



PREPARED FOR COMMONWEALTH BANK OF AUSTRALIA

Commercial Property Intelligence Pricing Proposal.

Data feeds, API access, and the Pro platform with PRISM — five markets, measured to one standard.

Proposal valid until 18 December 2026



COVERAGE & SCALE

Five markets. 1.34 million verified records.

01

PROPERTY UNIVERSE

481,948

Commercial assets across office, industrial, retail and other – freehold and strata.

LEASE UNIVERSE

178,329

Active and historic lease transactions, all sectors, five markets.

SALES UNIVERSE

683,210

Sale transactions with price, yield and true counterparty identity.

ASSETS BY MARKET



Arealytics Pro — the whole market, verified.

The commercial property intelligence platform — every asset, sale, lease and owner across the five largest markets, field-verified and current.



Real-time analytics
dashboards built
on field-verified
data



Interactive mapping
leases, sales and
ownership on one
map



Unique Identifier
all data sets tied to
the Arealytics PID



Custom alert feeds
market movement
on your book, as it
happens



Workflow Engine
CMA, Lease Insights, PRISM





PROPERTY RISK & INVESTMENT SUMMARY MODEL

PRISM — Property Value Estimate in minutes.

Automated desktop valuations across office, retail, industrial and strata — built on the same methodology as the top-4-bank Sales Price Index. Auditable, defensible and aligned to bank standards.



Immediate

a defensible estimate of market value in minutes, not weeks



Verified

market evidence that is verified at every step of the way



Index-backed

the Sales Price Index methodology underneath



Bank-aligned

auditable outputs for credit and risk teams



Data & API access pricing.

04

DATASET	DATA FEED	API ACCESS
Property	\$400,000	\$280,000
Lease	\$450,000	\$315,000
Full Sales File	\$325,000	\$227,500
Listings	\$200,000	\$140,000

40% off

Applies only when all four datasets are purchased together as a bundle.

All datasets

~~\$1,375,000~~
\$825,000

~~\$962,500~~
\$577,500

PRICING

Platform & PRISM report.

05

PRO PLATFORM

\$250,000

per year — platform access only

PRO WITH PRISM

\$350,000

per year — platform + PRISM base system

PRISM REPORT PRICING — RATE PER REPORT

YEAR 1

\$0 waived

YEAR 2

\$150

YEAR 3

\$175

● No report charge in Year 1 — waived in recognition of CBA's involvement in the PRISM beta trial.

Annual investment summary.

06

Year 1 — full API access to all datasets, bundled with Pro + PRISM.

Proposed annual cost	\$591,281
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Current cost to CBA (limited sales file)	\$180,000
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Incremental new cost annually

Proposed cost less current spend — Year 1

\$411,281

VALIDITY & DISCLAIMER

The fine print.

CONTACT

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PROPOSAL VALID UNTIL

18 December 2026

Open for acceptance until this date.

ENTITY

Empirical CRE Pty Ltd

ACN 625 506 505 · trading as Arealytics

Confidentiality

This proposal is confidential and proprietary to Arealytics. It is intended solely for Commonwealth Bank of Australia and may not be reproduced or distributed, in whole or in part, without prior written consent.

PRISM estimates

PRISM outputs are automated, indicative desktop estimates of market value. They are not formal valuations and should not be relied upon as such.

Information

Information in this proposal is believed to be accurate at the date of preparation but is provided without warranty. Recipients are solely responsible for verifying all information and assume all risk arising from any inaccuracies.

Pricing

All pricing in this proposal is indicative and subject to final agreement between the parties.