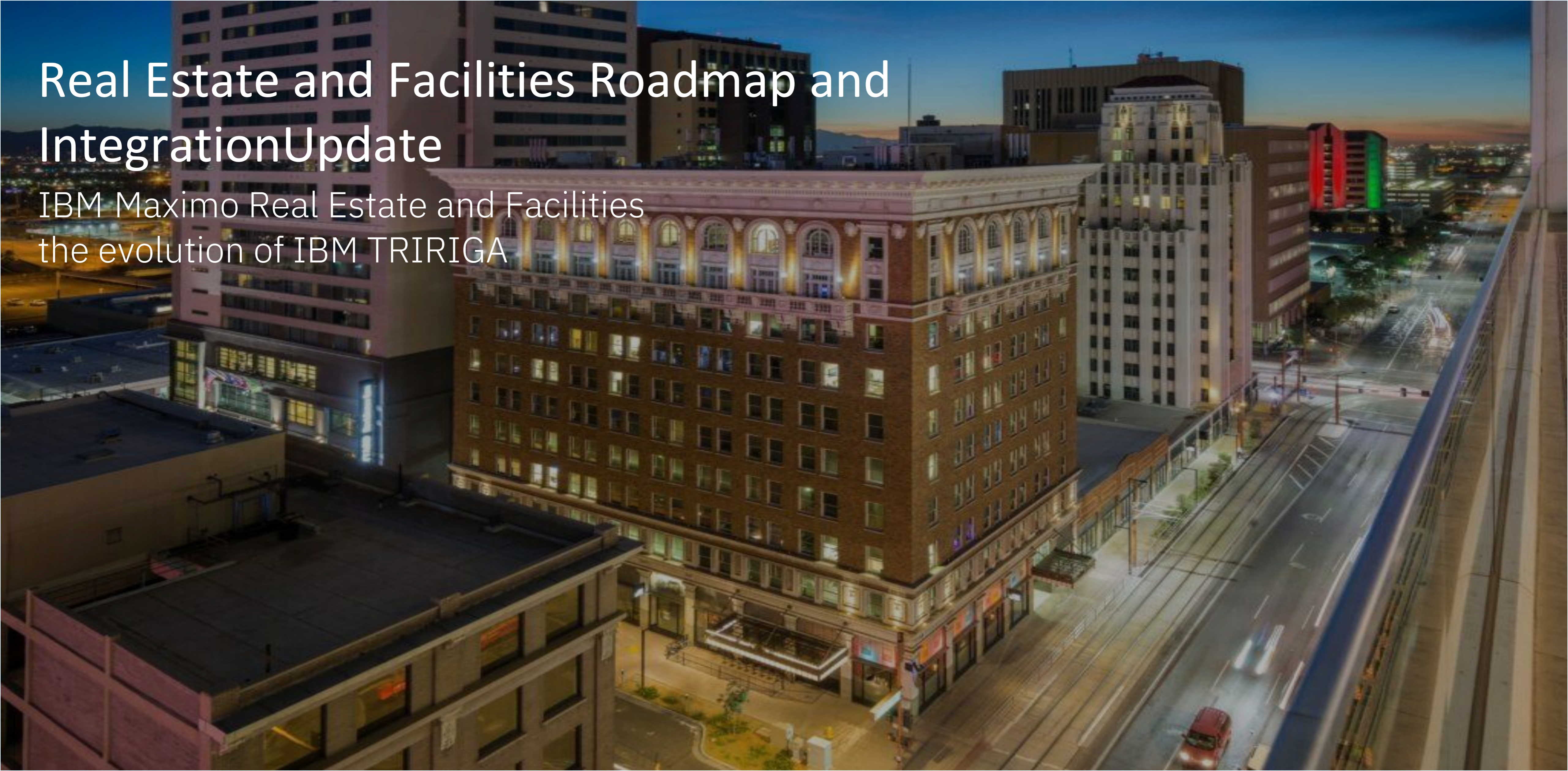


Real Estate and Facilities Roadmap and Integration Update

IBM Maximo Real Estate and Facilities
the evolution of IBM TRIRIGA



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.

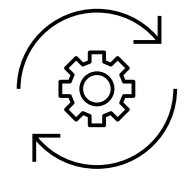
The information mentioned regarding potential future products is not a commitment, promise, or legal obligation to deliver any material, code or functionality. Information about potential future products may not be incorporated into any contract.

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

IBM Maximo Application Suite 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 Application Suite 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 Application Suite does not guarantee compliance with any law, regulation, standard or practice.

Advance asset management with IBM asset lifecycle management solutions



Extend the lifespan of **assets**.



Reduce maintenance and **operations costs**.



Manage **risk** associate with availability and sustainability



Optimize **real estate portfolios** throughout their lifecycle

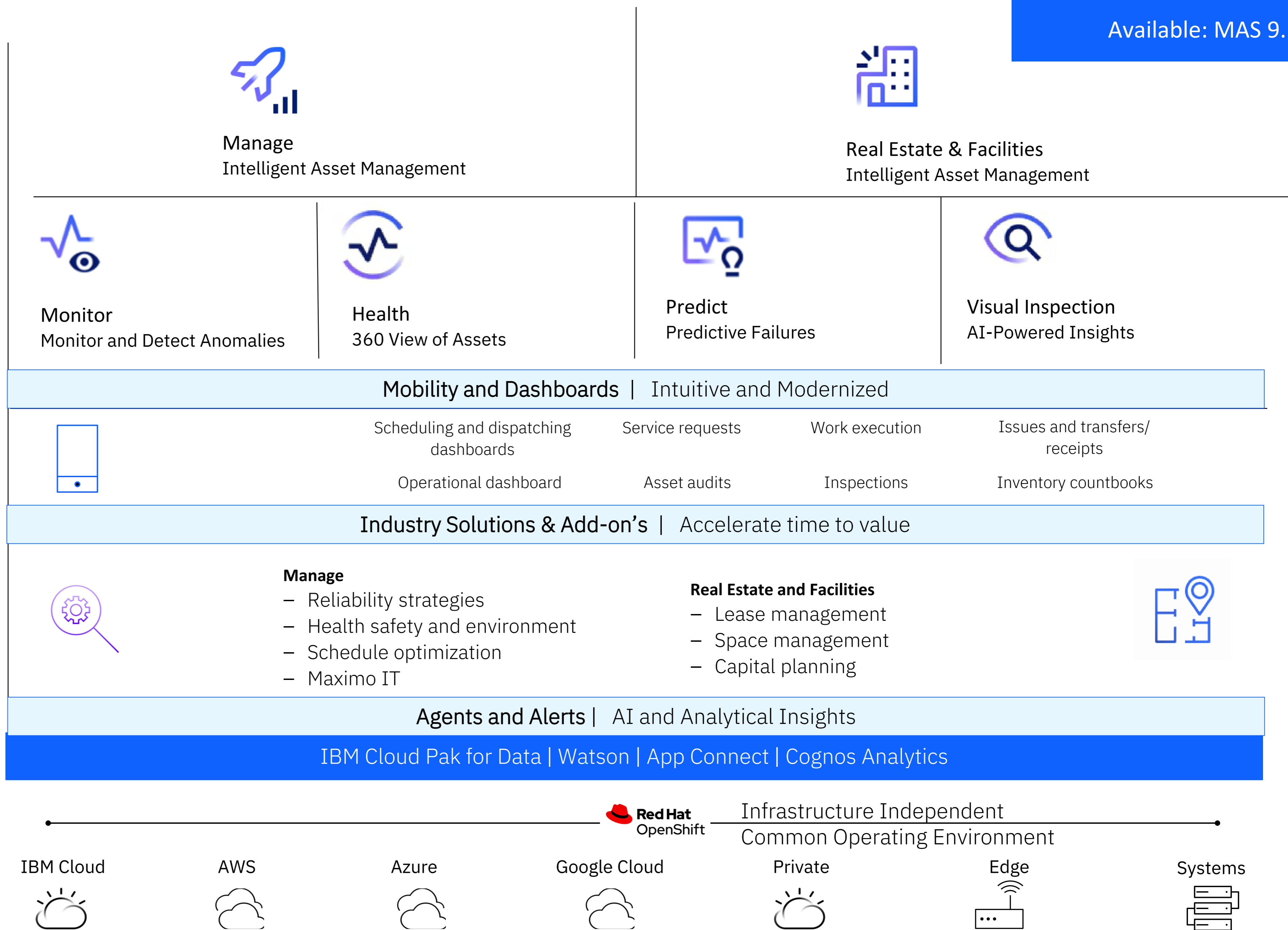


Built with watsonx

Maximo Application Suite

Provides a complete asset view, addressing key organizational roles

- Technicians
- Technician Supervisor
- Asset Maintenance Manager
- Plant Manager
- Fleet Manager
- Operations Manager
- Reliability Engineer
- Quality Manager
- Planners / Schedulers
- Dispatchers
- Storeroom Managers
- **Purchasing Managers**
- **Facility Managers**
- Program manager
- Project manager
- Space planner
- Reservation coordinator
- Real estate strategist
- Lease administrator
- Lease accountant

