



Product Release Notes

ARGUS Developer V5.00.005.066

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Release Notes for ARGUS Developer V5.00.005.066
September 19th, 2011

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Introduction

Purpose	The purpose of this document is to communicate enhancements, modifications, known problems and ways to work around them for the release of ARGUS Developer V5.00.005.
Scope	This document describes the release of ARGUS Developer V5.00.005.
Compatible Platforms and Products	<p>This product has been verified to install and operate on the following platforms (or with the following products):</p> <p>Desktop Operating Systems</p> <ul style="list-style-type: none">• Windows 98 SE (second edition)• Windows Me• Windows 2000• Windows XP• Windows Vista (limited verification)
System Requirements	<p>The following represents minimal supported system requirements for use of ARGUS Developer V5.00.005.</p> <p>Client PC Requirements</p> <ul style="list-style-type: none">• Memory: At least 256 Mb of RAM• Hard Drive: At least 60 megabytes of hard disk space• Processor: 400 MHz Pentium III or equivalent (or faster)• Display: Super VGA 1024 x 768 color monitor <p>Browser Requirement</p> <ul style="list-style-type: none">• Internet Explorer 6.0 or higher• Firefox 2.0.0.8 or higher <p>Microsoft Excel Export and Import Requirement</p> <ul style="list-style-type: none">• MS Excel 2002 or higher

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ARGUS recommends that clients check new versions in a test environment before releasing to their users. ARGUS will provide test licenses to all clients under support who wish to upgrade to the new version.

Known Issues in V5.00.005.066

The following are known issues in this release:

Item	Description	Workaround
17760	VAT on Revenue calculates as +ve receipt rather than cost	None
18679	Construction Loan is contributing when cash is available in Reserve	None
19716	Reserve Account Balance is negative at the end of the cash flow	Try restricting the distribution of profit from the reserve account until the final project cash requirement
20048	Unable to switch off letting cost on renewal of lease	None - the option works on both first term and renewal terms
20500	Debt being called when there is sufficient Reserve balance near the end of project	None
21621	Line entry is duplicated in finance cash flow when using Equity / JV finance	Delete the sources and then re-enter the data
22083	Profit Warning on Appraisal Summary when Project Funded Interest is present	Various reasons for this - see other Document
22470	For a New Project, Export to excel is throwing error message in windows 2000	None
23110	Structured finance not showing all finance structures in Phase Group Box	Ensure that only one Finance Structure has All Phases linked to it
23146	Graphical Analysis - changes made in the Graphical analysis window are not saved	None - reselect the graph type when the window is next opened
23734	Data Checker reports no land value calculated messages for the wrong phases	These messages can safely be ignored
24846	Bitmap logo files not drawn to desired precision on the reports	None

Defects Fixed in V5.00.005.066

Item	Description
29829	Exit calculation incorrect for case where there are stepped rents + rent review (in initial lease and no lease renewal).
29831	Exit calculation incorrect for case where there are stepped rents + expiry void & renewal rent free.
29905	Gross Development Value and Net Development Value incorrect in structured finance projects.
30292	Translation of the string 'Phase Name' in the Timescale dialog was incorrect in Asia-Pacific dictionary.
30356	Moving the order of phases within the timescale caused access violation errors.
30482	Changes to the currency conversion factor did not update the construction breakdown schedule.
30660	Exit calculations ignore the expiry void (and rent free on renewal) if stepped rents and initial rent free are present.
30738	Structured Finance – a balance outstanding was shown on the Performance Measures tab for some project files.
31311	Interim market rent not valued when a lease starts after the sale date and a stepped rent finishes before the first review.
31252	Renewal \$/SF Leasing Commissions were paid at the beginning of the renewal void, not after the expiry of the void.
31339	The After Tax Equity IRR is overstated on the Summary/Proforma report. It includes the Equity net cash flow line multiple times.
32143	Sensitivity Analysis where there is growth on unit sales could sometimes overstate the end sales value.
33031	All reports on the Standard tab were showing the program version number of 5.00.001 – this should be 5.00.005.

