

# Maximo Application Suite

MASTalk:  
Managing Real Estate and Facilities in MAS



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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

Large employers are increasingly mandating a return to the office for their workforce

Overall occupancy is now over 50%



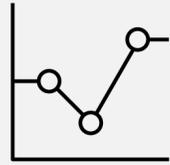
...in Europe its between 60-75%  
in Asia over 90%

Some require 4 or 5 days back in the office



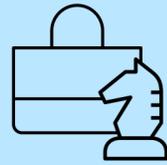
...only 25% of companies remain fully flexible

# Connecting portfolios to work models drives strategy



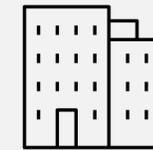
## Real Estate system inputs

- 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

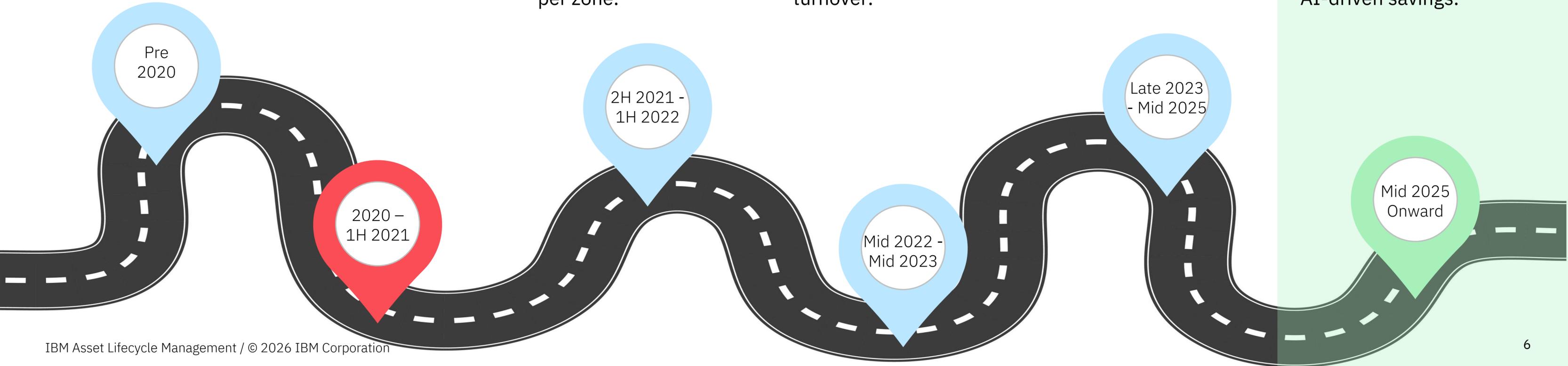
Context: Hybrid dominates, talent retention focus.  
 Space Priorities: Hoteling, collaboration zones, experience amenities.  
 Key Metrics: Peak vs. average utilization, collaboration space turnover.

## 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.

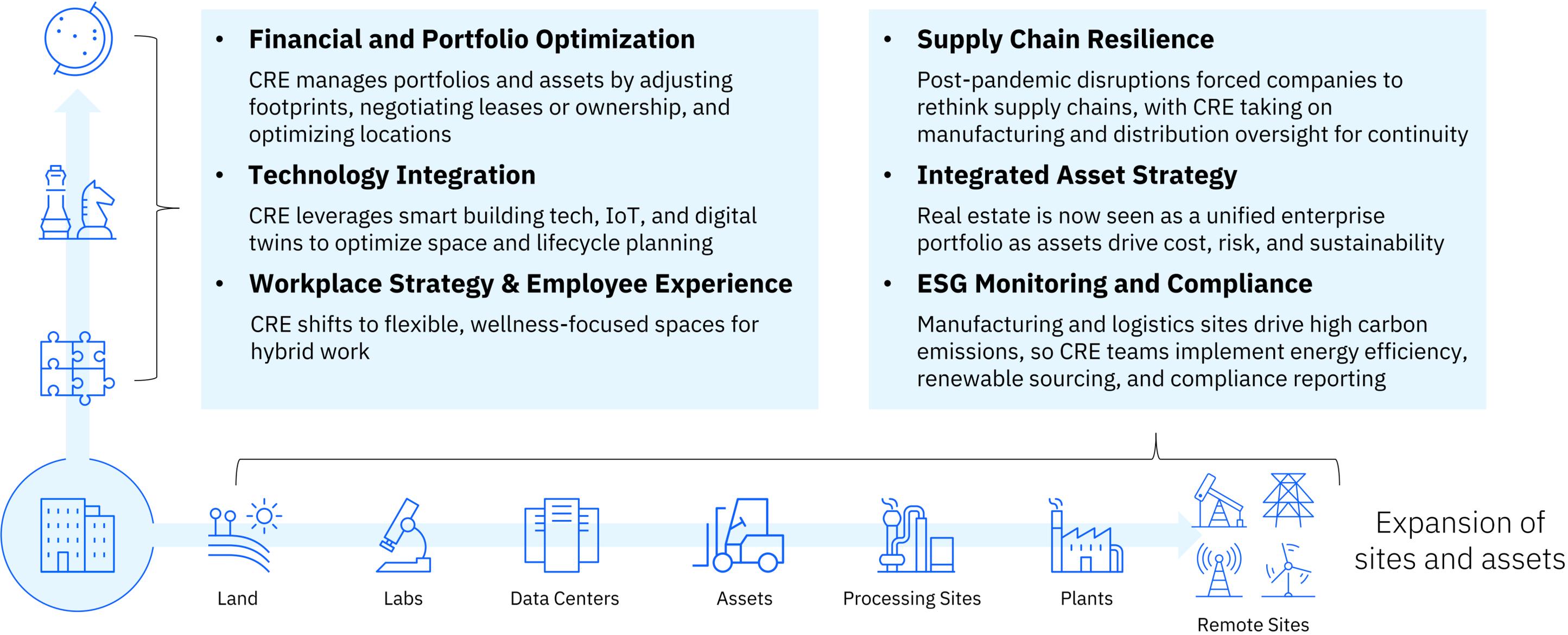
## Intelligent Workplace

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.



