

Ferraris
Financial Simulator App
Manual

Introduction
The App
Usage & Functions



Ferraris Financial Simulator App

Introduction

Technical Notes: The app is built on the Java Platform. In order to run, you must have the JAVA platform installed on your computer. For more information, see here: <http://java.com/en/download/index.jsp>

Precision Clarification: Economic forecasting is not an exact science, and neither is this app. As such, please use this tool with caution.

The error margins are +/- 2% for the calculations regarding the Investor viewpoint and +/- 5% for the calculations regarding the Vlaamse Overheid.

The App was designed in order to make the complex financial projections inherent to the Ferraris study interactively accessible to all stakeholders.

It is based on the study of Idea Consult. Nevertheless, it distills the amount of information displayed to the most relevant parameters while maintaining at the same time the maximum level of precision and accuracy possible.

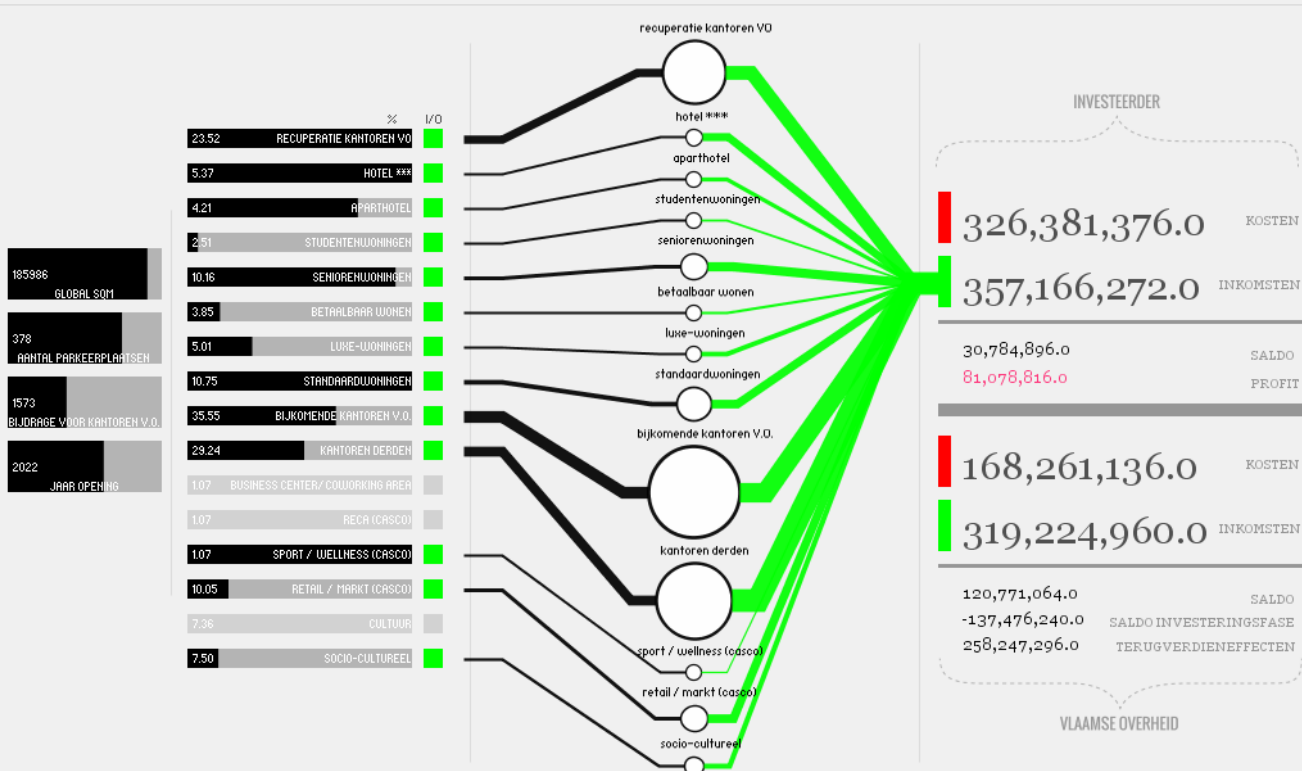
The App makes it easy to explore the variations of all the relevant parameters regarding the study, thus enabling the user - you - to make an informed decision regarding the future of Ferraris.

