

# DATA FABRIC

AI powered real estate platform, enabling you to build and unlock your CRE data, without sharing it with the market



**Data Fabric programmatically extracts, cleanses and fuses your disparate data sets with third party sources, delivering a granular, unified master property view to power your existing systems**



**Keep your data accurate and consistent with your own master property dataset**



**Identify prospecting and acquisition opportunities**



**Increase margins and maximise profits with comparables**



[harnessproperty.com/data-fabric](https://harnessproperty.com/data-fabric)



020 3880 7050

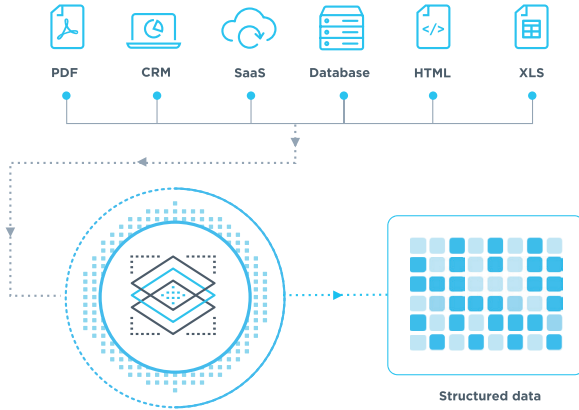


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# HOW IT WORKS

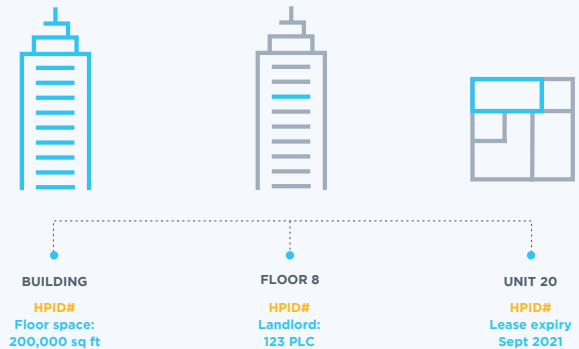
1

Disparate data is extracted from various sources, and turned from an unstructured to a structured format



2

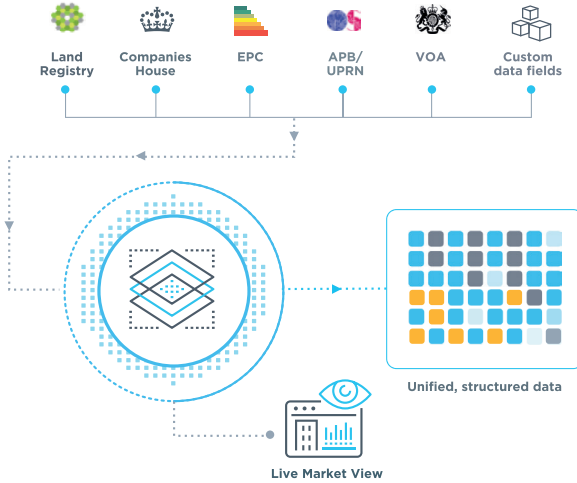
Extracted data is address matched to the largest and most granular list of addressable CRE objects, and assigned a unique identifier, the HPID



# HOW IT WORKS

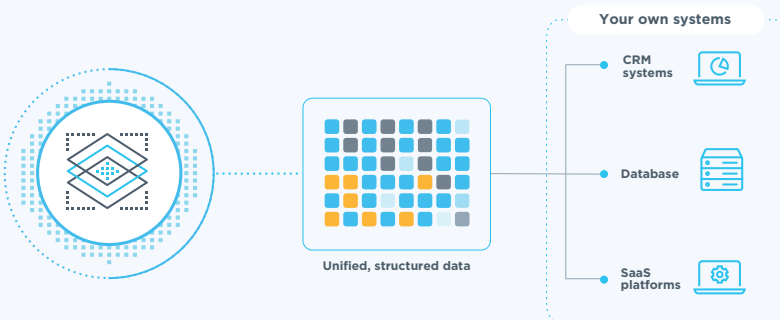
3

The structured, address matched records are enriched with publicly available and proprietary market data



4

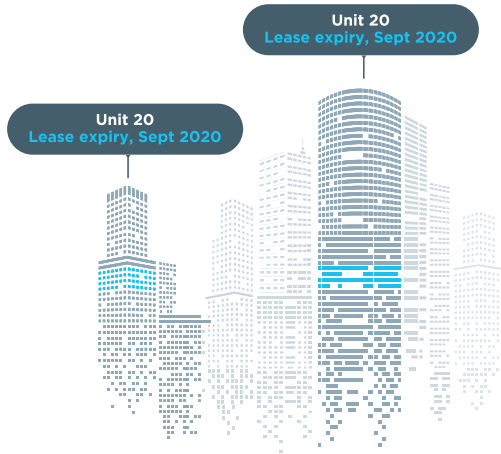
The harmonised, unified data sets power your existing systems, delivering a master data source



# HOW IT WORKS

5

Giving you the most granular single property view,  
for informed decision making



## BASE LAYER DATA

We can integrate any address-based records to your data fabric feed, providing a custom view to support your business.

A number of data feeds are included as standard - simply specify the market segment you are interested in and we supply you with the most recent, granular data available on all addressable objects in that segment.

The base layer includes:

- ✓ **Land Registry Price Paid data**
- ✓ **Land Registry Overseas Companies Ownership data**
- ✓ **Land Registry Commercial and Corporate Ownership data**
- ✓ **VOA data**
- ✓ **Companies House data**
- ✓ **Scottish Assessors data**

# WHAT MAKES HARNESS BETTER?

Our real estate platform enables you to make sense of your data, with leading geo-spatial algorithms that significantly extend your CRE market view to property unit level.



## Increased coverage

Our Address Matching has uncovered 15% more addressable objects than ABP / UPRN alone, giving a far deeper view

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## Enhanced granularity

With over 1m more addressable objects than UPRN alone, allowing you to match and allocate data down to unit level

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## Greater clarity

Using our unique property identifier – the HPID – data can be assigned to exact units, avoiding incoherent and conflicting data at address level



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