible application of a premium or discount (see below), excluding duties, taxes and VAT
17	Value incl. duties excl. VAT	Monetary	Appraised value including duties and fees but excluding VAT ("deed-in-hand" value)
18	Land share	Monetary	Share of the land in the overall appraised value, expressed in amount excluding duties and taxes.

	Attribute	Format	Management Rules
19	Synthetic discount / premium	Decimal	Premium or discount expressed as a percentage applicable to the value selected within the specific appraisal context of the valuation (portfolio effect, forced sale discount, etc.)
20	Discount / premium explanation	Alphanumeric	Detailed explanation of the discount / premium applied
21	Explanation of the choice of method	Alphanumeric	
22	Taxation of the transfer method selected	Alphanumeric	Comment on the taxation selected for the transfer. If multiple taxations are applicable, specify it here.
23	General geographical location	Alphanumeric	E.g. location, access, etc.
24	Legal situation	Alphanumeric	E.g. ownership, co-ownership, etc.
25	Urban planning situation	Alphanumeric	E.g. listing, easements, nearby project, etc.
26	Description of the property	Alphanumeric	E.g. usage, nature of the property, land and building surface area, state of repair, etc.
27	Environmental and contamination reserves	Alphanumeric	
28	Qualitative assessment	Alphanumeric	
29	Explanation of variations in value	Alphanumeric	Detailed explanation of variations in value since the previous valuation
30	Variation linked to rates of return	Flag	"Yes" if the change in the rates of return explains all or part of the variation in the appraised value
31	Variation linked to rental values	Flag	"Yes" if the change in market values explains all or part of the variation in the appraised value
32	Variation relating to the rent roll	Flag	"Yes" if the change in the rent roll explains all or part of the variation in the appraised value
33	Variation relating to works carried out	Flag	"Yes" if the works carried out on the property explain all or part of the variation in the appraised value
34	Variation linked to damage	Flag	"Yes" if damage explains all or part of the variation in the appraised value
35	Critical examination of the method	Alphanumeric	(specific to OPCI) This comment must not directly relate to valuation A but valuation B
36	Critical examination of the calculation parameters	Alphanumeric	(specific to OPCI) This comment must not directly relate to valuation A but valuation B
37	Value approval valuer A	Flag	"Yes" / "No". (specific to OPCI) This approval must not directly relate to valuation A but valuation B
38	Valuer's name	Alphanumeric	Name of the valuer who visited the building
39	SWOT analysis	Alphanumeric	Strategic analysis using the SWOT method (strengths, weaknesses, opportunities, threats)
40	Technical information	Alphanumeric	Property designed as a vehicle for technical information by the vendors (without content)

It is possible to attribute the following elements to this entity:

- Valuer
- Evaluation
- Assessment of the value of the owner's shares
- Evaluation by IFRS component
- Market references
- Valuation details
- Valuation support documents
- Attachment

The cardinalities of the associated entities are as follows:

Element	Entity	Cardinality		Comments
		Min.	Max.	
Valuer	THIRD PARTY	0	1	It is also possible to use the valuer identifier for a valuer described elsewhere in third parties.
Evaluations	EVALUATION	1	n	Describes the result of the appraisal of a property according to different valuation methods
Assessment of the value of the owner's shares	ASSESSMENT OF THE VALUE OF THE OWNER'S SHARES	0	n	
Evaluation by IFRS component	EVALUATION BY IFRS COMPONENT	0	n	
Market references	MARKET REFERENCE	0	n	
Valuation details	DEVALUATION	1	n	Appraisal details according to the accuracy required by the valuer
Valuation support documents	DOCUMENT	0	n	
Attachments	FILEATT	0	n	Documents associated with the valuation

The VALUATION entity also includes the following anonymous entities:

Market references

Cardinality: 0 to n

Attribute	Format	Management Rules
Area code	Alphanumeric	Codified field: • For offices, use the ImmoStat codification • For residential, use the IPD codification • In all other cases, use the post code
Offer	Flag	"Yes" if the reference corresponds with an offer, "No" if it corresponds with a transaction
Reference date	Date	Transaction date or offer value date
Type of unit	Alphanumeric	Imposed codification. See "UNIT" entity
Unit	Alphanumeric	Imposed codification (to be defined). Indicates whether the value (or rent) is calculated per m², per car park, per bed, per diner, etc.
Number of units	Decimal	
Value	Monetary	The value is generally indicated excluding taxes and duties, except for new residential properties. In this case, the value includes VAT. The "value" and "rent" fields are completed independently of each other.
Rent	Monetary	The rent is indicated excluding taxes and expenses The "value" and "rent" fields are completed independently of each other.
Comment	Alphanumeric	
Address	Alphanumeric	Reference address

Attribute	Format	Management Rules
Technical information	Alphanumeric	Property designed as a vehicle for technical information by the vendors (without content)

▶ Valuation support documents

Cardinality: 0 to n

Attribute	Format	Management Rules
Type of document	Alphanumeric	When a "Valuation support document" entity is inserted, it must always indicate a type of document Imposed codification: 1 – Property/legal status 1A - Title deed or certificate 1B – Property leasing agreement 1C – Co-ownership regulations 1D – Minutes of the last joint owners association's AGM 1E – Easements 1F – Legal justification for the utilisation of the premises 2 – Land registry / Urban planning 2A – Cadastral survey 2B – Land registry map 2C – Planning certificate 2D – Other authorisations (CDEC, classified activities, etc.) 2E – Operating authorisation for storage facilities > 50,000 m3 3 - Construction 3A – Building permit 3B – Works completion notice and certificate of compliance 3C – Potential disputes 3D – Description, list of general and technical installations 4 – Plans / surface areas 4A – Floor plans – block plan 4B – Detailed description of surface areas per floor and according to their nature 5 – Rental situation 5A – Detailed rent roll in effect – latest rents invoiced 5B – Leases and amendments 5C – Sub-leasing agreement 5D – Status of potential disputes 5E – Lease termination: notices received or expected 5F – Status of rental expenses for the building, recoverable and non-recoverable by the lessor 5G – Tax status (property tax, office taxes and other taxes), building insurance, management fees, recoverable and non-recoverable by the lessor. 5H - Tenant/lessee's turnover status 6 – Works 6A – List of works carried out recently (major works – routine maintenance) and amounts 6B – List of estimated works (major works – routine maintenance) and amounts 7 – Environment / pollution 7A – Asbestos, termites, radon, lead certificate 7B – Soil contamination 8 – Other 8A – Details of the managers and/or contact persons for visits 8B - Detailed operating accounts over 3 years – Operating income – Occupancy rate – Prices charged 8C – Operating authorisations 8D - Other
Request status	Alphanumeric	Imposed codification: 0. Not applicable 1. Requested 2. Not requested

Attribute	Format	Management Rules
Receipt status	Alphanumeric	Imposed codification: 0. Not applicable 1. Fully received 2. Partially received 3. Not received
Reference date	Date	
Comments	Alphanumeric	Various observations on the document transmitted
Technical information	Alphanumeric	Property designed as a vehicle for technical information by the vendors (without content)

Assessment of the value of the owner's shares

Primarily used in case of undivided co-ownerships, if the share value is not equal to the co-owner's shareholding ratio multiplied by the appraised value.

Cardinality: 0 to n

Attribute	Format	Management Rules
Owner	Alphanumeric	Must correspond to an existing third party code in the file
Value excl. duties and VAT	Monetary	Value, excluding taxes and duties, selected for the owner
Value incl. duties excl. VAT	Monetary	Value selected for the owner, including duties and taxes but excluding VAT
Financial gains or losses	**PMVF**	Cardinality: 0 to n.
Technical information	Alphanumeric	Property designed as a vehicle for technical information by the vendors (without content)

Evaluations by IAS/IFRS component

Cardinality: 0 to n

Attribute	Format	Management Rules
Component	Alphanumeric	Component reference: Codified field (transcodification). The list of components is also transmitted under the third-party holder (third-party holder anonymous entity)
Weight	Decimal	Weight of the component as % of the property. It is possible to indicate the weight and/or amount but one of the two fields must be completed.
Amount	Monetary	Value of the component expressed in currency. It is possible to indicate the weight and/or amount but one of the two fields must be completed.
Technical information	Alphanumeric	Property designed as a vehicle for technical information by the vendors (without content)

4.3.2 EVALUATION ENTITY

Definition:

An evaluation reflects the result of the appraisal of a property according to a calculation method.

Characteristics:

Attribute	Format	Management Rules
Identifier	Alphanumeric	Evaluation identifier (serial No.)
Type of method	Alphanumeric	When an "Evaluation" entity is inserted, it must always indicate a type of method. Imposed codification (same as valuation charter): 1 Direct comparison 2 Income-based methods 2A Capitalisation 2B DCF 3 Replacement cost 4 Professional ratios 5 Developer's budget
Value excluding duties	Monetary	Value, excluding taxes, duties and fees, selected for the property
Value including duties	Monetary	Value, including taxes, duties and fees, selected for the property (but excluding VAT)
T3	Decimal	See charter: effective gross capitalisation rate
T4	Decimal	See charter: effective gross rate of return
T5b	Decimal	See charter: effective rate of return
Leader reference	Alphanumeric	Reference of the "leader" consolidation evaluation. helps evaluate "mixed" properties for which it may be necessary to combine an evaluation using the professional ratios method with an evaluation by capitalisation or comparison. An evaluation linked to a leader is not considered independently, but is added to its leader to determine the appraised value
Financial flow discount rate	Decimal	Rate used by the valuer
Technical information	Alphanumeric	Property designed as a vehicle for technical information by the vendors (without content)

It is possible to attribute the following elements to an evaluation:

- Financial gain or loss
- Attachment

The cardinalities of the associated entities are as follows:

Element	Entity	Cardinality		Comments
		Min.	Max.	
Financial gain or loss	PMVF	0	n	Gain or loss applicable to the method considered. A gain applicable to several methods must be repeated in each evaluation.

