



Third Quarter 2005


Homeserve Technologies Inc.
39 Wynford Drive
4th Floor
Toronto, Ontario
M3C 3K5
Phone: (416) 510-5858 Fax: (416) 446-0050

NOTICE OF NO AUDITOR REVIEW OF INTERIM FINANCIAL STATEMENTS

Under National Instrument 51-102, Part 4, subsection 4.3(3)(a), if an auditor has not performed a review of the interim consolidated financial statements, they must be accompanied by a notice indicating that the financial statements have not been reviewed by an auditor.

The accompanying unaudited interim consolidated financial statements of the company have been prepared by and are the responsibility of the company's management.

The company's independent auditor has not performed a review of these interim consolidated financial statements in accordance with the standards established by the Canadian Institute of Chartered Accountants for a review of interim consolidated financial statements by an entity's auditor.



Simon P. Dean
President and Chief Executive Officer



Kevin Cash
Chief Financial Officer

January 10, 2005

Management's Discussion and Analysis of Results and Financial Condition

The following Management's Discussion and Analysis of Results and Financial Condition ("MD&A") of Homeserve Technologies Inc. ("Homeserve" or the "Company") covers the period from September 1, 2004 to November 30, 2004 (the "quarter"). This MD&A has been prepared as at January 10, 2005. This MD&A should be read in conjunction with our audited consolidated financial statements for the twelve months ended February 29, 2004 and the attached interim unaudited consolidated financial statements for the quarter ended November 30, 2004. These interim consolidated financial statements are prepared in Canadian dollars and are in accordance with Canadian generally accepted accounting principles. These interim consolidated financial statements have not been subject to a review by the Company's auditors. Additional information, including the Company's Annual Audited Consolidated Financial Statements, Annual Information Form and Management Information Circular, are available on the Company's website at www.homeserve.ca or on SEDAR's website at www.sedar.com. External economic and industry factors remain substantially unchanged, unless otherwise noted.

Homeserve is a technology company focused on the development and application of proprietary software solutions. Our focus is to increase shareholder value through the leveraging of our technology expertise and the development, acquisition and integration of proprietary software solutions to create profitable businesses comprised of, transaction fee-based services, licensing fee-based software solutions and consulting fee-based software development and support activities. Homeserve's largest shareholder and customer, which owns 48% of the Common shares and all of the preferred shares of the Company, is Brascan Corporation operating through certain subsidiaries as Centract Residential Property Services ("Centract"), its real estate services division.

Homeserve's software solutions are comprised of (i) CARE II Customer Relationship Management software ("CARE II CRM"), from which we currently earn transaction-based fees from our Home-Link operations, (ii) our co-ownership of the Credit Adjudication & Lending Management System ("CALMS"), from which we earn licensing fees and (iii) ICON software and its development and support personnel, which we acquired on April 13, 2004 and from which we earn licensing and consulting fees. As at the date of this MD&A these operations are supported by 16 personnel and Centract's shared management services platform.

Due to the inability of Homeserve to meet the continued listing requirements of the Toronto Stock Exchange ("TSX"), Homeserve's Common shares were delisted from trading on the TSX on August 29, 2002. Currently Homeserve is not listed for trading on any recognized stock exchange. As Homeserve is not listed on a stock exchange a shareholder's ability to buy or sell shares is limited. We will consider seeking a listing of the Company's Common shares upon stabilization of contracted revenues and underlying business operations. (See "ICON Transaction" and "Outlook").

Operations Overview

On April 13, 2004, the Company acquired Centract's ICON software and entered into licensing arrangements, among other matters (See "ICON Transaction"). ICON is a customizable software application that manages all aspects of a residential home relocation. This transaction provides a substantial opportunity for the Company to increase shareholder value through the re-licensing and sale of the software to non-North American markets and the provision of additional functionality and consultative services, for a fee. Currently, the only licensees for the ICON software are divisions of Centract.

In April 2003, Home-Link acquired, for US\$100,000, a permanent, exclusive, royalty-free, transferable, license to use its CARE II CRM software in Canada and to sub-license its use to others in Canada. As a result of this transaction, Home-Link saved over US\$220,000 per year in license payments. The Company considers this both a significant financial saving for the Company and an opportunity to market its CARE II CRM solutions to banking and retail companies. As such, we are currently in discussions with a number of Canadian financial institutions and retail companies to commence pilot operations, which will allow us to demonstrate the ability of CARE II CRM software to better manage their respective mortgage portfolios and customer base.

During fiscal 2004, Home-Link's operations were downsized to better align with current transaction volume levels with a view to increasing operations as greater adoption of existing program offerings occur or as volumes are increased through new CARE II CRM initiatives. Substantially all of Home-Link's revenue for the quarter was generated from Centract or supplier transaction fees derived from the Centract relationship. Centract is contracted to utilize Home-Link's services to June 30, 2005.

During the month of November, the sole licensee of our CALMS software gave notice of its intention to discontinue the use of our CALMS software product by the end of 2004. For the current year we have recorded revenue of \$9,000 and in the prior fiscal year we recorded revenue of \$58,000 from our CALMS software product. While we currently have no agreements in place for the use of CALMS, we continue to seek opportunities to further incorporate the functionality of CALMS into our existing and future product offerings.

Fiscal 2004 represented the first full year of operations since the Company emerged from the restructuring of its operations under the Companies Creditors Arrangement Act ("CCAA") and the subsequent restructuring of its remaining operations in fiscal 2003. This activity is evident in the eight quarters of supplemental financial information, which has been provided as part of this MD&A.

Results of Operations : Third Quarter 2005 Compared to Third Quarter 2004

<i>(\$ thousands, except per share amounts)</i>	Three months ended November 30, 2004	Three months ended November 30, 2003
Revenue	1,561	151
Cost of sales	—	41
Margin	1,561	110
Operating costs	602	672
Contribution margin (loss)	959	(562)
Investment income	277	202
Amortization and depreciation	(549)	(425)
Net income (loss) for the period	687	(785)
Basic and diluted earnings (loss) per common share		
Basic	\$ 0.04	\$ (0.37)
Diluted	\$ 0.02	\$ (0.37)

As summarized in the chart above, the Company reported net income of \$0.7 million for the quarter as compared to a loss of \$0.8 million for the three months ended November 30, 2003, representing income of \$0.04 per share and a loss of \$0.37 per share, respectively. The most significant elements contributing to the \$1.5 million quarter-over-quarter increase in net income were a \$1.3 million contribution margin generated from the newly acquired ICON operations, a \$0.3 million decrease in Home-Link's contribution margin loss resulting from the downsizing activities undertaken in fiscal 2004, a decrease in capital asset amortization of \$0.1 million as a result of Home-Link selling surplus assets and a \$0.1 million increase in investment income. Partially offsetting these amounts was an increase of \$0.1 million in intangible asset amortization due to the amortization of the recently purchased ICON software system. A summary of the contribution margin by business line is summarized in the table below and a more detailed discussion of the quarter-over-quarter results follows.

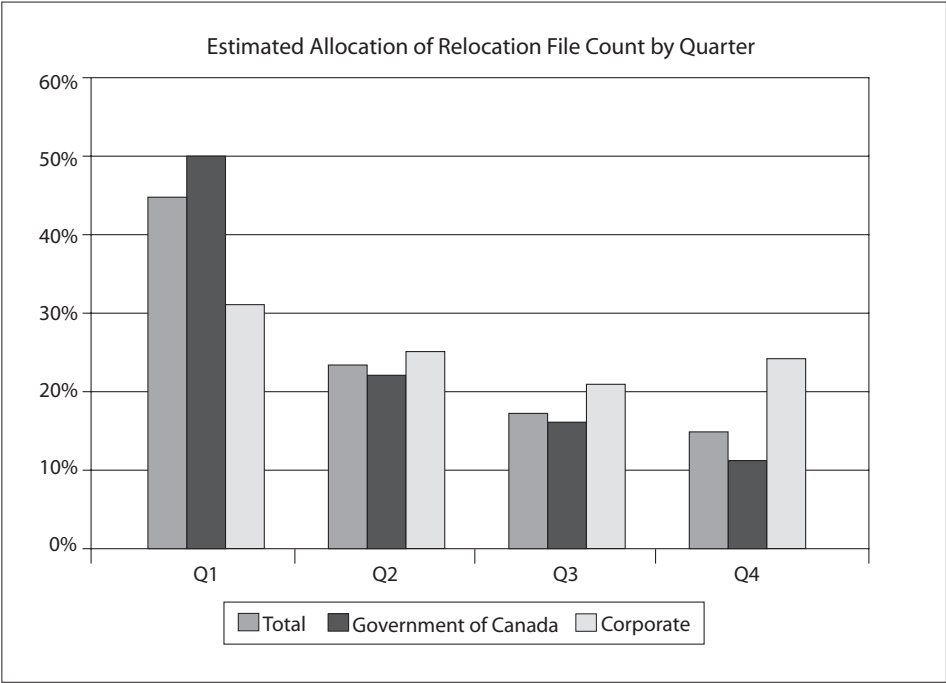
<i>(\$ thousands)</i>	Three months ended November 30, 2004	Three months ended November 30, 2003
Software development and licensing		
Revenue	—	76
Cost of sales	—	(41)
Operating costs	(39)	(62)
	(39)	(27)
ICON licensing and consulting		
Revenue	1,509	—
Operating costs	(205)	—
	1,304	—
Home-Link operations		
Revenue	52	75
Operating costs	(210)	(493)
	(158)	(418)
Other		
General and administration	(148)	(117)
	(148)	(117)
Contribution margin (loss)		
Revenue	1,561	151
Cost of sales	—	(41)
Operating costs	(602)	(672)
	959	(562)

Software development and licensing (“SDL”), which includes consulting activities, development of the Company’s CARE II CRM initiatives and royalties from our co-ownership of CALMS, generated a contribution margin loss of less than \$0.1 million for the current quarter, unchanged from the same period of last year. The prior year activity related primarily to a development and upgrade contract for Contract. This contract was completed in fiscal 2004 and as at the date of this MD&A there are no consulting contracts of a similar nature during the quarter or expected in the near future. The current quarter operating costs relate primarily to salary, selling and administrative costs associated with the development of the Company’s CARE II CRM initiatives.