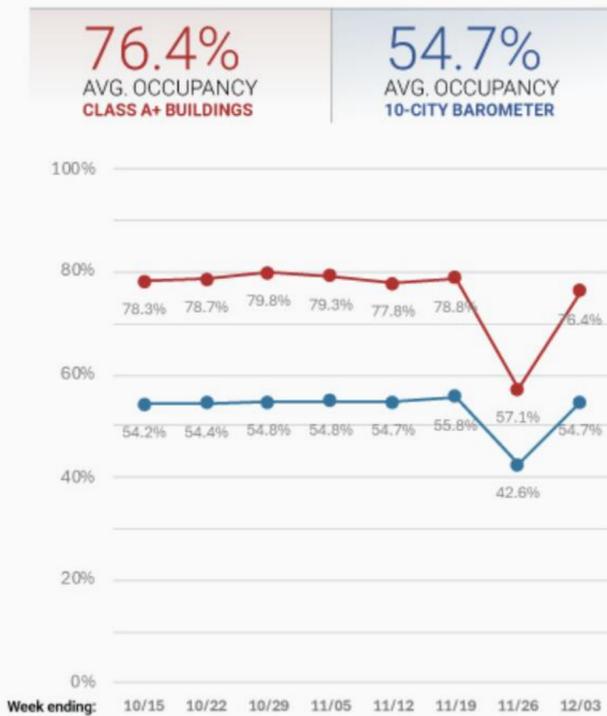
# Corporate Real Estate's influence is also expanding as it becomes more strategic to business goals

Elevation of strategic focus

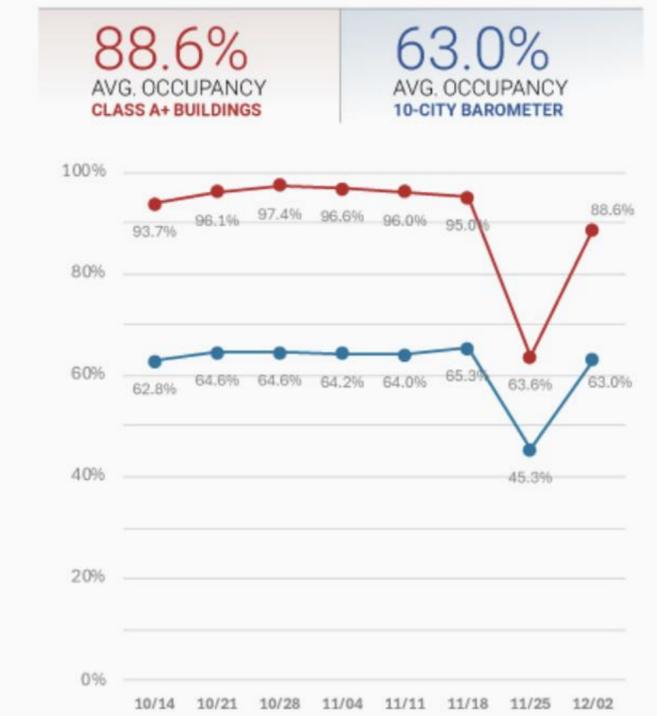


Companies are reducing space but upgrading to premium, sustainable offices to attract talent and meet ESG goals

### WEEKLY AVERAGE OCCUPANCY



### PEAK DAY OCCUPANCY



Source: Kastle Systems, December, 2025.

## ESG and sustainability

Preference for energy-efficient, green-certified buildings to meet corporate sustainability goals

## Operational efficiency

Modern buildings often reduce maintenance costs and improve technology integration

## Hybrid work and talent attraction

Companies want offices that entice employees back with better design, wellness feature and collaborative spaces

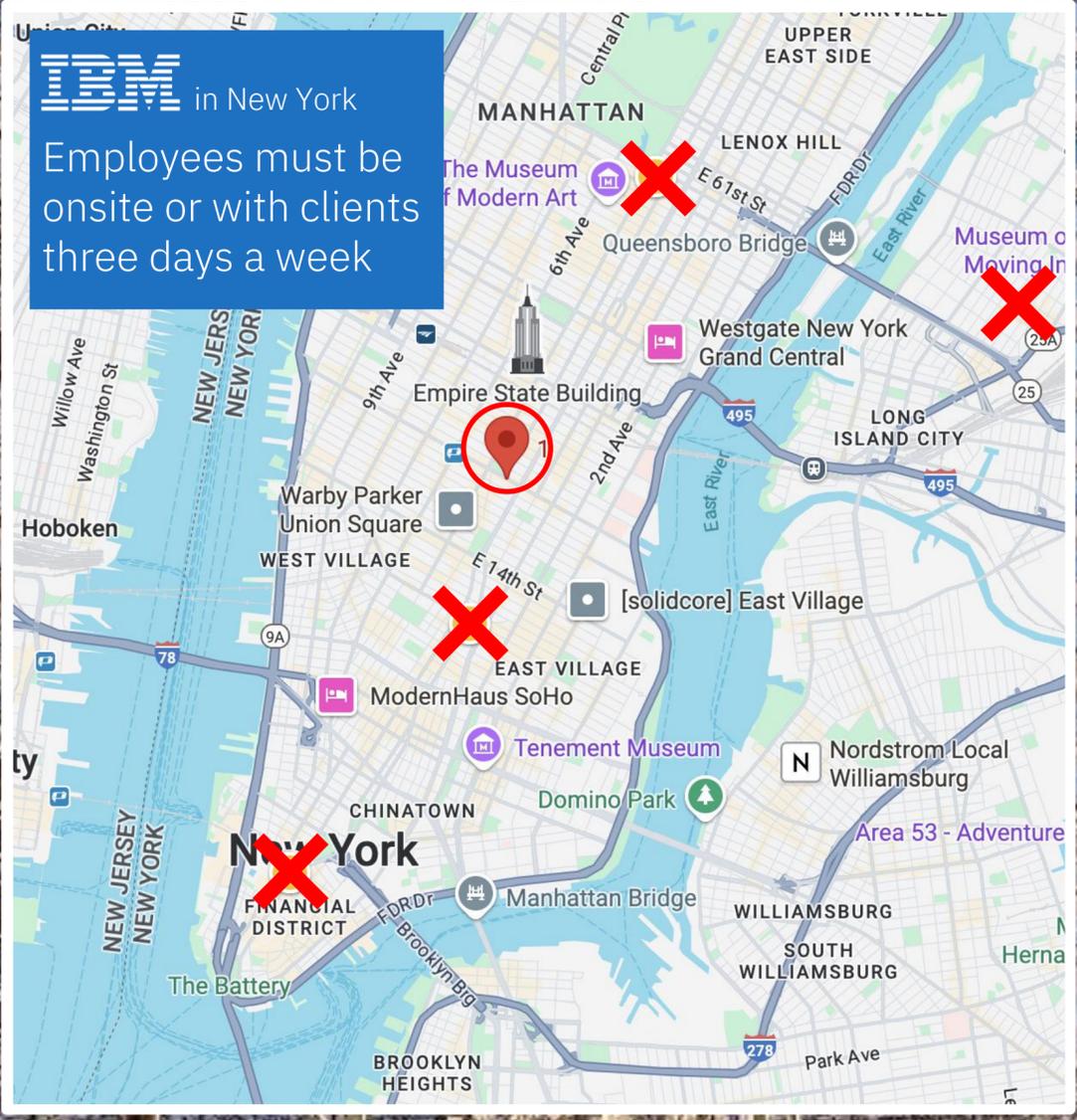
## Brand and client perception

High-quality spaces signal stability and prestige



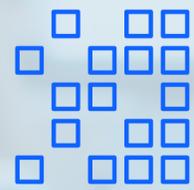
in New York

Employees must be onsite or with clients three days a week



How will employers enable realigned offices for their workforce?