Enhancements Introduced in 5.00.005.066

Item	Description
30824	Option to export a full list of detailed cash flow rows for each cost category through the Data Source export to Excel. The option can be found on the Export to New Analysis and Update Existing Analysis Report pages in the Export wizard.

Defects Fixed in V5.00.004.018

Item	Description
27798	List index out of bounds error when loading interest rate information
29186	Capital not paid before Preferred Return in some circumstances
29334	Unable to load file due to invalid characters detected in file
29408	Intersource Transaction data was changed when closing the Structured Finance dialog
29424	File load fails when loading interest rate information
29463	Finance sources and Intersource Sources are blank after deleting a Source on the Sources tab
29494	IRR Lookback profit is distributed in a higher order when the same IRR Target rate is used across return orders
29495	Equity IRR in the Sensitivity Analysis results table does not match the Performance Measures tab
29576	Error when copying an area record with a Construction Breakdown
29659	Custom changes to development stage timing in the Timescale & Phasing dialog were sometimes lost when phases were dragged into different positions
29662	Deductions were not taken from stepped rents when there was a rent free at the sale date.
29743	Date headings and % annual returns for the Cash on Cash section of an Equity source report were not aligned correctly. The returns were shown under the wrong dates.

Enhancements Introduced in 5.00.003.024

Item	Description
28511	<p>Option to repay capital contributions before Preferred Return profit distributions. The option can be applied to individual tranches of profit distribution.</p> <p>The inability to pay a Preferred Return when a finance source's repayments were manually timed lead to the introduction of this new option. The repay capital before preferred return situation could be partially handled by manually timing repayments. The difficulty arose when capital had been fully repaid – there was no mechanism for entering manually timed preferred returns.</p>

Defects Fixed in V5.00.003.024

Item	Description
27436	The Structured Finance dialog could show a warning about Preferred Return Orders when it was being closed. When this happened, the dialog would not close.
27958	When a data file was loaded, the Phase Group drop down in the main application workspace did not show the same setting as when the file was saved. This could cause the KPIs to show figures that belonged to a different finance structure.
28120	The Return on Equity could show the wrong value in some circumstances. This depended on which of the Structured Finance Cash Flow view orders was selected.
28237	If changes were made to a cost's timing and distribution by opening the cost editor then opening its timing and distribution editor then cancelling the change, the original timing and distribution were changed for all items entered under the same cost schedule.
28251	When tax is calculated on an IRR Lookback profit distribution, there could be a situation where too much tax was applied. This happened when there was a Preferred Return calculated for the same source in a lower order.
28357	The Net Operating Income report showed an NOI figure that was too low because some Operated Asset figures were double-counted.
28373	When an Operated Asset Section type is changed, the original cash flow lines that belonged to these sections were not removed. They remained in the project cash flow and showed zero values.
28494	An interest rate was not shown on the Appraisal Summary/Project Proforma report even though an interest value had been calculated.
28504	Some projects showed an Access Violation after loading due to cost code data not being correctly maintained when changes had been made to the structured finance area.
28548	A List Index Out of Bounds error was shown when a WCF data file was loaded directly after a WCFX data file.
28552	An Invalid Characters Detected in File error was shown when double-clicking on a WCFX data file in order to open it in Developer.
28554	A file read error was shown when opening some WCFX data files that used the Basic Finance type.
28754	Corrections made to some rent valuations under the following circumstances: <p>Tenant with Ground Lease and Exit during a Rent Free and valuing the rent free as a deduction of proportion of MRV – in this case, the ground rent was not deducted before calculating the rent free amount.</p> <p>Tenant with Ground Lease and reversion to MRV when the capitalisation date coincided with a Rent Free expiry and a Rent Review – the YP calculation period was one month too short.</p>
28927	After making a copy of a finance structure, any loan fees that referred to a phase number were not linked to the new structure.
28928	Any items within the structured finance area that had a timing of Project Start or Project End were always preceded by a phase number. There should be no phase number for these types of timing.
28929	New finance source contributions showed the Earliest Start Date as 'Phase 1: Phase Start', instead of 'Project Start'.

Defects Fixed in V5.00.002.016

Item	Description
27522	After loading a WCFX data file in non-English Windows locales, a floating point error was displayed. This was caused by the way in which XML text is converted to floating point numbers.