Attachments	FILEATT	0	n	Documents associated with the evaluation

The EVALUATION entity also includes the following anonymous entities:

- **DCF parameters**

The expertise of the market value of a property by the DCF method, binds to approach the amount an investor would be willing to commit at time 't' in anticipation of cash flows for the years future.

This method of future cash flows, also referred to as the Discounted Cash Flow (DCF) is widely accepted in the evaluation of assets. It is based on the observation that an asset "is by what he reports" (return on investment).

The amount so determined by this method is the price that the buyer agrees to pay for this investment, to the extent that this investment will allow it to cover the cost of capital **(debt and equity) incurred.**

This method is part of the logic of business forward plan, as in the approach of a transfer value, as well as heritage.

Cardinality: 0 to 1 (element featured when the type of method is 2B (DCF)

Attribute	Format	Management Rules
Parameters	Alphanumeric	Text describing the key parameters of the evaluation
Number of years of projection	Integer	
Indexing of expenses	Decimal	Expense indexing rate
Indexing of rents	Decimal	Rent indexing rate
ARV growth	Decimal	Annual growth rate of the ARV excluding income indexing
Discount rate	Decimal	Financial flow discount rate
Rate of return	Decimal	Average rate of return used to calculate the exit value
Abatement due to obsolescence	Decimal	Obsolescence abatement rate applied to the exit value
See entry standards	Monetary	Definition to be specified, but in essence this refers to the initial net income of the property, minus exceptional non-recurring elements
See exit standards	Monetary	Same logic as entry standards, but data calculated at the end of the business plan
Technical information	Alphanumeric	Property designed as a vehicle for technical information by the vendors (without content)

4.3.3 VALUATIONDET ENTITY (VALUATION DETAILS)

- **Definition:**

This entity helps summarise the details of the valuation according to the accuracy required by the valuer. It makes it possible, via its "parameters" anonymous entity, to indicate the parameters used for each valuation method used. The sum of surface areas repeated in the detail must be equal to the total surface area selected by the valuer.

Characteristics:

Attribute	Format	Management Rules
Type of unit	Alphanumeric	Imposed codification (see UNIT entity)
Surface area	Decimal	Surface area (see UNIT entity, "Surface area" attribute for how to complete this area)
Weighted area	Decimal	Weighted area selected by the valuer
Type of surface area	Alphanumeric	Type of surface area considered for the valuation. Imposed codification: 1 Usable floor space 2 Living space 3 TNFA 4 GLA
Number of parking spaces	Integer	Number of parking spaces
Vacant	Alphanumeric	Imposed codification: 1. Common appraisal 2. Appraisal of vacant units 3. Appraisal of occupied units This information makes it possible, when required by the valuer, to return a series of different parameters for the appraisal of vacant and non-vacant units. If the valuer does not wish to make this distinction (and therefore create two appraisal lines for the same type of unit), they use code "1". When the EVALUATION entity is applied to a single unit, the status of the unit appears here (vacant or occupied).
Rate of duties	Decimal	Rate of duties applicable to the current detail line
Original unit	Alphanumeric	Identifier of the Unit associated with the valuation report. Given that the valuer can "restructure" the rent roll, this identifier may not exist in the rent roll transmitted by the owner.
Original lease	Alphanumeric	Identifier of the Lease associated with the valuation report. Given that the valuer can "restructure" the rent roll, this identifier may not exist in the rent roll transmitted by the owner.
Technical information	Alphanumeric	Property designed as a vehicle for technical information by the vendors (without content)

The VALUATIONDET entity also includes the following anonymous entities:

Calculation parameters

Cardinality: 0 to n

Attribute	Format	Management Rules
Evaluation reference	Alphanumeric	This reference helps link calculation parameters directly to a specific evaluation. Makes it possible to indicate several capitalisation methods, for example, each with their own associated parameters.
Fair value excluding duties	Monetary	Fair value, excluding duties, of the valuation details considered
T1	Decimal	See charter: theoretical gross capitalisation rate
T2	Decimal	See charter: theoretical gross rate of return
T3	Decimal	See charter: gross capitalisation rate selected
T4	Decimal	See charter: gross rate of return selected
T5a	Decimal	See charter: theoretical market rate of return
T5b	Decimal	See charter: rate of return selected

Attribute	Format	Management Rules
T6	Decimal	See charter: triple net rate of return
Financial flow discount rate 1	Decimal	If the method uses two discount rates, indicate rate 1 here. Otherwise (use of a single discount rate), indicate the single rate here.
Financial flow discount rate 2	Decimal	If the method uses two discount rates, indicate rate 2 here. Otherwise (use of a single discount rate), do not complete this field.
rate of return	Decimal	Rate of return selected by the valuer
Vacancy lead time	Decimal	Vacancy lead time selected by the valuer (in No. of months)
Non-recoverable expenses	Monetary	amount of non-recoverable expenses
Variable commercial rents	Monetary	amount of variable commercial rents integrated into the rent
Actual rent	Monetary	Optimal annual rent obtained for a full year which the management company is entitled to charge (headline rent)
Rent selected	Monetary	Annual rent selected by the valuer for the capitalisation calculation
Integrated rent	Flag	"Yes" if the rent indicated is a cumulation of the rent of several lines in the valuation detail, or is equal to zero because it is carried over onto another line. Example: for an appraisal by lease, if the lease relates to 1,000 m² of offices and 100 m² of archives, the valuation details will generally feature two lines: one archive line with the rent set to 0 and an office line with the total rent.
RRV	Monetary	Rental renewal value
ORV	Monetary	Optimised rental value. Rental value which can be obtained for the type of unit specified and for this building, in its current geographical situation and technical characteristics, with possible light renovation
Reference value	Monetary	Value per activity unit (m², car park, etc.) used for appraisals using the comparison method. This amount generally excludes duties, taxes and fees, except for new residential properties, in which the amount includes VAT.
Financial gains or losses	PMVF entity list	List of financial gains or losses (Cardinality: 0 to n).
Fair value excluding duties	Monetary	Fair value, excluding duties, of the valuation details considered
Type of income	Alphanumeric	Type of income selected by the valuer. Imposed codification: 1 Rental market value 2 Potential rent (actual + theoretical) 3 Renewal rent 4 Actual rent 5 Other
Net income	Flag	Net income? (Gross if false)
Technical information	Alphanumeric	Property designed as a vehicle for technical information by the vendors (without content)

4.3.4 PMVF ENTITY

Definition:

This entity describes a financial gain or loss taken into account to adjust the value of a property or subset of this property (valuation details).

Characteristics:

Attribute	Format	Management Rules
Typology	Alphanumeric	Type of financial gain or loss. Imposed codification: 1. Discount for occupancy 2. Discounted rent differential 3. Structural rental vacancy 4. Cyclical rental vacancy 5. Rent-free period 6. Works 7. Land reserve 8. Other
Amount	Monetary	Amount of the gain or loss applicable to the appraised value, including duties. In the event of a loss, prefix the amount with a minus sign.
Rate of duties	Decimal	Rate of duties (duties, fees and taxes) applicable to reconstitute the amount of the gain or loss excluding duties, taxes and fees.
Comment	Alphanumeric	Additional explanation relative to the gain or loss taken into account.
Technical information	Alphanumeric	Property designed as a vehicle for technical information by the vendors (without content)

4.4 OTHER DATA CONCERNING THE BUILDING

This section deals with information that will be progressively integrated into the building file and does not necessarily directly relate to the valuation.

4.4.1 GUARANTEE ENTITY

Definition:

This entity helps describe the guarantees received as part of a lease.

Characteristics:

Attribute	Format	Management Rules
Type of guarantee	Alphanumeric	
Guarantee amount	Monetary	For the guarantee amount
Number of months' deposit	Integer	For the guarantee in number of months
Guarantee start date	Date	This information is compulsory for all guarantees described in the lease
Guarantee end date	Date	
Type of guarantee	Alphanumeric	Imposed codification: 1. Deposit 2. Personal 3. First-demand guarantee 4. Bank guarantee 5. Other*

Technical information	Alphanumeric	Property designed as a vehicle for technical information by the vendors (without content)

It is possible to attribute the third party (or parties) acting as surety to a guarantee.
The cardinalities of the associated entity are as follows:

Element	Entity	Cardinality		Comments
		Min.	Max.	
Third party acting as surety	THIRD PARTY	0	n	Reference of the third parties acting as surety

4.4.2 LEASING ENTITY

Definition:

This entity makes it possible to describe the specific characteristics of a leasing agreement.

Characteristics:

Attribute	Definition	Management Rules

4.4.3 FINANCING ENTITY

Definition:

This entity helps describe all parameters of a financing option. Financing can be positioned under a property or a third party (financing supported by a structure).

Characteristics:

Attribute	Definition	Management Rules

It is possible to attribute the following elements to a type of financing:

- Amortisation schedule
- Interest payment
- Financing costs

The cardinalities of the associated entities are as follows:

Element	Entity	Cardinality		Comments
		Min.	Max.	

Amortisation schedule	CALCUNIT	0	1	
Interest payment	CALCUNIT	0	1	
Financing costs	CALCUNIT	0	n	

4.4.4 DAMAGE ENTITY

Definition:

This entity helps describe any damage to a property.

