

## **Teranet announces coast-to-coast AVM coverage**

**TORONTO, ON –April 12, 2007** – Teranet announced today that its reav<sup>®</sup> automated valuation system (AVM) now covers properties in British Columbia and Newfoundland.

With this acquisition, Teranet offers the most comprehensive residential property valuation service commercially available in Canada.

Mortgage lenders operating nationally can now rely on a consistent valuation framework to perform residential collateral risk management analysis from coast-to-coast in a fair and uniform manner.

“We are very excited to hear that Teranet has expanded the regions in which we are able to utilize the service as we find the information this product provides us to be invaluable in making lending decisions,” said Jane Kulbida, Manager of Mortgage Origination at Concentra Financial.

This acquisition is the culmination of a search for reliable, timely and high-quality data from multiple sources across the country. Using both land titles and assessment data, Teranet’s coverage now includes residential property in British Columbia, Alberta, Manitoba, Ontario, Quebec, Nova Scotia and Newfoundland. That represents over 8.5 million residential Canadian property records.

“This value-added service complements what we already offer to more than 40 financial institutions and is consistent with our strategy to deliver more robust solutions to our clients in mortgage underwriting departments from coast-to-coast,” said Chris Valentine, Associate Director of eServices, Teranet. “We see potential growth both in and beyond the retail mortgage lending market and are taking advantage of the infrastructure we have built to explore other credit risk opportunities to make use of this rich data.”

Above and beyond residential mortgage lending, these valuations may be used as indicators to assess the risk of unsecured credit such as credit cards and home renovation loans from retailers as well as rating mortgage bonds or even validating capital gains declarations for government.

With 18 of the top 20 national residential mortgage lenders in the country as customers of its valuation services, Teranet enjoys a leading position in the provision of collateral analysis tools to financial institutions and mortgage insurers in Canada.

Teranet’s valuation program is part of its broader collateral management services offering which streamlines the process for reviewing and approving loans to ensure appraisals and/or automated valuations adhere to credit policy set by lenders. This service is to become the enterprise platform from which Teranet’s bank customers can enforce and manage residential collateral risk across multiple channels and products.

### **About Teranet and Teranet Income Fund**

Teranet is a leading provider of integrated land-based information products and services. Teranet operates in Ontario and provides access to the Ontario Electronic Land Registration System ("ELRS") through its proprietary application *Teraview*<sup>®</sup> software. This product enables customers to conduct electronic registrations as well as title and writ searches relating to real property. Teranet has the exclusive right to access the data in and operate the ELRS and the Writs of Execution database, and create and market value-added products and services in

connection with the ELRS and Writs until March 31, 2017. These licenses extend on a non-exclusive basis in perpetuity for the ELRS and until 2047 for Writs. Through its subsidiary, Teranet Enterprises Inc, Teranet has leveraged its core capabilities to create electronic service offerings in complementary information and e-commerce areas.

### **Forward-Looking Statements**

This news release contains statements that, other than statements of historical fact, may be forward-looking statements about the objectives, financial condition and results of operations of the Fund. These statements are forward-looking and reflect management's current views and are based on certain assumptions and expectations as of March 29, 2007. Actual results could be materially different from expectations if known or unknown risks affect the business, or if estimates or assumptions turn out to be inaccurate. No forward-looking statement is a guarantee of future results. Investors are cautioned not to place undue reliance on such forward-looking statements. Forward-looking statements do not take into account the effect that transactions or non-recurring items announced or occurring after the statements are made may have on the business. Teranet disclaims any intention or obligation to update any forward-looking statement even if new information becomes available, as a result of future events or for any other reason. These statements are subject to a number of risks described in the Risks and Uncertainties section of the most recent MD&A, which is available at [www.sedar.com](http://www.sedar.com). Risks and Uncertainties may cause actual results to differ materially from those contained in forward-looking statements.

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