Defects Fixed in V5.00.002.010

Item	Description
26128	Attempting to run Developer from a Windows 7 machine using the current Novell client software, installed on a Novell file server, fails with a permission error
26605	Export of the Sensitivity Analysis to MS Word prints lines over the figures
26608	Export to Excel does not use the Analysis Templates
26655	Fill Series does not continue filling with Max Value when limit is reached
26766	Large/Medium fonts on Windows 7 distort the Graphical Timescale Report and hide some buttons
26770	Graphical Analysis of Cost Breakdown. Shows incorrect Land Cost percentage
26776	List Index out of Bounds error when exporting to Version 2.06
26830	Export to MS Word is not in the same format as when reports are exported to PDF
26849	Op Assets – where there were vacant periods in the 12 month NOI projection, the program would attempt to annualise the total NOI
26928	When the Graphical Distribution button is clicked, nothing happens
26887	The Sensitivity report no longer appears on the list of Standard Reports
27252	The Net Operating Income report included extra detail lines in the Leasing and Capital Costs section. The Totals shows for the Debt Service detail lines were printed as positive amounts when they should have been negative

Enhancements and Modifications Introduced V5.00.001.050

Item	Description
24404	Add option to save calculated results from selected finance structures into the WCFX formatted data file
24451	Add the hidden cash flow rows for Market Rental Value (MRV) and Market Rental Value History (MRV History) rows to the export to Excel
24463	Created Academic Version of the software for students and academic establishments
24471	Calculation manual updated to include an explanation of an option for the Development Yield
24767	Add option to exclude any contributions made through inter-source transactions from % loan fee calculations. This option is found on the Inter Source Transactions tab within the Structured Finance setup dialog
24994	Added a button to the main application toolbar to enable editing of operated asset data
25438	Added new element to the WCFX file format to hold cash flow data for each tranche of each finance source, including profit distribution cash flows
25976	Unconditionally export the Australian Margin Tax cash flow information to the Datasource template
26001	Added new, optional attribute to the WCFX file format to hold the inflated/grown/escalated amount for each period cell in the base project cash flow

Defects Fixed in V5.00.001.050

Item	Description
23620	Loan Fee Dates fall outside the project start and end date - should be validated
23814	Report printer window: Access violation error message when unchecked checkboxes in Report setup tab Under Options for report sections
23851	Some Calculations Assumptions are missing from the Assumptions Report
23953	Export to the Excel template is creating Ranges that do not hold the correct cash flow data
23965	Cost Codes do not appear when a file is loaded using WCFX format
23967	Cost Codes cannot be attached to Rent Additions/Sales Additions in the Cash Flow
24014	Structured Finance calculations use data from all phases rather than the active phases within the selected Phase Group
24026	Sensitivity Analysis Report is not Printing Table Headings correctly
24074	Export to Excel template – the Interest row is incorrect
24075	Export to the Excel template - Range names of Capitalised Rent areas are duplicated
24089	TotalCost and TotalRevenue lines in the export to the Excel template are incorrect
24090	The Description for the Operated Asset Income category is incorrect
24140	The Sensitivity Report is not showing the Field Name for all sections when there are more than 2 fields included
24156	Access Violation error in assumptions dialog when converting to Equity/JV project
24160	Certain costs of the same type are not being grouped together on proforma
24186	Project Cash reserves not working as expected
24196	The Country Format Settings do not show when a Project Template in ptlx format is selected
24210	The Gross Initial Yield not calculating correctly
24271	Order of Area Records on Appraisal Summary does not follow order of Phases in Timescale and Phasing
24275	Standard 'CostCodes.XML' file is loaded on startup. Cost codes should be loaded only when a file is selected.
24362	Infrastructure Cost Basis is not reloaded correctly and changes results for WCF format files
24368	Fixed land cost was removed when loading a version 3 file into version 5
24414	The Cash Flow reports on standard reports menu cannot be exported to Excel
24449	In the Structured Finance cash flow, selecting Repay Outstanding Balance from the popup menu does not recalculate project correctly
24450	Reported Cost Warning on Summary caused by Net Source Contributions & Project Funded Interest
24477	The Result bar shows Mortgage Interest inclusive of Mortgage Fees - the fees should not be included
24478	Export to Excel template duplicates interest and fees when Project Funded Interest/Fees are present
24480	Source funded interest contribution does not match the target source's interest charge
24496	Structured Finance cash flow data are not grouped in correctly when non-monthly view cycles are selected AND the Show Period Zero option is not checked
24497	Project Cash Flow Report shows incorrect Total Investor Cash Flow when tax on profit is deducted
24545	The function that determines whether loan fees are stable from one calculation pass to the next did not calculate the % difference to the required accuracy