FERRARIS

Financial simulator app

RANDOMIZE AUTO CALIBRATE PACK SHOW SYNERGIES BEST MIX SAVE! EXPORT EXIT

Info: bijkomende kantoren V.O. SQM: 66,123.7 SELLING VALUE: 61,828,388.0 euros NPV: 56,686,012.0 euros No of PARKING REQ: 132.0 #



Warning! Total percentage exceeds 100%. It is now 153.1%. Please adjust the parameters or use the AUTO CALIBRATE function.

bijkomende kantoren V.O. Building cost / m2: 1,200.0 Selling price / m2: 1,573.1 m2/Parking: 500.0

EIB

Ferraris Financial Simulator App

The App

The app layout is structured around the main parameters and their graphical and financial visualisation. It is possible to switch between two graphical representations and to toggle the display of more detailed financial information. The following pages will outline and describe each section in detail.

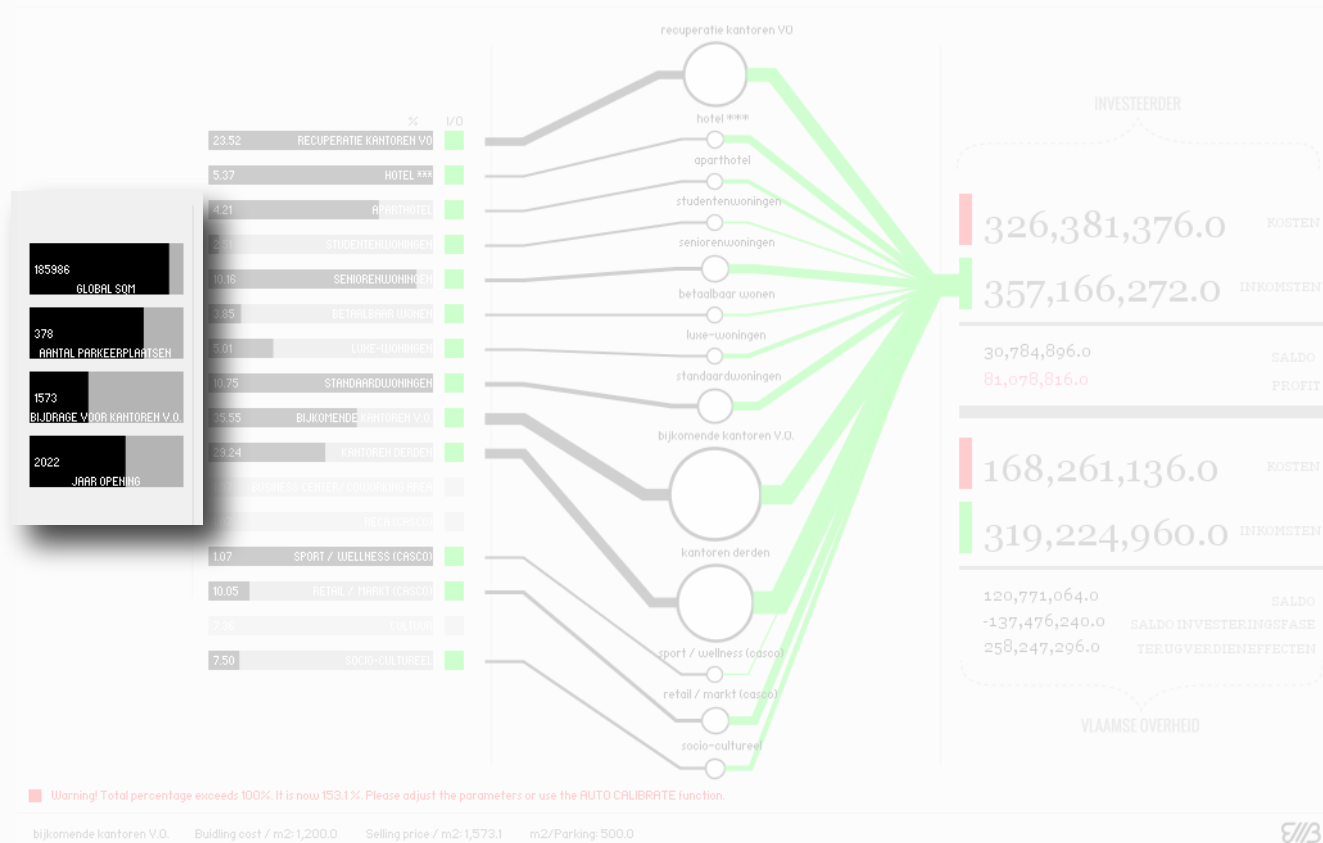
EIB

FERRARIS

Financial simulator app

RANDOMIZE AUTO CALIBRATE FRACK SHOW SYNERGIES BEST TMR SAVE! EXPORT EXIT

Info: bijkomende kantoren V.O. SQM: 66,123.7 SELLING VALUE: 61,828,388.0 euros NPV: 56,686,012.0 euros No of PARKING REQ: 132.0 #



Main Parameters | The App

The main parameters are: the global amount of square meters, the number of parking places, the rent/square meter that the VO pays and the opening year of the new building.