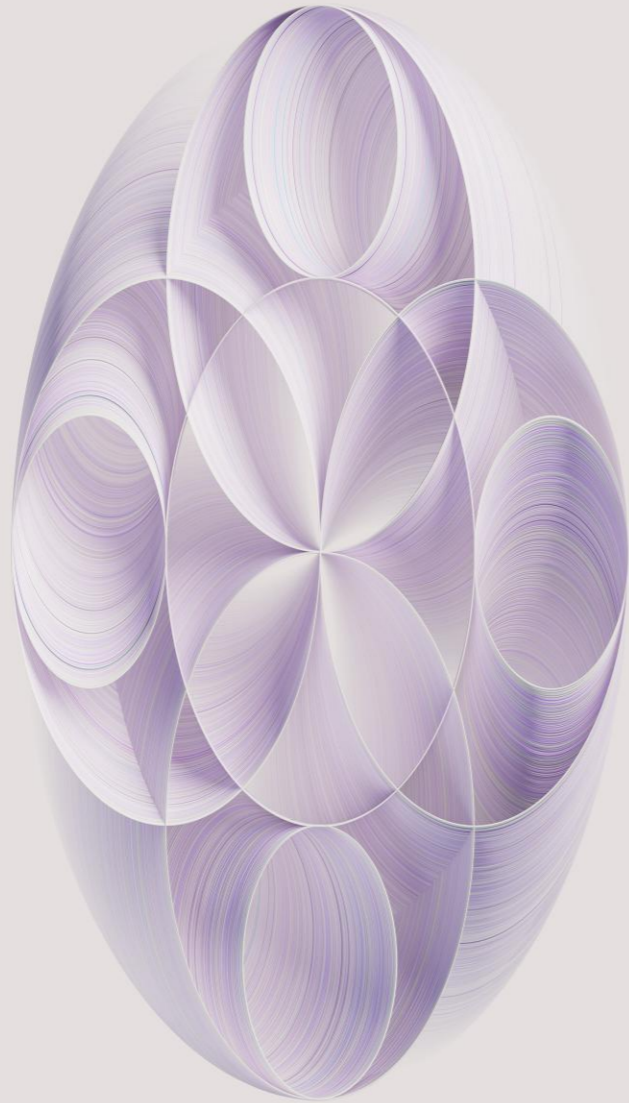


Roadmap Themes

Modernization



AI



Capital Project Management



Lease Management



Dynamic Spaces, Flexible Workplace

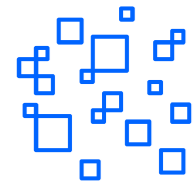


IBM Maximo Application Suite Real Estate and Facilities 9.1

GA: June 24th, 2025



Containerized software running on RedHat OpenShift available on SaaS and as a Customer Managed offering



App Points simplify licensing and provide flexibility as to how those are consumed across the Suite



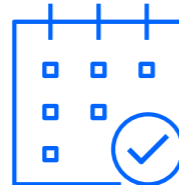
Drawing Manager: Enhancements to upload CAD drawing directly in browser



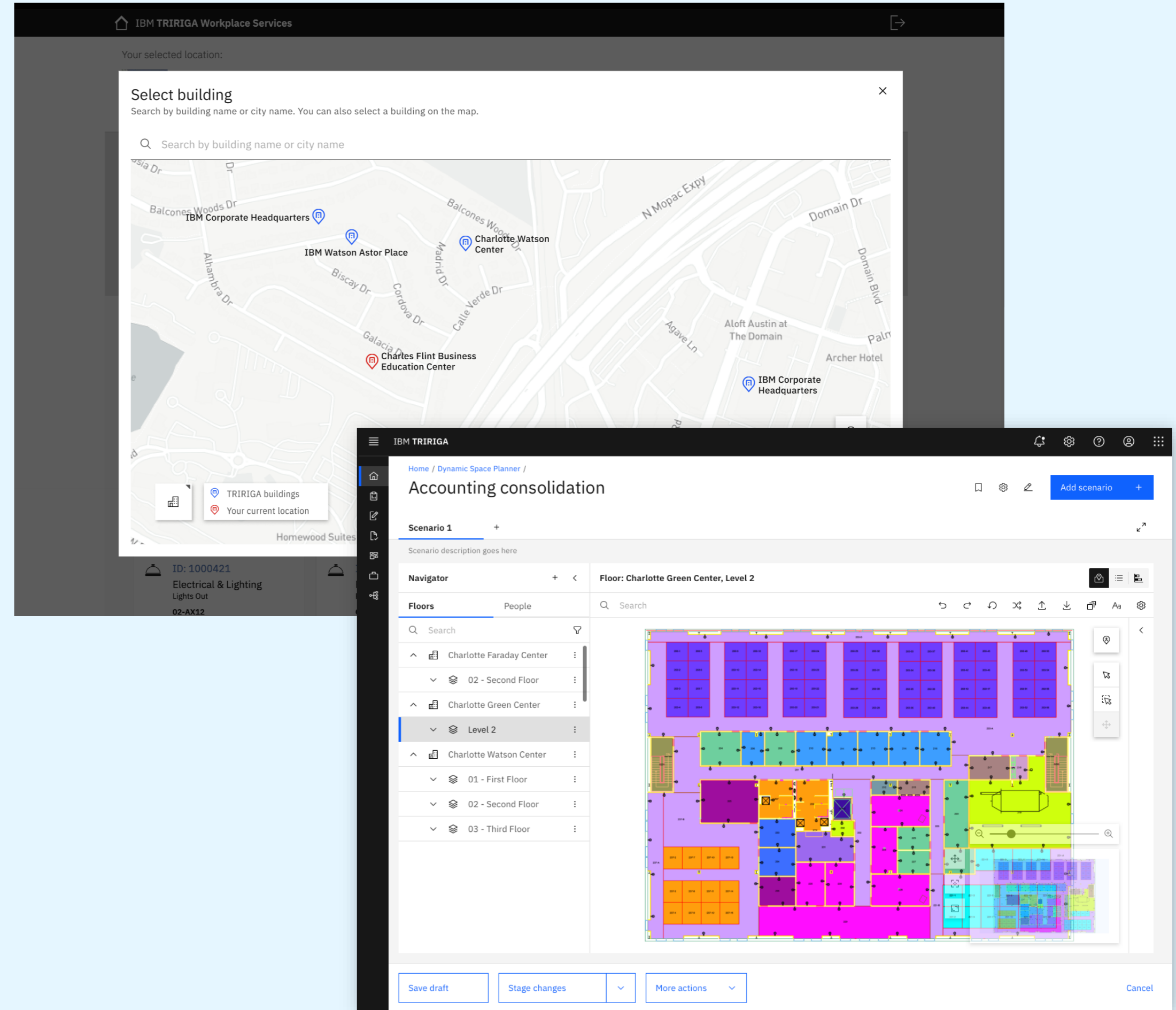
Workplace Services & Reserve: Default location handling improvements



Dynamic Space Planning: Seamless integration between DSP and Stacking

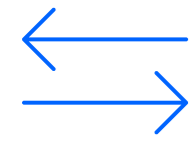


Reserve – Exchange Integration: Migrate communication from Exchange to TRIRIGA from SMTP to MS Graph subscriptions for more resilient event synchronization

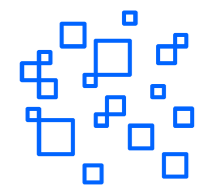


IBM Maximo Application Suite Real Estate and Facilities 9.2

Target Delivery: June 2026



Integration between MREF and Manage enables seamless operations and maintenance across asset classes, supports Maximo Mobile, and ensures synchronized data and a unified user experience