Characteristics:

Attribute	Definition	Management Rules

4.4.5 CAPASS ENTITY (CAPITALISED ASSETS)

Definition:

This entity helps describe a capitalised asset relating to a property, regardless of its nature (tangible, intangible, financial, etc.).

Characteristics:

Attribute	Definition	Management Rules

It is possible to attribute the following elements to this entity:

- IFRS components of a Capitalised Asset

The cardinalities of the associated entities are as follows:

Element	Entity	Cardinality		Comments
		Min.	Max.	
Capitalised asset components	CAPASSCOMP	0	n	

4.4.6 CAPASSETCOMP ENTITY (IFRS COMPONENT OF A CAPITALISED ASSET)

Definition:

This entity describes, for the IFRS components of a capitalised asset, the capitalised percentage. It specifies, for each capitalised asset of a property, and for each third-party holder, the capitalised percentage, which can be different from 100%, notably in the case of time-shares.

Characteristics:

Attribute	Definition	Management Rules
Percentage	Decimal	Percentage of the component capitalised by the third-party holder
Technical information	Alphanumeric	Property designed as a vehicle for technical information by the vendors (without content)

It is possible to attribute the following elements to this entity:

- Amortisation schedule

The cardinalities of the associated entities are as follows:

Element	Entity	Cardinality		Comments
		Min.	Max.	
Amortisation schedule	CALCUNIT	0	n	

4.4.7 INVOICE ENTITY

Definition:

This entity helps describe invoices issued or received by an entity. It is possible to position invoices under the real estate asset and/or on the leases.

Characteristics:

Attribute	Definition	Management Rules
Invoice identifier	Alphanumeric	Unique invoice identifier
Invoice description	Alphanumeric	Invoice identifier element, this information is compulsory. It can be identical to the invoice title or may include other discriminatory information
Third-party sender	Alphanumeric	Reference of the third-party sender
Third-party recipient	Alphanumeric	Reference of the third-party recipient
Invoice number	Alphanumeric	Internal invoice header identifier

Attribute	Definition	Management Rules
Invoice (or credit note)?	Flag	True if Invoice, false if credit note
Property reference	Alphanumeric	Property reference if supplier invoice allocated to a single property
Lease reference	Alphanumeric	Lease (or Agreement) reference if invoice allocated to a single tenant.
Lease amendment No.	Alphanumeric	
Amount excl. VAT	Monetary	Amount excl. VAT
VAT amount	Monetary	VAT amount
Amount incl. VAT	Monetary	Amount incl. VAT
Invoice date	Date	Date of issue of the invoice
Period start date	Date	Invoicing period start date
Period end date	Date	Invoicing period end date
Invoice title	Alphanumeric	Title of the invoice issued or received
Due date	Date	Date on which invoice payment is due
Method of payment	Alphanumeric	Imposed codification: TP TIP (inter-bank payment order) CB Credit card VR Bank transfer PL Direct debit CH Cheque LC Cheque letter ES Cash
Invoicing currency	Alphanumeric	Imposed value of the currency code.
Date of entry	Date	
Accounting date	Date	
Activity	Alphanumeric	Imposed codification: L Rental E Borrowing P Loan C Leasing
Original invoice No.	Alphanumeric	If credit note
Role of invoiced third party	Alphanumeric	Imposed codification: If Tenant: L1 Tenant L2 Lessor L3 Management agent L4 Borrower L5 Lessee If Supplier F1 Supplier F2 Management agent F3 Solicitor

Attribute	Definition	Management Rules
Type of invoice	Alphanumeric	Imposed codification: 1 Credit note, 2 Due date 3 Addition 4 Exceptional
Amount incl. VAT of the accounting currency	Monetary	
Reference of the third-party payer	Alphanumeric	
Provisional invoice?	Flag	If the index is provisional, the invoice will give rise to a credit note and will be considered provisional
Immediate re-invoicing	Flag	Immediate re-invoicing for the total amount of the invoice? (for an expense)
Stakeholder's description	Alphanumeric	(for an expense)
Comments	Alphanumeric	
Technical information	Alphanumeric	Property designed as a vehicle for technical information by the vendors (without content)

It is possible to attribute the following elements to this entity:

- Third-party sender
- Third-party recipient
- Invoice lines

The cardinalities of the associated entities are as follows:

Element	Entity	Cardinality		Comments
		Min.	Max.	
Sender	THIRD PARTY	0	1	
Recipient	THIRD PARTY	0	1	
Invoice lines	INVLIN	1	n	

4.4.8 INVLIN ENTITY

Definition:

This entity describes an invoice line.

Characteristics:

Attribute	Definition	Management Rules
Invoice line No.	Alphanumeric	
Third-party owner	Alphanumeric	Reference of the third-party owner in the event of an expense line to be allocated to the third-party owner.
Property reference	Alphanumeric	If supplier invoice line to be allocated to a single property
Lease reference	Alphanumeric	Lease or Agreement in the event of an expense line to be allocated to the third-party tenant
Lease Amendment No.	Alphanumeric	Amendment or agreement: in the event of an expense line to be allocated to a third-party tenant
Section code	Alphanumeric	Imposed codification (see CALCUNIT entity). Section code of the nature of expenses or works.
Nature of expenses	Alphanumeric	Imposed codification: E overheads, I capitalised asset H fees
Secondary code	Alphanumeric	Optional codification.
Allocative key	Alphanumeric	Allocative key used if expenditure
Start date	Date	Invoicing period start date
End date	Date	Invoicing period end date
Due date	Date	Due date of the line (if tenant invoice)
Line title	Alphanumeric	Invoice line title
Amount excl. VAT	Monetary	
VAT rate	Decimal	
VAT amount	Monetary	
VAT pro rata amount	Monetary	Reclaimable VAT pro rata amount
Amount incl. VAT	Monetary	Line amount incl. VAT
Discounted rent	Monetary	Discounted rent amount (When the rent has been indexed, the total amount of the discounted share is broken down)
Indexed rent	Monetary	Indexed rent amount if tenant invoice: When the rent has been discounted, the total amount of the indexed share is broken down
Immediate re-invoicing	Flag	Immediate re-invoicing for this invoice line? (if Expenditure)
Technical information	Alphanumeric	Property designed as a vehicle for technical information by the vendors (without content)

4.4.9 PAYMENT ENTITY

Definition:

This entity helps describe a payment related to an invoice. Payment can concern one or several invoices received (or issued). Payments are allocated within the "payment line" anonymous entity.

Characteristics:

Attribute	Definition	Management Rules
Identifier	Alphanumeric	Payment identifier
Payment description		Payment identifier element, this information is compulsory. It can be identical to the payment title or may include other, more discriminatory information
Third-party sender	Alphanumeric	Reference of the third-party sender
Role of the third party	Alphanumeric	Role of the third party who made the payment. Imposed codification: If Tenant: L1 Tenant L2 Lessor L3 Management agent L4 Borrower L5 Lessee If Supplier F1 Supplier F2 Management agent F3 Solicitor
Third-party recipient	Alphanumeric	Reference of the third-party recipient
Operation code	Alphanumeric	Imposed codification: EN Receipts DE Disbursements OD OD (miscellaneous operations)
Method of payment	Alphanumeric	Imposed codification: TP TIP (inter-bank payment order) CB Credit card VR Bank transfer PL Direct debit CH Cheque LC Cheque letter ES Cash
Title	Alphanumeric	Payment title

Attribute	Definition	Management Rules
Currency	Alphanumeric	Payment currency. Imposed codification: CHF Swiss Franc EUR Euro GBP Sterling USD US Dollar
Date	Date	Payment date
Accounting date	Date	Accounting value date
Date of entry	Date	Date of payment entry
Due date	Date	Payment due date
Amount incl. VAT	Monetary	Payment amount incl. VAT
Third-party owner	Alphanumeric	Reference of the third-party owner
Cheque number	Alphanumeric	Cheque number or other payment
Issuing bank	Alphanumeric	
Technical information	Alphanumeric	Property designed as a vehicle for technical information by the vendors (without content)

It is possible to attribute the following elements to this entity:

- Third-party sender
- Third-party recipient
- Payment lines

The cardinalities of the associated entities are as follows:

Element	Entity	Cardinality		Comments
		Min.	Max.	
Sender	THIRD PARTY	0	1	
Recipient	THIRD PARTY	0	1	
Payment lines	REGLIG	1	n	

The PAYMENT entity also includes the following anonymous entities:

Anonymous type	Cardinality		Definition
	Min.	Max.	
Payment line	0	n	Allocated invoice line identifier

4.4.10 PAYMENT LINE ENTITY

Definition:

This entity describes a payment line.

Characteristics:

Attribute	Definition	Management Rules
Payment Reference	Alphanumeric	Identifier of the payment header to which the line relates.

Attribute	Definition	Management Rules
Title	Alphanumeric	Payment line title
Invoice line reference	Alphanumeric	Reference (identifier) of the invoice line to which the payment relates.
Amount excl. VAT	Monetary	Invoice amount excl. VAT
Amount incl. VAT	Monetary	Invoice amount incl. VAT
Amount of currency	Monetary	Amount incl. VAT recorded in the payment currency
Currency rate	Decimal	Collection currency rate at the time of collection, to be compared with the INVOICE currency
Variance	Decimal	Difference between the exchange rate and the collection currency
Technical information	Alphanumeric	Property designed as a vehicle for technical information by the vendors (without content)

4.5 GENERIC ENTITIES

This section describes entities used on a regular basis by other entities (e.g. description of an address, bank account details, etc.)

4.5.1 THIRD-PARTY ENTITY

Definition:

This entity helps describe all types of third parties. Role classification allows the target application to insert the corresponding data into the appropriate third party tables (tenant, owner, ADB, etc.)

