Maximo Application Suite

MASTalk:
Managing Real Estate and Facilities in MAS

Southwest MUG

February 2026

Kal Gyimesi
ALM Product Manager

kalgyimesi@us.ibm.com
+1.804.647.0714

IBM

Please note

IBM's statements regarding its plans, directions, and intent are subject to change or withdrawal without notice at IBM's sole discretion.

Information regarding potential future products is intended to outline our general product direction and it should not be relied on in making a purchasing decision.

The information mentioned regarding potential future products is not a commitment, promise, or legal obligation to deliver any material, code or functionality. Information about potential future products may not be incorporated into any contract.

The development, release, and timing of any future features or functionality described for our products remains at our sole discretion.

IBM Maximo can be used to help meet compliance obligations, which may be based on laws, regulations, standards or practices.

Any directions, suggested usage, or guidance provided by IBM Maximo does not constitute legal, accounting, or other professional advice, and each client is cautioned to obtain its own legal or other expert counsel. Use of IBM Maximo does not guarantee compliance with any law, regulation, standard or practice.

Companies are **redesigning** corporate real estate as...

...a smart, data-driven platform that **elevates** employee experience, ensures safety, and **cuts costs** through optimized space and lease management

Connecting portfolios to work models drives strategy
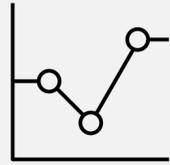
Real Estate system inputs

- Space utilization
- Facility usage
- Maintenance costs
- Facility condition
- Total facility costs
- Lease terms
- Lease end dates
- Sustainability standards
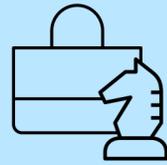
Strategic business considerations

- Growth or downsizing
- Mergers, acquisitions or divestitures
- Economic shifts
- Business continuity readiness
- Talent attraction capability
- Workforce experience profile
- Sustainability objectives
- Comfort with new work models
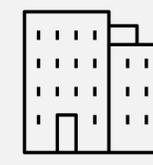
Real Estate system execution

- Lease termination/review
- Project management
- Move coordination
- Space optimization
- Site cleanup/ remediation

Corporate Real Estate priorities keep shifting, from crisis to hybrid to AI—Maximo adapts at every step

Pre-Pandemic

Context: Full in-office presence, cost optimization

Space Priorities: Assigned desks, meeting room booking, densification

Key Metrics: Seat utilization vs. headcount

Crisis Response

Context: Remote work, essential staff only.

Space Priorities: De-densify, cleaning protocols, contact tracing.

Key Metrics: Health compliance, essential occupancy caps.

Managed Return

Context: Gradual RTO, health attestations, distancing.

Space Priorities: Cohort scheduling, circulation planning, touchless access.

Key Metrics: Attendance vs. phase targets, density per zone.

Hybrid Normalization

Context: Hybrid dominates, talent retention focus.

Space Priorities: Hoteling, collaboration zones, experience amenities.

Key Metrics: Peak vs. average utilization, collaboration space turnover.

Digital Consolidation

Context: Stricter RTO, cost pressure, tech adoption.

Space Priorities: Portfolio consolidation, sensor-driven optimization.

Key Metrics: Cost per employee, policy compliance, tech ROI.

Intelligent Workplace

Context: Flight to quality, economic uncertainty, AI in CRE/FM.

Space Priorities: Premium sustainable assets, predictive maintenance, AI optimization.

Key Metrics: WELL/LEED scores, energy intensity, AI-driven savings.

- Pre 2020
- 2020 – 1H 2021
- 2H 2021 - 1H 2022
- Mid 2022 - Mid 2023
- Late 2023 - Mid 2025
- Mid 2025 Onward
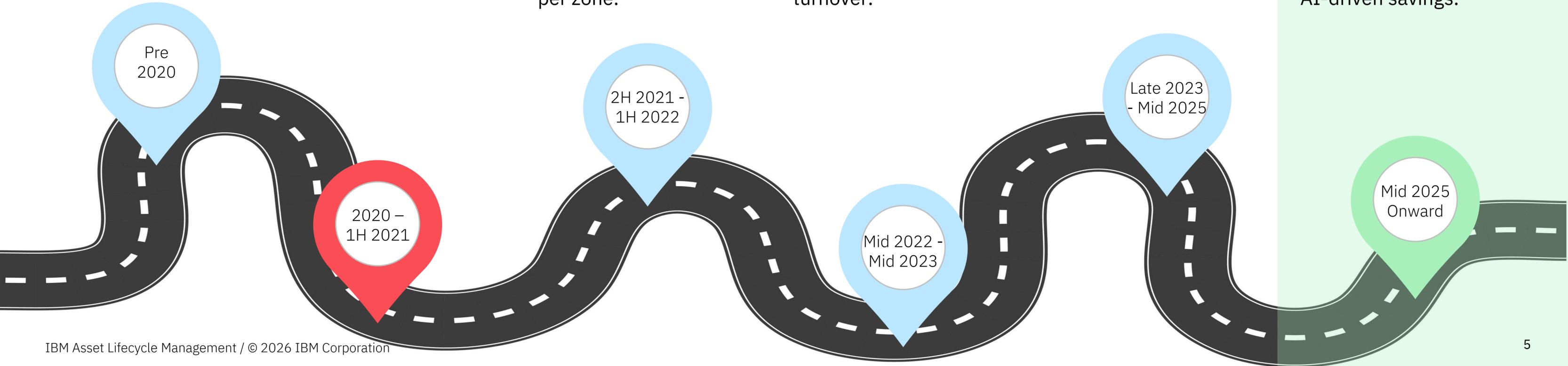
Corporate Real Estate's influence is also expanding as it becomes more strategic to business goals