ICON licensing and consulting (“ICON”) activities consist of \$1.5 million in revenue generated from its contracted relocation and asset recovery license agreements (see “ICON Transaction”) with Contract. Of the \$1.5 million in revenue, \$1.3 million in licensing revenue and \$0.1 million in consulting revenue was earned from Contract’s relocation business, the remaining \$0.1 million was earned from Contract’s asset recovery business. The underlying relocation and asset recovery file activity for the third quarter was 14% ahead of the same period from the prior year and marginally ahead of management’s forecast for the current quarter. ICON operating costs relate to staffing, selling, premises and administrative costs associated with eight development and support personnel who entered into employment agreements with the Company as part of the ICON Transaction. These costs were in line with management’s expectations.

Approximately 66% of the Company’s ICON licensing revenues for the third quarter were derived from two significant Contract contracts. These contracts are for the provision of relocation services to the Canadian Department of National Defense, Government of Canada and the Royal Canadian Mounted Police (collectively “Government of Canada Relocation Contracts”). During the third quarter Contract was awarded a five-year contract commencing on December 1, 2004 with a two-year renewal option for the provision of these services.

Approximately 99% of the anticipated annual ICON licensing fees are derived on a per new file opened basis from Contract’s relocation business, where a file represents a new transferee. The underlying estimated annual relocation file activity for our ICON licensing revenue on an annualized basis is derived as 74% from the Government of Canada Relocation Contracts and the balance from over 400 corporate clients. The relocation file activity is subject to variability between quarters as to each client’s relocation timing, business and budget considerations, all of which are outside the control of the Company and Contract. The most pronounced relocation file timing element is attributed to the Government of Canada Contracts where these clients in the past have initiated the bulk of their relocation activity in the late winter and spring. It would appear that this trend may be continuing although there can be no guarantee that this will be the case. A summary of the anticipated variability in file counts over a full fiscal year for the Company is summarized in the chart below.



Home-Link's operating activities consist of a contribution margin loss of \$0.2 million for the quarter as compared to a contribution margin loss of \$0.4 million for the same period of last year. The decrease in the overall loss of \$0.2 million is due primarily to reduced staffing levels. These savings are the result of downsizing of Home-Link's operations to service current transaction volumes, which were precipitated by a decline in a number of third party clients who chose not to utilize Home-Link's services. As described earlier, substantially all of Home-Link's revenue for the quarter was generated from related parties or supplier transaction fees derived from the related party relationship. These related parties have contracted to utilize Home-Link's services to June 2005. Home-Link management continues to work with third party clients and suppliers to enhance the Home-Link value proposition and is expected to benefit from transaction volumes, which would arise from the servicing of CARE II CRM opportunities as described earlier under SDL operations.

General and administrative operations are comprised of public operating costs related to shareholder communications, audit, regulatory filing fees, insurance costs, administrative expenditures and a management fee from Centract for, operations, accounting and investment management services (see "Transactions with Related Parties"). These costs are estimated at \$550,000 to \$600,000 per annum and are reduced by interest income earned on cash balances. The \$0.1 million of administrative costs for the quarter is in line with management's expectations.

Investment income relates to income earned on the Company's short-term investments. The investment income of \$0.3 million for the quarter increased \$0.1 million over the same period of the prior year. The additional investment income arises from an increase in our average portfolio balance to \$15.5 million from \$15.3 million in the prior year and an increase in the average rate of return on our portfolio. The average rate of return increased as a result of repositioning our portfolio to investments which are of a high quality with more favourable risk return profiles. Currently 75% of our investment portfolio is invested in the bonds of Real Estate Investment Trusts.

Amortization for the quarter was up \$0.1 million over the same period of last year. The increase is the result of an additional \$0.2 million in amortization from the intangible and capital assets arising on the ICON acquisition, partially offset by a decrease of \$0.1 million in the amortization of Home-Link's capital assets as a result of the sale of Home-Link's surplus assets.

The Company has not recorded a provision for income tax expense as it is utilizing tax loss carryforwards to bring taxable income to \$nil. As at February 29, 2004 the Company had federal and provincial non capital tax loss carryforwards of \$55.8 million and \$63.2 million, respectively available to offset future years' taxable income.

Results of Operations : Nine months ended November 30, 2004 as compared to Nine months ended November 30, 2003

<i>(\$ thousands, except per share amounts)</i>	Nine months ended November 30, 2004	Nine months ended November 30, 2003
Revenue	6,562	1,415
Cost of sales	—	588
Margin	6,562	827
Operating costs	1,859	2,580
Severance and other	—	122
Contribution margin (loss)	4,703	(1,875)
Investment income	671	558
Gain on sale of investments	809	—
Amortization and depreciation	(1,583)	(1,240)
Other	(19)	—
Net income (loss) for the period	4,581	(2,557)
Basic and diluted (loss) earnings per common share		
Basic	\$ 0.87	\$ (1.16)
Diluted	\$ 0.48	\$ (1.16)

As summarized in the chart above, the Company reported net income of \$4.6 million for the nine months ended November 30, 2004 as compared to a loss of \$2.6 million for the nine months ended November 30, 2003, representing income of \$0.87 per share and a loss of \$1.16 per share, respectively. The most significant elements contributing to the \$7.1 million year-over-year increase in net income were a \$5.8 million contribution margin generated from the newly acquired ICON operations, a \$1.2 million decrease in Home-Link's contribution margin loss resulting from the downsizing activities undertaken in fiscal 2004, a decrease in capital asset amortization of \$0.2 million as a result of Home-Link selling its surplus assets and a \$0.8 million gain arising from the sale of the Company's investment portfolio. Partially offsetting these amounts were a \$0.5 million reduction in software development and licensing contribution margin as the underlying development and upgrade contract with Centract was

completed in fiscal 2003 and an increase of \$0.5 million in intangible amortization due to the amortization of the recently purchased ICON software system. A summary of the contribution margin by business line is summarized in the table below and a more detailed discussion of the year-over-year results follows.

<i>(\$ thousands)</i>	Nine months ended November 30, 2004	Nine months ended November 30, 2003
Software development and licensing		
Revenue	9	1,061
Cost of sales	—	(579)
Operating costs	(182)	(111)
	(173)	371
ICON licensing and consulting		
Revenue	6,380	—
Operating costs	(539)	—
	5,841	—
Home-Link operations		
Revenue	173	354
Cost of sales	—	(9)
Operating costs	(678)	(2,076)
	(505)	(1,731)
Other		
General and administration	(460)	(257)
Severance and other	—	(258)
	(460)	(515)
Contribution margin (loss)		
Revenue	6,562	1,415
Cost of sales	—	(588)
Operating costs	(1,859)	(2,702)
	4,703	(1,875)

Software development and licensing (“SDL”) which includes consulting activities, development of the Company’s CARE II CRM initiatives and royalties from our co-ownership of CALMS, generated a contribution margin loss of \$0.2 million for the nine month period ended November 30, 2004 versus a contribution margin of \$0.4 million for the same period last year. Activity in the prior year related primarily to a development and upgrade contract for Centract. This contract was completed in fiscal 2004 and as at the date of this MD&A there have been no consulting contracts of a similar nature during the quarter or are any expected in the near future. The current nine month loss of \$0.2 million relates primarily to salary, selling and administrative costs associated with the development of the Company’s CARE II CRM initiatives.

ICON licensing and consulting (“ICON”) activities consist of \$6.4 million in revenue generated from contracted relocation and asset recovery license agreements (see “ICON Transaction”) with Centract. Of the \$6.4 million in revenue, \$6.1 million in licensing revenue and \$0.2 million in consulting revenue were earned from Centract’s Relocation business and \$0.1 million from Centract’s Asset Recovery business. The year-to-date underlying file activity for Centract’s Relocation business is marginally ahead of prior year levels and management’s forecast for both Government and Corporate relocation activity. Asset Recovery activity is ahead of last year but slightly below management’s expectations for the current year. ICON operating costs relate to staffing, selling, premises and administrative costs associated with eight development and support personnel who entered into employment agreements with the Company as part of the ICON Transaction and were in line with management’s expectations.

Home-Link’s operating activities consist of a contribution margin loss of \$0.5 million for the nine months ended November 30, 2004 as compared to a contribution margin loss of \$1.7 million for the same period last year. The decrease in the overall loss of \$1.2 million was due primarily to salary savings of \$1.3 million and reduced advertising and travel costs of \$0.1 million, offset by a decrease in revenue of \$0.2 million. These savings were the result of the downsizing of Home-Link’s operations to current transaction volumes, which was precipitated by a decline in the number of third party clients who chose not to utilize Home-Link’s services. As described earlier, substantially all of Home-Link’s revenue for the nine month period was generated from related parties or supplier transaction fees derived from the related party relationships. These related parties have contracted to utilize Home-Link’s services to June 2005. Home-Link management continues to work with third party clients and suppliers to enhance the Home-Link value proposition and is expected to benefit from transaction volumes, which would arise from the servicing of CARE II CRM opportunities as described earlier under SDL operations.