Characteristics:

Attribute	Format	Management Rules
Individual	Flag	"Yes" if the third party is an individual, "No" otherwise
Name	Alphanumeric	Name of the third party, individual or corporation. As this is identifying information, it is compulsory for all types of third party.
First name	Alphanumeric	First name of the third-party individual
Title	Alphanumeric	Imposed codification: 1 Mr 2 Mrs 3 Miss 4 Doctor (Dr) 5 Maître (Me) 6 Professor (Pr) 7 Widow (Wdw)
Date of birth	Date	The date of birth, associated with the surname and first name, constitutes a uniqueness criterion for the third-party individual.
Corporate name	Alphanumeric	Corporate name of the third-party corporation

Attribute	Format	Management Rules
Trade name	Alphanumeric	Trade name of the third-party corporation
NAF	Alphanumeric	NAF code of the third-party corporation
RCS	Alphanumeric	RCS identifier of the third-party corporation
SIRET number	Alphanumeric	Uniqueness criterion of the third-party corporation
Main address reference	Alphanumeric	Reference of the third party's main address
Email	Alphanumeric	Email address
Office phone	Alphanumeric	Office phone No.
Mobile phone	Alphanumeric	Mobile No.
Fax	Alphanumeric	Fax No.
Active code	Alphanumeric 12	Proprietary ISIN code (the ISIN code of the OPCI or a "pseudo-ISIN" code of the asset (if assets held through an investment) This code consists of the following: Constant 2-character element identifying the codification standard / FR if the object is an OPCI (code assigned by the market organisation) I I In all other cases. 3 characters to codify the management company 6 characters identifying the property (unique codification specific to the management company) 1 calculated check character.
Type of investor	Alphanumeric	Imposed codification: 1. Listed real estate company 2. Insurance and similar companies 3. Pension fund 4. SCPI (real estate investment trust) 5. OPCI (undifferentiated) 5A. SPICAV – RFA 5B. SPICAV – Non RFA 5C. FPI – RFA (real estate investment fund - simplified operating rules) 5D. FPI – Non RFA 6. Other unlisted funds 7. Other
Name of the parent group	Alphanumeric	
Payment deadlines	Integer	Payment deadline in days.
Account publication frequency	Alphanumeric	Imposed codification: 0. None 1 Monthly 3. Quarterly 6. Half-yearly 12. Yearly 24. two-yearly 36.Three-yearly
Technical information	Alphanumeric	Technical information the use of which can be specific to each vendor

It is possible to attribute the following elements to a third party:

- Addresses
- Ownership
- Financing (e.g. when the third party is a company holding real estate assets and supplying the overall financing)
- IFRS components
- Invoices

- Payments

The cardinalities of the associated entities are as follows:

Element	Entity	Cardinality		Comments
		Min.	Max.	
Addresses	ADDRESS	0	n	
Ownership	OWNERSHIP	0	n	
Financing	FINANCING	0	n	
Invoices	INVOICE	0	n	
Payments	PAYMENT	0	n	

The THIRD-PARTY entity also includes the following anonymous entities:

Anonymous type	Cardinality		Definition
	Min.	Max.	
Bank account details	0	n	Bank identification details
IFRS COMPONENTS	0	n	

Generic entity of the third party: RIB (Bank account details) - bank references

Attribute	Format	Management Rules
Bank account details (RIB) identifier	Alphanumeric	Serial number
Bank	Alphanumeric	Bank C (100 characters maximum)
Account holder	Alphanumeric	Name of the account holder (100 characters maximum)
Bank Sort Code	Alphanumeric	(5 characters)
Branch Code	Alphanumeric	(5 characters)
Account number	Alphanumeric	(11 characters)
RIB key		(2 characters)
Country code		
IBAN control key		
IBAN code		IBAN European banking reference (International Bank Account Number)
Technical information		

4.5.1.1 ADDRESS ENTITY

Definition:

This entity helps describe an address.

Characteristics:

Attribute	Format	Management Rules
Address 1	Alphanumeric	(length: 40 char.)
Address 2	Alphanumeric	(length: 40)

Address 3	Alphanumeric	(length: 40)
Post code	Alphanumeric	(length: 10)
Town	Alphanumeric (length: 40)	
Country	Alphanumeric	(length: 40)
Type of address	Alphanumeric	Information making it possible to manage, when relevant, a change of address (switch from the address featured on the notarised deed to the common address) or simply to specify the type of address transmitted Imposed codification: A Notarised deed U Usage P Postal S head office
Technical information	Alphanumeric	Technical information the use of which can be specific to each vendor

4.5.2 OWNERSHIP ENTITY

▶ Definition:

The purpose of this entity is to describe the forms of ownership of the properties or financial assets held by a third party.

It replaces the OWNER, ACQUISITION HISTORY and TRANSFER entities of the property featured in the previous versions of the format, which were only linked to a real estate asset.

The Ownership entity also makes it possible to materialise the notion of assets portfolio required, when relevant, in the information of the IPD questionnaire.

▶ Characteristics:

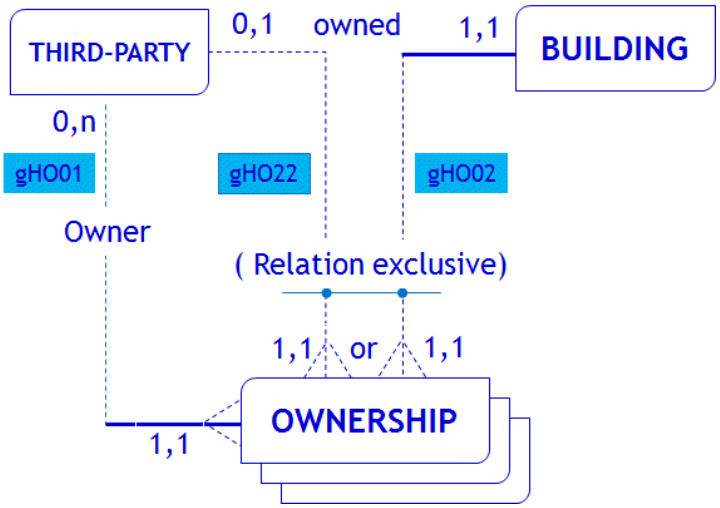
Attribute	Format	Management Rules
Identifier	Alphanumeric	Unique ownership identifier
Ownership title	Alphanumeric	Title describing the ownership (May contain the owner's name for example), making it possible to identify ownership in a list of ownerships. This information is compulsory for all forms of ownership described.
Third-party holder	Alphanumeric	Reference of the third-party holder
Property owned	Alphanumeric	Reference of the property owned
Shareholding ratio	Decimal	Property ownership share Ownership percentage expressed in decimal format with up to 4 decimal places (0.5255 for 52.55%).

Attribute	Format	Management Rules
Form of ownership	Alphanumeric	Imposed codification: 1. Full ownership 2. Undivided co-ownership 3. Leasing 4. Emphyteutic lease / Building lease 5. Other 6 Co-ownership 7 Building unit (shopping centres) 8 Portfolio of assets 9 Bare ownership 10 Usufruct 11 Easement 12 Rehabilitation lease 13 Appurtenant to the State public domain 14 Appurtenant to a local authority 15 Appurtenant to a public institution 16 Other surface rights 17 Foreign law/Other
Type of movement	Alphanumeric	Imposed codification: 1 Direct initial acquisition 2 Direct additional acquisition 3 Merger 4 Intra-group transfer 5 Business acquisition 6 Portfolio acquisition (at least 2 assets) 7 TPU (complete transfer of assets and liabilities)
Date of acquisition	Date	Date on which the asset was acquired by the third-party holder. Must be the date featured on the official document attesting to the acquisition.
Date of transfer	Date	Date on which the asset was transferred by the third-party holder. Must be the date featured on the official document attesting to the transfer.
Entitlement end date	Date	Concerns "rights" type assets
Undertaking to sell	Flag	"Yes" if it is a transfer (relating to the entire property or one or several units) with undertaking to sell status
Due date	Date	If the "undertaking to sell" flag is on "yes", this date must be completed with the due date of the undertaking to sell. Otherwise, it is the transfer date.
Change of ownership date	Date	Change of ownership date
Amount excl. duties	Monetary	Amount of the operation (purchase value, price supplement, transfer value, etc.) excluding duties and fees.
Amount of duties	Monetary	Amount of duties and fees
Rent guarantee	Flag	Indicates whether the property (or current subset) was acquired with an associated rent guarantee
Surface area	Decimal	Surface area purchased or sold indicated on the notarised deed or equivalent.
Acquisition taxation	Alphanumeric	Imposed codification: 1 Acquisition incl. duties 2. Acquisition incl. VAT
Units acquired	UNIT entity	List of units acquired (Cardinality: 0 to n)
Control	Flag	defines whether the company is controlled or not according to the conditions of Articles R. 214-162 and R. 214-163- majority of the voting rights (R214-162-3a)

Attribute	Format	Management Rules
Ownership percentage	Decimal	Ownership percentage expressed in decimal format with up to 4 decimal points (0.5255 for 52.55%). Property ownership share
Third-party owned	Alphanumeric	Reference of the third party owned This information of DENTENTION entity refers to holding shares in a third company itself owns a building. FIJI model can convey both buildings owners but also holders of SAS shares.
Number of shares held	Integer	Number of shares held by the owner
Total number of shares	Integer	Total number of shares of the asset
Technical information	Alphanumeric	Technical information the use of which can be specific to each vendor

The description of the multiple relationships of type "Many to Many" entity DETENTION form of relational model is represented as below.

Knowing that in practice the multiple relationship is theoretical in that same property in the same file is not attached to several owners in the Property Manager for example. The "Third detainee" relationship materializes the assets held in the form of shares in a company, SCI or SAS which case the detention is not associated with a physical WELL.