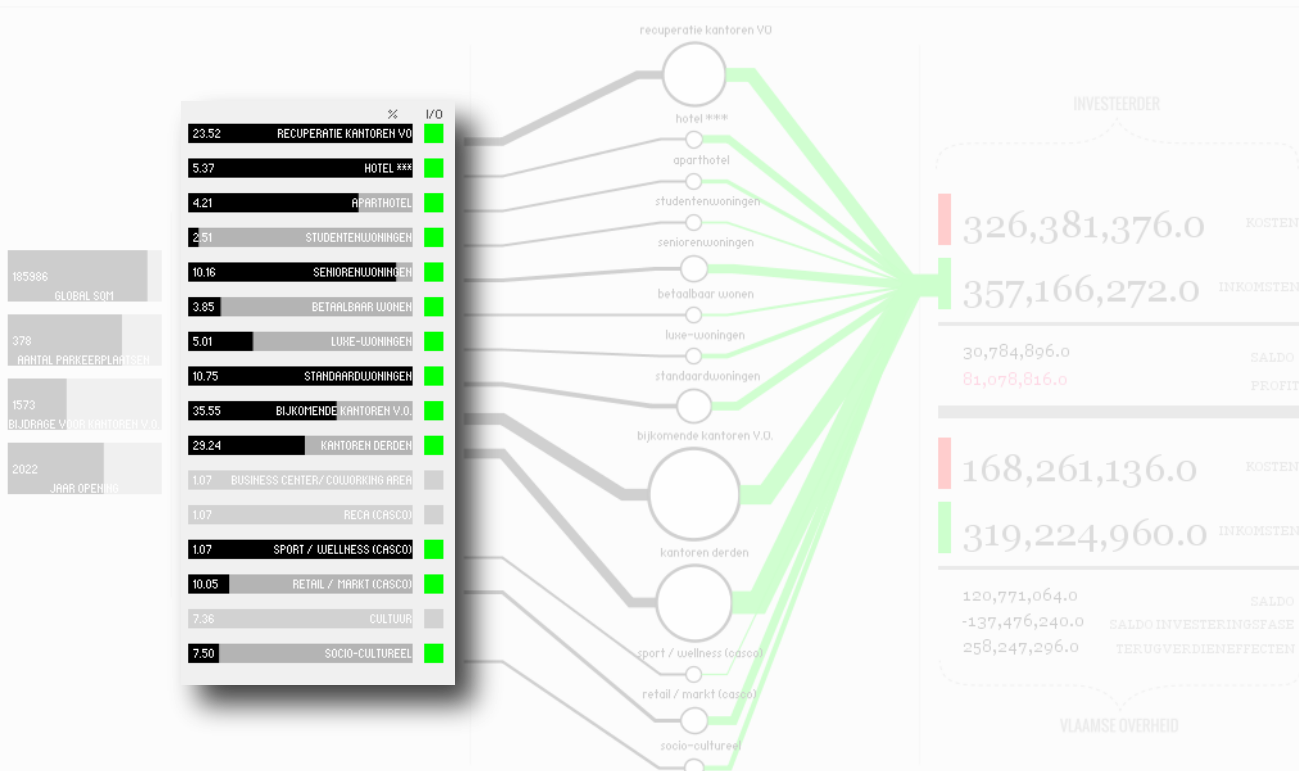
They have a strong influence over the financial impact of the whole building. All further square meters are calculated as percentages from the global square meters. The opening year has an influence over the outcome - the more the opening is delayed, the more the overall profit falls given the inflation rate and the fluctuation of the NPV (net present value).