General and administrative operations are comprised of public operating costs related to shareholder communications, audit, regulatory filing fees, insurance costs, administrative expenditures and a management fee from Centract for, operations, accounting and investment management services (see “Transactions with Related Parties”). These costs are estimated at \$550,000 to \$600,000 per annum and are reduced by income earned on cash balances. The \$0.2 million increase in costs from the same period last year (prior to severance and other), was as a result of higher interest income earned on cash balances in prior years and a management fee charge for the current year versus no such charge in the prior year. During the current year the management fee arises from the splitting of the fee between Homeserve and Home-Link to better reflect the involvement of the Centract shared services platform.

Investment income relates to income earned on the Company’s short-term investments. The investment income of \$0.7 million for the nine months ended November 30, 2004 was \$0.1 million higher than the same period in 2003. The increase is due to a higher average investment yield on the portfolio and a \$0.4 million year-over-year increase in the average portfolio balance. The portfolio has increased as a result of the positive cash flow generated from our ICON activities. During the year we sold the majority of our portfolio and have reinvested in high quality bonds, which have a more favourable risk return profile. As a result of these sales, we recognized a gain of \$0.8 million on our portfolio.

Amortization and depreciation for the nine months ended November 30, 2004 was up \$0.3 million as compared to the same period last year. The increase is the result of the amortization of intangible and capital assets arising on the ICON acquisition of \$0.5 million, partially offset by a decrease in the amortization of Home-Link’s capital assets of \$0.2 million. Capital asset amortization has decreased as Home-Link has sold surplus assets as part of the downsizing of its operations.

As previously discussed, the Company has not recorded a provision for income tax expense as non capital income tax loss carryforwards are being utilized to bring taxable income to \$nil.

Liquidity and Capital Resources

<i>(\$ thousands)</i>	As at November 30, 2004	As at February 29, 2004
Current assets		
Cash and cash equivalents	2,154	476
Short-term investments	16,993	14,372
	19,147	14,848
Accounts receivable	934	634
Prepays and other assets	68	402
	20,149	15,884
Current liabilities		
Accounts payable and accrued liabilities	467	399
Income taxes payable	485	485
Dividend payable	426	315
Deferred income	120	87
	1,498	1,286
	18,651	14,598

As at November 30, 2004 and as summarized in the chart above, the Company had positive working capital of \$18.7 million, up \$4.1 million from February 29, 2004. This increase was primarily attributed to the \$5.8 million contribution margin generated from our newly commenced ICON operations and \$0.8 million in funds generated from the sale of certain of our corporate bond holdings. These increases in working capital were partially offset by \$1.5 million of dividend payments, and \$0.7 million required to fund our SDL and Home-Link’s operating losses.

Current liabilities increased by \$0.2 million from February 29, 2004, while current assets increased by \$4.3 million. Accounts payable and current liabilities have increased as a result of the increased level of operations from the newly acquired ICON operations. As outlined above, the increase in current liabilities was attributable to an increase in dividends payable resulting from the preferred shares that were issued as part of the ICON purchase. The increase in current assets was attributed to a \$0.3 million increase in accounts receivable comprised primarily of fees related to ICON, which are due one month in arrears, a \$0.3 million decrease in prepaid and other assets, as a result of allocating the related costs of the ICON Transaction to intangible assets during the quarter offset by an increase in prepaid software licenses related to ICON and a \$4.3 million increase in cash and cash equivalents and short-term investments for reasons described earlier.

As at November 30, 2004, short-term investments were comprised of a mix of corporate bonds with an average yield to market ranging from 6% to 8%.

The Company has sufficient funds in the near term to meet its operating requirements and current annual cumulative dividend requirements as at January 10, 2005 of \$2.4 million. The Company's liquidity may be reduced by the redemption of its preferred shares and the payment of participation dividends (see "Capital Structure").

Off-Balance Sheet Arrangements

Homeserve has no off-balance sheet arrangements other than those obligations under the ICON Transaction. These obligations include the provision of maintenance and technological support, bug remediation and any normal course upgrades to the ICON software that are generally released to licensees of the ICON software by the Company within 60 business days of such release.

Related Party Transactions

Share Ownership

The Company's most significant shareholder is Centract. As at November 30, 2004, Centract had the following shareholdings:

Share Class	Number of shares held	Percentage of shares held
Common	1,652,905	48%
Series A preferred shares	1,280,000	100%
Series B preferred shares	22,000,000	100%
Series D preferred shares	3,500,000	100%

Centract acquired its Common shares and Series A preferred share holdings from the Company in the third quarter of fiscal 2003 as consideration for the sale of its 100% ownership of Home-Link Services Canada Ltd. Centract acquired 20,000,000 of its Series B preferred shares on September 13, 2002 for cash consideration of \$20 million and the remaining 2,000,000 Series B preferred shares on July 12, 2004 upon the conversion of the \$2,000,000 subordinated debenture it received as part of the consideration from the ICON Transaction. In addition, Centract acquired its 3,500,000 Series D preferred shares as part of the consideration from the ICON Transaction. See Capital Structure for further information regarding the Company's share structure.

Transactions with Related Parties

Transactions with related parties are recorded at contracted rates or at exchange amounts approximating fair market value. A summary of these amounts for the quarter and year-to-date with comparative figures for prior year and for the twelve months ended February 29, 2004 is as follows:

(\$ millions)	Three months ended November 30		Nine months ended November 30		Twelve months ended February 29
	2004	2003	2004	2003	2004
Revenue					
ICON	1.5	—	6.4	—	—
Home-Link service fees	—	—	0.1	0.1	0.1
IRP software and upgrade fees	—	0.1	—	1.0	0.5
Expenses					
Management fees	0.2	0.1	0.5	0.3	0.4
Premises rent	—	—	0.1	0.1	0.1
Dividends					
Series A Preferred shares	—	—	0.1	0.1	0.1
Series B Preferred shares	0.5	0.4	1.4	1.4	1.8
Series D Preferred shares	—	—	—	—	—
Other					
Sale of capital assets	—	—	—	—	0.1

Management fees relate to services such as accounting, payroll, internal audit and other administrative activities related to the day-to-day activities of the Company as well as strategic planning and guidance provided by senior executives of Centract. Premises rent is for space occupied by Homeserve and Home-Link in buildings owned and managed by Centract.

ICON Transaction

On April 13, 2004, the Company's shareholders approved the ICON Transaction, which resulted in Centract selling its interest in the ICON software and entering into licensing, premises lease and employment arrangements with the Company for potential consideration of up to \$24 million comprised of:

- A \$2 million debenture bearing interest at prime, payable quarterly in arrears, maturing in five years. The debenture is repayable by the Company at any time and is convertible at any time at the option of the holder into Series B preferred shares on the basis of one Series B preferred share for each \$1.00 of debenture principal converted. These debentures were converted into 2,000,000 Series B preferred shares on July 12, 2004; plus
- \$3.5 million paid by the issuance of 3,500,000 Series D preferred shares with a non-cumulative annual dividend of 3.5%. The Series D preferred shares are redeemable by the Company at any time subject to meeting certain conditions on the basis of \$1.00 for each share redeemed. The shares at the holder's option, subject to adjustment, or automatically subject to meeting certain criteria, are convertible into Non-Voting Common shares on the basis of one Non-Voting Common share for each Series D preferred share converted. The Company has agreed to use reasonable commercial efforts to list such Non-Voting Common shares on a recognized Canadian stock exchange at the holder's request at any time after five years from the issuance of the shares; plus
- An earn-out option, which provides for the issuance of up to 18,500,000 Series C preferred shares issuable on the basis of one Series C preferred share for each \$1.00 of cumulative licensing fee revenue earned by the Company from its two license arrangements described below, in excess of \$8 million for the period from April 13, 2004 to February 29, 2008. The Series C preferred shares are also entitled to a cumulative quarterly dividend of 2.5% and a cumulative aggregate preferential annual participation dividend of 9.25% of pre-defined consolidated pre-tax income of the Company. As at November 30, 2004, the Company has earned \$6.2 million in cumulative licensing revenue; plus
- An increase in the Series B preferred share cumulative aggregate preferential annual participation dividend from 10% to 11% of pre-defined consolidated pre-tax income of the Company based on the weighted average number of Series B preferred shares outstanding dividend by 22,000,000. The weighted average number of Series B preferred shares outstanding in the quarter was 22,000,000 and was 21,025,444 for the nine month period. As at November 30, 2004 there are 22,000,000 Series B preferred shares outstanding, as a result of the conversion of the Company's \$2.0 million debenture to 2,000,000 Series B preferred shares on July 12, 2004.

As at November 30, 2004 the Company has recorded \$6.0 million with respect to our purchase of ICON, which was comprised of \$5.5 million in intangible and capital assets summarized in the chart below and \$0.5 million in legal, valuation, accounting and shareholder communication costs associated with the transaction which were paid for with cash. The amount recorded for the purchase of ICON will increase in accordance with the earn out provisions of the purchase and sale agreement as described earlier.

(\$ millions)

Assets Acquired	
Intangible assets	5.4
Capital assets	0.1
	5.5
Consideration provided	
Subordinated debenture	2.0
Series D preferred shares	3.5
	5.5

The ICON licensing arrangements are comprised of the following two licenses:

1. A seven-year transferable and renewable license with Centract or its designee for the exclusive use of the ICON software in the North American relocation market for which Centract will pay the Company a license fee equal to: (i) \$500 per file for the first 10,000 files opened in any calendar year; (ii) \$400 per file opened for the next 10,000 files in any calendar year and (iii) \$250 per file opened in excess of 20,000 files in any calendar year. The license agreement commenced on April 13, 2004 with an initial term to March 31, 2011 with successive two-year renewal terms. On renewal, the license fee during such renewal period will be equal to the lower of \$200 per file opened or the lowest fee charged by the Company to any licensee from whom the Company generates annual license fees in excess of \$500,000. During the nine months ended November 30, 2004 the Company earned \$6.1 million in related licensing fees on 12,719 files opened.