# Technology shapes how we work and is driven by clear objectives



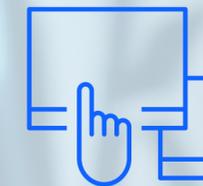
## Dynamic

- Flexible layouts
- Forecast space
- Simplify moves



## Cost-Effective

- Utilization insights
- Optimize costs
- Manage chargebacks
- Optimize assets



## Safe & Engaging

- Easy navigation
- Quick reservations
- Connected teams
- Access to what people need

Maximize space. Minimize cost. Empower people.

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

RE&F

Manage

Envizi

On-Boarding

Utilize

Disposal



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

- 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 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

- 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

- 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

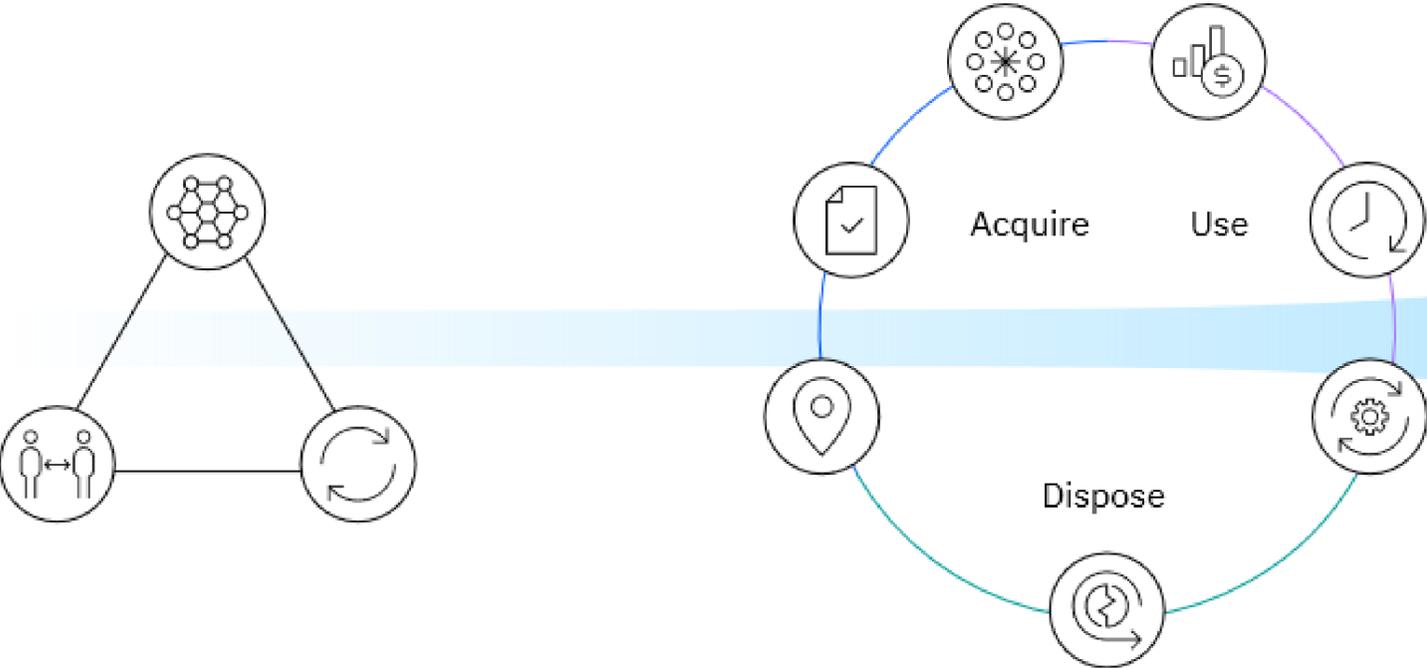
- Manage and route service requests and demand work orders
- Manage planned, predictive and condition maintenance
- Maintain parts inventory
- Warranty management
- Mobile technician WS
- Plan for facility component lifecycle
- Manage facility condition index
- Physical and visual inspections
- Plan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