FERRARIS

Financial simulator app

RANDOMIZE AUTO CALIBRATE PACK SHOW SYNERGIES BEST FM SAVE! EXPORT EXIT

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bijkomende kantoren V.O. Building cost / m²: 1,200.0 Selling price / m²: 1,573.1 m²/Parking: 500.0

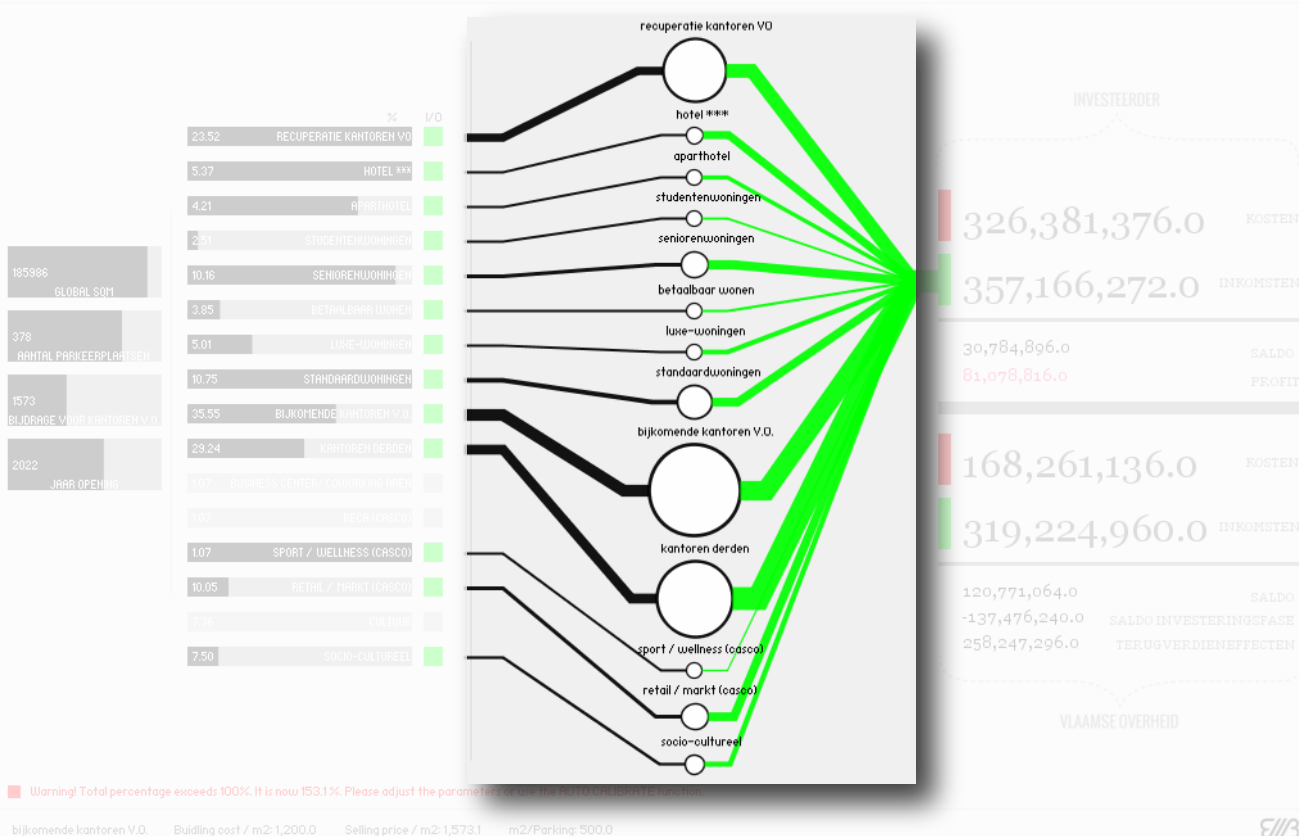
EIB

Functional Parameters | The App

The functional parameters are all the “ingredients” that get mixed in the study. They all have different building costs, gross/net ratios and selling prices. As such, a valuable recipe would be one that mixes them in such a way to maximize profit.

There are several hidden constraints embedded in each of them: minimum and maximum amount of square meters (i.e. a hotel with only 10 rooms is not feasible, and the minimum area for the hotel function is around 3000 m² according to market studies). You can enable or disable a specific function by clicking the green square button next to it.