As part of the licensing agreement Centract is to receive at no additional cost, maintenance and technological support and normal course upgrades. Consulting services provided for development upgrades or modifications are provided to Centract at cost plus 20%. During the nine months ended November 30, 2004, the Company earned \$0.2 million from these services.

2. A five-year, non-transferable license with Asset Recovery, a division of Centract, which currently uses the modules of ICON in exchange for a monthly license fee equal to \$50 per administrative file and \$100 per home sale file. The license agreement commenced on April 13, 2004 with an initial term to March 31, 2009 with successive two-year renewal terms. As of November 30, 2004 the Company has opened 1,355 Administrative files at \$50 per file.

The premises lease arrangement is comprised of the lease of 2,000 square feet at market rates for a period that is the earlier of the date of termination of the Centract license and upon 30 days prior written notice.

Employment arrangements consist of employment agreements with eight former employees of Centract who are required for the development and support of the ICON software. The employment agreements are substantially the same as the terms of employment provided by Centract.

On a pro forma basis, the resultant contribution margin generated by the ICON Transaction based on transaction volumes for Centract's relocation and asset recovery operations for the calendar year ended December 31, 2003, would have been approximately \$7.7 million, derived as licensing revenue of \$8.7 million less estimated premises, employee and operating costs of \$1.0 million. Centract's relocation business represents 99% of the \$8.7 million licensing fee estimate, on an annualized basis, approximately 74% of which would be derived from the Government of Canada contracts, which were renewed effective December 1, 2004 for a five-year term with a two-year renewal option.

Critical Accounting Estimates

The Company has recorded intangible assets related to the purchase of Home-Link, the purchase of the license and sub-license for use of Home-Link's CRM software in Canada and the ICON Transaction. The original allocation to the Home-Link assets and CRM software was \$5.7 million. These assets are being amortized over a five-year period and had a net book value of \$3.3 million as at November 30, 2004. The allocation to date (see "ICON Transaction") to the Company's ICON assets was \$6.0 million. These assets are being amortized over a seven-year period and had a net book value of \$5.4 million as at November 30, 2004.

The Company has capital assets with a net book value of \$0.3 million as at November 30, 2004. These assets relate primarily to the Company's Home-Link operations and are being amortized over their estimated useful life. The valuation of these intangible and capital assets is subject to management's estimates and is reviewed each year to ensure that there is no impairment in the carrying value of these assets. A change in the estimate would affect the net earnings of the Company, but would have no direct cash flow implications.

Financial Instruments

The Company's financial instruments consist of cash and cash equivalents, short-term investments, accounts receivable, accounts payable, accrued liabilities, dividends payable, and subordinated debenture. Management estimates that the fair values of these financial instruments approximate the carrying value. The Company has interest rate risk due to the term of the bonds that are held in its investment portfolio. The Company mitigates the interest rate risk by investing in high quality securities and limiting the amount of investment in any single security to 20% of the total investment portfolio.

Outstanding Shares

As at November 30, 2004 the number of issued and outstanding shares of the Company are as follows:

Description	As at November 30, 2004
Common shares	3,443,687
Series A preferred shares	1,280,000
Series B preferred shares	22,000,000
Series C preferred shares	—
Series D preferred shares	3,500,000
Non-Voting Common shares	—

The Series A and Series B preferred shares are redeemable by the Company at any time after December 31, 2004 upon the payment of the sum of \$1.00 for each share to be redeemed.

The Company may issue up to 18.5 million Series C preferred shares at \$1.00 per share. The issuance of these shares is subject to meeting certain earn-out criteria related to the Company's ICON Transaction (see "ICON Transaction").

The Series D preferred shares are redeemable by the Company at any time subject to meeting certain conditions, on the basis of \$1.00 for each share redeemed. The Series D preferred shares were issued on April 13, 2004. The Series D preferred shares are, at the holder's option, subject to adjustment, or automatically upon meeting certain criteria, convertible into Non-Voting Common shares of the Company on the basis of one Series D preferred share for one Non-Voting Common share.

In addition to the above noted classes of shares, the Company issued a \$2 million Debenture in connection with the ICON Transaction (see "ICON Transaction"). The Debenture is repayable by the Company at any time and is convertible at any time at the option of the holder into Series B preferred shares on the basis of one Series B preferred share for each \$1.00 of Debenture principal outstanding, subject to adjustment. On July 12, 2004 Centract converted its debenture holdings into 2,000,000 Series B preferred shares.

The Company has entered into an agreement with the holders of the Series C preferred shares and Series D preferred shares to use its reasonable commercial efforts to seek a listing for the Series C preferred shares and the Non-Voting Common shares issuable upon conversion of the Series D preferred shares, on a recognized Canadian stock exchange, upon written request by the holders of such shares at any time after five years from the date of their respective issuance by the Company.

As a result of our restructuring efforts and proceedings under CCAA in fiscal 2003, all pre-existing stock options have either terminated or otherwise expired. The Company has not issued any stock options in fiscal 2004 and as such the Company has no stock options outstanding as at the date of this MD&A.

Capital Structure

The Company's capital structure as at November 30, 2004 is comprised of Common shares, Non-Voting Common shares and preferred shares. The Company's Series A preferred shares, Series B preferred shares, Series C preferred shares issuable in connection with the ICON Transaction and Series D preferred shares can be redeemed by the Company for \$1.00 per share. Redemption of the preferred shares could significantly reduce the Company's cash and cash equivalents and short-term investments.

Given the number of preferred shares of the Company that are issuable or outstanding, the related dividends and the potential redemption of such preferred shares, there is a possibility that holders of the Company's Common shares will not realize any appreciable return on their Common shares in the short to medium term.

A summary of the components of the Company's diluted earnings per share is as follows:

	Three months ended		Nine months ended	
	November 30		November 30	
	2004	2003	2004	2003
<i>(\$ thousands except number of shares)</i>				
Net Income	\$ 687	\$ (785)	\$ 4,581	\$ (2,557)
Preferred share dividends	(552)	(477)	(1,585)	(1,441)
Net income available to common shareholders	\$ 135	\$ (1,262)	\$ 2,996	\$ (3,998)
Weighted average outstanding common shares	3,444,000	3,444,000	3,444,000	3,444,000
Dilutive effect of the conversion of preferred shares	3,500,000	—	2,927,000	—
Common shares and common share equivalents	6,944,000	3,444,000	6,371,000	3,444,000
Diluted income (loss) per common share	\$ 0.02	\$ (0.37)	\$ 0.48	\$ (1.16)

Subject to Homeserve being profitable for the current fiscal year and the approval of the Board of Directors, income available to Common shareholders may be further reduced by a payment of an Annual Participation Dividend of up to 11.64% of pre-defined consolidated pre-tax income of the Company as summarized in the chart below and discussed under ICON Transaction.

A summary of the Company's capital structure as at November 30, 2004 is summarized in the chart below.

Share Class	Number of shares issued and outstanding	Carrying Value of Share Class	Annualized Dividends		Annual Participation Dividend	Percentage of shares held by Contract
			%	\$		
Common ¹	3,443,687	3,012	—	—	—	48%
Non-Voting Common ^{2,7}	—	—	—	—	—	—
Series A preferred shares ^{3,4}	1,280,000	1,280	9.00	115	0.64%	100%
Series B preferred shares ^{3,4}	22,000,000	22,000	9.00	1,980	11.00%	100%
Series C preferred shares ^{4,5,7}	—	—	10.00	—	—	100%
Series D preferred shares ^{2,6,7}	3,500,000	3,500	3.50	315	—	100%
		29,792		2,410		

1. On September 5, 2003 at the Company's annual general meeting the shareholders approved the consolidation of the Company's Common shares on the basis of 25 for one.
2. Series D preferred shares are convertible into 3,500,000 Non-Voting Common shares on the basis of one Non-Voting Common share, for each Series D preferred share. Series D preferred shares are also redeemable by the Company upon meeting certain conditions, on the basis of \$1.00 for each share redeemed.
3. Non-convertible, non-voting and redeemable by the Company for \$1.00 per share after December 31, 2004.
4. Quarterly cumulative dividend.
5. Up to 18,500,000 Series C preferred shares may be issued under an earn-out calculation (see "ICON Transaction") at \$1.00 per share.
6. Annual non-cumulative dividend.
7. At holder's request the Company will use reasonable efforts to list such shares on a recognized exchange at any time after five years from their date of issuance.

Outlook

Our primary objective is to improve and stabilize the operations of the Company to a level that will make the seeking of a listing of the Company's Common shares on a recognized stock exchange feasible. With the completion of the ICON Transaction we expect to return to profitability in the coming year.

A summary of the outlook for our individual business operations is as follows:

ICON

The acquisition of ICON is a significant development for our operations. The acquisition is expected to provide significant licensing fee cash flows to the Company and licensing opportunities for markets outside of North America. In addition, the eight development and support personnel who were hired as part of the ICON Transaction, will also provide the basis for consulting fees earned on software development and upgrade activities. The Company is in the early stages of developing the licensing and consulting opportunities for ICON.

Software Development and Licensing

We are in discussions with a number of Canadian financial institutions and retail companies to commence pilot operations that will demonstrate our CARE II CRM capabilities and assist them to better manage their respective mortgage portfolios and

customer base. Based on prior experience, we anticipate that the timeframe from pilot to contracted volumes could take from three to twelve months, if not longer.