Elevation of strategic focus

- **Financial and Portfolio Optimization**

  CRE manages portfolios and assets by adjusting footprints, negotiating leases or ownership, and optimizing locations

- **Technology Integration**

  CRE leverages smart building tech, IoT, and digital twins to optimize space and lifecycle planning

- **Workplace Strategy & Employee Experience**

  CRE shifts to flexible, wellness-focused spaces for hybrid work

- **Supply Chain Resilience**

  Post-pandemic disruptions forced companies to rethink supply chains, with CRE taking on manufacturing and distribution oversight for continuity

- **Integrated Asset Strategy**

  Real estate is now seen as a unified enterprise portfolio as assets drive cost, risk, and sustainability

- **ESG Monitoring and Compliance**

  Manufacturing and logistics sites drive high carbon emissions, so CRE teams implement energy efficiency, renewable sourcing, and compliance reporting

Land   Labs   Data Centers   Assets   Processing Sites   Plants   Remote Sites

Expansion of sites and assets

ALM extends sustainability, maintenance and asset management capabilities in optimizing real estate lifecycles

RE&F
Manage
Envizi

On-Boarding　　　　　　　　　　　　　　　　　　**Utilize**　　　　　　　　　　　　　　　　　　**Disposal**

Acquire	Build-out	Populate Portfolio Data	Administer Real Estate	Experience	Maintain	Dispose

Acquire
- Portfolio assessment
- Identify requirements
- Search for potential locations
- Compare potential locations
- Justify lease or purchase decision
- Exercise lease options
- Execute purchases

Build-out
- Estimate projects
- Prioritize and execute environmental improvement projects
- Establish and manage schedules
- Manage proposals
- Manage commitments and payments
- Manage project risks, changes and progress
- Plan and instrument IoT technology
- Track carbon reduction to project progress
- Project close-out

Populate Portfolio Data
- Populate location hierarchy
- Load floorplans from CAD/BIM
- Load asset registry
- Manage space details
- Manage space allocations
- Assign seats
- Synthesize utility and BMS data sources
- Ingest energy, waste and water data for reporting and KPIs
- Convert utility and fuel consumption data to carbon emissions

Administer Real Estate
- Abstract new leases
- Meet lease accounting regulations
- Manage lease financials
- Track critical dates
- Comply with lease terms
- Renegotiate leases
- Execute property management on leased and owned properties
- Track supplier sustainability data
- Aggregate operational KPIs to dashboards
- ESG reporting and risk management
- Submit facility rating data to agencies

Experience
- Measure real time space use
- Validate space use
- Initiate and manage moves
- Employee workplace services portal
- Reserve work and meeting space
- Indoor wayfinding
- Locate colleagues
- Remote asset monitoring and utilization
- Health analytics for facility use and assets
- HSE Management

Maintain
- Manage and route service requests and demand work orders
- Manage planned, predictive and condition maintenance
- Maintain parts inventory
- Warranty management
- Mobile technician WS
- Plan for facility component lifecycle
- Manage facility condition index
- Physical and visual inspections
- Plan and execute local projects
- Identify environmental improvement projects
- Track utility consumption

Dispose
- Portfolio reassessment
- Identify space and facilities to relinquish
- Model space scenarios
- Implement moves
- Identify excess space for disposal
- Define and compare downsize scenarios
- Decide and execute
- Site remediation
- Prepare site to sell or return
- Retire assets
- Report carbon savings from consolidation