▶ IFRS COMPONENTS (third part holder anonymous entity)

This entity helps describe the IAS/IFRS components used in the accounting system of a specific third-party holder (owner), specifying the date on which certain components were last modified, when relevant.
Cardinality: 0 to n

Attribute	Format	Management Rules
Component	Alphanumeric	Component title
Modification date	Date	Date of last "major" intervention on this component (e.g. roofing repair date).
Technical information	Alphanumeric	Property designed as a vehicle for technical information by the vendors (without content)

It is possible to attribute the following elements to an IFRS component:

- Capitalised asset component

The cardinalities of the associated entities are as follows:

Element	Entity	Cardinality		Comments
		Min.	Max.	
Capitalised asset components	CAPASSCOMP	0	n	

4.5.3 FILEATT ENTITY (FILE ATTACHED)

▶ Definition:

This entity helps describe a computer file attached to a folder.

▶ Characteristics:

Attribute	Format	Management Rules
Name	Alphanumeric	Name of the file
Description	Alphanumeric	Description of the file
Date	Date	Date on which the file was last modified
Transmission	Alphanumeric	Imposed codification: 1 Integrated file 2 Sent by email 3 Sent by mail (CD/DVD) 4 Uploaded to URL link (FTP/HTTP)
File	Binary	If the type of transmission is "1" (integrated file), the file is directly integrated to the XML in binary format.
Technical information	Alphanumeric	Property designed as a vehicle for technical information by the vendors (without content)

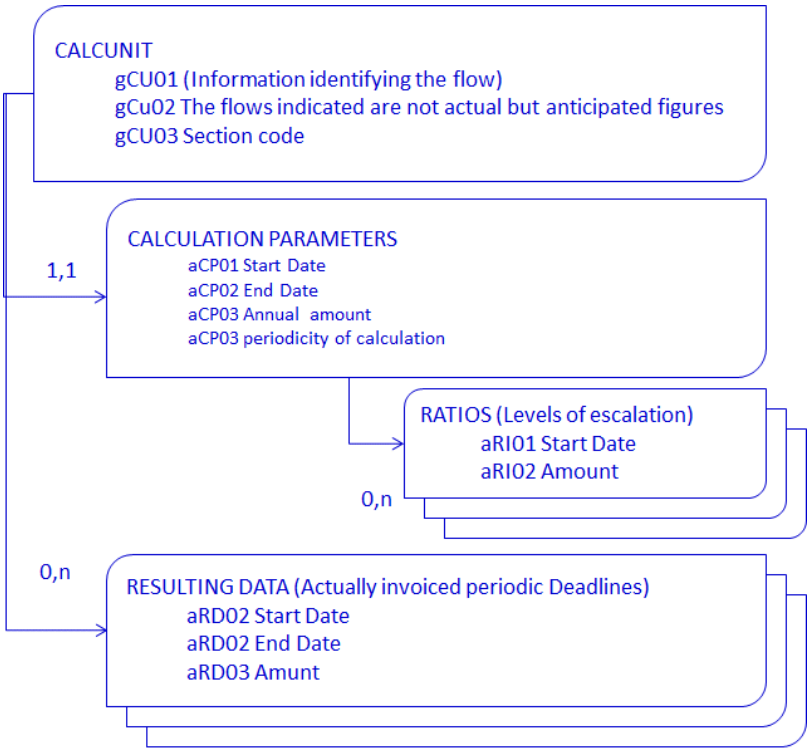
4.5.4 CALCUNIT ENTITY

Definition:

This entity helps describe the parameters and results of a calculation. For example, it can be the description of a monetary flow such as the rent from a lease, or the result of a calculated vacancy or occupancy rate.

An instance of CalcUnit is defined by his user name and item code specifying the nature of flows and a Flag determining whether the contained data are actual or projected (which can also be budgetary in nature). It is impossible to mix real and forecast data data in the same CalcUnit.

Such as rent, will include actual and forecast data at the resultant OK but only actual data at the LEASE



This flow will be **a CalcUnit occurrence for actual data**
until the date of situation and another occurrence of forecast data for later dates.

The calculation unit can be positioned under several types of entity (property, lease, financing, etc.).
This entity itself is the combination of two sets of elements:

- The calculation parameters
- The series of historical or future data (chronicles)

All amounts featured as ratios or chronicles under the CALCUNIT entity are amounts EXCL. VAT AND INDEXES on the file situation date.

The exported data correspond to the date situation contained in the header of FIJI file. The extent of the historic and forecasts are parameters of the transmitter according to established conventions system with the recipients, for example, three months for experts (for OPCIs valued quarterly) or in the transmission frequency between Property and investor, or a year the situation date (from 01/01 to 31/12). Moreover, the principle of FIJI is to carry any type of data on the basis of a single format regardless of the recipient, it therefore falls within the sending system to provide a relevant filtering the perimeter of the data.

► Characteristics:

Attribute	Format	Management Rules
Title	Alphanumeric	Information identifying the flow, which must always be completed
Provisional	Flag	The flows indicated are not actual but anticipated figures This information should always be filled in CalcUnit entity. However, this data is not technically required, its value will be considered real in the absence ("0" taken by default). A projected flows can be of a budgetary nature.

Attribute	Format	Management Rules
Section code [2]	Alphanumeric	Imposed codification. 1 – Rent 1A – Fixed rent 1A1- Headline rent 1A2 – Rent-free period or discount 1A3 – Increment 1A4 – Extra rent 1B – Variable rent 1C – Outstanding rent (negative value) 1D - Security Deposit 1E – In arrears 1F – Penalties for late payment 2 – Other income 2A – Eviction compensation 2B – Rent guarantee 2C – Exceptional income 2D – Provisions for Expenses 3 – Expenses 3A – Property tax 3B – Insurances 3C – Taxes (undifferentiated) 3C1 – Office tax 3C2 – TOM (municipal waste collection tax) 3D – Fees (undifferentiated) 3D1 – Management fees 3D2 – Estate agent rental fees 3D3 – Other fees 3E – Standard services and fixed expenses 3F – Current expenses 3G – Exceptional expenses 3H – Other expenses 4 – Works 4A – Capitalised work in progress (undifferentiated) 4A1 – Capitalised work in progress communal areas 4A2 – Capitalised work in progress private areas 4B – Major development works (undifferentiated) 4B1 – Major development works communal areas 4B2 – Major development works private areas 4C – Routine maintenance 4D – Renovation (undifferentiated) 4D1 – Renovation for new rental 4D2 – Renovation due to damage 4D3 – Renovation for sale 4E – Safety works

[2] Registration codes as defined contain a hierarchy, the degree of precision possible in the correspondence between the source system and FIJI nomenclature.
Therefore, it seems useful to clarify that the same file will not contain both detailed and accumulated same headings: but either the detail (eg 1A1, 1A2, 1A3, 1A4) or, failing that, cumulation (1 or 1A).

Attribute	Format	Management Rules
Secondary code	Alphanumeric	This information makes it possible to distinguish between several CALCUNIT entities with the same section code in order to differentiate re-invoicing on leases. For example, for a "current expenses" section code, it will be possible to specify a recoverable CALCUNIT entity and another non-recoverable CALCUNIT entity. For a stream of transferring data from a heritage exhaustively to a third party, it is recommended to complete this field with the item code of the source system. • This secondary coding allows a higher level of accuracy than that required for surrenders loads example: For Code section 3F "current expenses" it is possible to specify the secondary code if consumption of water, electricity, and maintenance of the lift ...). The content is entirely free today to include the level of detail in the source system as part of the exchanged flows.
Recoverable	Flag	This field is only relevant when the section code corresponds to an expense or work code. Regarding the charges **at the PROPERTY**, it can indicate that the charges or relevant work is theoretically recoverable from tenants, without prejudging the actual recovery to be specified lease lease with its rate and its associated ceilings. **At the LEASE**, this information represents the explicit method to distinguish from actual recoverable charges and the share of non-recoverable charges, and in this case the method of appending the item code / R / N. is redundant and should not be used.
Comment	Alphanumeric	Comment on the element (e.g. description of the terms of the rent guarantee)
Technical information	Alphanumeric	Property designed as a vehicle for technical information by the vendors (without content)

Definition of certain "type of unit" codes:

- 1C – Outstanding rent. Refers to the sum of losses recorded on receipted rents (booked as bad debt)

Specific rule concerning the section code:

As part of communication of historical flows on a property, the section codes listed above are likely to feature two kinds of suffix:

- /R: refers to the expense recovered. Example: "3F/R" is the section code of current expenses recovered. "3C1/R" refers to the office tax recovered.
- /N: refers to the net amount of non-recovered expenses. Example: 3C2/N would be the non-recoverable municipal waste collection tax. This suffix must only be used under exceptional circumstances, if the source system is incapable of producing the dual overall expense / recovered expense flow.

Specific completion rules:

- When transmitting a file to IPD, only actual expenses must be communicated (no provisions)

The CALCUNIT unit also includes the following anonymous entities:

Calculation parameters

At the Property, the calculation parameters used to detail a flow that will be screened and therefore potentially billable, office style taxes, property, insurance etc ... The classic case is that of refundable charges: it is projected load one side (building) and chargeback another (lease). The balance represents the remainder paid by the owner in general. But can also be used for recurring jobs, a rental guarantee, etc.

If rent review outside indexation, the calculation parameters (start date of application and the annual amount of indexation Rent) remain those of the original lease. The changing face rent will be materialized in the entity Ara Ratios.