We expect to continue to earn licensing fees from the co-ownership of our CALMS software to December 31, 2004 and are actively assessing other internal and co-ownership opportunities to further develop this product offering.

Home-Link

Home-Link earns transaction-based revenue through the use of our CARE II CRM software and call centre operations to facilitate the provision of services to consumers during the home purchasing and selling cycle. Home-Link has never been profitable and has incurred significant losses since it started business in mid-2000. Home-Link continues to develop its service offerings and is expected to benefit from transaction volumes that would arise from the servicing of new CARE II CRM opportunities described above. While management believes that Home-Link will ultimately develop into a successful business, it is expected that Home-Link will continue to incur losses for the foreseeable future.

Investment Operations

Homeserve intends to invest its excess available cash in instruments that have the potential to generate a current yield that would offset, or partially offset, the dividend rate on the Company's preferred shares. The Company's existing investment portfolio of \$17 million as at November 30, 2004 has a yield to maturity ranging from 6% to 8%. Management will continue to evaluate higher yield investment opportunities, which meets its risk and liquidity tolerances. To mitigate risk, no more than 20% of our portfolio is invested in any one single company.

Forward-looking Statements

This MD&A contains forward-looking statements that involve risks and uncertainties, which may cause actual results to differ materially from the statements made. When used in this MD&A, the words "anticipate", "believe", "could", "estimate", "expect", "intend", "may", and "would" and similar expressions are intended to identify forward-looking statements. Such statements reflect Homeserve's current views with respect to current events and are subject to such risks and uncertainties. Many factors could cause our actual results to differ materially from the statements made including those factors detailed from time to time in filings made by Homeserve with Canadian securities regulatory underlying authorities. Should one or more of these risks or uncertainties materialize, or should assumptions underlying the forward-looking statements prove incorrect, actual results may vary materially from those described herein as intended, planned, anticipated or expected. Homeserve does not intend and does not assume any obligation to update these forward-looking statements.

Supplementary Information
Homeserve Technologies Inc.
Condensed Consolidated Balance Sheet

	As at Feb. 28, 2003	As at May 31, 2003	As at Aug. 31, 2003	As at Nov. 30, 2003	As at Feb. 29, 2004	As at May 31, 2004	As at Aug. 31 2004	As at Nov. 30, 2004
<i>(\$ thousands, unaudited)</i>								
ASSETS								
Current								
Cash and cash equivalents	4,062	2,635	1,036	514	476	1,183	4,237	2,154
Short-term investments	15,659	15,621	15,585	14,976	14,372	14,681	14,002	16,993
	19,721	18,256	16,621	15,490	14,848	15,864	18,239	19,147
Accounts receivable, prepaids and other assets	1,031	1,112	1,440	1,133	1,036	1,839	1,207	1,002
Total current assets	20,752	19,368	18,061	16,623	15,884	17,703	19,446	20,149
Property, plant and equipment, net	894	800	688	565	307	300	252	199
Intangible assets, net	5,144	5,057	4,758	4,456	4,156	9,673	9,198	8,707
	26,790	25,225	23,507	21,644	20,347	27,676	28,896	29,055

LIABILITIES AND SHAREHOLDERS' EQUITY

Current								
Accounts payable, accrued liabilities and other payables	521	1,088	838	485	399	433	438	467
Income and other taxes payable	910	932	955	831	485	485	485	485
Dividends payable	310	321	325	320	315	335	396	426
Deferred revenue	1,674	1,010	750	631	87	42	155	120
Total current liabilities	3,415	3,351	2,868	2,267	1,286	1,295	1,474	1,498
Subordinated debentures	—	—	—	—	—	2,000	—	—
	3,415	3,351	2,868	2,267	1,286	3,295	1,474	1,498
Shareholders' equity								
Capital stock and contributed surplus	27,652	27,652	27,652	24,292	24,292	27,792	29,792	29,792
Deficit	(4,277)	(5,778)	(7,013)	(4,915)	(5,231)	(3,411)	(2,370)	(2,235)
Total shareholders' equity	23,375	21,874	20,639	19,377	19,061	24,381	27,422	27,557
	26,790	25,225	23,507	21,644	20,347	27,676	28,896	29,055

Supplementary Information
Homeserve Technologies Inc.
Consolidated Statement of Deficit

	As at Feb. 28, 2003	As at May 31, 2003	As at Aug. 31, 2003	As at Nov. 30, 2003	As at Feb. 29, 2004	As at May 31, 2004	As at Aug. 31, 2004	As at Nov. 30 2004
<i>(\$ thousands, unaudited)</i>								
Net income (loss) for the three-month period	(1,416)	(1,018)	(754)	(785)	163	2,317	1,577	687
Preferred share dividends	(474)	(483)	(481)	(477)	(479)	(497)	(536)	(552)
Reduction of stated capital	—	—	—	3,360	—	—	—	—
Change in period	(1,890)	(1,501)	(1,235)	2,098	(316)	1,820	1,041	135
Deficit, beginning of the period	(2,387)	(4,277)	(5,778)	(7,013)	(4,915)	(5,231)	(3,411)	(2,370)
Deficit, end of period	(4,277)	(5,778)	(7,013)	(4,915)	(5,231)	(3,411)	(2,370)	(2,235)

Supplementary Information
Homeserve Technologies Inc.
Condensed Consolidated Statements of Income (Loss)

	Twelve months ended Feb. 28, 2003	Three months ended May 31, 2003	Six months ended Aug. 31, 2003	Nine months ended Nov. 30, 2003	Twelve months ended Feb. 29, 2004	Three months ended May 31, 2004	Six months ended Aug. 31, 2004	Nine months ended Nov. 30, 2004
	(reported) ¹	(reported) ¹	(reported) ¹	(reported) ¹	(reported) ¹	(reported) ¹	(reported) ¹	(reported) ¹
<i>(\$ thousands, except per share amounts, unaudited)</i>								
Sales	4,458	718	1,264	1,415	2,002	2,461	5,001	6,562
Cost of sales	3,713	323	547	588	586	—	—	—
Gross profit	745	395	717	827	1,416	2,461	5,001	6,562
Operating costs								
Selling, general and administration	3,705	1,130	1,908	2,580	2,651	503	1,257	1,859
Severance and other costs	2,238	37	122	122	258	—	—	—
	5,943	1,167	2,030	2,702	2,909	503	1,257	1,859
Loss from continuing operations before undernoted	(5,198)	(772)	(1,313)	(1,875)	(1,493)	1,958	3,744	4,703
Investment income	259	149	356	558	752	181	394	671
Gain on sale of investments	—	—	—	—	—	663	809	809
Interest expense	—	—	—	—	—	(10)	(19)	(19)
Gain on disposal of business units and from acceptance of CCAA plan	1,035	—	—	—	—	—	—	—
Amortization and write-down of property, plant and equipment and amortization of intangible assets	(833)	(395)	(815)	(1,240)	(1,653)	(475)	(1,034)	(1,583)
Investment loss on marketable securities	(1,448)	—	—	—	—	—	—	—
Equity-accounted investment	(174)	—	—	—	—	—	—	—
Income (loss) from continuing operations before income taxes	(6,359)	(1,018)	(1,772)	(2,557)	(2,394)	2,317	3,894	4,581
Provision for income taxes	73	—	—	—	—	—	—	—
Net income (loss) from continuing operations	(6,432)	(1,018)	(1,772)	(2,557)	(2,394)	2,317	3,894	4,581
Net income from discontinued operations	125	—	—	—	—	—	—	—
Net income (loss) for the period	(6,307)	(1,018)	(1,772)	(2,557)	(2,394)	2,317	3,894	4,581
Basic income (loss) per common share	(3.05)	(0.44)	(0.79)	(1.16)	(1.25)	0.53	0.83	0.87
Diluted income (loss) per common share	(3.05)	(0.44)	(0.79)	(1.16)	(1.25)	0.35	0.48	0.48

1. Certain of the prior period figures have been reclassified to conform with the 2005 presentation.

Supplementary Information
Homeserve Technologies Inc.
Condensed Consolidated Statements of Net Income (Loss)

	Three months ended Feb. 28, 2003	Three months ended May 31, 2003	Three months ended Aug. 31, 2003	Three months ended Nov. 30, 2003	Three months ended Feb. 29, 2004	Three months ended May 31, 2004	Three months ended Aug. 31, 2004	Three months ended Nov. 30, 2004
	(reported) ¹	(reported) ¹	(reported) ¹	(reported) ¹	(reported) ¹	(reported) ¹	(reported) ¹	(reported) ¹
<i>(\$ thousands, except per share amounts, unaudited)</i>								
Sales	822	718	546	151	587	2,461	2,540	1,561
Cost of sales	379	323	224	41	(2)	—	—	—
Gross profit	443	395	322	110	589	2,461	2,540	1,561
Operating costs								
Selling, general and administration	1,611	1,130	778	672	71	503	754	602
Severance and other costs	—	37	85	—	136	—	—	—
	1,611	1,167	863	672	207	503	754	602
Loss from continuing operations before undernoted	(1,168)	(772)	(541)	(562)	382	1,958	1,786	959
Investment income	125	149	207	202	194	181	213	277
Gain on sale of investments	—	—	—	—	—	663	146	—
Interest expense	—	—	—	—	—	(10)	(9)	—
Amortization and write-down of property, plant and equipment and amortization of intangible assets	(475)	(395)	(420)	(425)	(413)	(475)	(559)	(549)
Income (loss) from continuing operations before income taxes	(1,518)	(1,018)	(754)	(785)	163	2,317	1,577	687
Provision for income taxes	23	—	—	—	—	—	—	—
Net income (loss) from continuing operations	(1,541)	(1,018)	(754)	(785)	163	2,317	1,577	687
Net income from discontinued operations	125	—	—	—	—	—	—	—
Net income (loss) for the period	(1,416)	(1,018)	(754)	(785)	163	2,317	1,577	687
Basic income (loss) per common share	(0.55)	(0.44)	(0.36)	(0.37)	(0.09)	0.53	0.30	0.04
Diluted income (loss) per common share	(0.55)	(0.44)	(0.36)	(0.37)	(0.09)	0.35	0.15	0.02

