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*ARGUS Software Launches the Next Generation of ARGUS Enterprise and ARGUS Valuation DCF
AE 9.5 Advances the Leading Integrated Asset Management Platform; DCF 16 Again Sets the Standard for Commercial
Real Estate Valuation*

TORONTO (Marketwired – September 12, 2013) - ARGUS Software Inc. (“ARGUS”), a division of Altus Group Limited (“Altus Group”) (TSX: AIF) and the leading global provider of software solutions for the commercial real estate industry, today unveiled ARGUS Enterprise 9.5® (AE 9.5), the latest and most advanced version of the industry standard asset and investment management software platform. ARGUS also unveiled ARGUS Valuation DCF 16® (DCF 16) as a module of the ARGUS Enterprise platform, again setting the standard for the world’s most widely used application for discounted cash flow based commercial real estate valuation.

With over 80 clients now using ARGUS Enterprise across the globe, AE 9.5 significantly advances user productivity, risk management and decision-making for asset managers, portfolio managers, investors, lenders and other real estate professionals. With over 300 new features and functions, AE 9.5 offers sophisticated portfolio analytics and tools for performance measurement, attribution analysis and enhanced risk management.

Key features include:

- **Comprehensive View of Capital and Returns:** Bring together property forecasts, budget data, valuations, sensitivity analysis and structured finance vehicles into an integrated view of your business from lease details to investor returns.
- **Integrated Fund and Investment Level Reporting:** Model joint venture and fund entities including general partners, limited partners, special purpose vehicles and loans to easily evaluate complex investment scenarios and calculate waterfall returns based on asset level forecasts.
- **Powerful Excel Integration & Revamped User Experience:** Combine the power of a robust Excel add-in with new graphical modeling tools and the ability to audit and roll back changes in order to work more efficiently than ever.

“Customers have told us they are facing rising pressure to gain control of data and be more efficient in budgeting, planning and valuation. We have met that challenge with the releases of AE 9.5 and DCF 16. This marks the next generation of our industry standard platforms for valuation and asset management”, said Mike Abramsky, President, ARGUS. “This is a major milestone in helping our customers efficiently connect the growing volume of their data with their business processes, as well as linking the many participants in the commercial real estate industry.”

“The very nature of commercial real estate is shifting, forcing investment firms to more tightly and rapidly integrate rising amounts of data into key processes,” said Robert K. Ruggles III, President, RVA USA, Altus Group. “The improved efficiency afforded by AE 9.5 assures that asset managers’ attention is focused on strategy rather than data manipulation.”

The release of DCF 16 represents the most significant upgrade yet of Valuation DCF, ARGUS’ benchmark valuation application for commercial real estate, with over 90,000 users around the globe. DCF 16 has been re-engineered for the way the industry works today, streamlining the management of multiple properties and portfolios, and supporting efficient decision making and scenario analysis.



Specific advances include:

- **Executive Reporting and Portfolio Analytics:** Simulates multiple market scenarios and drives improved strategic decision making. Multiple new reporting tools support executive, board and investor-related communications.
- **Integrated Asset Management and Valuation:** Easily import historical property actuals to blend with forecasted revenues and expenses for performance measurement, investment analytics and budgeting.
- **Benefit From Larger Displays:** Take advantage of multiple monitors with the ability to undock detachable windows within the application, see real-time updates to calculated results and open multiple DCF files at once.

AE 9.5, with the new DCF 16 module, continues to work with files in the prior ARGUS Valuation DCF format allowing for integration with legacy data and systems internally and with partners.

Additional Information:

- [ARGUS Enterprise](#)
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About Altus Group Limited

Altus Group is a leading provider of independent commercial real estate consulting and advisory services, software and data solutions. We operate five interrelated Business Units, bringing together years of experience and a broad range of expertise into one comprehensive platform: Research, Valuation and Advisory; Cost Consulting and Project Management; Property Tax Consulting; Geomatics and ARGUS Software. Our suite of services enables clients to analyze, gain insight and recognize value on their real estate investments.

Altus Group has over 1,800 employees in multiple offices around the world, including Canada, the United States, the United Kingdom, Australia and Asia Pacific. Altus Group's clients include financial institutions, private and public investment funds, insurance companies, accounting firms, public real estate organizations, real estate investment trusts, industrial companies, foreign and domestic private investors, real estate developers, governmental institutions and firms in the oil and gas sector.

For more information, please visit www.altusgroup.com

About ARGUS Software Inc.

ARGUS Software is the leading provider of software and solutions for analyzing and managing the value of real estate investments worldwide. ARGUS Software has a Global client base, consisting of over 90,000 users, and has been dedicated to providing solutions to the commercial real estate industry for over 25 years. The ARGUS Software portfolio includes industry-standard products, including ARGUS Enterprise, the most open and integrated platform for valuation, budgeting and asset management solutions.

Forward-Looking Information

Certain information in this press release may constitute "forward-looking information" within the meaning of applicable securities legislation. Forward-looking information includes, but is not limited to, expectations with respect to the success of ARGUS Enterprise in the market. The forward-looking information reflects Altus' and management's current expectations, beliefs and assumptions regarding future events and operating performance and is based on information currently available to management. The assumptions made in making certain



projections include, but are not limited to, the success of product development and launch initiatives, the supply and demand for ARGUS' products and services and the execution of certain business strategies. Inherent in the forward-looking information are known and unknown risks, uncertainties and other factors which could cause actual results, performance or achievements of Altus to differ materially from any results, performance or achievements expressed or implied by such forward-looking information, including but not limited to : the general state of the economy; competition in the industry; ability to respond to technological change and develop products on a timely basis; protection of intellectual property or defending against claims of intellectual property rights of others; and performance of obligations/maintenance of client satisfaction; as well as those described in Altus' publicly filed documents, including the Annual Information Form (which are available on SEDAR at www.sedar.com). Given these risks, uncertainties and other factors, investors should not place undue reliance on forward-looking information as a prediction of actual results.

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