Cardinality: 0 to 1

Attribute	Format	Management Rules
Start date	Date	start and end dates relating to the duration of application of these design parameters. Start date of application of the parameter in CalcUnit: • Start date of the lease for a rent • Invoice date start for a charge
End date	Date	End date of application of the parameter in CalcUnit: • Date forward end of the lease for a rent • Date forward end of billing for a charge
Annual amount	Monetary	The annual rent amount The annual amount is calculated on the basis of the last applicable indexed periodic rent, excluding taxes and annualized: Last indexed periodic amount applicable * 12 / frequency of calculation In other words: **MNT * 12 / calculation Frequency** where MNT is the latest resulting data (ard04) Actual (gCU02 = false), regardless of later revisions to the date of situation. Note: Item 1A code corresponds to net facial Rent Rent without abatement off duty. This annual amount (ACP03) need not be informed when expressed as ratios list (sub-entity of calculation parameters) but can however contain the annual rent corresponding to that of the date of data situation .
VAT amount	Monetary	Amount of associated VAT (Tenants subject to VAT).
VAT rate	Decimal	

Subject to CRL (rental income contribution)?	Flag	Determines whether the rental income is subject to CRL (Rental income contribution)
Calculation frequency	Integer	Frequency in number of months (1=Monthly, 3 = Quarterly, 6 = Half-yearly, 12= Annual). 0 for occasional.
Calculation method	Alphanumeric	Annual amount calculation method. Imposed codification: 1 Fixed rate 2 Unit price
Indexing frequency	Integer	Frequency in number of months (1=Monthly, 3 = Quarterly, 6 = Half-yearly, 12= Annual). 0 for occasional. This information to the indexing of rents at the LEASE. At the IBE N, the index periodicity has significance for the work, but does not make sense for loads that are not indexable or for rent, the frequency of billing or being capable of indexing each LEASE, the target income level is good to know the combination.
Date of initial index	Date	
Value of initial index	Decimal	
Date of current index	Date	
Value of current index	Decimal	
Index used	Alphanumeric	Imposed codification: 1 IRL 2 INSEE 3 BT01 4 Personalised 5 ICL 6 ILAT
Date of first indexing	Date	
Date of next indexing	Date	
Technical information	Alphanumeric	Property designed as a vehicle for technical information by the vendors (without content)

It is possible to indicate several successive values (successive ratios) for the annual amount. This makes it possible, for example, to describe rent increments. In this case, instead of indicating the annual amount, the "ratios" anonymous entities described below must be used:

▶ Ratios (! anonymous entity of calculation parameters, not CALCUNIT)

The ratios are used to detail the calculation parameters. It is possible to specify several successive values (successive ratios) for the annual amount. This allows for example to describe levels of rents.

The rent can be expressed in a single annual amount as defined in the parameters for calculating, or in the case of progressive levels during the period covered by the

calculation parameters present the effective dates and successive annual amounts to using ratios

In this case, instead of educating the annual amount should be used anonymous entities "ratios" described below.

The annual amount in the calculation parameters, however, can contain the amount corresponding to the date data situation.

Ratios can be used for any calculation of any level, PROPERTY or LEASE. It is possible to have loads that increase in increments (eg programmed reduced heating costs as a result of improvements in thermal insulation, change of the boiler). In essence, in this context, the ratios are intended to provide an annual amount of the load and vary the time outside indexation.

Cardinality: 0 to n

Attribute	Format	Management Rules
Start date	Date	Date from which the ratio applies (Compulsory information)
Annual amount	Monetary	
Technical information	Alphanumeric	Property designed as a vehicle for technical information by the vendors (without content)

Resulting data (chronicles)

The DATA RESULTING sub-entity CalcUnit, are for example rents, historical timelines actually invoiced on the basis of the calculation of the parent CalcUnit settings, from the start date set in the source system to the date of position (when the Flag of gCU02 CalcUnit indicates that it is real amount)

It is not necessary to fuel the entity [ARD] for an estimated CalcUnit (gCU02 = true). However, a forecast CalcUnit containing [ARD] is not considered disabled

Cardinality: 0 to n

Attribute	Format	Management Rules
Date of data	Date	Date of information input or date accounting for the data (invoice) in the source system.
Application start date	Date	
Application end date	Date	
Amount	Monetary	
De-indexed amount	Monetary	initial amount "source" before indexing for example when creating a new lease in case of renewal rather than an extension of the existing lease.
Technical information	Alphanumeric	Property designed as a vehicle for technical information by the vendors (without content)

5 PRACTICAL EXAMPLE

To illustrate the various principles set out in the first chapters of this document, here is an example of how to use the exchange file.
The objective is not so much to provide an XML syntax but to present the possible content of a file in a specific usage context.

The case presented concerns the sending of a rent roll to a valuer for evaluation purposes.

► **Note:**

The names of the tags and the organisation of the file are only provided for illustration purposes and do not reflect the structure of the final files.

5.1 Description of Property

```
<?Xml version="1.0" encoding="UTF-8"?>
<FIDJI version="2.0" origin="EXEMPLE PROPERTY ADB" date="2012-06-06"
situation="2012-06-30" xmlns="http://www.format-Fidji.org/XMLSchema-2.0"
xmlns:xs="http://www.w3.org/2001/XMLSchema-instance"
xs:schemaLocation="http://www.format-Fidji.org/XMLSchema-2.0
http://www.format-Fidji.org/XMLSchema-2.0/Fidji-Full-2-0.xsd">
<ASTl>
<AST00 id="00000024" name="IMMEUBLE RUE DE CHOISY">
<AST02/>
<AST03>3006.20</AST03>
<AST04>1990</AST04>
<AST06>0</AST06>
<AST07>0</AST07>
<AST09>0</AST09>
<AST10>0</AST10>
<AST11>1</AST11>
<AST12>FR.TIREN</AST12>
<AST13>1.000000</AST13>
<AST14>0</AST14>
<AST15>0</AST15>
<AST16>2</AST16>
<AST20>5, 10, 11, 12, 13, 18, 18, 19, 20 arrondissement</AST20>
<AST22gADl>
<!—PROPERTY ADDRESSE(S) -->
        <gAD00 id="1">
        <gAD01>31, rue de Choisy</gAD01>
        <gAD02/>
        <gAD03/>
        <gAD04>75013</gAD04>
        <gAD05>PARIS</gAD05>
        <gAD06>FRANCE</gAD06>
        <gAD07>U</gAD07>
        </gAD00></AST22gADl>
<AST23PRTl>
<!—PROPERTY UNITS -->
        <PRT00 id="00000101|00000024">
        <PRT01>1</PRT01>
        <PRT03>1</PRT03>
        <PRT05>78.2</PRT05>
        <PRT06>1</PRT06>
        <PRT10/>
        <PRT11>1</PRT11>
        <PRT14>300</PRT14>
        <PRT17aPEl>
        <!—APPORTIONMENT RATES -->
                <aPE00>
                <aPE01>CCM</aPE01>
                <aPE02>Charges Communes Générales</aPE02>
                <aPE03>340.00</aPE03>
                <aPE04>9664.00</aPE04>
                <aPE05>1990-01-15</aPE05>
                </aPE00>
                <aPE00>
                <aPE01>ASC</aPE01>
                <aPE02>Charges ascenseurs</aPE02>
                <aPE03>0</aPE03>
                <aPE04>1000.00</aPE04>
                <aPE05>1990-01-15</aPE05>
                </aPE00>
                </PRT17aPEl>
        <PRT18>0</PRT18>
        <PRT19>104</PRT19>
        <PRT20/>
        <PRT21>0</PRT21>
        <PRT25>00000101</PRT25>
        <PRT26>1990-01-15</PRT26>
        </PRT00>
        <PRT00 id="00000102|00000024"> [...] </PRT00>
        <PRT00 id="00000103|00000024"> [...] </PRT00>
        <PRT00 id="00000104|00000024"> [...] </PRT00>
        <PRT00 id="00000105|00000024"> [...] </PRT00>
        <PRT00 id="00000106|00000024"> [...] </PRT00>
```

```
</AST23PRTI>
<AST25LEAI>
<!-- LEASE -->
        <LEA00 id="00000111">
        <LEA01>0</LEA01>
        <LEA03>1</LEA03>
        <LEA05>2008-10-01</LEA05>
        <LEA07>2017-09-30</LEA07>
        <LEA10>6</LEA10>
        <LEA11>0</LEA11>
        <LEA12>1</LEA12>
        <LEA14>1</LEA14>
        <LEA17>1</LEA17>
        <LEA18>7</LEA18>
        <LEA19>CIE MAGMA</LEA19>
        <LEA20/>
        <LEA21aRII>
        <!—RISK DATES  -->
                <aRI00 order="1">
                <aRI01>2011-09-30</aRI01>
                </aRI00>
                <aRI00 order="2">
                <aRI01>2014-09-30</aRI01>
                </aRI00>
                <aRI00 order="3">
                <aRI01>2017-09-30</aRI01>
                </aRI00>
        </LEA21aRII>
        <LEA22aLPI>
        <! -- LOTS DU BAIL -->
                <aLP00 idLEA="00000111" idPRT="00000101|00000024">
                <aLP01>2008-10-01</aLP01>
                <aLP03>78.20</aLP03>
                <aLP04>1</aLP04>
                </aLP00>
                </LEA22aLPI>
<LEA23aCA>
<!-- DEPOT DE GARANTIE -->
        <aCA02>4758.18</aCA02>
        <aCA03>1</aCA03>
        </LEA23aCA>
<LEA26aREI>
<!-- CHARGES RECUPEREES SUR IMMEUBLE (REGLES) -->
        <aRE00>
        <aRE01>3F</aRE01>
        <aRE02>0</aRE02>
        <aRE03>3</aRE03>
        <aRE05>ACCES:R</aRE05>
        <aRE06>CCM</aRE06>
        </aRE00>
        <aRE00>
        <aRE01>3B</aRE01>
        <aRE02>1.000000</aRE02>
        <aRE03>3</aRE03>
        <aRE05>ASSUR:R</aRE05>
        <aRE06>CCM</aRE06>
        </aRE00>
        <aRE00>
        <aRE01>3C1</aRE01>
        <aRE02>0</aRE02>
        <aRE03>3</aRE03>
        <aRE05>TB:R</aRE05>
        <aRE06>TAXB</aRE06>
        </aRE00>
        </LEA26aREI>
<LEA27gPEI>
<!-- LISTE DES LOCATAIRES (REFERENCE) -->
        <gPE00 idRef-gPE="L|00042036|79"/>
</LEA27gPEI>
```

```
<LEA29gCUI>
<!—LEASE INCOM -->
        <gCU00 id="LOYER ">
        <gCU01>LOYER </gCU01>
        <gCU02>0</gCU02>
        <gCU03>1</gCU03>
        <gCU04>001</gCU04>
        <gCU05>0</gCU05>
        <gCU06aCP>
        <!—CALCULATION PARAMETERS -->
                <aCP01>2008-10-01</aCP01>
                <aCP02>2017-09-30</aCP02>
                <aCP03>14437.03</aCP03>
                <aCP04>3</aCP04>
                <aCP05>12</aCP05>
                <aCP06>2008-01-01</aCP06>
                <aCP07>2010-01-01</aCP07>
                <aCP08>2</aCP08>
                <aCP09>2009-10-01</aCP09>
                <aCP11>1497.00</aCP11>
                <aCP12>1508.00</aCP12>
                </gCU06aCP>
        <gCU07aRDI>
        <! -- RESULTING DATA -->
                <aRD00>
                <aRD01>2010-12-22</aRD01>
                <aRD02>2010-01-01</aRD02>
                <aRD03>2010-03-31</aRD03>
                <aRD04>3609.26</aRD04>
                </aRD00>
                <aRD00>
                <aRD01>2010-12-22</aRD01>
                <aRD02>2010-04-01</aRD02>
                <aRD03>2010-06-30</aRD03>
                <aRD04>3609.26</aRD04>
                </aRD00>
                <aRD00>
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                </aRD00>
                <aRD00>
                <aRD01>2010-12-22</aRD01>
                <aRD02>2010-10-01</aRD02>
                <aRD03>2010-12-31</aRD03>
                <aRD04>3609.26</aRD04>
                </aRD00>
                </gCU07aRDI>
        </gCU00>
        <gCU00 id="DEPOT DE GARANTIE">
        <gCU01>Dépôt de garantie</gCU01>
        <gCU02>0</gCU02>
        <gCU03>1D</gCU03>
        <gCU04>DG</gCU04>
        <gCU05>0</gCU05>
        <gCU06aCP>
                <aCP01>2008-10-01</aCP01>
                <aCP02>2017-09-30</aCP02>
                <aCP03>4812.35</aCP03>
                <aCP04>0</aCP04>
                <aCP05>12</aCP05>
                <aCP06>2008-01-01</aCP06>
                <aCP07>2010-01-01</aCP07>
                <aCP08>2</aCP08>
                <aCP09>2009-10-01</aCP09>
                <aCP11>1497.00</aCP11>
                <aCP12>1508.00</aCP12>
                </gCU06aCP>
        </gCU00
</LEA29gCUI>
<LEA33INVI>
<!—LEASE INVOICES -->
        <INV00 id="49|LVAR|4">
        <INV01 idRef-gPE="P|00000024"/>
        <INV02 idRef-gPE="L|00042036|79"/>
        <INV03aILI>
        <!—INVOICES LIGNES -->
```