Info: toekomstige kantoren V.O. SQM: 66,123.7 SELLING VALUE: 61,828,388.0 euros NPV: 56,686,012.0 euros No of PARKING REQ: 132.0 #

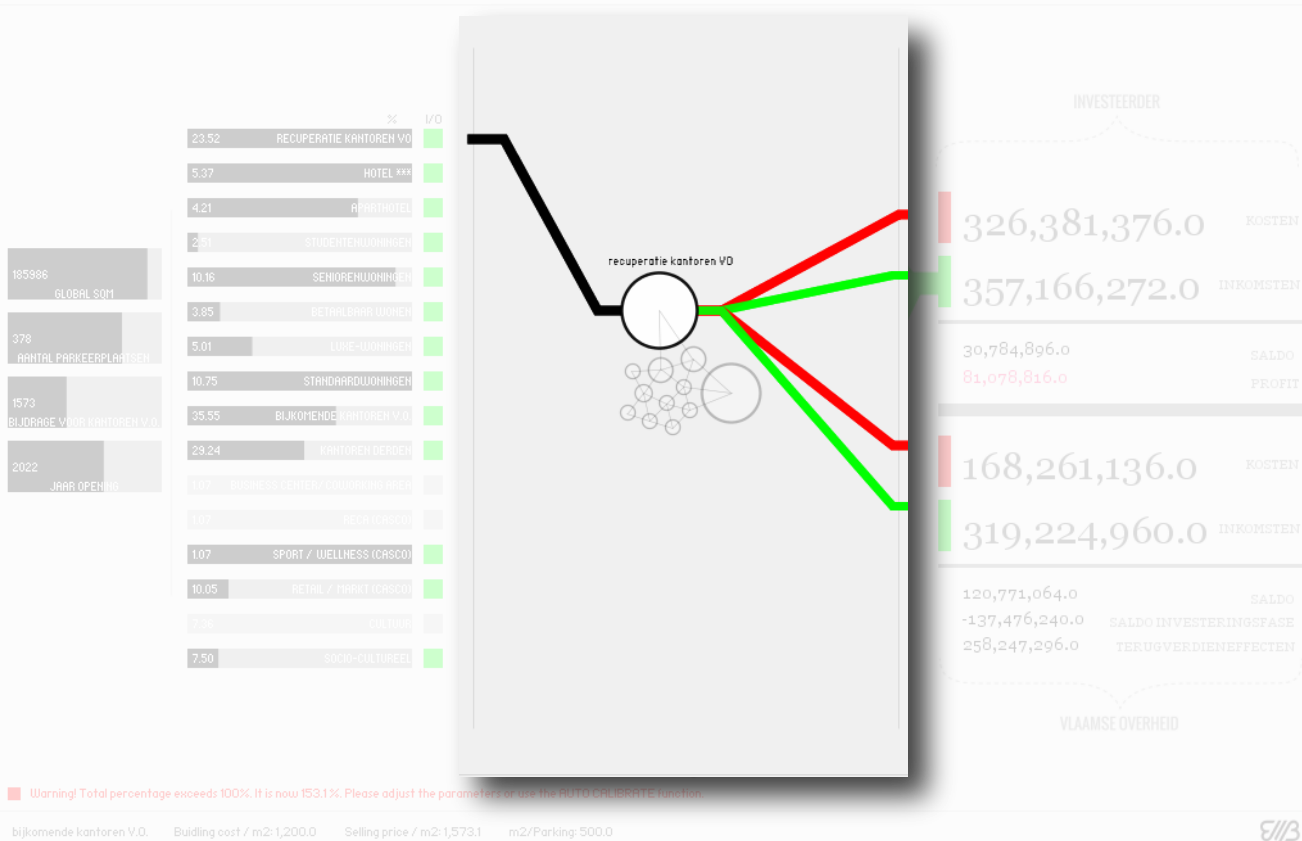


Graphical Representation: Sorted

The App

The graphical representation area allows for a quick and intuitive assessment of the size and impact of each specific functional parameter without the need to make unwieldy numeric comparisons manually.

The sorted view allows for more information to be displayed. Hovering with the mouse over a specific circle will reveal the respective function's contribution to both the profit and the expenses of the involved parties. In this view only, hovering with the mouse over income or costs numbers will display all the financial input in a weighted way.



Graphical Representation: Packed | The App

The graphical representation area allows for a quick and intuitive assessment of the size and impact of each specific functional parameter without the need to make unwieldy number comparisons.