No two enterprises are the same

The software must be adaptable to run unique processes within a unified system

Off-the-shelf software
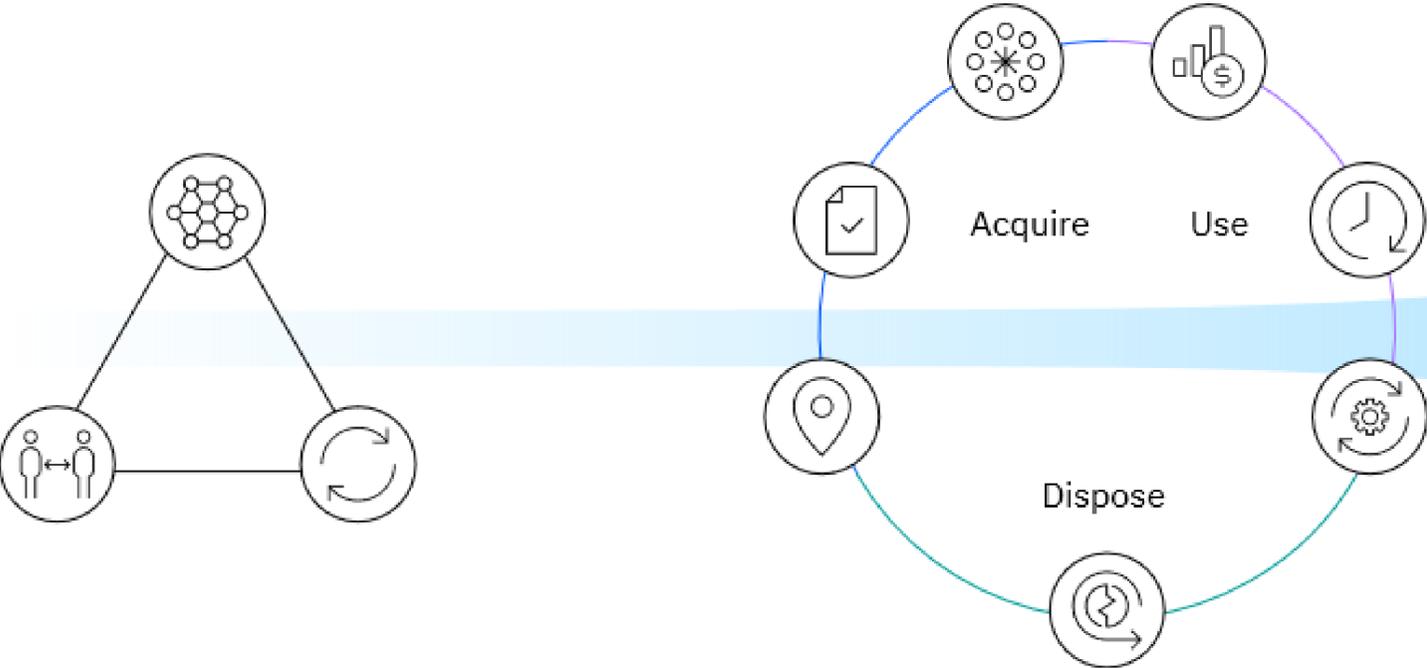
Business Fragmentation
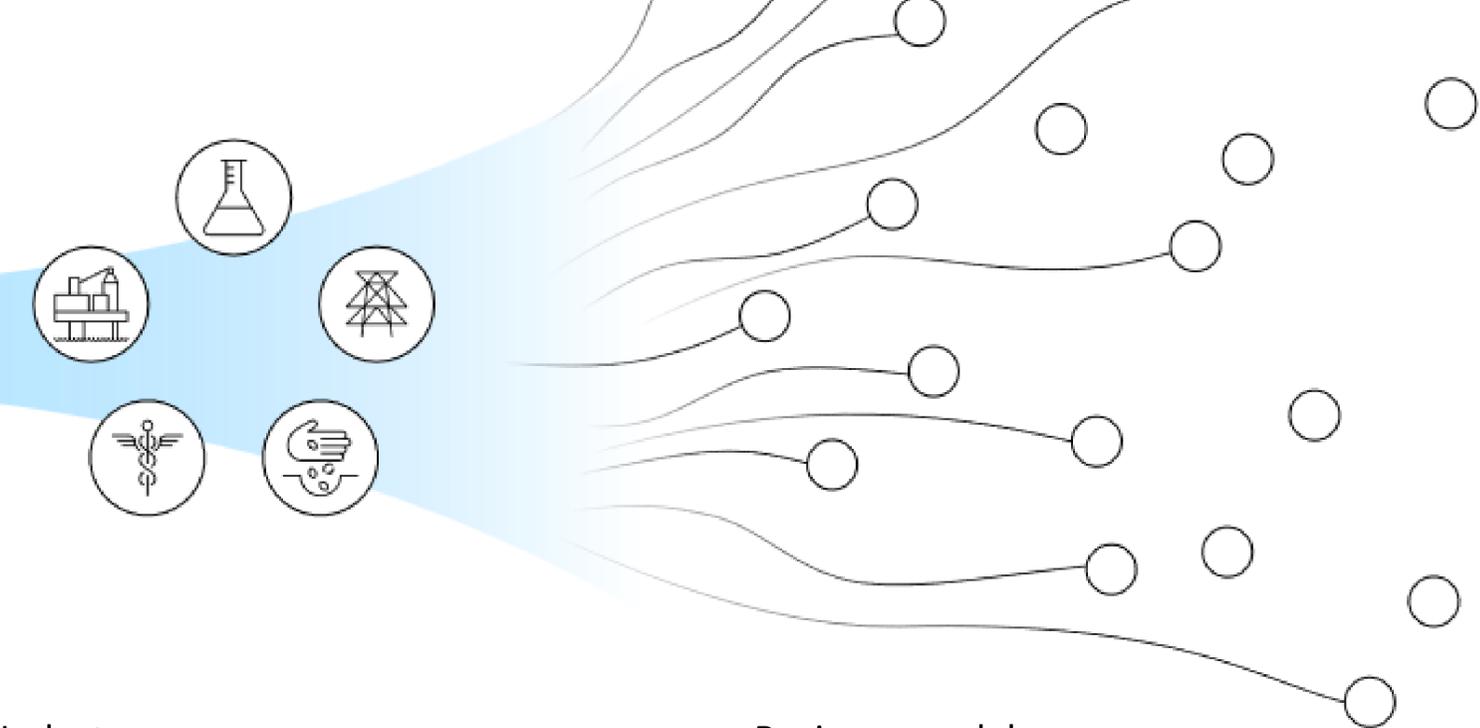
Foundational Building Blocks