- 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

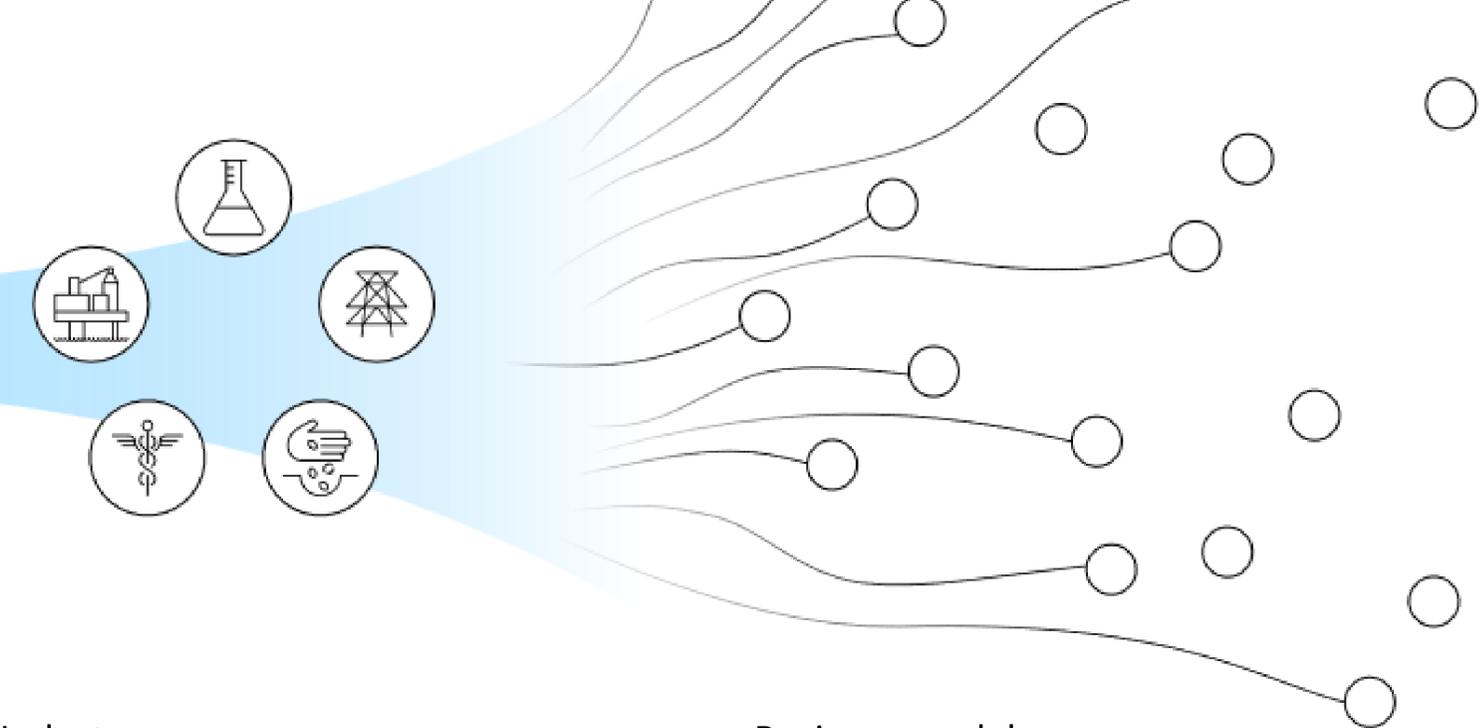
# No two enterprises are **the same**

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

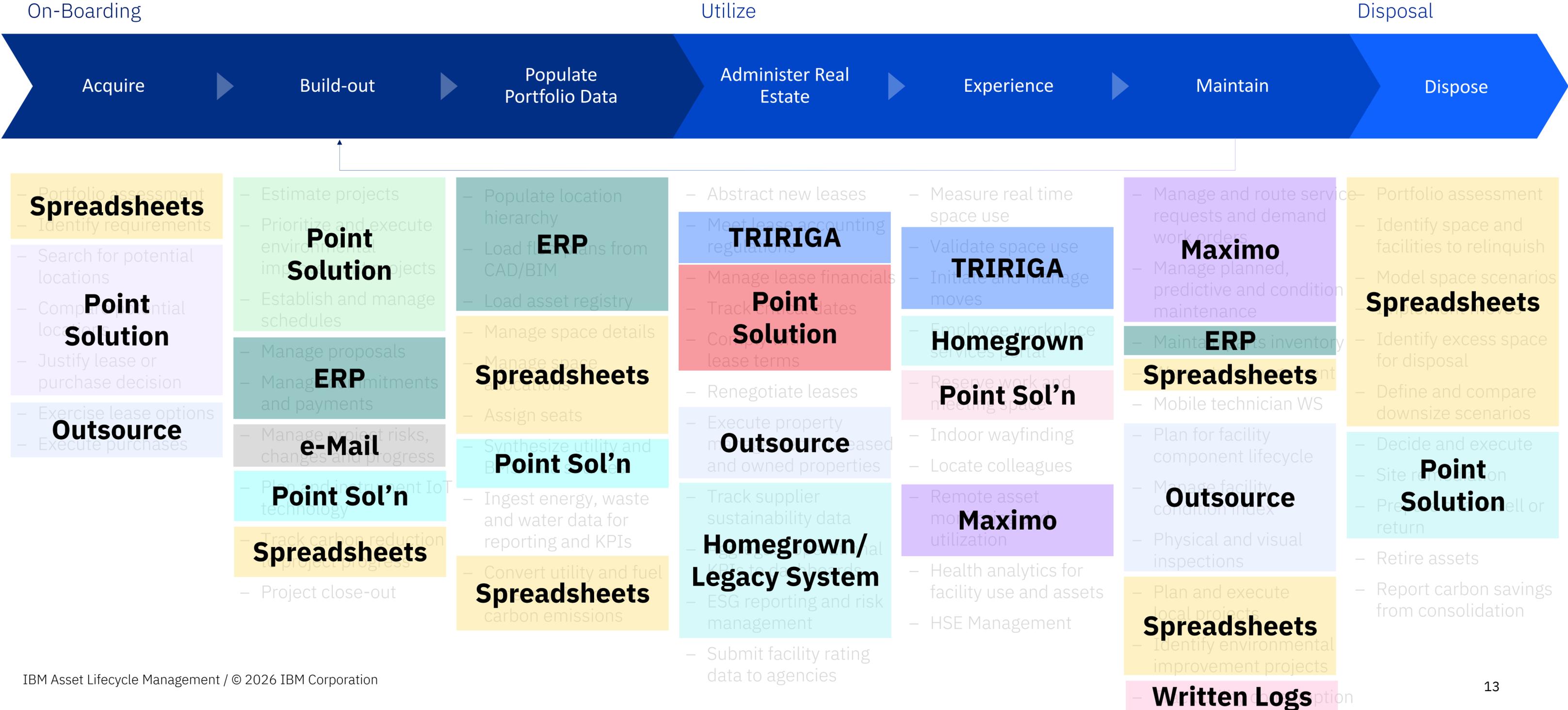
### Business models

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**

# Customer environments often look like this

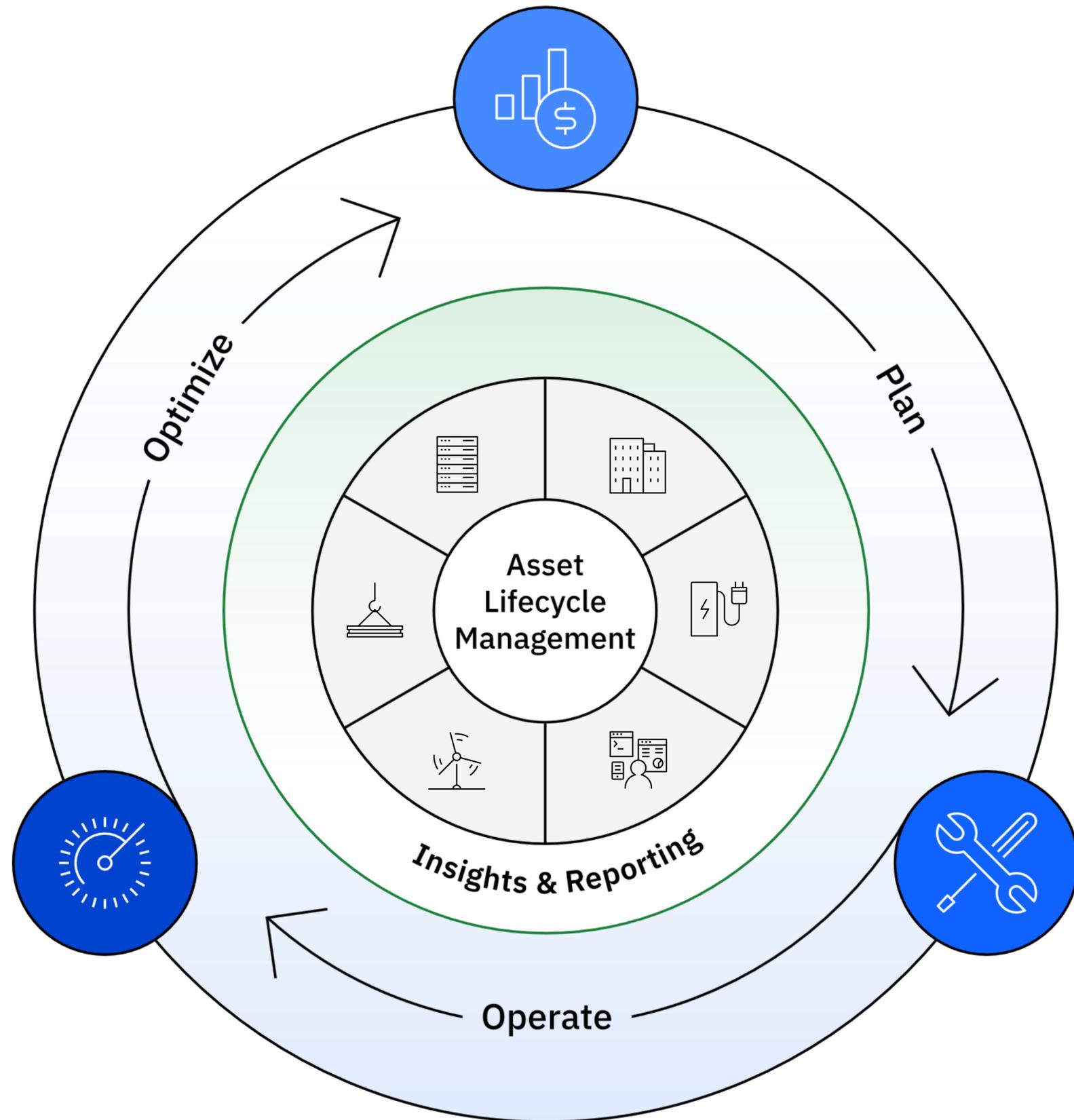
Fragmentation leads to complex decision-making processes, increased risks, higher costs, inefficiencies, and missed opportunities for optimization