Item	Description
24546	Interest calculations incorrect in some circumstances when Intersource Transaction present
24547	The Performance Measures tab does not show Project Funded Interest or Project Funded Fees
24788	Display issue when viewing Annual cycles in the finance cash flow
24808	The start date of a Stepped Rent Profile is not picked up by the valuation immediately after editing the start date field
24841	Leasehold tenure Investment Valuation YP data over-writing other columns when appraisal summary is printed or exported to PDF
24943	Export to Excel template is not setting the correct phase number prefix
24950	Length of the Cash Activity bar in the Timescale & Phasing Graph report did not include the final period
24955	Exports of enhanced reports to Excel is showing costs as both bracketed and negative numbers
24963	The YP column is overlapping with other columns in the Appraisal Summary report
24990	Cumulative Unit Sale completion data is not grouped correctly when viewing non-monthly cycles in the cash flow
25059	Range Name prefixes incorrect in Export to Excel when Infrastructure Phases present
25129	% Undrawn Loan Fee does not include any contributions made by Inter-Source Transactions
25224	Structured finance - Return on Equity calculation on results bar is incorrect for cash flows ordered by Contribution Source or Profit Distribution Source
25233	After pasting data into the cash flow, the detailed editor dialogs on the Definition page did not show the correct amount
25320	Corrections made to the Timescale and Phasing graph report to show the true project length
25325	A prompt to save data was not shown if the only action during a project editing session was to change a Cost Code
25326	Cost Codes for finance structures were not loaded correctly when using the WCF file format
25328	A Copy of a Finance Structure has some incorrect interest only repayment assumptions
25870	The Unlimited Repayment check box in Structured Finance Repayments can be checked or unchecked when the data field is disabled
25957	The phase length is reported incorrectly in the export to the Datasource template when a phase starts after the project start date
25990	Project funded interest and Project funded fees cash flow data is not saved to the Results set in the WCFX data file format
25992	The finance data at the end of the basic project cash flow grid does not reflect the correct values for Period Total for Interest and Period total for IRR when structured finance is active. The Period Total for Interest will now be hidden when structured finance is active. The Period Total for IRR will now reflect the correct values for the Pre-Finance IRR
26128	Attempting to run Developer from a Windows 7 PC on a Novell network reports that insufficient privileges are set and the program terminates.
26163	Minor alterations to column headings in the Financing tab of the Finance Setup dialog to show 'Project Funds Interest' and 'Project Funds Fees'.
26164	Funding sources in a multi-source contribution order that have been taken out by an Intersource Transaction continue to contribute funds.
26192	When setting the final contribution date for a funding source, no allowance was made for any data that, in some circumstances, could be outside the project timescale limits.

Item	Description
	This had the effect of making the Balancing Account contribute instead of a funding source.