1. Certain of the prior period figures have been reclassified to conform with the 2005 presentation.

Supplementary Information
Homeserve Technologies Inc.
Condensed Statement of Cash Flows

	Three months ended Feb. 28, 2003	Three months ended May 31, 2003	Three months ended Aug. 31, 2003	Three months ended Nov. 30, 2003	Three months ended Feb. 29, 2004	Three months ended May 31, 2004	Three months ended Aug. 31, 2004	Three months ended Nov. 30, 2004
<i>(\$ thousands, unaudited)</i>	(reported) ¹	(reported) ¹	(reported) ¹	(reported) ¹	(reported) ¹	(reported) ¹	(reported) ¹	(reported) ¹
OPERATING ACTIVITIES								
Net income (loss) for the period	(1,542)	(1,018)	(754)	(785)	163	2,317	1,577	687
Add (deduct) items not affecting cash	2,614	395	420	425	556	(164)	426	560
Net change in non-cash working capital balances	(1,929)	(118)	(779)	(252)	(990)	(1,310)	1,247	199
Cash (used in) provided by operating activities	(857)	(741)	(1,113)	(612)	(271)	843	3,250	1,446
FINANCING ACTIVITIES								
Payment of preferred dividends	(567)	(472)	(477)	(482)	(484)	(477)	(476)	(522)
Cash used in financing activities	(567)	(472)	(477)	(482)	(484)	(477)	(476)	(522)
INVESTING ACTIVITIES								
Sale (purchase) of short-term investments	(15,659)	—	—	572	572	330	812	(3,000)
Other	(56)	(214)	(9)	—	145	11	(532)	(7)
Cash (used in) provided by investing activities	(15,715)	(214)	(9)	572	717	341	280	(3,007)
Increase (decrease) in cash from continuing operations	(17,139)	(1,427)	(1,599)	(522)	(38)	707	3,054	(2,083)
Increase in cash from discontinued operations	125	—	—	—	—	—	—	—
Net (decrease) increase in cash and cash equivalents during the period	(17,014)	(1,427)	(1,599)	(522)	(38)	707	3,054	(2,083)
Cash and cash equivalents, beginning of period	21,076	4,062	2,635	1,036	514	476	1,183	4,237
Cash and cash equivalents, end of period	4,062	2,635	1,036	514	476	1,183	4,237	2,154

1. Certain of the prior period figures have been reclassified to conform with the 2005 presentation.

Supplementary Information
Homeserve Technologies Inc.
Condensed Consolidated Segmented Information
Contribution Margin

	Three months ended Feb. 28, 2003	Three months ended May 31, 2003	Three months ended Aug. 31, 2003	Three months ended Nov. 30, 2003	Three months ended Feb. 29, 2004	Three months ended May 31, 2004	Three months ended Aug. 31, 2004	Three months ended Nov. 30, 2004
<i>(\$ thousands, unaudited)</i>								
Software development and licensing								
Revenue	666	576	409	76	524	—	9	—
Cost of sales	(376)	(316)	(222)	(41)	—	—	—	—
Operating costs	—	—	(49)	(62)	(69)	(69)	(74)	(39)
	290	260	138	(27)	455	(69)	(65)	(39)
ICON development and licensing								
Revenue	—	—	—	—	—	2,402	2,469	1,509
Operating costs	—	—	—	—	—	(74)	(260)	(205)
	—	—	—	—	—	2,328	2,209	1,304
Home-Link operations								
Revenue	156	142	137	75	63	59	62	52
Cost of sales	(3)	(7)	(2)	—	2	—	—	—
Operating costs	(1,198)	(909)	(674)	(493)	(356)	(232)	(236)	(210)
	(1,045)	(774)	(539)	(418)	(291)	(173)	(174)	(158)
Other								
General and administration	(413)	(85)	(55)	(117)	218	(128)	(184)	(148)
Severance and other	—	(173)	(85)	—	—	—	—	—
	(413)	(258)	(140)	(117)	218	(128)	(184)	(148)
Contribution margin								
Revenue	822	718	546	151	587	2,461	2,540	1,561
Cost of sales	(379)	(323)	(224)	(41)	2	—	—	—
Operating costs	(1,611)	(1,167)	(863)	(672)	(207)	(503)	(754)	(602)
	(1,168)	(772)	(541)	(562)	382	1,958	1,786	959

Consolidated Interim Financial Statements

Homeserve Technologies Inc.

November 30, 2004

HOMESERVE TECHNOLOGIES INC.

CONSOLIDATED INTERIM BALANCE SHEETS

<i>(\$ thousands)</i>	As at November 30, 2004 <i>(unaudited)</i>	As at February 29, 2004 <i>(unaudited)</i>
ASSETS		
Current		
Cash and cash equivalents	2,154	476
Short-term investments	16,993	14,372
Accounts receivable	934	634
Prepaid expenses and other assets	68	402
Total current assets	20,149	15,884
Capital assets, net	199	307
Intangible assets, net	8,707	4,156
	29,055	20,347
LIABILITIES AND SHAREHOLDERS' EQUITY		
Current		
Accounts payable and accrued liabilities	467	399
Income and other taxes payable	485	485
Dividends payable	426	315
Deferred revenue	120	87
Total current liabilities	1,498	1,286
Subordinated debenture <i>[notes 3, 5 and 6]</i>	—	—
	1,498	1,286
Shareholders' equity		
Capital stock <i>[note 5]</i>	29,792	24,292
Deficit	(2,235)	(5,231)
Total shareholders' equity	27,557	19,061
	29,055	20,347

See accompanying notes

On behalf of the Board:



Director



Director

HOMESERVE TECHNOLOGIES INC.

CONSOLIDATED INTERIM STATEMENTS OF INCOME (LOSS) AND DEFICIT

(unaudited) (\$ thousands)	Three months ended November 30		Nine months ended November 30	
	2004	2003	2004	2003
Sales	1,561	151	6,562	1,415
Cost of sales	—	41	—	588
Gross profit	1,561	110	6,562	827
Operating expenses				
Selling, general and administrative	602	673	1,859	2,702
Income (loss) before undernoted	959	(563)	4,703	(1,875)
Investment income	277	203	671	558
Gain on sale of short-term investments	—	—	809	—
Amortization of property, plant and equipment	(51)	(123)	(161)	(363)
Amortization of intangible assets	(498)	(302)	(1,422)	(877)
Debenture interest	—	—	(19)	—
Provision for income taxes	—	—	—	—
Net income (loss) for the period	687	(785)	4,581	(2,557)
Deficit, beginning of period	(2,370)	(7,013)	(5,231)	(4,277)
Deficit applied to stated capital	—	3,360	—	3,360
Preferred share dividends	(552)	(477)	(1,585)	(1,441)
Deficit, end of year	(2,235)	(4,915)	(2,235)	(4,915)
Basic and diluted earnings (loss) per common share <i>[note 5]</i>				
Basic	\$0.04	\$(0.37)	\$0.87	\$(1.16)
Diluted	0.02	(0.37)	0.48	(1.16)

See accompanying notes

HOMESERVE TECHNOLOGIES INC.

CONSOLIDATED INTERIM STATEMENTS OF CASH FLOWS

(unaudited) (\$ thousands)	Three months ended November 30		Nine months ended November 30	
	2004	2003	2004	2003
OPERATING ACTIVITIES				
Net income (loss) from operations	687	(785)	4,581	(2,557)
Add items not affecting cash				
Amortization of bond premium	9	36	45	111
Gain on sale of short-term investments	—	—	(810)	—
Amortization of property, plant and equipment	51	123	161	363
Amortization of intangible assets	498	302	1,422	877
	1,245	(324)	5,399	(1,206)
Net change in non-cash working capital balances related to operations	201	675	140	(579)
Cash provided by (used in) operating activities	1,446	351	5,539	(1,785)
FINANCING ACTIVITIES				
Payment of preferred share dividends	(522)	(482)	(1,475)	(1,431)
Cash used in financing activities	(522)	(482)	(1,475)	(1,431)
INVESTING ACTIVITIES				
Sale of short-term investments	—	—	17,033	—
Purchase of short-term investments	(3,000)	—	(18,890)	—
Purchase of capital assets	—	—	(2)	(34)
Acquisition of intangible assets	(7)	—	(527)	(189)
Advances from (to) related party	—	(355)	—	2
Amortization of premium on bond purchase	—	(36)	—	(111)
Cash used in investing activities	(3,007)	(391)	(2,386)	(332)
Net increase (decrease) in cash and cash equivalents during the period	(2,083)	(522)	1,678	(3,548)
Cash and cash equivalents, beginning of period	4,237	1,036	476	4,062
Cash and cash equivalents, end of period	2,154	514	2,154	514

See accompanying notes

NOTES TO CONSOLIDATED INTERIM FINANCIAL STATEMENTS

[Unaudited, \$ thousands, except per share and per file amounts and where otherwise noted]

November 30, 2004

1. BASIS OF PRESENTATION AND NATURE OF OPERATIONS

These unaudited interim consolidated financial statements of Homeserve Technologies Inc. [the “Company” or “Homeserve”] include the accounts of the Company and its wholly-owned subsidiary, Home-Link Services Canada Ltd. [“Home-Link”]. On consolidation, all inter-company transactions and balances have been eliminated. These unaudited interim consolidated financial statements have not been subject to an interim review by the Company’s auditors.