Application upgrade tooling to simplify version comparisons and accelerates upgrades for smoother transitions



Floorplan markup capabilities to visually communicate changes and drive smarter space planning



AI powered lease abstraction and discovery to save cost and improve productivity



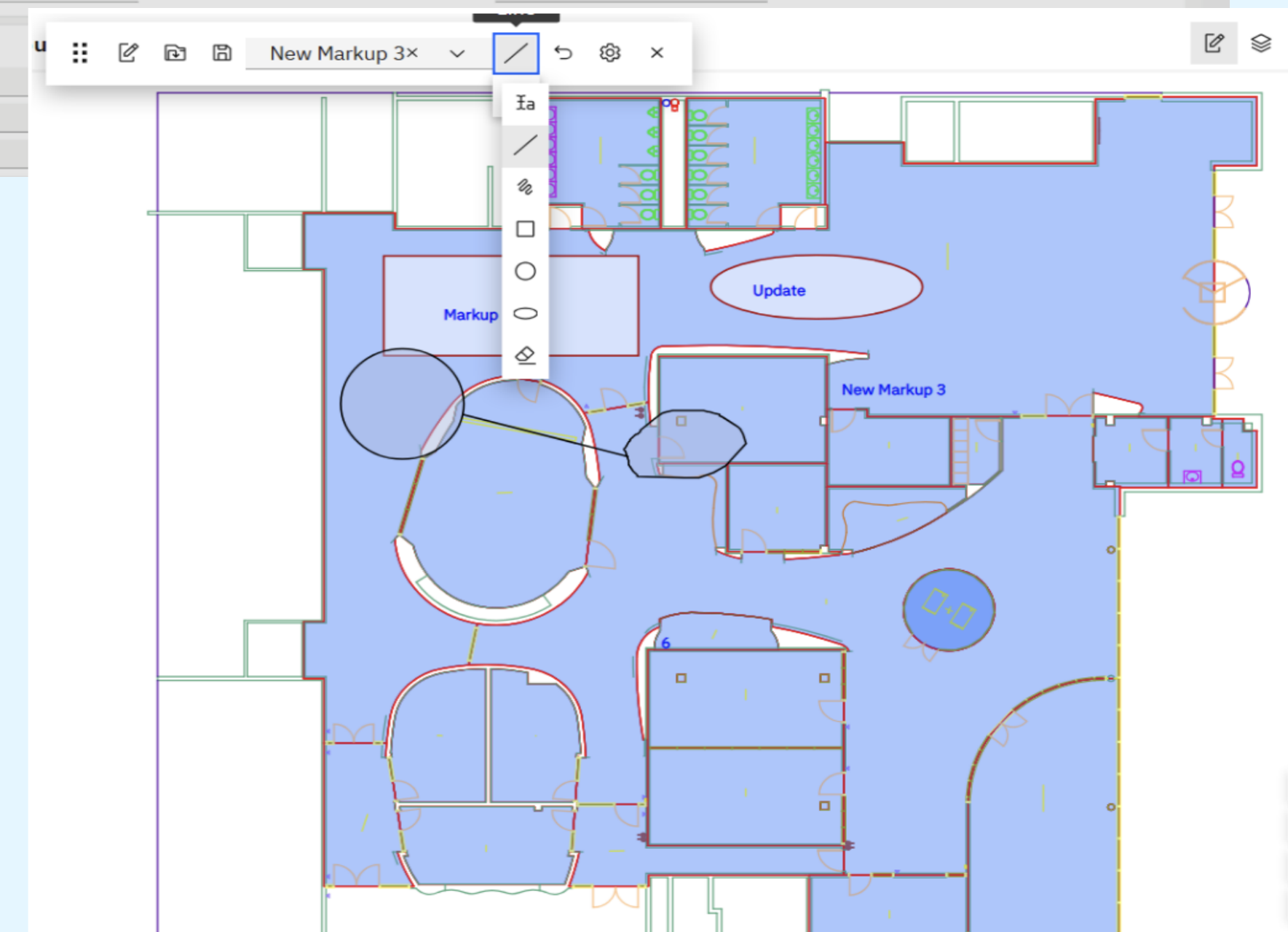
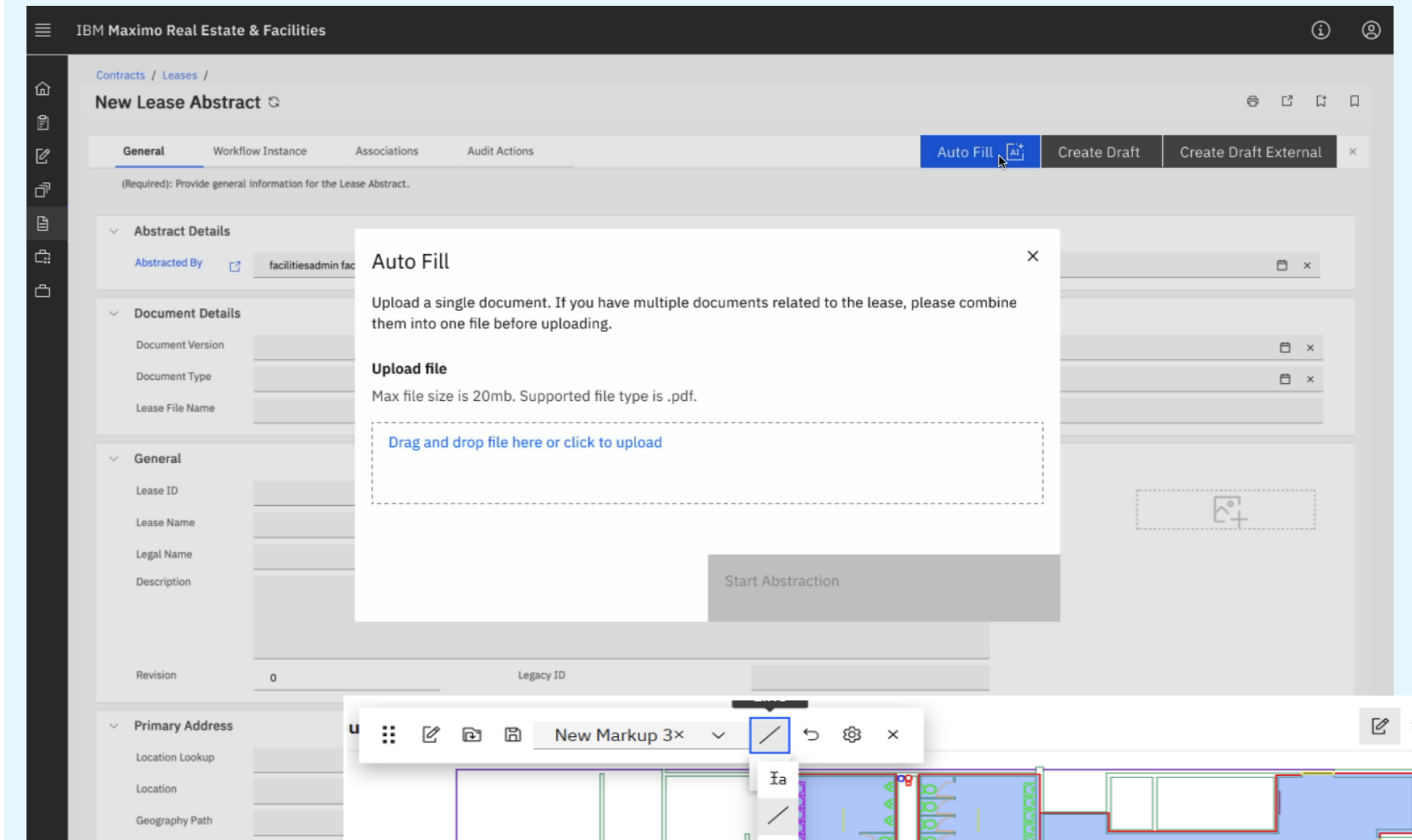
System lockout setting prevents journal entry edits during month-end close—ensuring data integrity and compliance



Bulk editing, improved Gantt export, and unified contracts streamlines project management across complex, multi-site initiatives