Nearly 80% of decision-makers are flying blind—trapped by disconnected data and siloed processes

IBM's vision is to optimize the full lifecycle of assets through an integrated solution

End-to-end asset lifecycle optimization drives down costs, enhances productivity and reliability, and reduces environmental impact



Source: IBM Institute for Business Value Global CIO Study, 2021

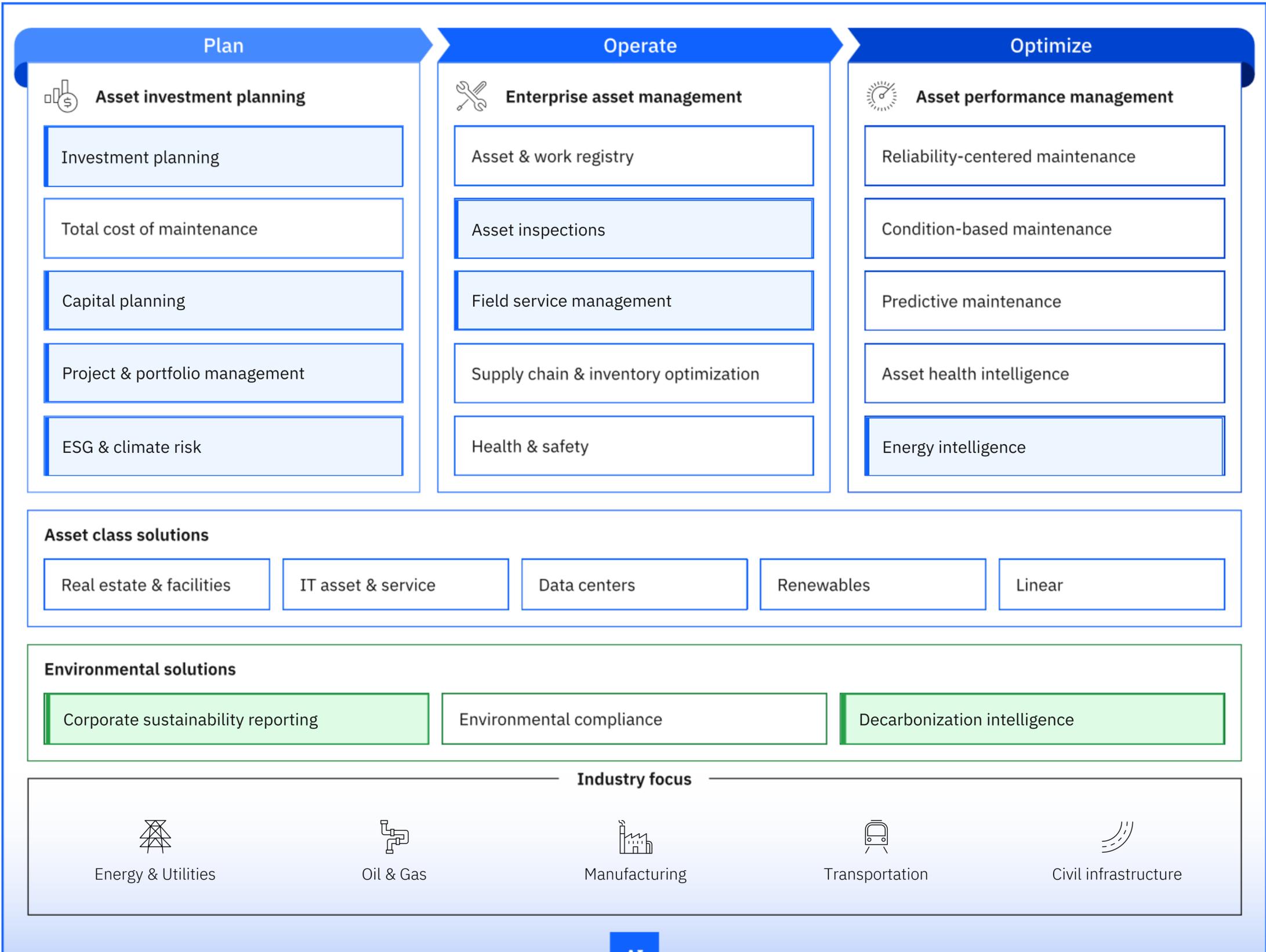
# Advance asset management with IBM asset lifecycle management solutions