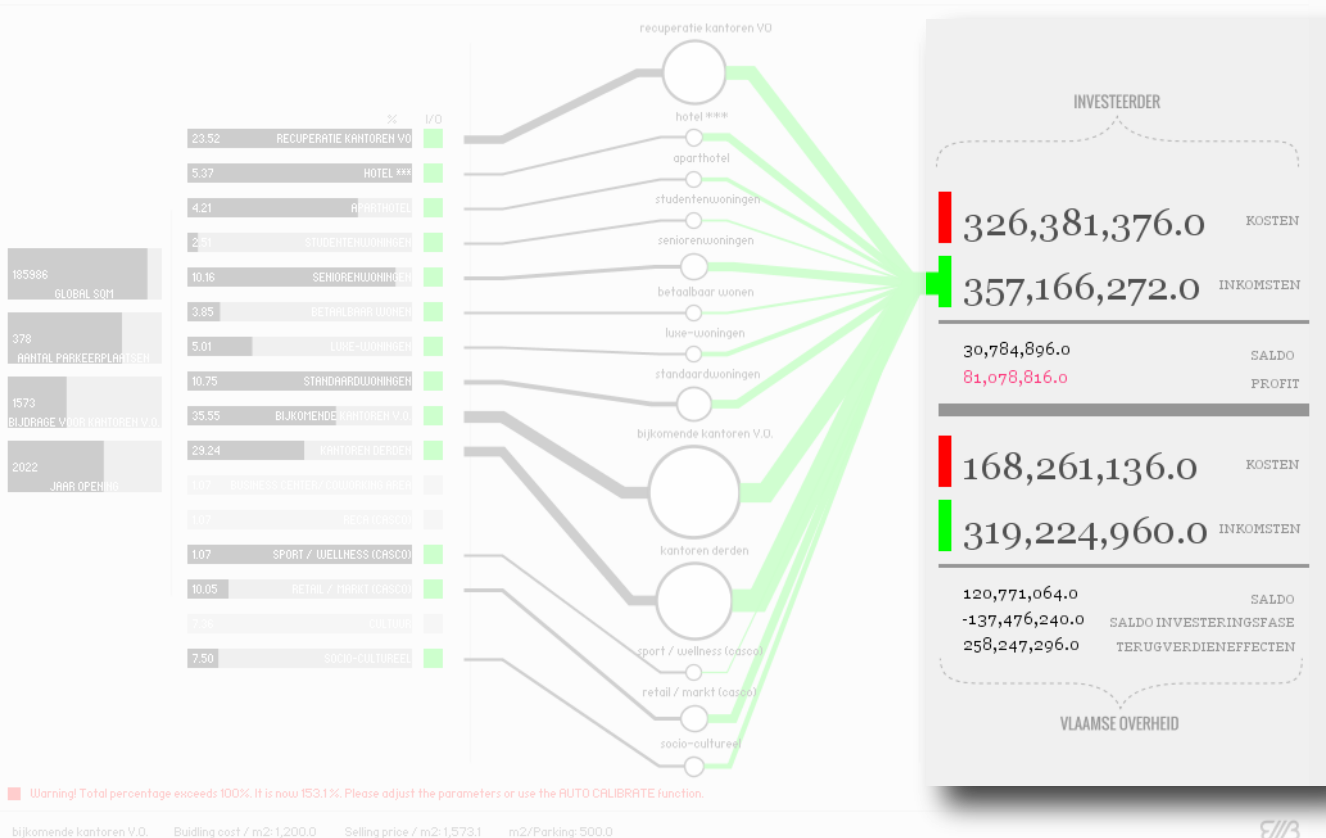
The packed view allows for a quick evaluation of the size and proportions of the functions amongst each other. The representation is weighted (not fully proportional). Hovering with the mouse over one circle (function) the app displays the connections to both financial input as well as to the control slider.