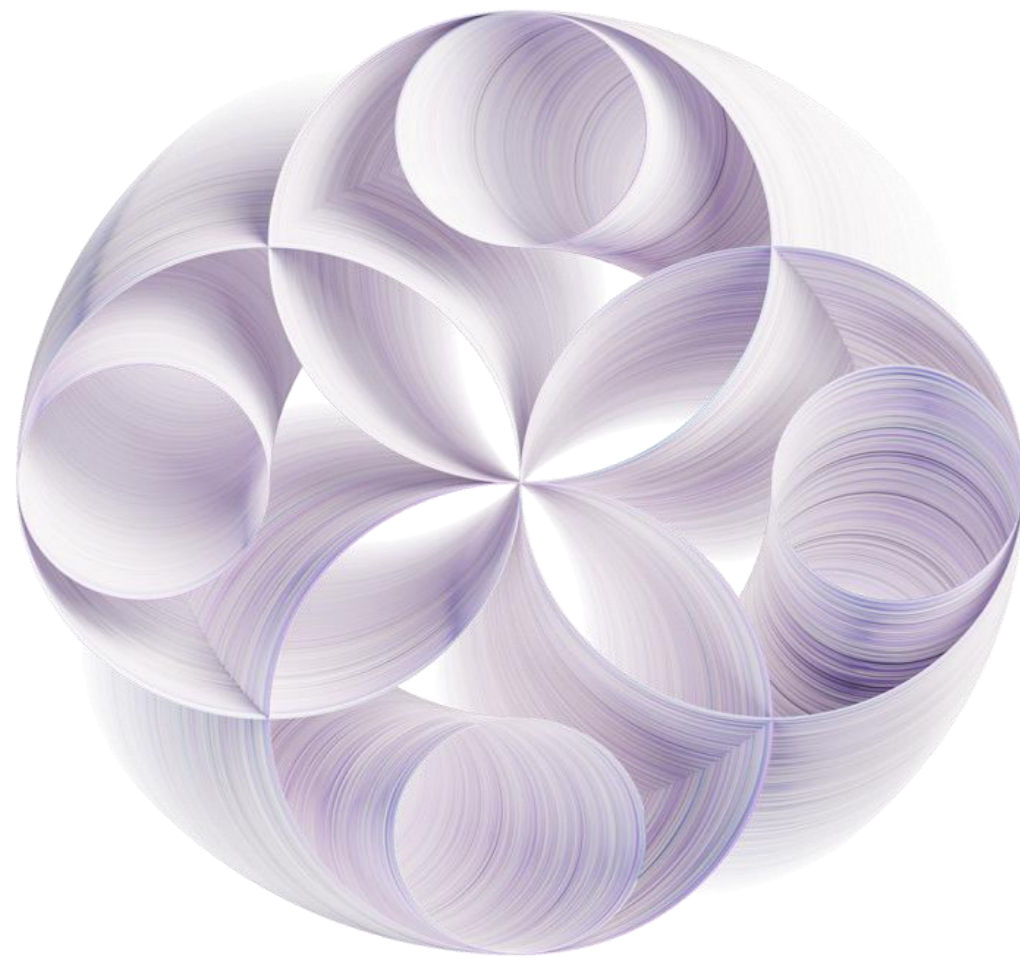


Outlook plugin enhancements drive consistent user experience across platforms



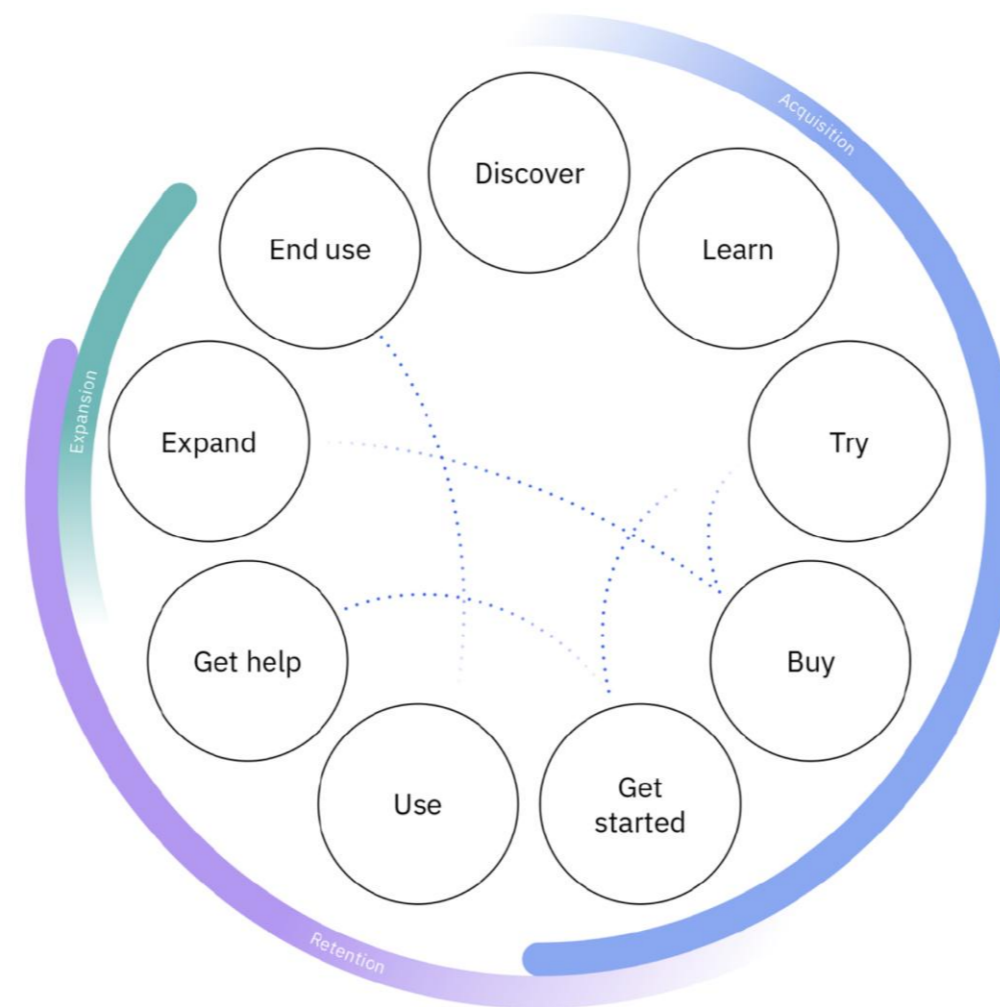
ALM Drivers in 2026

Gen AI



Gen AI focuses on strengthening our AI service platform, embedding GenAI capabilities across MAS features, and using AI internally to improve productivity.

Consumability



Consumability expands our efforts to simplify and transform how users experience and adopt our products. This includes launching an intuitive help assistant, improving day-to-day workflows, enhancing in-suite discovery and trial paths, and investing in platform and non-functional requirements to support scale and reliability.

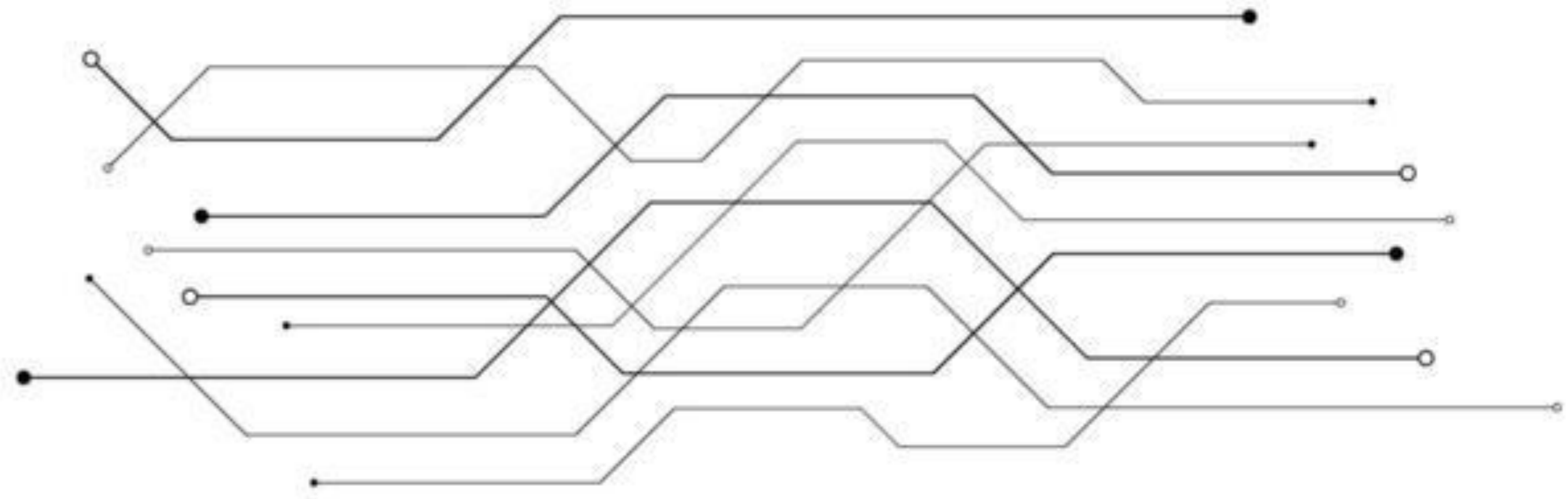
Growth



Growth targets market expansion through a low-entry-point MAS SaaS offering, enhancement of new product offerings, maximizing existing portfolio value, and advancing federal readiness.