 Optimize **real estate portfolios** throughout their lifecycle

 Reduce maintenance and **operations costs.**

 Manage **risk** associate with energy and sustainability

 Extend the lifespan of **assets.**



IBM is the **only** vendor recognized as a leader across all segments

Verdantix Green Quadrant results



Enterprise Asset Management



Asset Performance Management



Connected Portfolio Intelligence Platforms (IWMS)



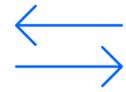
ESG and Sustainability Reporting



Computerized Maintenance Management Systems (CMMS)

# IBM Maximo Application Suite Real Estate and Facilities 9.2

Target Delivery: June 2026



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



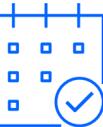
Upgrade tools simplify version comparisons and speed up transitions for smoother upgrades



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



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



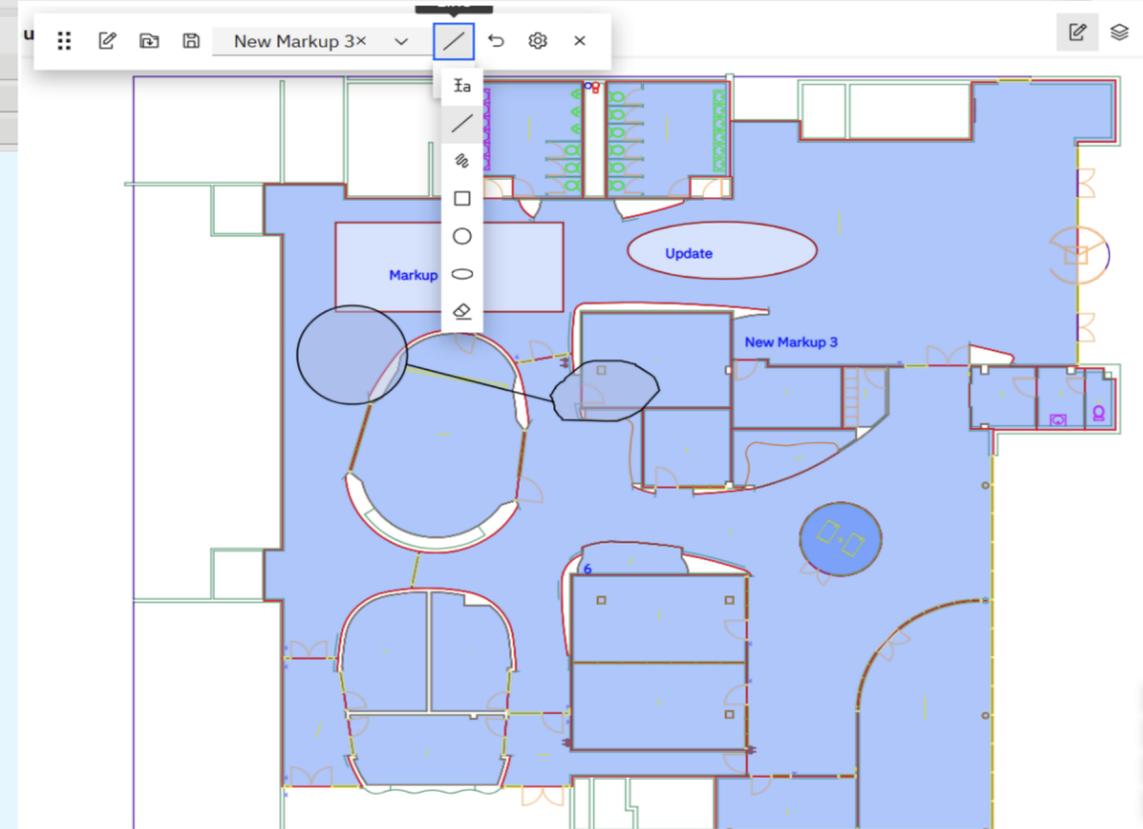
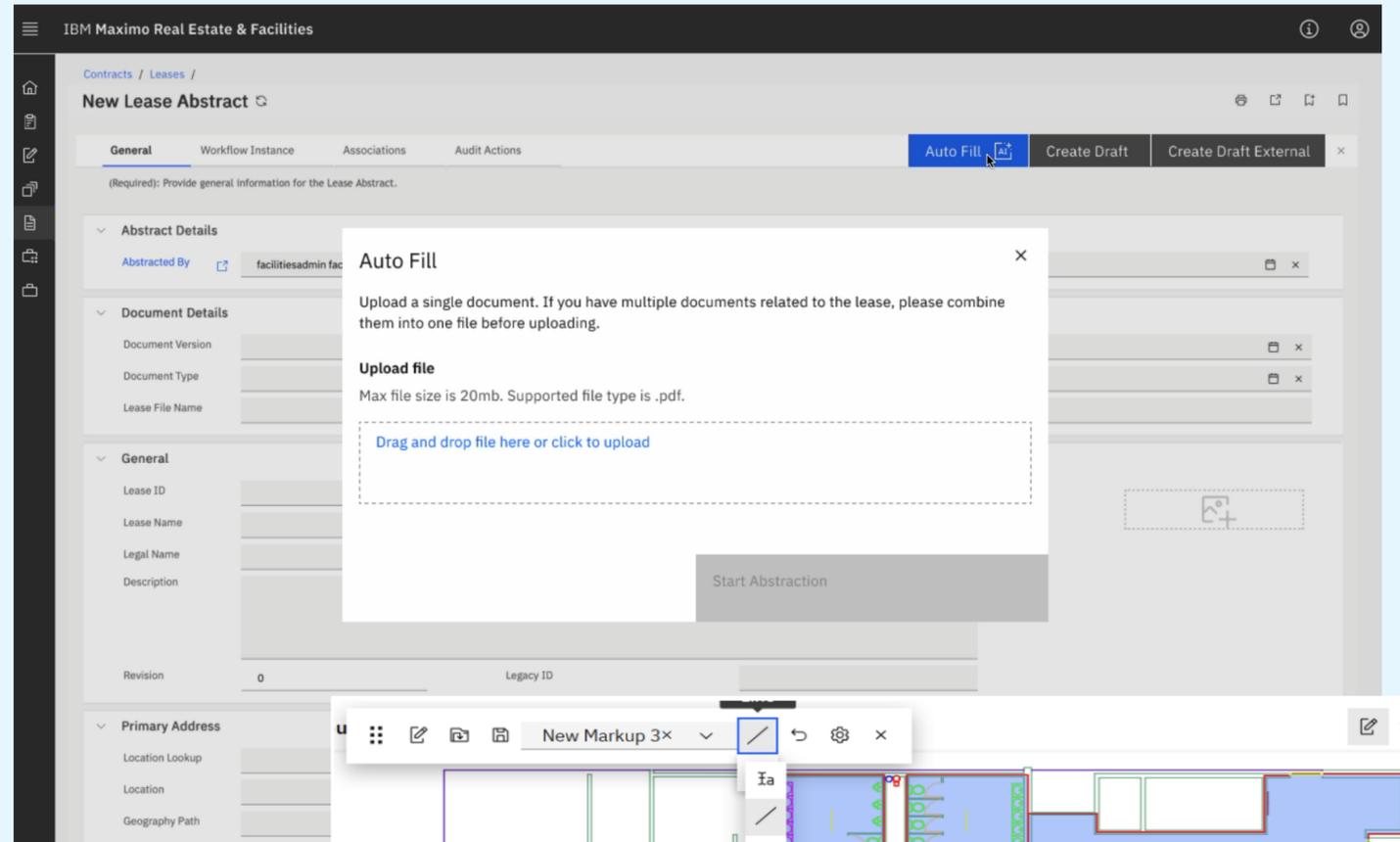
Outlook plugin enhancements drive consistent user experience across platforms