FERRARIS

Financial simulator app

RANDOMIZE AUTO CALIBRATE PACK SHOW SYNERGIES BEST TBW SAVE EXPORT EXIT

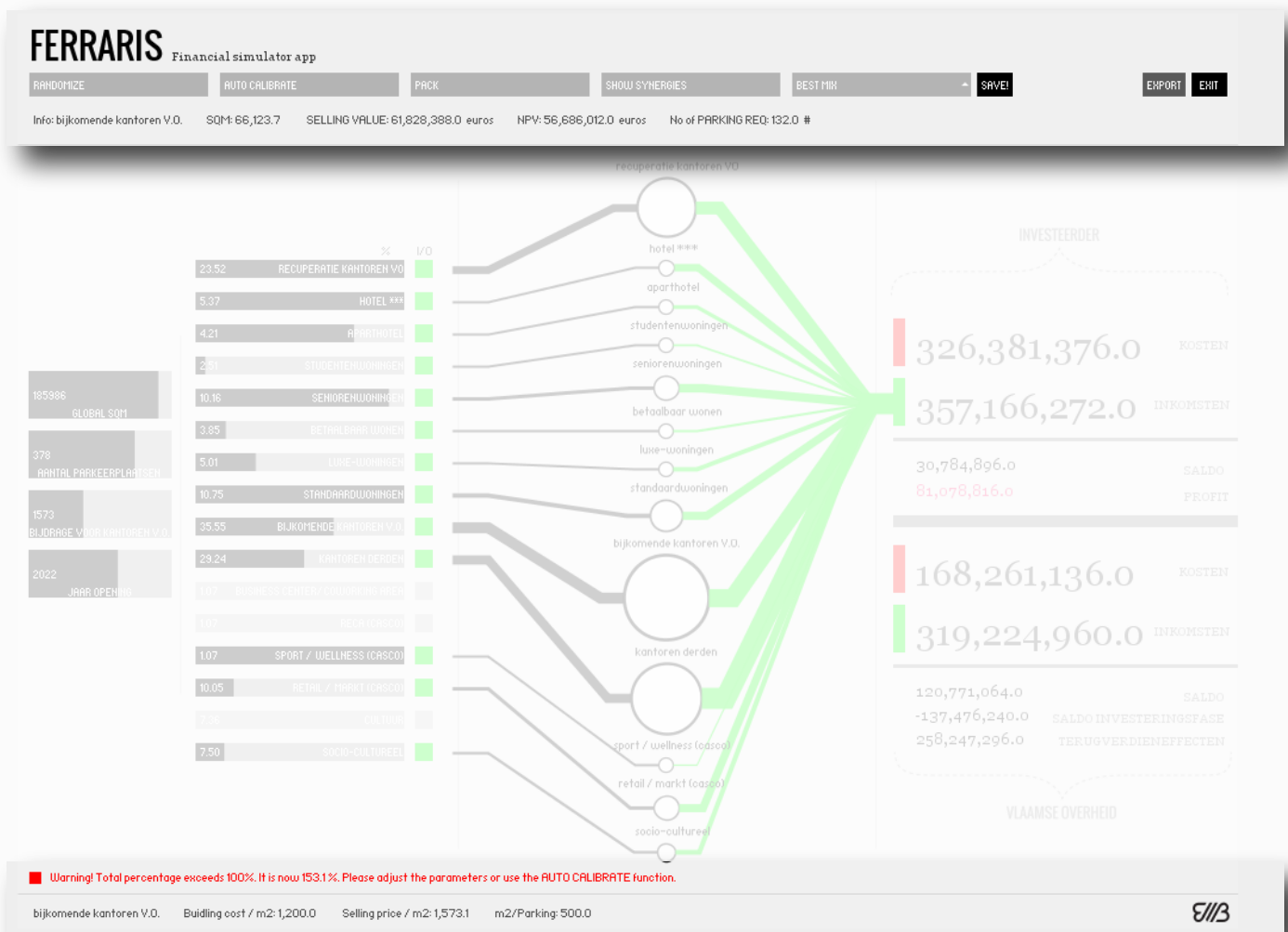
Info: bijkomende kantoren V.O. SQM: 66,123.7 SELLING VALUE: 61,828,388.0 euros NPV: 56,686,012.0 euros No of PARKING REQ: 132.0 #



Financial Output | The App

Here the app displays all the most important sums of money involved, namely the cost and expected income of the developer(s) as well as the Vlaamse Overheid's expected required investment and overall income.

The income of the VO is calculated from several sources (energy saving, rent savings from not having to rent another locations, etc.) over a period of 30 years in the future.