Portfolio
– Real estate
– Assets
– Structures

Agreements
– Leases
– Purchase Orders
– Service Agreements

Activity
– Projects
– Work tasks
– Approvals
– Service requests
– Other tasks

Common Lifecycle Activities

– Acquire
– Build-out
– Populate portfolio data
– Administer real estate
– Experience
– Maintain
– Dispose

Common Functional Disciplines

– Real Estate
– Space
– Services & Maintenance
– Capital Planning
– Energy / Sustainability

Industry

Different industries have patterns of diverging requirements

Business models

Policies, industry/regional regulations, portfolio, processes and work models add more nuances

...when off-the-shelf software falls short, users customize or build add-on systems to meet complex needs

8

Customer environments often look like this

Fragmentation leads to complex decision-making processes, increased risks, higher costs, inefficiencies, and missed opportunities for optimization

On-Boarding | Utilize | Disposal

Acquire → Build-out → Populate Portfolio Data → Administer Real Estate → Experience → Maintain → Dispose

Acquire
- Portfolio assessment
- Identify requirements
- Search for potential locations
- Compare potential locations
- Justify lease or purchase decision
- Exercise lease options
- Execute purchases

Spreadsheets
Point Solution
Outsource

Build-out
- Estimate projects
- Prioritize and execute environmental impact projects
- Establish and manage schedules
- Manage proposals
- Manage commitments and payments
- Manage project risks, changes and progress
- Plan and implement IoT technology
- Track carbon reduction project progress
- Project close-out

Point Solution
ERP
e-Mail
Point Sol'n
Spreadsheets

Populate Portfolio Data
- Populate location hierarchy
- Load floor plans from CAD/BIM
- Load asset registry
- Manage space details
- Manage space locations
- Assign seats
- Synthesize utility and BIM
- Ingest energy, waste and water data for reporting and KPIs
- Convert utility and fuel carbon emissions

ERP
Spreadsheets
Point Sol'n
Spreadsheets

Administer Real Estate
- Abstract new leases
- Meet lease accounting regulations
- Manage lease financials
- Track critical dates
- Comply with new lease terms
- Renegotiate leases
- Execute property management for leased and owned properties
- Track supplier sustainability data
- Meet environmental KPI targets, reduce risk
- ESG reporting and risk management
- Submit facility rating data to agencies

TRIRIGA
Point Solution
Outsource
Homegrown/ Legacy System
Spreadsheets

Experience
- Measure real time space use
- Validate space use
- Initiate and Manage moves
- Employee workplace services portal
- Reserve work and meeting space
- Indoor wayfinding
- Locate colleagues
- Remote asset monitoring and utilization
- Health analytics for facility use and assets
- HSE Management

TRIRIGA
Homegrown
Point Sol'n
Maximo

Maintain
- Manage and route service requests and demand work orders
- Manage planned, predictive and condition maintenance
- Maintain assets inventory and procurement
- Mobile technician WS
- Plan for facility component lifecycle
- Manage facility condition index
- Physical and visual inspections
- Plan and execute local projects
- Identify environmental improvement projects