Suite Integrations

Sharing foundational and transactional data seamlessly between suite components.



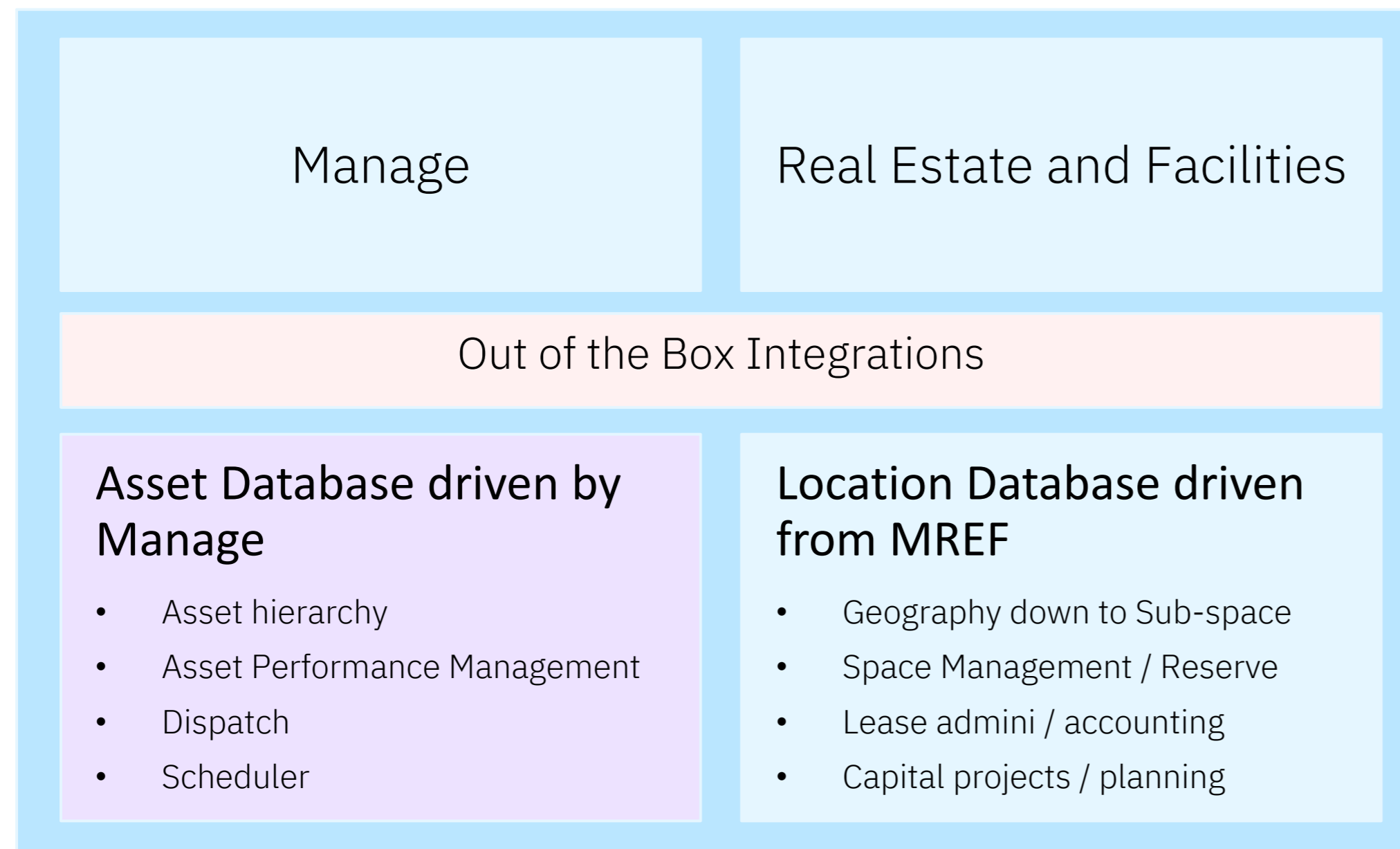
Integrations between Maximo Manage and Real Estate and Facilities provides tangible business value

- **Unified Asset & Space Management** – Link assets with facility spaces for optimized utilization, breaking down silos in the organization
- **Data Accuracy & Consistency** – Shared data to eliminate duplication, rekeying and errors
- **Operational Efficiency** – Leverage the strengths of each component alongside each other to accelerate, provide insights and reduce operational costs
- **Financial & Strategic Planning** – Combine real estate and asset lifecycle costs for better decisions
- **Compliance & Risk Management** – Track regulatory requirements across facilities and assets
- **Expansion of Supported Use Cases** – existing customers can extend out into the use cases supported across the suite such as Lease Accounting, APM or Mobile
- **Future Readiness** – supporting cross-suite dashboarding and AI-driven optimisations



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 database instances, one for Manage and one for Real Estate and Facilities.
- Our strategy is to link them and enable real-time synchronization of key data elements rather than to combine them.
- Note that, for the time being if Db2 is the target database provider, two separate installations of Db2 will be required although this will change in a future (tbd) release

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
- **Future Readiness** – access to capability introduced in future releases of Manage including cross component use cases

Manage -> Real Estate and Facilities

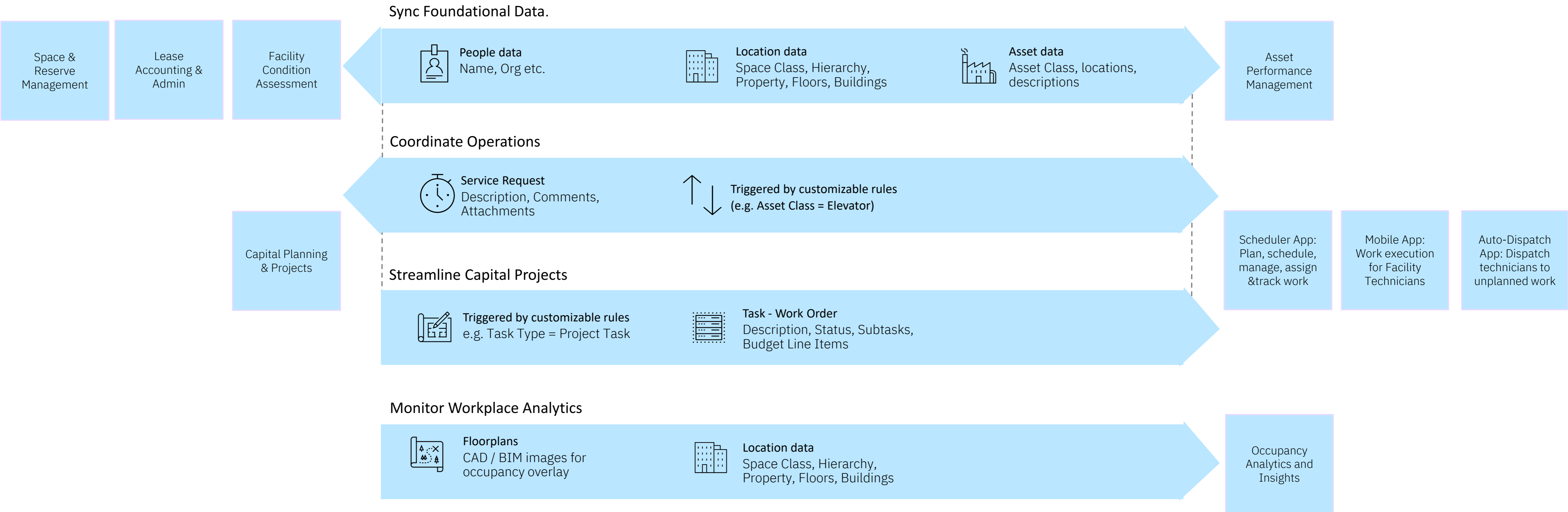
- **Lease Administration** - centralising and automating lease data, financial obligations, and critical dates to improve compliance, accuracy, and portfolio-level visibility
- **Lease Accounting** – enabling of accounting standards compliance by accurately calculating, reporting, and controlling lease financials across the real estate portfolio
- **Capital Program and Project Management** – an, 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 capability introduced in future releases of Real Estate and Facilities including cross component use cases