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

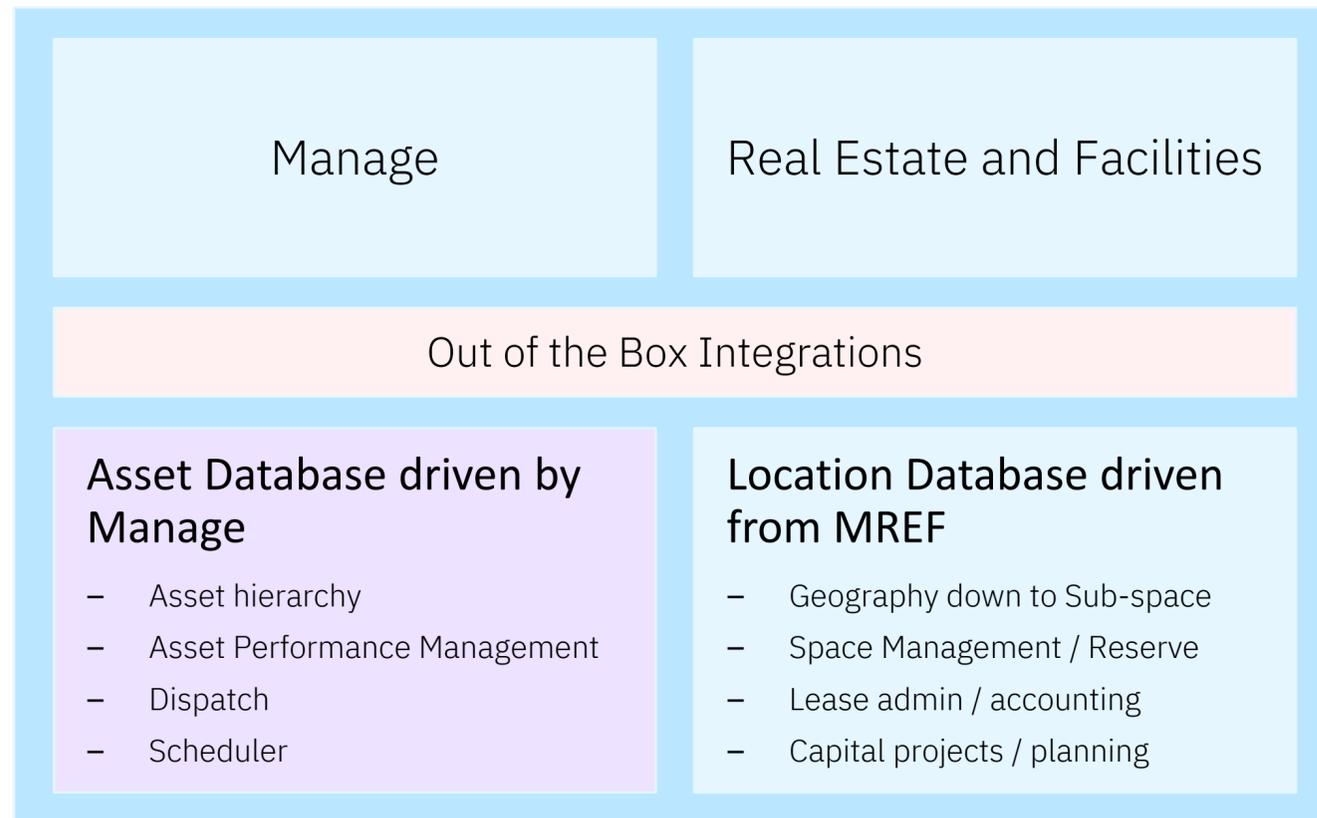


Floorplan markup tools to visualize changes and optimize space planning



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

Maximo Application Suite.