Enhancements and Modifications Introduced V5.00.000.423

Item	Description
7374	Add a Report to print the graphical Timescale and Phasing data
7384	Add a column for Number of Units to the Rent and Sales lists on the Summary/Proforma report
7910	Sensitivity Analysis grid to show differences between cells, rather than absolute amounts
11028	Add GDV to the available KPIs on the Sensitivity Results Table
11183	Add the Project Equity IRR% to the available KPIs on the Sensitivity Results Table
12551	Add the ability to sensitise on Inflation and Growth
13001	Allow Notes to be added for Construction Cost Breakdown entries
15628	Add the ability to terminate contributions from a funding source once its balance has been cleared by an Inter-Source Transaction
16760	Add an extra column to the 'rent area summary' schedule in the 'summary report'
16761	Update headings to area schedule on summary report
16957	Add a new Project Cash Flow report. Show items as a rate/net ft ² , gross ft ² and % of section total
17565	Add a Tax on Profit per funding source for the structured finance profit distributions
18223	Add the Structured Finance Performance Measures report to the list of enhanced reports
18396	Add a new data file format based on XML
18858	Add Phase-level Finance Structures
19069	Add the Return on Equity for all Equity sources to the Summary/Proforma report
19665	Add the ability to automatically allocate infrastructure costs between phases
19668	Add the ability to move the order of phases after they have been set up
19810	Add per 2 month and per quarter to the Multi Unit Sales Distribution options
20027	Add the ability to Insert phases at any point in the list of phases
20118	For Construction Starts - add starts per year
20200	Add a column for Amount/Unit to the Rent & Sales lists on the Summary/Proforma report
20201	Add the ability to include more than one Time stage in the Sensitivity Analysis
20214	Add the ability to choose which Performance Measures appear in the Summary/Proforma Report
20383	Print the Time of Report Generation, in addition to the Date
20399	Add NPV to the available KPIs on the Sensitivity Results Table
20538	Viewing of some screens to be made optional - controlled through system settings
21511	Add the ability for Undrawn Loan Fees to be calculated from a Fixed Loan Amount
22830	Add the Break Even Date and Period to the Results Bar
23766	Add option to delay profit distribution from the Reserve Account until after the final project cash requirement

Defects Fixed in V5.00.000.423

Item	Description
6422	The Appraisal Summary report does not have separate columns for Units and Areas
11307	No way to select a Cost Code file is a project is opened and the embedded Cost Code file cannot be found
11804	Graph type on form graph view not saved between area schedule sessions
12818	Growth set doesn't refresh on the Areas dialog after being added to Growth Schedule
14641	Timing and Distribution window cannot be resized.
14817	Structured Finance - Repayments-Repayment Source field do not hold the data correctly
15322	Contribution Proportion % display not correct for Shortfall Contribution
15941	Assumptions-Interest/Inflation/Growth Set - it is possible to exit without entering names for the Sets
16037	Assumptions - Residual-hiding a Warning message will not allow to leave Assumptions window by clicking OK button
16068	Extended Timing option is available without ticking the checkbox in Data Distribution editor!
16098	Reports-Export to Word - word doc shows Total and Subtotal values are incorrectly displayed
16146	Data Distribution editor incorrectly shows the split curve
16654	When you use "Construction Cost Breakdown Editor", you can't run sensitivity on construction
16757	Global settings in assumption set to Payment Quarterly in advance but the payment cycle can still be set to Annual on individual records
17763	Range Check Error when viewing Appraisal Summary Report
18891	Operated Asset Tab selections are not being maintained in check boxes
18994	Floating point division by zero error in Rent Zones
19024	Tools-Options-Cashflow Show Brief Finance Details option disabled with structured finance
19134	Cash flow Notes Report - Notes are not appearing correctly even if small font is used
19198	Main Desktop not repainted correctly after minimising Developer
19346	Error Message when Locking Data file is incorrect
19354	Not possible to drill down from the Data Checker to Operated Asset definitions
19446	Right click Add new row in cash flow - fixed amount not shown in Amount field in Detailed Editor
19474	Rental income report shows rental income even though there is none
19493	Construction cost breakdown- greyed out areas should not have a white font when you click on them
19520	AV error when cancel from detailed editor having manually edited rows in cashflow
19527	Data distribution- graphs are overlapping
19555	Copy phase causes duplication of area additions links
19572	In Additional Costs, when you click on Repeat Cell, it zeros all cells
19583	Operated Assets - When you have the occupancy rate set to 0%, a value is calculated for a revenue line that is using the occupancy rate
19585	Growth set wrong option selected when you open in latest version from version 3
19622	A copy of Crystal Reports could not be found on this computer. Crystal features will not be available and an error 104 message
19680	Stamp Duty-European profiles, stamp duty is converted to whole integers
19689	Warning - IRR & Promotes - Can't Exit Structured Finance Dialog
19734	There were multiple problems with a project file after converting its Equity/JV data to