Maximo
ERP
Spreadsheets
Outsource
Spreadsheets
Written Logs

Dispose
- Portfolio assessment
- Identify space and facilities to relinquish
- Model space scenarios
- Identify excess space for disposal
- Define and compare downsize scenarios
- Decide and execute
- Site relocation
- Prepare property, sell or return
- Retire assets
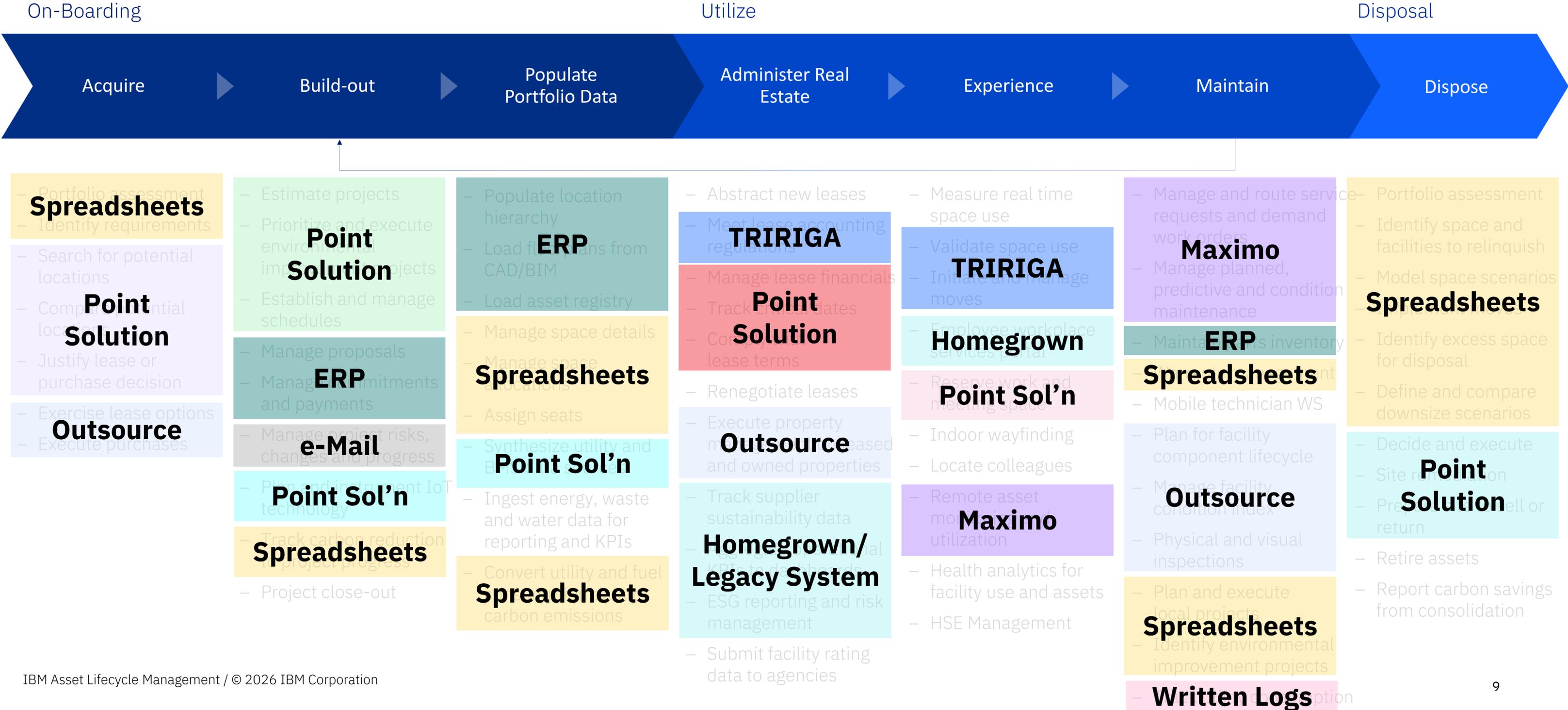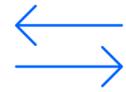- Report carbon savings from consolidation

Spreadsheets
Point Solution

IBM Maximo Application Suite
Real Estate and Facilities 9.2

Integrating MREF with Manage streamlines operations and maintenance across all asset classes, enables Maximo Mobile, and delivers synchronized data for a unified user experience

Upgrade tools simplify version comparisons and speed up transitions for smoother upgrades

System lockout prevents journal edits during month-end close, ensuring data integrity and compliance

AI-driven lease abstraction and discovery to cut costs and boost productivity

Bulk editing, enhanced Gantt export, and unified contracts simplify project management for complex, multi-site initiatives