Enable new use cases across the Application Suite

Maximo Real Estate and Facilities

Maximo Manage

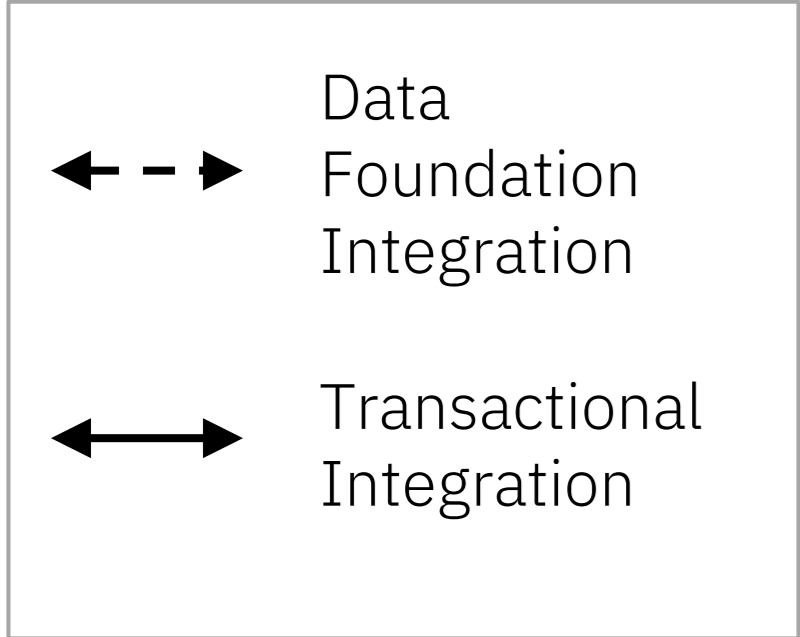
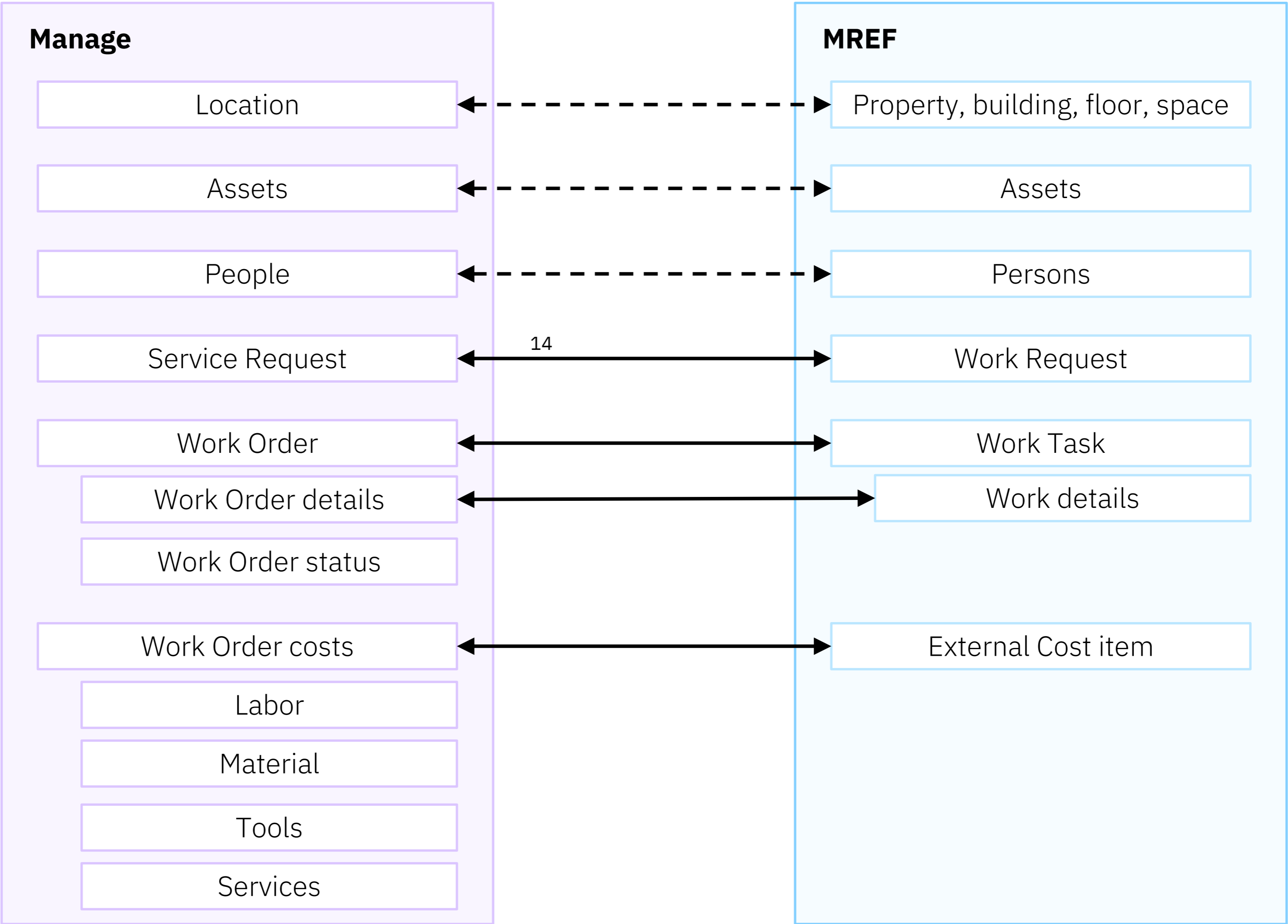
(Foundation for all other components)



Plus, additional future capability

Plus, additional future capability

Detailing the specific data required from each database



Building a seamless integration framework in MAS for Manage and MREF

1. Establish a shared data foundation

- Integration between Manage and MREF starts with **Locations**.
- MREF uses a 5-level hierarchy: **property, building, floor, space, subspace**, which must align with Manage.
- Each level is loaded separately.

2. Build integration and sync framework

- Data loads occur in two phases: **initial** and **delta**.
- Integration is **bi-directional** and can start from:
 - Manage → MREF
 - MREF → Manage
 - Updates on either side