On September 5, 2003, the shareholders of Microforum Inc. approved a resolution changing the Company name from Microforum Inc. to Homeserve Technologies Inc.

As at November 30, 2004 the Company operates in three reportable segments: ICON, Software development and licensing and Home-Link. ICON revenues are generated from a per file licensing fee and consulting fees. Software development and licensing revenues are generated from software licensing and royalty fees. Home-Link revenues are generated from service fees, transaction fees and marketing fees.

The Company’s largest shareholder and customer, which owns 48% of the Common shares and all of the preferred shares of the Company, is Brascan Corporation operating through certain subsidiaries as Centract Residential Property Services (“Centract”), its real estate services division.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accompanying unaudited interim consolidated financial statements are prepared in accordance with Canadian generally accepted accounting principles (“GAAP”). The accounting principles used in these interim consolidated financial statements are consistent with those used in the annual consolidated financial statements. However, these financial statements do not include all information and disclosure required by Canadian GAAP for the annual financial statements, and should be read in conjunction with the annual audited consolidated financial statements. The April 13, 2004 acquisition of the ICON system and the entering into related agreements gives rise to the following accounting policies of note:

Use of estimates

The preparation of financial statements in conformity with Canadian GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenue and expenses during the reporting period. Significant estimates were made by management as they relate to the impairment of the \$6.0 million attributed to the gross book value of intangible assets related to the acquisition of ICON. Actual results could differ from those estimates.

Intangible assets subject to amortization

Intangible assets subject to amortization are recorded at cost less accumulated amortization. Amortization of ICON is provided on a straight-line basis over seven years, which is the initial term of the licensing agreement.

Revenue recognition – ICON software and development

The Company recognizes ICON licensing revenue when a new file is opened on the ICON system. A new file represents a new relocation transferee or new asset recovery file.

The Company recognizes ICON consulting revenue over the term of the software development contracts based on an appropriate measure of the percentage of the contract that has been completed.

NOTES TO CONSOLIDATED INTERIM FINANCIAL STATEMENTS

[Unaudited, \$ thousands, except per share and per file amounts and where otherwise noted]

November 30, 2004

3. ACQUISITIONS

2005 activities

Acquisition of ICON

On April 13, 2004, the Company acquired Contract's interest in its ICON software and entered into licensing, premises lease and employment arrangements with the Company for potential consideration of \$24 million comprised of:

- \$2.0 million debenture bearing interest at prime, payable quarterly in arrears, maturing in five years. The debenture is repayable by the Company at any time and is convertible at any time at the option of the holder into one Series B preferred share for each \$1.00 of debenture principal outstanding. The debenture was converted to 2,000,000 Series B preferred shares on July 12, 2004; plus
- \$3.5 million paid by the issuance of 3,500,000 Series D preferred shares with a non-cumulative annual dividend of 3.5% and conversion option to Non-Voting Common shares of the Company (see Note 5 Capital Stock); plus
- An earn-out option which provides for issuances of up to 18,500,000 Series C preferred shares at \$1.00 per share with a cumulative quarterly dividend of 2.5% and a cumulative aggregate preferential annual participation dividend of 9.25% of pre-defined consolidated pre-tax income of the Company (see Note 5 Capital Stock); plus
- An increase in the Series B preferred share cumulative aggregate preferential annual participation dividend from 10% to 11% of pre-defined consolidated pre-tax income of the Company based on the weighted average number of Series B preferred shares outstanding divided by 22,000,000. The weighted average number of Series B preference shares outstanding during the nine months ended November 30, 2004 was 21,025,455. As at November 30, 2004 there were 22,000,000 Series B preferred shares outstanding as a result of the conversion of the Company's \$2.0 million debenture to 2,000,000 Series B preferred shares.

The ICON purchase price was \$6.0 million and was comprised of \$5.5 million of intangible and capital assets as summarized below and \$0.5 million in legal, valuation, accounting and shareholder communication costs associated with the transaction.

	<i>(\$ millions)</i>
Assets acquired	
Intangible assets	5.4
Capital assets	0.1
	5.5
Consideration provided	
Subordinated debenture	2.0
Series D preferred shares	3.5
	5.5

The ICON licensing arrangements are comprised of the following two licenses:

1. A seven-year transferable and renewable license with Contract or its designee for the exclusive use of the ICON software in the North American relocation market for which Contract will pay the Company a license fee equal to: (i) \$500 per file for the first 10,000 files opened in any calendar year; (ii) \$400 per file opened for the next 10,000 files in any calendar year; and (iii) \$250 per file opened in excess of 20,000 files in any calendar year. The license agreement commenced on April 13, 2004 with an initial term to March 31, 2011 with successive two-year renewal terms. On renewal, the license fee during such renewal period will be equal to the lower of \$200 per file opened or the lowest fee charged by the Company to any licensee from whom the Corporation generates annual license fees in excess of \$500,000. During the nine months ended November 30, 2004, the Company earned \$6.1 million in licensing fees on 12,719 files opened.

NOTES TO CONSOLIDATED INTERIM FINANCIAL STATEMENTS

[Unaudited, \$ thousands, except per share and per file amounts and where otherwise noted]

November 30, 2004

As part of the licensing agreement, Contract is to receive at no additional cost, maintenance and technological support and normal course upgrades. Any development upgrades or modifications are provided to Contract at cost plus 20%. During the nine months ended November 30, 2004 the Company earned \$225 in consulting revenue from development upgrades and modifications.

2. A five-year, non-transferable license with Asset Recovery, a division of Contract, which currently uses the modules of ICON in exchange for a monthly license fee equal to \$50 per administrative file and \$100 per home sale file. The license agreement commenced on April 13, 2004 with an initial term to March 31, 2009 with successive two-year renewal terms. During the nine months ended November 30, 2004, the Company earned \$68 in licensing fees on 1,355 files opened.

2004 activities

Acquisition of Home-Link license

On April 24, 2003, Home-Link announced that the U.S. licensor of its CARE II software, which had applied for protection under Chapter 11 of the Federal Bankruptcy Act in the United States, had been purchased by HomeCard Company, Inc. ["HomeCard"].

HomeCard has granted to Home-Link an exclusive, royalty-free, irrevocable, perpetual, sub-licensable, transferable license for use in Canada of the CARE II software [the "New License"] and assigned to Home-Link all Canadian Home-Link trademarks acquired by HomeCard [the "Trademark Assignment"]. In consideration of the grant of the New License, the Trademark Assignment and a release of all previous obligations, including the original CARE II software license, Home-Link paid to HomeCard the sum of US\$100. Under the original license agreement, Home-Link was obligated to pay the greater of [i] 5% of its annual revenue and [ii] US\$200 in annual license fees plus US\$20 in annual maintenance fees, until September 2010. The purchase price was recorded as a licensing fee and is being amortized over a five-year period. Also included as part of the purchase price is \$47 of professional fees associated with the acquisition.

Home-Link provides a one-stop shopping service for home buyers and sellers, offering real estate related products and services throughout the customer's purchasing and selling cycle.

4. SEGMENTED REPORTING

General description

The Company operates in three reportable operating segments, ICON, Software development and licensing and Home-Link.

ICON is a customizable software application that manages all aspects of a residential home relocation. Software development and licensing includes the Company's co-ownership of the Credit Adjudication and Lending Management System ("CALMS") software solution and the ongoing development and application of proprietary software solutions. Home-Link provides services to buyers and sellers throughout the home purchasing and selling cycle through a proprietary software solution.

The Company's President and Chief Executive Officer ["CEO"] has been identified as the chief operating decision maker in assessing the performance of the segments and the allocation of resources to the segments. Each reportable segment is managed separately with each segment manager reporting directly to the CEO. Contribution margin represents the primary financial measure used by the CEO in assessing performance and allocating resources, and includes cost of sales, and selling, general and administrative expenses, for which the segment managers are held accountable. In addition, the CEO does not review asset information on a segmented basis in order to assess performance and allocate resources.

NOTES TO CONSOLIDATED INTERIM FINANCIAL STATEMENTS

[Unaudited, \$ thousands, except per share and per file amounts and where otherwise noted]

November 30, 2004

	Three months ended November 30		Nine months ended November 30	
	2004	2003	2004	2003
Sales				
ICON	1,509	—	6,380	—
Software development and licensing	—	77	9	1,061
Home-Link	52	74	173	354
Total	1,561	151	6,562	1,415
Contribution margin				
ICON	1,304	—	5,841	—
Software development and licensing	(39)	(27)	(148)	371
Home-Link	(158)	(418)	(505)	(1,731)
General and administration	(148)	(118)	(485)	(257)
Severance and other	—	—	—	(258)
	959	(563)	4,703	(1,875)
Investment income	277	203	671	558
Gain on sale of short-term investments	—	—	809	—
Amortization of capital assets	(51)	(123)	(161)	(363)
Amortization of intangible assets	(498)	(302)	(1,422)	(877)
Other	—	—	(19)	—
Income (loss) before income taxes	687	(785)	4,581	(2,557)

5. CAPITAL STOCK

Capital stock consists of the following:

	As at November 31, 2004	As at February 29, 2004
	\$	\$
Authorized		
Unlimited preference shares issued in series		
Unlimited common shares		
Unlimited non-voting common shares		
Issued		
1,280,000 Series A preferred shares	1,280	1,280
22,000,000 Series B preferred shares	22,000	20,000
3,500,000 Series D preferred shares	3,500	—
3,443,687 Common shares	3,012	3,012
	29,792	24,292

The Series A preferred shares and Series B preferred shares are non-convertible, non-voting and redeemable by the Company for \$1.00 per share after December 1, 2004. In the event of a liquidation, dissolution or wind-up of the Company, the holders of the Series A and Series B preferred shares shall be entitled to receive, before any distribution of any part of the assets of the Company among the holders of the common shares, the sum of \$1.00 per Series A and B preferred share and no more.