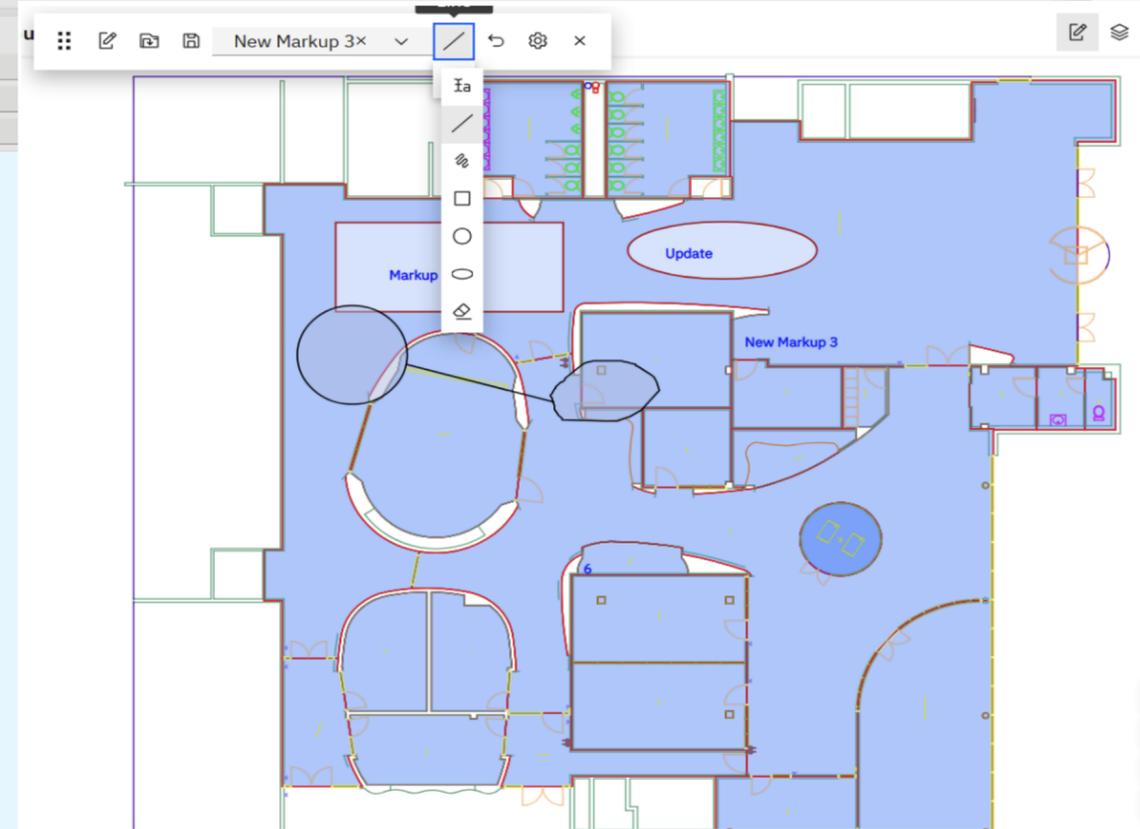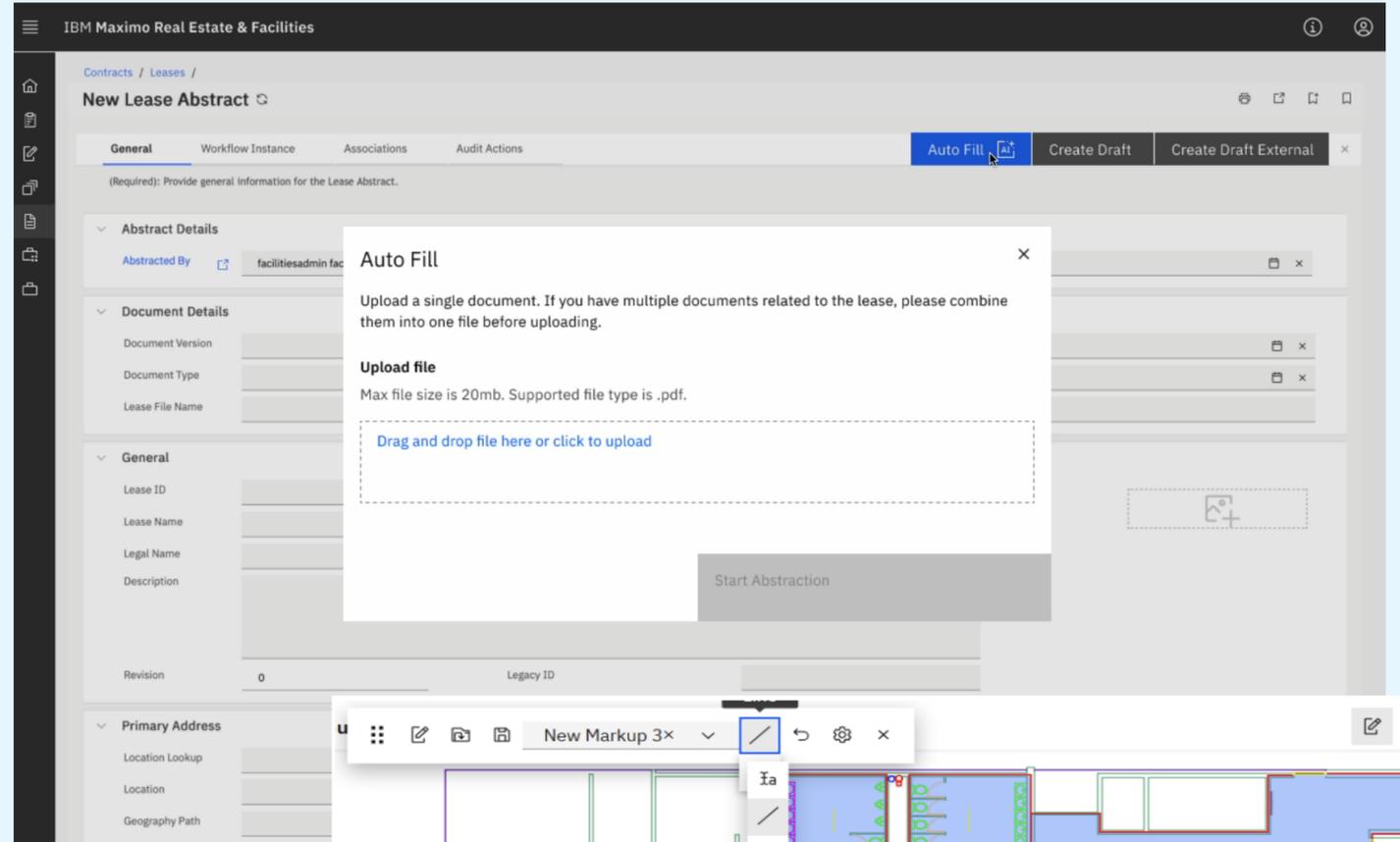Floorplan markup tools to visualize changes and optimize space planning
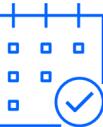
Outlook plugin enhancements drive consistent user experience across platforms

To integrate Maximo Real Estate and Facilities into MAS, asset data and location data will remain in separate databases

Maximo Application Suite.