Item	Description
	Structured Finance
19765	Repeat cell function wipes out value in Additional Revenue/Cost forms
19796	Interest & Inflation option from Cashflow menu inoperative
19801	Changing phase start date does not display dialog box for user to select how timings are adjusted
19802	Adjust timing option is not working for specific date timed item when project start date is changed
19869	Access Violation in new blank file when click on tools icon below the menu bar
19901	IRR lookback will not calculate when the only contribution is Timed contribution
19937	Date format incorrect in Simple Project Cash Flow Excel export
19983	Combined Yield / YP in Summary are incorrect
20050	Mortgage fee is not printed on the Mortgage Cashflow Report
20058	Cash Flow View Cycle based on Mortgage Dates throws an exception
20105	Excel Range Names are truncated at 31 characters when 255 characters are allowed
20115	Timescale / Phase Group data not loaded the same as version 4.05.001
20123	Operated Assets lines get recreated every time an area is recalculated and written
20128	Earliest Contribution Date is not holding at Project Start Date
20129	Residual Target not calculated for specific data files
20130	Phase groups displayed in a different order than older Developer versions
20131	Some Equity / JV projects are not calculating Interest/Profit etc correctly
20133	Letting Legal Fee has moved from period 23 to period 21
20134	Capitalisation of operated asset differs from version 4.05.001.037 when the Initial Yield method is used
20135	When no file is open the title bar can read "ARGUS Developer - [Untitled] (Read-Only)" - this is nonsense
20141	Mortgage Date property not saved correctly for cash flow Mortgage View Cycle in historic files - causes errors during load
20156	Balancing Account result field shows an amount when it should not.
20157	Difference in development yield calculation between 4.05.001 and 5.00.000
20162	Rent additions- Flowing element does not follow the same distribution as V4.05.001.037
20168	Relations to OA Asset lines can become distorted due to reordering (Ordering fixed for version 5)
20170	Distribution of rent addition differs from version 4.05.001.037
20172	Capitalisation amount differs between versions
20178	Rent distribution incorrect around lease renewals when a first full quarter offset is used
20184	Leasing commissions are appearing twice on the Summary Report
20218	Preview Reports - Application hangs on click over "Preview Report"
20264	Funding Source Cash Flow figures not appearing on Sources and Uses Report
20384	Crystal Reports Not Found message shown each time the Report Printer is opened
20410	Access Violation message shown when clicking on Additional Costs in the Definition Tab
20412	Cashflow lines coded as "Labels" cause problems in certain parts of the program
20455	Sales revenue distribution on SUS/MUS sometimes seems to become unlocked while this is not the users intention
20662	Area Selection dialog is selecting too many units
20707	Access Violation when clicking Data Distribution tool button
20754	Program does not take into account the Inter-Source Contribution resulting in Timed Repayment exceeding the total contribution
20806	Summary Report - Fixed Land price - not showing individual line headings
20896	(Definition)- Exception dialog window is been displayed when trying to remove an area