3. Expand to O&M data

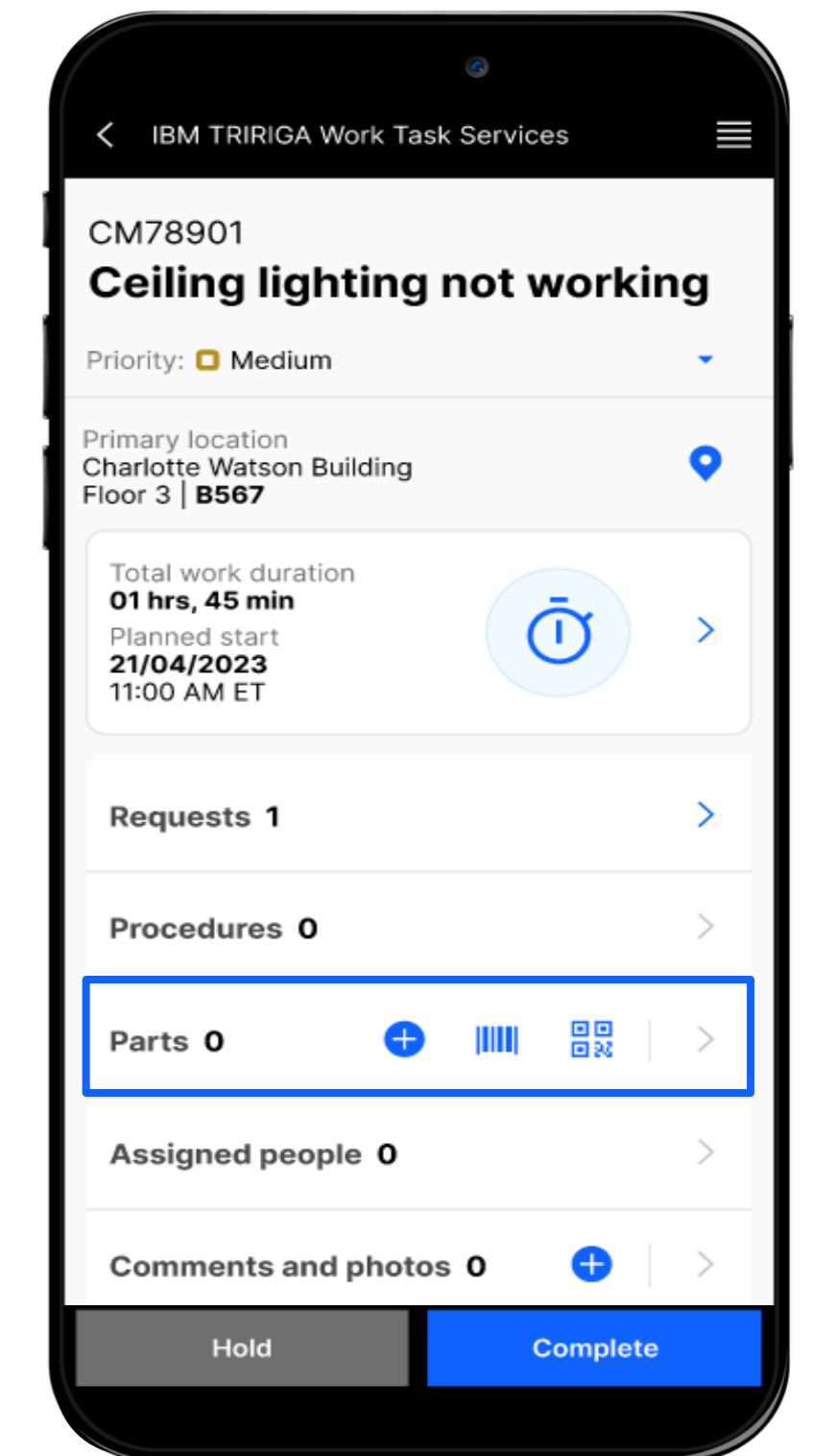
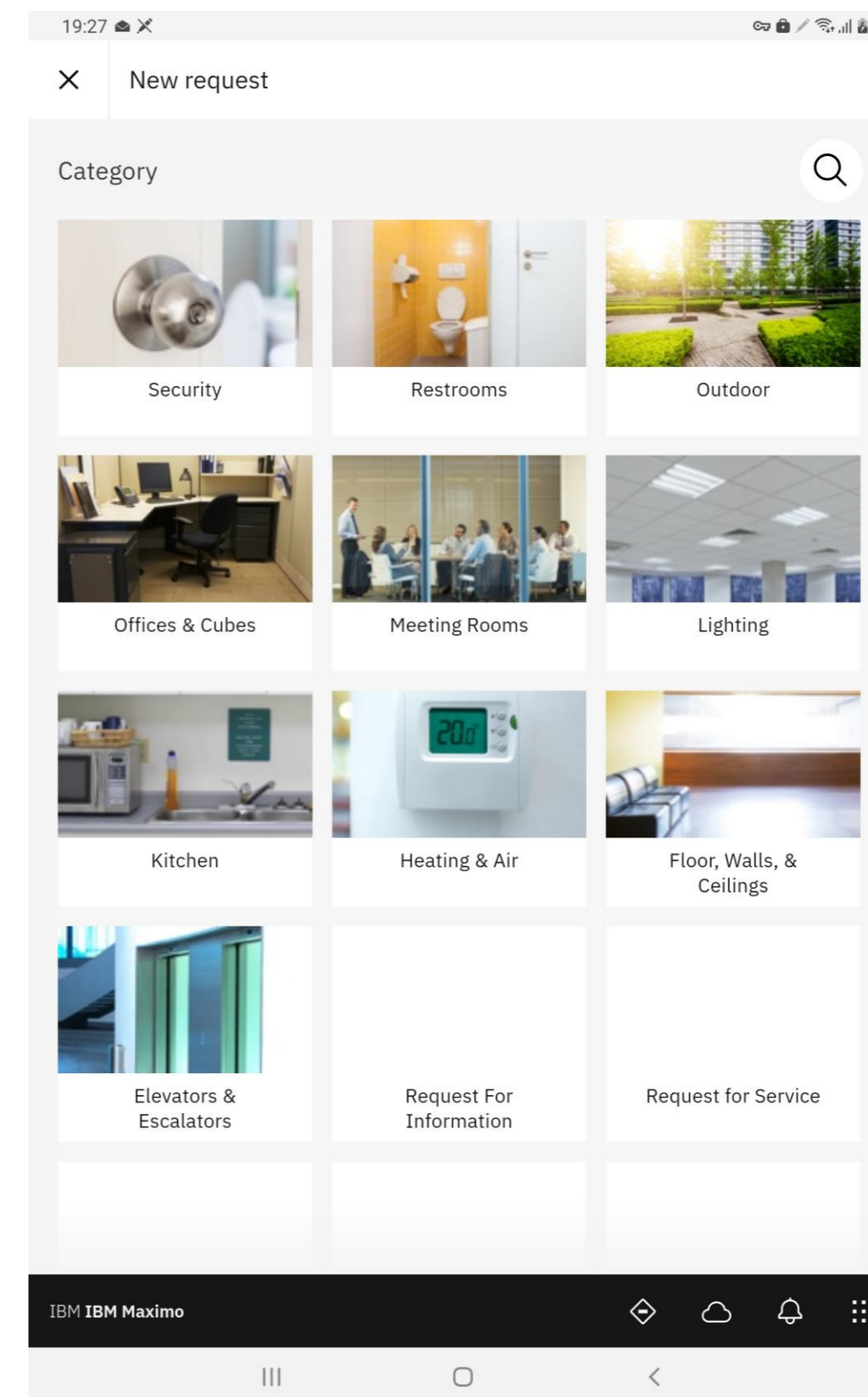
- After Locations, load **Assets, People, and Work Orders**

4. Ensure customer flexibility

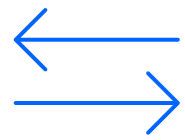
- Customers and partners must configure mappings to reflect changes to base Business Objects.

Maximo Manage + Mobile strengthen O&M for **Facility Management** within Maximo Application Suite

- Manage–MREF integration enables complete O&M workflows powered by Maximo Mobile and Field Service Management
- Clients evaluating Facility Management gain additional value by using Maximo Manage/Mobile as the operational backbone
- Maximo Mobile, Field Service Management, APM, and AIP all rely on data mastered in Maximo Manage—ensuring consistency and scale
- Organizations needing broader mobile capabilities and an expanded application suite benefit most from Manage/Mobile
- **IBM continues to invest** heavily in AI, mobile, and the Manage/Mobile foundation to drive O&M innovation
- **Existing MREF** O&M workflows remain fully supported—**no deprecation planned**

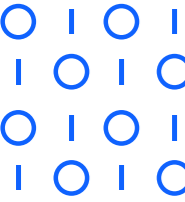


Building the foundation for seamless data integration



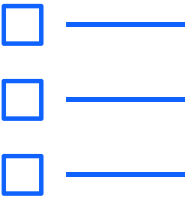
Integration Approach

- Use [Maximo Integration Framework \(MIF\)](#) with [REST APIs](#) and Publish Channels