The holder of the Series A preferred shares and Series B preferred shares is entitled to receive, if declared by the Board of Directors of the Company, a fixed preferential cumulative quarterly dividend of 2.25% of the redemption value of the Series A preferred shares and Series B preferred shares.

NOTES TO CONSOLIDATED INTERIM FINANCIAL STATEMENTS

[Unaudited, \$ thousands, except per share and per file amounts and where otherwise noted]

November 30, 2004

The holder of the Series A preferred shares is also entitled to receive a cumulative aggregate preferential annual participation dividend of 0.64% of the Company's pre-defined pre-tax consolidated net income with the first such annual participation dividend accruing for the year ended February 28, 2003. No annual Series A participation dividend was declared for the fiscal year ended February 29, 2004.

The holder of the Series B preferred shares is also entitled to receive a cumulative aggregate preferential annual participation dividend of 11% of the Company's pre-defined pre-tax consolidated net income with the first such annual participation dividend accruing for the year ended February 28, 2003. As at August 31, 2004 there are 22,000,000 Series B preferred shares outstanding as a result of the conversion of the Company's \$2.0 million debenture to 2,000,000 Series B preferred shares. No annual Series B participation dividend was declared for the fiscal year ended February 29, 2004.

As part of the acquisition of ICON, an earn-out option provides for up to 18,500,000 Series C preferred shares issuable on the basis of one Series C preferred share for each \$1.00 of cumulative licensing fee revenue earned by the Company from its ICON licensing arrangements, in excess of \$8 million for the period from April 13, 2004 to February 29, 2008. As at November 30, 2004 the Company has earned \$6.2 million in cumulative ICON licensing revenue. The Series C preferred shares also entitle the holders to a cumulative quarterly dividend of 2.5% and a cumulative aggregate preferential annual participation dividend of 9.25% of pre-defined consolidated pre-tax income of the Company, with the first such annual participation dividend accruing for the year ended February 28, 2005. The Company has agreed to use reasonable commercial efforts to list such Series C preferred shares on a recognized Canadian stock exchange at the holder's request at any time after five years from the issuance of the shares.

The holder of Series D preferred shares is entitled to a non-cumulative annual dividend of 3.5% of the redemption value of the Series D preferred shares. The Series D preferred shares are redeemable by the Company at any time, subject to meeting certain conditions, on the basis of \$1.00 for each share redeemed. The shares at the holder's option, subject to adjustment, or automatically under certain criteria, are convertible into Non-Voting Common shares on the basis of one Non-Voting Common share for each Series D preferred share converted.

The pre-defined pre-tax consolidated net income, which forms the base for the Series A, B and C preferred share annual participation dividend, is calculated as the Company's annual pre-tax consolidated net income, if positive, or zero if negative less the annual Series A, B, C and D fixed preferential cumulative and non cumulative dividends, whether declared or paid, subject to adjustment for the actual number of preferred shares outstanding.

	Number of shares	Amount \$
Common shares		
Balance, February 28, 2003	86,092,184	5,455
Reduction of stated capital	—	(2,443)
Share consolidation (25-for-1)	(82,648,497)	—
Balance, February 29, 2004 and November 30, 2004	3,443,687	3,012

The holder of Non-Voting Common shares will be entitled, subject to the rights of holders of preferred shares and any other shares ranking senior to holders of Non-Voting Common shares, to the same rights as holders of common shares and shall rank on parity with the Common Shares with respect to dividends and the distribution of assets in the event of the liquidation, dissolution or wind-up of the Company. The Non-Voting Common shares also have certain rights in respect of any offer made to purchase common shares of the Company. The Company has agreed to use reasonable commercial efforts to list such Non-Voting Common shares on a recognized Canadian stock exchange at the holder's request at any time after five years from the issuance of the shares.

NOTES TO CONSOLIDATED INTERIM FINANCIAL STATEMENTS

[Unaudited, \$ thousands, except per share and per file amounts and where otherwise noted]

November 30, 2004

Share consolidation and reduction of stated capital

On September 5, 2003, a special resolution was passed by shareholders approving a share consolidation. Accordingly, the number of shares was consolidated on the basis of one new common share for each 25 common shares then issued or authorized.

On September 5, 2003, a special resolution was passed by the shareholders of the Company to reduce the deficit of the Company by \$3,360 at February 28, 2003 by reducing the stated capital by \$2,443 and contributed surplus by \$917. This deficit was accumulated in connection with the Company's historical operations and did not relate to the Company's then current business mandate.

Earnings per share

The components of basic and diluted earnings per share are summarized in the following table:

(\$ thousands except number of shares)	For the three months ended November 30		For the nine months ended November 30	
	2004	2003	2004	2003
Net income (loss)	\$ 687	\$ (785)	\$ 4,581	\$ (2,557)
Preferred share dividends	(552)	(477)	(1,585)	(1,441)
Net income (loss) available to common shareholders	\$ 135	\$ (1,262)	\$ 2,996	\$ (3,998)
Weighted average outstanding common shares	3,444,000	3,444,000	3,444,000	3,444,000
Dilutive effect of the conversion of preferred shares	3,500,000	—	2,927,000	—
Common shares and common share equivalents	6,944,000	3,444,000	6,371,000	3,444,000

Basic and diluted loss per share for the three months ending November 30, 2004 has been calculated using the weighted average number of common shares outstanding of 3,444,000 and 6,944,000 respectively (3,444,000 and 6,371,000 respectively for the nine months ended November 30, 2004). The comparative 2003 weighted average number of common shares for both the three and nine month periods was 3,444,000 for both basic and diluted earnings per share as the effect of potentially dilutive stock options was anti-dilutive.

6. RELATED PARTY TRANSACTIONS

The Company had the following transactions with Centract. Centract became a significant shareholder in fiscal 2003 as a result of exchanging 100% ownership of Home-Link for 1,652,906 common shares and 1,280,000 Series A preferred shares of the Company. In addition, during fiscal 2003 Centract also subscribed for 20,000,000 Series B preferred shares for cash proceeds of \$20 million. On April 13, 2004 the Company acquired Centract's interest in its ICON software and entered into licensing, premises lease and employment arrangements with the Company for potential consideration of \$24 million comprised of an initial \$5.5 million in the form of 3,500,000 Series D preferred shares, a \$2 million debenture, which was converted into 2,000,000 Series B preferred shares on July 12, 2004, and a potential earn-out of \$18,500,000 to be satisfied by the issuance of 18,500,000 Series C preferred shares on the basis of one Series C Preferred share for each \$1.00 of earn-out. A summary of the issued and outstanding shares held by Centract is summarized as follows:

Share class	Number of shares held as at November 30, 2004	Percentage of shares held as at November 30, 2004
Common shares	1,652,905	48%
Series A preferred shares	1,280,000	100%
Series B preferred shares	22,000,000	100%
Series D preferred shares	3,500,000	100%

Homeserve Technologies Inc.

NOTES TO CONSOLIDATED INTERIM FINANCIAL STATEMENTS

[Unaudited, \$ thousands, except per share and per file amounts and where otherwise noted]

November 30, 2004

These transactions have been recorded at the exchange amount, which is the amount agreed to between the parties except where otherwise noted.

	Three months ended November 30		Nine months ended November 30	
	2004	2003	2004	2003
Sales				
ICON	1,509	—	6,380	—
Software development and licensing	—	67	—	1,013
Home-Link	39	41	120	147
Expenses				
Management fees	151	83	454	250
Rent	32	29	86	74
Subordinated debenture interest	—	—	18	—
Dividends declared	552	477	1,585	1,441

As at November 30, 2004, the Company had accounts receivable of \$523 due from a related party [November, 2003 – \$nil], accounts payable of \$291 [November 30, 2003 –\$74] and dividends payable of \$426 [November 30, 2003 – \$320].

CORPORATE INFORMATION

BOARD OF DIRECTORS

Joseph S. Freedman
Chairman of the Board,
Homeserve Technologies Inc.

Simon P. Dean
President &
Chief Executive Officer
Homeserve Technologies Inc.

Lawrence Davis

Jason D. Meretsky

Donald W. Paterson

SENIOR MANAGEMENT

Simon P. Dean
President &
Chief Executive Officer

Kevin Cash
Chief Financial Officer

Max M. Cohen
General Counsel & Secretary

CORPORATE HEADQUARTERS

39 Wynford Drive
4th Floor
Toronto, Ontario
M3C 3K5

Tel: (416) 386-6001
Fax: (416) 446-0050

www.homeserve.ca

AUDITORS

Ernst & Young LLP
222 Bay Street
Toronto, Ontario
M5K 1J7

REGISTRAR & TRANSFER AGENT

Computershare Investor Services
151 Front Street
8th Floor
Toronto, Ontario
M5J 2N1

STOCK LISTING

The Company's shares are currently
unlisted.

INVESTORS RELATIONS

Requests for a copy of the
Annual Report or additional
corporate materials should
be directed to:

Mansfield Communications Inc.
Attention: Eliza Walsh

Tel: (416) 599-0024
eliza@mcipr.com