Manage	Real Estate and Facilities

Out of the Box Integrations

Asset Database driven by Manage
- Asset hierarchy
- Asset Performance Management
- Dispatch
- Scheduler

Location Database driven from MREF
- Geography down to Sub-space
- Space Management / Reserve
- Lease admin / accounting
- Capital projects / planning
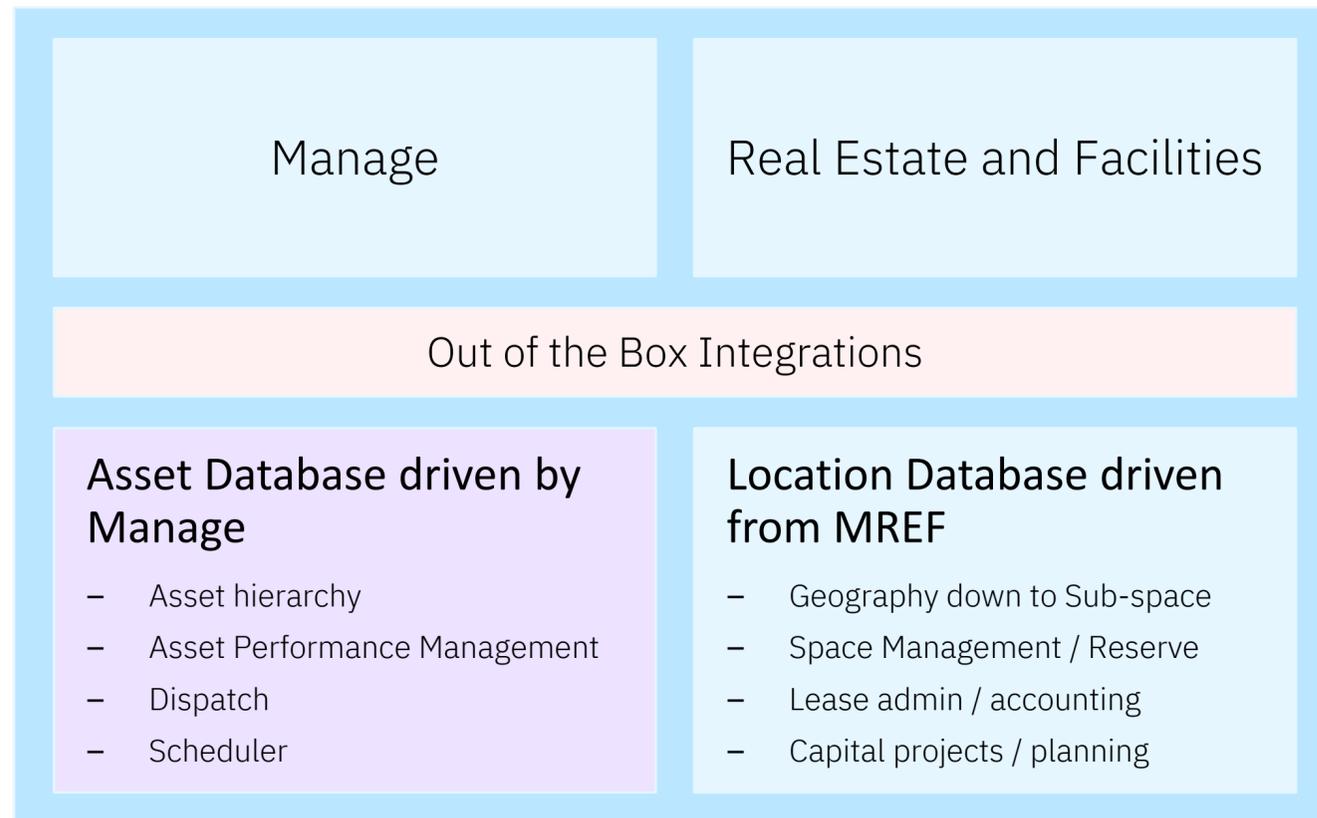
- **MAS will maintain two separate databases—** one for Manage and one for Real Estate & Facilities
- **The strategy is to keep them linked, not merged**, using real-time synchronization for key data elements
- **For now, Db2 deployments require two separate installations** if Db2 is the chosen database provider
  - This requirement will be removed in a future release (date TBD)

Integration within MAS enables new use cases that previously required separate services

Maximo Real Estate and Facilities

Maximo Manage
(Foundation for all components)

Sync Foundational Data.