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<aIL00 id="49|LVAR|4|1" idINV="49|LVAR|4">
        <aIL06>1</aIL06>
        <aIL07>001</aIL07>
        <aIL09>2010-01-01</aIL09>
        <aIL10>2010-03-31</aIL10>
        <aIL11>2011-01-01</aIL11>
        <aIL12>LOYER 01/01/2010 AU 31/03/2010</aIL12>
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        <aIL15>707.41</aIL15>
        <aIL17>4316.67</aIL17>
        <aIL18>14437.03</aIL18>
        <aIL19>14437.03</aIL19>
</aIL00>
<aIL00 id="49|LVAR|4|2" idINV="49|LVAR|4">
        <aIL06>1</aIL06>
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        <aIL09>2010-04-01</aIL09>
        <aIL10>2010-06-30</aIL10>
        <aIL11>2011-01-01</aIL11>
        <aIL12>LOYER 01/04/2010 AU 30/06/2010</aIL12>
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        <aIL10>2010-09-30</aIL10>
        <aIL11>2011-01-01</aIL11>
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        <aIL18>14437.03</aIL18>
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</aIL00>
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        <aIL11>2011-01-01</aIL11>
        <aIL12>LOYER 01/10/2010 AU 31/12/2010</aIL12>
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        <aIL14>0.196000</aIL14>
        <aIL15>707.41</aIL15>
        <aIL17>4316.67</aIL17>
        <aIL18>14437.03</aIL18>
        <aIL19>14437.03</aIL19>
</aIL00>
<aIL00 id="49|LVAR|4|5" idINV="49|LVAR|4">
        <aIL06>1</aIL06>
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        <aIL09>2011-01-01</aIL09>
        <aIL10>2011-03-31</aIL10>
        <aIL11>2011-01-01</aIL11>
        <aIL12>LOYER 01/01/2011 AU 31/03/2011</aIL12>
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<INV13>2010-12-22</INV13>
        <INV14>FACTURATION PERIODIQUE AU 01/01/2011</INV14>
        <INV15>2011-01-01</INV15>
        <INV16>CH</INV16>
        <INV18>2010-12-22</INV18>
        <INV21/>
        <INV22>L1</INV22>
        <INV26>0</INV26>
</INV00>
<INV00 id="31|LVAR|5">
        <INV01 idRef-gPE="P|00000024"/>
        <INV02 idRef-gPE="L|00042036|79"/>
        <INV03aILl>
        <aIL00 id="31|LVAR|5|1" idINV="31|LVAR|5">
                <aIL06>1</aIL06>
                <aIL07>001</aIL07>
                <aIL09>2009-04-01</aIL09>
                <aIL10>2009-06-30</aIL10>
                <aIL11>2009-04-01</aIL11>
                <aIL12>LOYER 01/04/2009 AU 30/06/2009</aIL12>
                <aIL13>3568.63</aIL13>
                <aIL14>0.196000</aIL14>
                <aIL15>699.45</aIL15>
                <aIL17>4268.08</aIL17>
                <aIL18>14437.03</aIL18>
                <aIL19>14437.03</aIL19>
        </aIL00>
        </INV03aILl>
        <INV04>5</INV04>
        <INV05>09000007</INV05>
        <INV06>0</INV06>
        <INV08 idRef-LEA="00000111"/>
        <INV10>3568.63</INV10>
        <INV11>699.45</INV11>
        <INV12>4268.08</INV12>
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        <INV15>2009-04-01</INV15>
        <INV16>CH</INV16>
        <INV18>2010-12-21</INV18>
        <INV21/>
        <INV22>L1</INV22>
        <INV26>0</INV26>
</INV00>
<INV00 id="34|LVAR|5">
        <INV01 idRef-gPE="P|00000024"/>
        <INV02 idRef-gPE="L|00042036|79"/>
        <INV03aILl>
        <aIL00 id="34|LVAR|5|1" idINV="34|LVAR|5">
                <aIL06>1</aIL06>
                <aIL07>001</aIL07>
                <aIL09>2009-07-01</aIL09>
                <aIL10>2009-09-30</aIL10>
                <aIL11>2009-07-01</aIL11>
                <aIL12>LOYER 01/07/2009 AU 30/09/2009</aIL12>
                <aIL13>3568.63</aIL13>
                <aIL14>0.196000</aIL14>
                <aIL15>699.45</aIL15>
                <aIL17>4268.08</aIL17>
                <aIL18>14437.03</aIL18>
                <aIL19>14437.03</aIL19>
        </aIL00>
        </INV03aILl>
        <INV04>5</INV04>
        <INV05>09000013</INV05>
        <INV06>0</INV06>
        <INV08 idRef-LEA="00000111"/>
        <INV10>3568.63</INV10>
        <INV11>699.45</INV11>
        <INV12>4268.08</INV12>
        <INV13>2010-12-21</INV13>
        <INV14>FACTURATION PERIODIQUE AU 01/07/2009</INV14>
        <INV15>2009-07-01</INV15>
        <INV16>CH</INV16>
        <INV18>2010-12-21</INV18>
        <INV21/>
        <INV22>L1</INV22>
```

```
                <INV26>0</INV26>
            </INV00>
            <INV00 id="36|LVAR|5">
                <INV01 idRef-gPE="P|00000024"/>
                <INV02 idRef-gPE="L|00042036|79"/>
                <INV03aILI>
            <aIL00 id="36|LVAR|5|1" idINV="36|LVAR|5">
                <aIL06>1</aIL06>
                <aIL07>001</aIL07>
                <aIL09>2009-10-01</aIL09>
                <aIL10>2009-12-31</aIL10>
                <aIL11>2009-12-31</aIL11>
                <aIL12>LOYER 01/10/2009 AU 31/12/2009</aIL12>
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                <aIL17>4316.67</aIL17>
                <aIL18>14437.03</aIL18>
                <aIL19>14437.03</aIL19>
            </aIL00>
</INV03aILI>