Item	Description
	after visiting the "Schedule View" and coming back to "Line Detail View"
20985	Width of Columns on Performance Measures tab automatically reduced so that all data can be seen
20999	Excel exports from Enhanced Reports do not have period/year header
21002	Capital repayment proportions of available funds are ignored if contribution is made via inter-source transactions
21021	Total Non recoverable cost not showing in the Cap. Rent form
21093	Access Violation Error when Printing Cash flow notes report
21094	Sources and Uses of Cash do not Balance on the Report for this a specific file
21127	Reports - No alert message is displayed when attempting to export with out selecting any report option
21128	Reports - Date Column Headings are not displayed when are report is exported to Excel
21129	Reports - Font is same for all rows in Excel report
21130	Reports - Cover sheet should be displayed as the first sheet of Excel report
21149	Assumptions for Calculations tool should be hidden from "Project settings" section when all tabs are unchecked on System Configuration
21162	Cash flows of finance sources do not have the correct view cycle on the Sources and Uses Report
21284	Net Rent at Sale amount missing for Tenant on Summary report
21307	Line spacing between some sections is not correct on the Summary Report
21308	Rental Area Summary shows column headings without any detail data to follow
21309	Construction Breakdown prints unnecessary Total on the Summary report
21384	Columns of data overwrite each other in the Summary Report
21430	Reports - End Date column for zero length stages for merged phase is not showing correctly.
21445	Performance Measures - ROE% is not displayed as "Is Infinite" when Peak Financing value is "0" for any particular equity
21467	Capitalized rent- ITZA Definition window- Confirmation window should be displayed.
21470	Copy row distribution % - does not work if you are pasting to a Related row
21472	Capitalized rent- Operated Assets Editor- Error message should be displayed "The category name "ARGUS" cannot occur more than once, please change the name".
21473	Configure Results Bar- Able to set negative value for result field width
21474	Save Options - "Automatic save every" field is not throwing error message when out of range values are entered
21480	Capitalized rent- Operated Assets editor window- Operated Asset cost section selection- Previously selected section should be checked and rest should be unchecked.
21481	Capitalized rent- Operated Assets Editor- Operated asset category selection window- Select any section and click "OK" and reopen "Operated asset category selection" observed that selected item is unchecked and remaining items checked.
21482	Time Scale and Phasing - "Save changes and Exit" button is not saving the changes.
21483	Time Scale and Phasing - Confirmation window is not being displayed when "Cancel changes and Exit" is clicked.
21485	Access key "Ctrl+4" does not affect the layout of the data fields on the Definition Tab
21486	Error message is displayed on performing "Copy Area Schedule" action
21489	Earliest Contribution Date dialog has disabled OK button
21497	Assumptions For Calculations -> Interest Sets/PR sets / Inflation/Escalation -> Tool tips are not displayed for "+" and "-" tools
21511	Undrawn Loan fee not calculating correctly when calculated off Contribution Shortfall only
21525	General Options - "Show Gray Background on Merged fields" field is not working.
21527	Cost Editor - Error message is displayed incorrectly when an Invalid amount is entered

Item	Description
	for 'Rate/Parking Stall' type in Construction Cost Breakdown Editor window.
21528	Cost Editor - Error message is not appearing when an Invalid amount is entered for 'Fixed amount' type in Statutory/Municipal Editor Window
21545	Loan Fee Timing Validation when the Timescale is adjusted
21582	Cost Editor - Error message is displayed incorrectly when an Invalid amount is entered for 'Rate/Parking Stall' type in Construction Cost Breakdown Editor window.
21584	Capitalized Rent- Copy to another schedule- "The yield%% must be 0" error message is displayed.
21585	Structured Finance window -> "Repayments" tab -> UI of check box under "Include Fees" column for "Construction Loan" row in the Grid, is not disabled
21586	Structured Finance window -> "Repayments" tab -> selected source of funds should be removed from dropdown under "Repayment Source" column, if any Interest/PR set is applied for that source of funds from "Financing" tab
21588	Error messages are displayed on while performing Copy Entire record to another schedule (capitalized rent).
21589	'Round Sales Amount' option functionality is not applied appropriately while applying 'Convert to metric/imperial' option.
21590	Custom column area selections are not properly reflected on user interface if view switch occurs after savings the custom selections
21594	Single Unit Sales -> "Cost/unit" is not calculated correctly
21595	Single unit Sales ->Sales/unit is not calculated correctly
21604	Maximum Cost Per Car Parking Space is not the same in different parts of the system
21622	Letting fee calculated off net rent (after deduction for head rent) if lease commences at the very end of the cashflow.
21636	Structured Finance window -> "Finance Fees" tab -> "Warning" window is been displayed when click on "Ellipses" button next to text box under "End Date" column, but date is not adjusted
21637	"Assumptions and calculation" tool bar options functions same as "Inflation/Escalation" tool bar option.
21638	"Single unit Sales" value is different when "Copy current area to another schedule" option is performed on "Single unit sales" area modules.
21639	Project proforma options- Cost per Net ft ² line is not displayed when the corresponding option is checked
21686	Reports showing an incorrect number of columns for some sections when Period 0 is showing
21687	Summary report shows incorrect number of Units in Rental Area Summary
21694	Incorrect error message is displayed when "Export to Excel" option is clicked on cash flow screen and the number of periods in the cash flow exceeds Excel's maximum column limit
21696	Cash Flow - Zero value cell properties is not showing heading label correctly.
21697	Cash Flow - Inflation field in Row properties window is always showing as "Inflation/Escalation Ignored"
21828	Development yield % are not applied as per the % entered in Assumptions for Calculation window
21889	VAT rate for Rent flow and capitalised value for an area cannot be set to different rates
22001	Leasing Commissions - Delete Profile option is enabled when No Profiles are added
22035	Toggling the 'Allow Negative sales' option On and then OFF pops an invalid error popup and also Forces the user to Cancel the changes
22061	Multi Unit sales- "Distribution Months" field is editable when clicked for the first time.
22062	Statutory/Municipal Editor - Deselect All icon not working in Area Selection window.