Space & Reserve Management	Lease Accounting & Admin	Facility Condition Assessment

People data
Name, Org etc.

Location data
Space Class, Hierarchy, Property, Floors, Buildings

Asset data
Asset Class, locations, descriptions

Asset Performance Management

Coordinate Operations

Service Request
Description, Comments, Attachments

Triggered by configurable rules
e.g. Asset Category = Elevator

Capital Planning & Projects

Streamline Capital Projects

Task - Work Order
Description, Status, Subtasks, Budget Line Items

Triggered by configurable rules
e.g. Task Type = Project Task

Scheduler App: Plan, schedule, manage, assign & track work

Mobile App: Work execution for Facility Technicians

Auto-Dispatch App: Dispatch technicians to unplanned work

Monitor Workplace Analytics

Floorplans
CAD / BIM images for occupancy overlay

Location data
Space Class, Hierarchy, Property, Floors, Buildings

Occupancy Analytics and Insights

.... future capabilities will be added across the suite

Integrations between Maximo Manage and Real Estate and Facilities provides tangible business value

Real Estate and Facilities -> Manage

− **Asset Performance Management** – use of Predict, Health, Condition Based Maintenance to enhance asset management

− **Mobile** – native mobile capability to allow field technicians a single point of access across the suite to Work Orders

− **Scheduling** – dynamically assigns and reassigns work to the right technician or crew in real time, based on skills, capacity, priority, and field conditions

− **Dispatching** – enabling detailed, constraint-based execution, optimising labour, resources, and timing in real operational conditions."

− **Unified Asset & Space Management** – Link assets with facility spaces for optimized utilization, breaking down silos in the organization

− **Asset Based AI Use Cases** – leveraging the out of box AI Use Cases delivered with Manage

Manage -> Real Estate and Facilities

− **Financial and Strategic Planning** – align real estate and asset lifecycle costs to support better decision-making

− **Lease Administration -** centralizing and automating lease data, financial obligations, and critical dates to improve compliance, accuracy, and portfolio-level visibility

− **Capital Program and Project Management** – plan, govern, and control capital programmes and projects by managing scope, schedules, costs, risks, and approvals across the real estate lifecycle

− **Space Management and Reserve -** optimises space utilisation by tracking occupancy, managing assignments, and enabling room and resource reservations to support efficient workplace planning.

− **Facility Based AI Use Cases** – leveraging the out of box AI Use Cases delivered with Real Estate and Facilities

Future Readiness – access to capabilities introduced in future releases of Maximo that feature cross component use cases and dashboards

Migration from TRIRIGA to MREF

TRIRIGA	Maximo Application Suite

IBM have released a tool to enable migration from legacy TRIRIGA and TAS to MREF

Pre-requisites

– TRIRIGA/TAS supported versions:

  – Platform: v5.0 & 4.5

  – Applications: v11.5+*

  *Subject to change if technical limitation found

Migration activities

– Deploy Maximo Application Suite (MAS) with MREF

– Back up the source database and restore it into the MAS-configured database

– Configure the migration tools using MAS and MREF credentials

– Migrate users and licenses with the migration tooling

– Verify user and license records in MAS Core via API

– Generate an activity report or process log

– Apply required patches using the update container or patching tool

– Validate functionality using the provided checklist of known change areas

User and licensing migration tooling helps automate two phases of the migration process

Configuration

| Obtain API Key from MAS Core | Obtain Database Credentials | Start Migration Tool Container | Configure Database Credentials | Configure API Key for MAS Core |

Execution

| Migration Tool Connects To Database | Migration Tool Reads Users and Licences | Migration Tool Connects To MAS Core via API | Migration Tool Creates Users and Assigns Licences via API | Migration Tool Adds Application Patches via Update Container |

User & license migration tool is now available

Migration to Real Estate and Facilities process

Transition

- (Optionally) move to new database vendor on source
- Shutdown TRIRIGA
- Backup database

Installation

- Create or identify OpenShift Cluster
- Install pre-requisites (MAS Core, Foundation Services)
- Procure or install required target database (OpenShift or outside)
- Install Real Estate and Facilities
- Restore source database into target database

Configuration

- Obtain Object Migration Package
- Install Object Migration Package
- Access Migration Tool via Admin URL
- Configure MAS "Upsert" Size
- Fix Any Licence Anomalies

Execution

- Migration Tool Connects To Database
- Migration Tool Reads Users and Licences
- Migration Tool Connects To MAS Core via API
- Migration Tool Creates Users and Assigns Licences via API
- Migration Tool Adds Application Patches via Update Container

Validation

- Migration Tool Logs Each User Creation
- Migration Logs Each Licence Assignment
- Migration Tool Connects To MAS Core via API
- Migration Tool Queries and Validates User Created via API
- Migration Tool Queries and Validates Licence Assigned via API

IBM **Maximo**
Real Estate and Facilities

We're excited to sprint toward the future

The Application Suite architecture "heavy" development is largely completed

More aggressive focus on new cross-MAS use-cases and differentiating capabilities

Deeper AI capabilities embedded throughout MAS

Are you
ready?