Top + Bottom Bars

The App

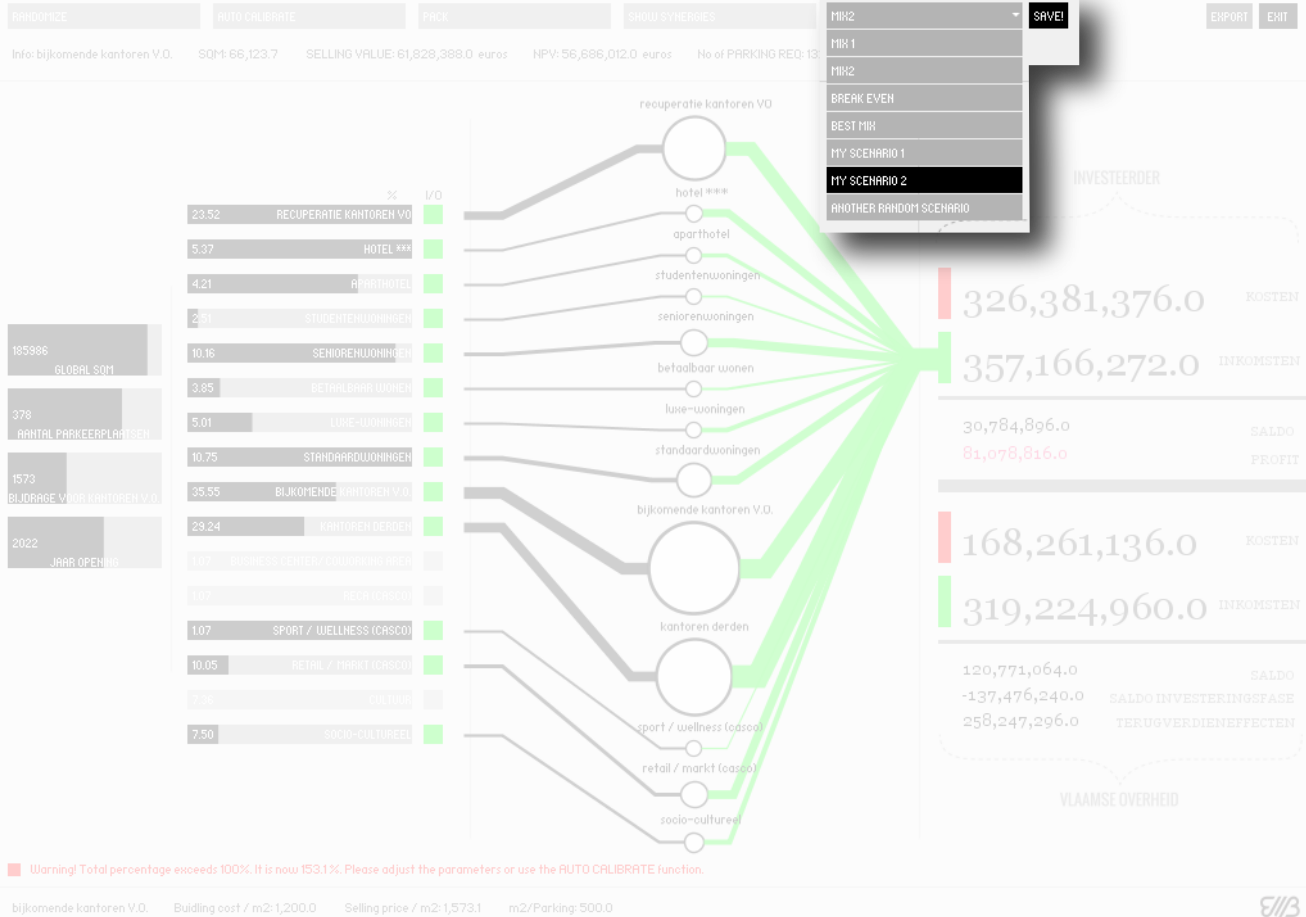
The top menu bar contains a series of buttons controlling some functions of the app. In order, they are:

- 1) Randomize
- 2) Autocalibrate - reduces/increases the functional parameters percentages to fit in 98% - 102%.
- 3) Pack/Sort - switches the graphical representation
- 4) Show synergies - shows which functions work well together and which don't benefit from each other's proximity
- 5) Scenarios dropdown - select from a series predefined scenarios.
- 6) Save - saves the current configuration as a scenario
- 7) Export - exports a screenshot
- 8) Exit

Directly below is a text line displaying information about the function the mouse is hovering over.

The bottom menu bar displays either a warning or a confirmation that the current sum of the functional parameters percentages is (or is not) within the accepted range (98-102%).

The bottom text line displays general information about the function the mouse is currently hovering over, like the building cost, selling price and required parking places / square meter.



Scenarios | The App

There are four predefined scenarios: Mix 1, Mix 2, Break Even and Best Mix. For further information about them please consult the study booklet and/or presentation.

You can save a scenario you defined by clicking the "SAVE" button right next to the dropdown menu, typing a scenario name and then hitting "enter" on your keyboard. The scenario thus saved can be found at the bottom of the list within the dropdown menu and can be reinitialised during the course of the app usage.

To save it permanently, use the "EXPORT" function, which will save a screenshot of the current configuration to the same folder you have copied the app to.