Item	Description
22063	EUR Version should not be valuing Cap Rent Deductions that have been entered in a USA version
22066	Data distribution allows editing of lines that have been locked
22084	Export to Val-Cap is removing the Profit from the final period of Receipts
22118	'Export to Excel' option should be added under the print menu in the Report Printer dialog
22128	Negative Land not treated correctly on the Summary Report
22207	Stamp duty is not changing if you switch currencies
22339	Sales Revenue and Development Costs are not exported through reXML
22369	Construction Breakdown Costs are not included in the Construction Costs field on Results Bar
22370	Amounts in Result Bar Fields do not include any Inflation
22373	Cost Breakdown graph shows uninflated amounts
22397	Advanced Cashflow Grouping dialog can be Minimised
22411	The Total Revenue % in the Project Cashflow Report shows > 100%
22438	Tab order is not functioning properly in "Project Start Date has been changed" window
22440	No alert message is displayed when cancelling the "Currency List" dialog after making changes
22465	System Configuration - Exception is occurring after removing a configuration.
22709	Notes and Images- Confirm window is not displayed when the Cancel button is clicked
22710	Currency- Alert message should be displayed when Currency name and symbol are left blank
22713	YP Factor for Operated assets is not displayed correctly in the Cap Rent form
22862	Operated Assets - Warning message is displayed when saving the Department Category dialog
22863	Operated Assets - 'Fill Down' menu option is not displaying in the Edit menu of Variable Rates Editor.
22894	Profit Participation line item not shown on Funding Source Cash Flow Report unless consolidated Cash Flow view option is used
22913	Single Unit Sales- Appropriate error message is not displayed
22977	The 'Include Fees' on the Structured Finance Repayments tab does not affect the calculations
23003	Cancelling the Timescale & Phasing dialog changes the stage start anchoring
23061	Single/Multi/Unit/Capitalized rent- "Paste in to area schedule" menu item is in enabled mode .
23090	Period Total for IRR line showing incorrect period amount
23262	Performance Measures Report prints as if in Portrait Mode when it should be in Landscape
23264	Inter-source contributions do not show up in the Auto Contribution column in Performance Measures
23353	Traditional Unit Sales do not populate the Actual Completions unit row in the cash flow
23355	Project Funded Interest adjustments are not calculated for a Source when the Project Reserve funds the interest
23364	Leasing Commissions are calculated AFTER the effect of Vacancy Costs, not BEFORE
23370	Inter Source Transaction - Contribution partner's Loan Fee doesn't appear when using % of Outstanding Balance
23437	Cancelling the Assumptions dialog changes the project results
23445	Stepped rent profiles-Access violation error message is displayed when deleting the profile.
23446	Stepped Rent profile - Add New step-->Access violation error message is displayed.
23450	Leasing Commissions - Previously displayed error message is displayed.

Item	Description
23451	Leasing Commissions - Access Violation message after entering out of range values
23596	Loan Fee Calculation not including any Inter-source Contributions
23597	Loan Fee Calculation is not calculating correctly when based on Capital & Interest
23598	Calculation of Outstanding Balance for Inter-source Contribution does not include Fixed Timed Repayments
23619	The Condensed Summary report is missing some items from the Revenue Section
23680	Timed Contributions are not triggering the placing of Loan Fees in the Cash Flow
23766	Profit Distributed from the Reserve Account can overdraw the account
23821	Rent Free Costs were included twice on the Condensed Summary/Proforma Report for some project files