                <INV04>5</INV04>
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                <INV12>4316.67</INV12>
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                <INV14>FACTURATION PERIODIQUE AU 31/12/2009</INV14>
                <INV15>2009-12-31</INV15>
                <INV16>CH</INV16>
                <INV18>2010-12-21</INV18>
                <INV21/>
                <INV22>L1</INV22>
                <INV26>0</INV26>
            </INV00>
            </LEA33INVI>
```

5.2 Example of rent billing (CalcUnit Entity)

3-year lease that takes effect April 1, 2012.

- there Quarterly Billing expired.
- there Revaluation (+ € 100 per quarter) every year anniversary on April 1st.
- to the 1st August 2012:

Future revaluations are not yet present in the source system

When it comes to bills (actual flows recorded) then the entity DATA RESULTING [ARD] must be present; When it comes to projections (estimates) future-looking, it is not necessary to fuel [ARD]. The FIJI Association recommends not to feed the entity [ARD] for an estimated CalcUnit (gCU02 = true).

- One will rent charged as of June 30, 2012: € 1,000 on 1 August 2013:
- future revaluations are recorded in the source system
- 5 rents were charged:

```
<!-- REVENUS DU BAIL -->
<gCU00 id="LOYER ">
<gCU01>LOYER </gCU01>
<gCU02>0</gCU02>
<gCU03>1</gCU03>
<gCU04>001</gCU04>
<gCU05>0</gCU05>
<gCU06aCP>
<!-- PARAMETRES DE CALCUL -->
        <aCP01>2012-04-01</aCP01>
        <aCP02>2015-03-31</aCP02>
        <aCP03>4000.00</aCP03>
        <aCP04>3</aCP04>
        [ ...]
        <aCP10aRAl>
        <!— RATIOS -->
                <aRA00>
                <aRa01>2012-04-01</aRD01>
                <aRA02>4000.00</aRD02>
                </aRA00>
                <aRA00>
                <aRA00>
                <aRA01>2013-04-01</aRD01>
                <aRA02>4400.00</aRD02>
                </aRA00>
                <aRA00>
                <aRA00>
                <aRA01>2014-04-01</aRD01>
                <aRA02>4800.00</aRD02>
                </aRA00>
        </gCU06aCP>
        <gCU07aRDl>
```

```
<!-- DONNEES RESULTANTES -->
        <aRD00>
        <aRD01>2012-04-01</aRD01>
        <aRD02>2012-04-01</aRD02>
        <aRD03>2012-06-30</aRD03>
        <aRD04>1000.00</aRD04></aRD00>
        <aRD00>
        <aRD01>2012-07-01</aRD01>
        <aRD02>2012-07-01</aRD02>
        <aRD03>2012-09-30</aRD03>
        <aRD04>1000.00</aRD04></aRD00>
        <aRD00>
        <aRD01>2012-10-01</aRD01>
        <aRD02>2012-10-01</aRD02>
        <aRD03>2012-12-31</aRD03>
        <aRD04>1000.00</aRD04></aRD00>
        <aRD00>
        <aRD01>2013-01-01</aRD01>
        <aRD02>2013-01-01</aRD02>
        <aRD03>2012-03-31</aRD03>
        <aRD04>1000.00</aRD04></aRD00>
        <aRD00>
        <aRD01>2013-04-01</aRD01>
        <aRD02>2013-04-01</aRD02>
        <aRD03>2013-06-30</aRD03>
        <aRD04>1000.00</aRD04>
        </aRD00>
</gCU07aRDl>
</gCU00>
```

5.3 Example expenses and works (CALCUNIT ENTITY)

5.3.1 Expenses realised

```
<AST27gCUl>
 <!—CHARGES REALISEES DU BIEN -->
        <gCU00>
        <gCU01> Management fees </gCU01>
        <gCU02>false</gCU02> <!—FLAG FORECAST = NO -->
        <gCU03>3D1</gCU03>
        <gCU05>true</gCU05>
        <gCU07aRDl> <!— RESULTING DATA -->
                <aRD00>
                <aRD02>2012-01-01</aRD02>
                <aRD03>2012-12-31</aRD03>
                <aRD04>-21227.57</aRD04>
                </aRD00>
        </gCU07aRDl>
    </gCU00>
    <gCU00>
        <gCU01>Honoraires divers</gCU01>
        <gCU02>false</gCU02>
        <gCU03>3D</gCU03>
        <gCU05>false</gCU05>
        <gCU07aRDl>
                <aRD00>
                <aRD02>2012-01-01</aRD02>
                <aRD03>2012-12-31</aRD03>
                <aRD04>-2024.99</aRD04>
                </aRD00>
        </gCU07aRDl>
   </gCU00>
   <gCU00>
        <gCU01>Taxe fonciere</gCU01>
        <gCU02>false</gCU02>
        <gCU03>3A</gCU03>
        <gCU05>true</gCU05>
        <gCU07aRDl>
                <aRD00>
                <aRD02>2014-01-01</aRD02>
                <aRD03>2014-12-31</aRD03>
                <aRD04>-195129.00</aRD04>
                </aRD00>
        </gCU07aRDl>
    </gCU00>
    <gCU00>
        <gCU01>Taxe ordures menageres</gCU01>
        <gCU02>false</gCU02>
        <gCU03>3C2</gCU03>
        <gCU05>true</gCU05>
        <gCU07aRDl>
                <aRD00>
                <aRD02>2014-01-01</aRD02>
                <aRD03>2014-12-31</aRD03>
                <aRD04>-41658.00</aRD04>
                </aRD00>
        </gCU07aRDl>
     </gCU00>
```

5.3.2 Works completed

```
AST28gCUl>
<!—TRAVAUX REALISES DU BIEN -->
        <gCU00>
                <gCU01> Architect fees for repair of common areas </gCU01>
                <gCU02>0</gCU02>
                <gCU03>4D1</gCU03>
                <gCU04>10</gCU04>
                <gCU05>0</gCU05>
                <gCU07aRDl>
                        <aRD00>
                        <aRD01>2011-03-16</aRD01>
                        <aRD02>2011-01-01</aRD02>
                        <aRD03>2011-12-31</aRD03>
                        <aRD04>-21000.00</aRD04>
                        </aRD00>
                </gCU07aRDl>
        </gCU00>
```

5.3.3 Estimated expenses

Regarding the use of entities GCU / aCP / aRA / aRD

• If it bills (recorded actual data) then it is normal to supply the entity [ARD]

• If it is projected (estimated) future-looking, it is not necessary to fuel [ARD].

The FIJI Association recommends not to feed the entity [ARD] for an estimated CalcUnit (gCU02 = true) when these data are directly deductible calculation parameters. The resulting data can be used in the planned gradual expenses that can not be described in the calculation parameters.

```
<AST27gCUl>
<!—CHARGES PREVISIONNELLES DU BIEN -->
        <gCU00 id="000222F 20 20000000002">
          <gCU01>General expenses</gCU01>
          <gCU02>true</gCU02> <!— FLAG FORECASTEL = YES -->
          <gCU03>3F</gCU03>
          <gCU04>Non révisable Récupérable</gCU04>
          <gCU05>true</gCU05>
          <gCU06aCP>
          <!—PARAMETRES DE CALCUL -->
                <aCP01>2014-01-01</aCP01>
                <aCP02>2014-12-31</aCP02>
                <aCP03>96829</aCP03>
                <aCP13>19365.8</aCP13>
                <aCP15>20</aCP15>
                <aCP16>2</aCP16>
                <aCP18>false</aCP18>
          </gCU06aCP>
        </gCU00>
        <gCU00 id="000222F 20 20000000002">
          <gCU01>Charges générales</gCU01>
          <gCU02>true</gCU02>
          <gCU03>3D1</gCU03>
          <gCU04>Non révisable Non récupérable</gCU04>
          <gCU05>false</gCU05>
```

```
        <gCU06aCP>
            <aCP01>2014-01-01</aCP01>
            <aCP02>2014-12-31</aCP02>
            <aCP03>16516</aCP03>
            <aCP13>3303.2</aCP13>
            <aCP15>20</aCP15>
            <aCP16>2</aCP16>
            <aCP18>false</aCP18>
        </gCU06aCP>
    </gCU00>
```

Forecasts as resulting data:

```
<AST27gCUl>
<!—CHARGES PREVISIONNELLES DU BIEN -->
    <gCU00>
        <gCU01>ASCENSEUR - ENTRETIEN</gCU01>
        <gCU02>1</gCU02> <!— FLAG PREVISIONNEL = OUI -->
        <gCU03>3F</gCU03>
        <gCU04>600:R</gCU04>
        <gCU05>1</gCU05>
        <gCU07aRDl>
        <!— RESULTING DATA -->
            <aRD00>
            <aRD01>2011-01-01</aRD01>
            <aRD02>2011-01-01</aRD02>
            <aRD03>2011-12-31</aRD03>
            <aRD04>-9824.41</aRD04>
            </aRD00>
        </gCU07aRDl>
    </gCU00>
    <gCU00>
        <gCU01>HONORAIRES GESTION MANDATAIRE</gCU01>
        <gCU02>1</gCU02> <!— FLAG FORECAST = YES -->
        <gCU03>3D</gCU03>
        <gCU04>6100:R</gCU04>
        <gCU05>1</gCU05>
        <gCU07aRDl>
        <!—RESULTING DATA -->
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            <aRD01>2011-01-01</aRD01>
            <aRD02>2011-01-01</aRD02>
            <aRD03>2011-12-31</aRD03>
            <aRD04>-2760.00</aRD04>
            </aRD00>
        </gCU07aRDl>
    </gCU
```