- **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)



# 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

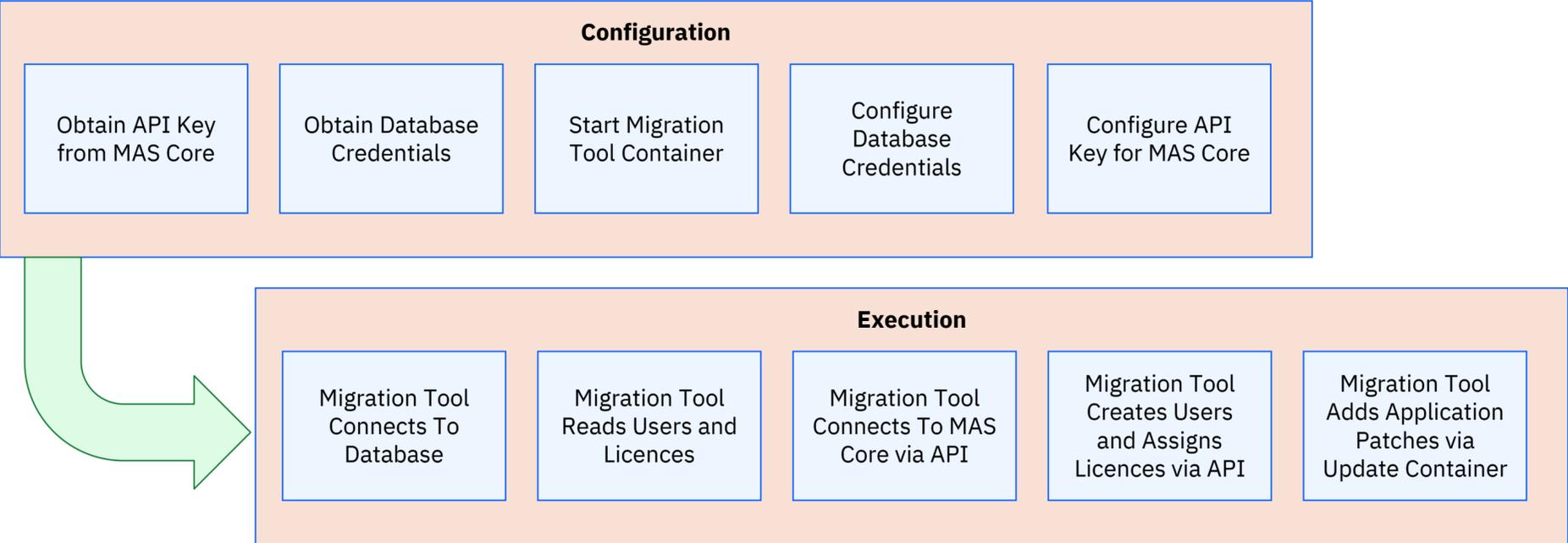
- TRIRIGA/TAS supported versions:
  - Platform: v5.0 & 4.5
  - Applications: v11.5+\*

\*Subject to change if technical limitation found

## Migration activities

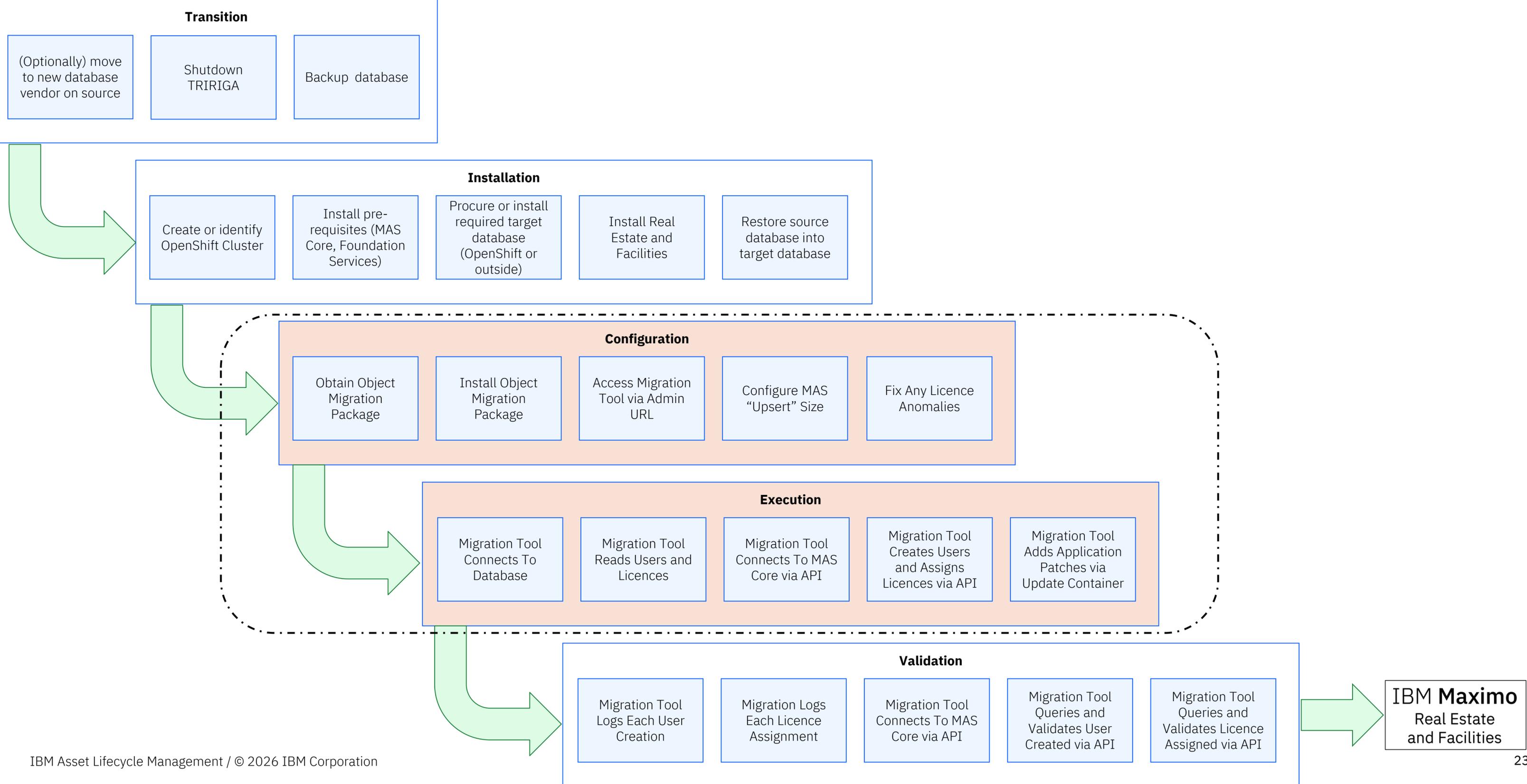
- Deploy Maximo Application Suite (MAS) with MREF
- Back up the source database and restore it into the MAS-configured database
- Configure the migration tools using MAS and MREF credentials
- Migrate users and licenses with the migration tooling
- Verify user and license records in MAS Core via API
- 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



User & license migration tool is now available

# Migration to Real Estate and Facilities process



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?**

IBM