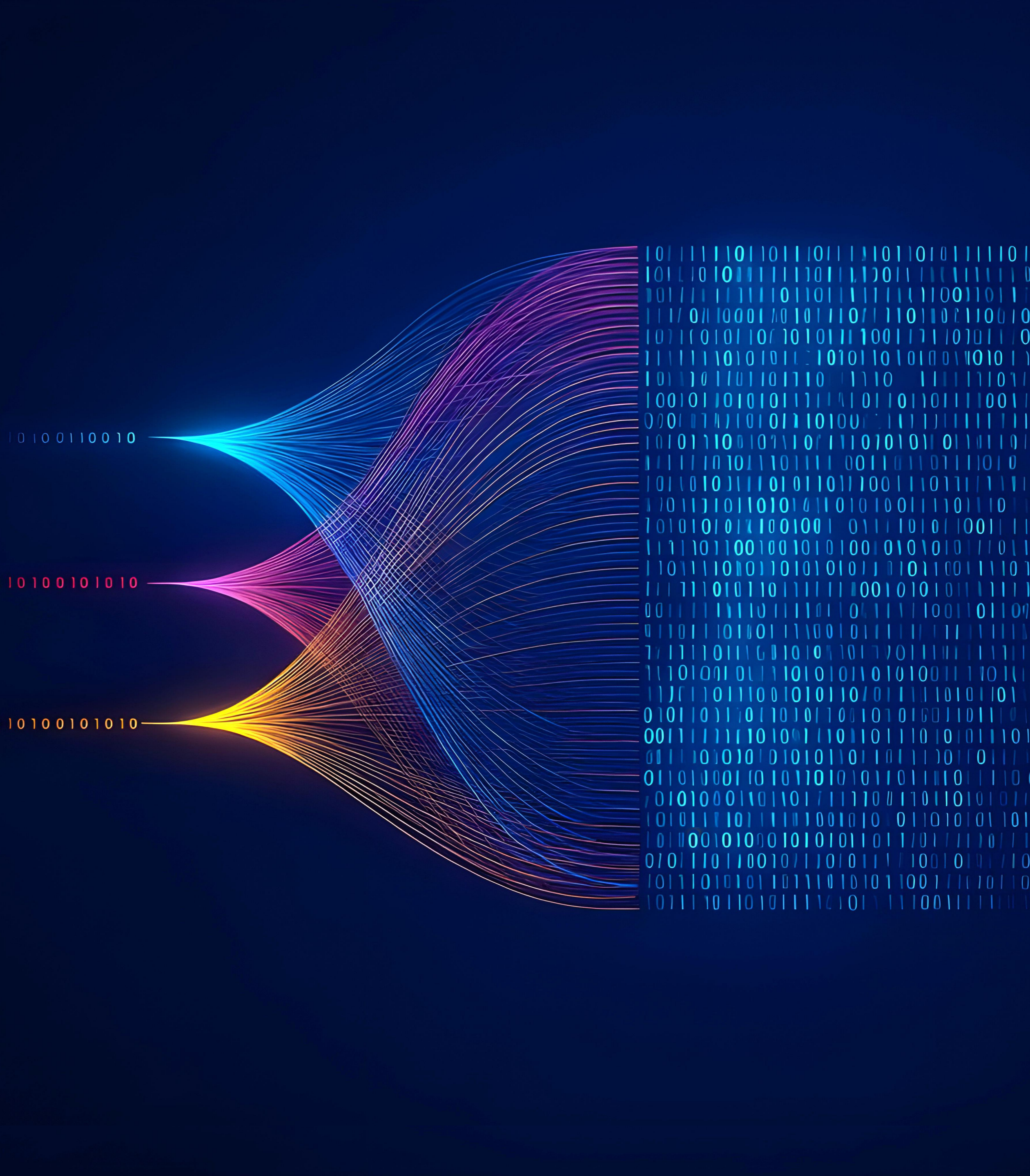
Data Flow

- Locations stored in JMS or Kafka, then sent to REF via MREF HTTP endpoint using REF APIs
- Queue is sequential to maintain location order
- REF rejects hierarchy levels beyond Sub-space



Status

- Development has established the baseline flow



Status mapping established between Manage and REF

Status Mapping Logic

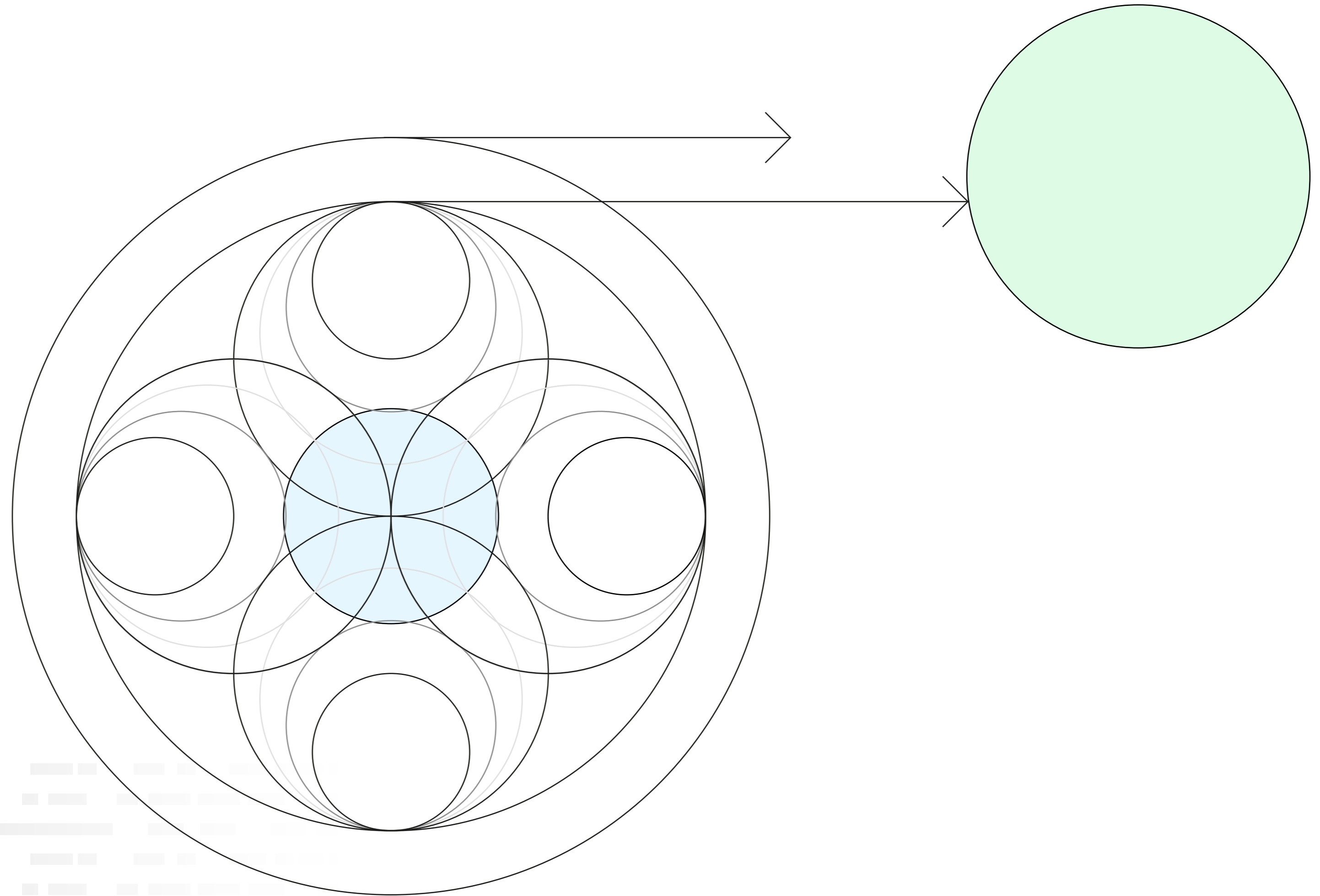
- Manage uses synonym domain **LOCASSETSTATUS**; mapping handled via **AMREFCOLSTATUS** cross-reference
- External values in Manage convert to internal values, then map to MREF
- MREF stores the mapped value based on functionality
- When MREF sends a value to Manage, it's treated as internal and stored using Manage's default external value

18

Manage Value (internal)	MREF Value
Decommissioned	Retired
Not Ready	Draft
Operating	Active
Operating	Revision In Progress
Imported	Draft
Operating	Review In Progress

AI

Leveraging AI to drive smarter, faster and more predictive workplace decisions.



IBM Maximo

Industry leading asset management

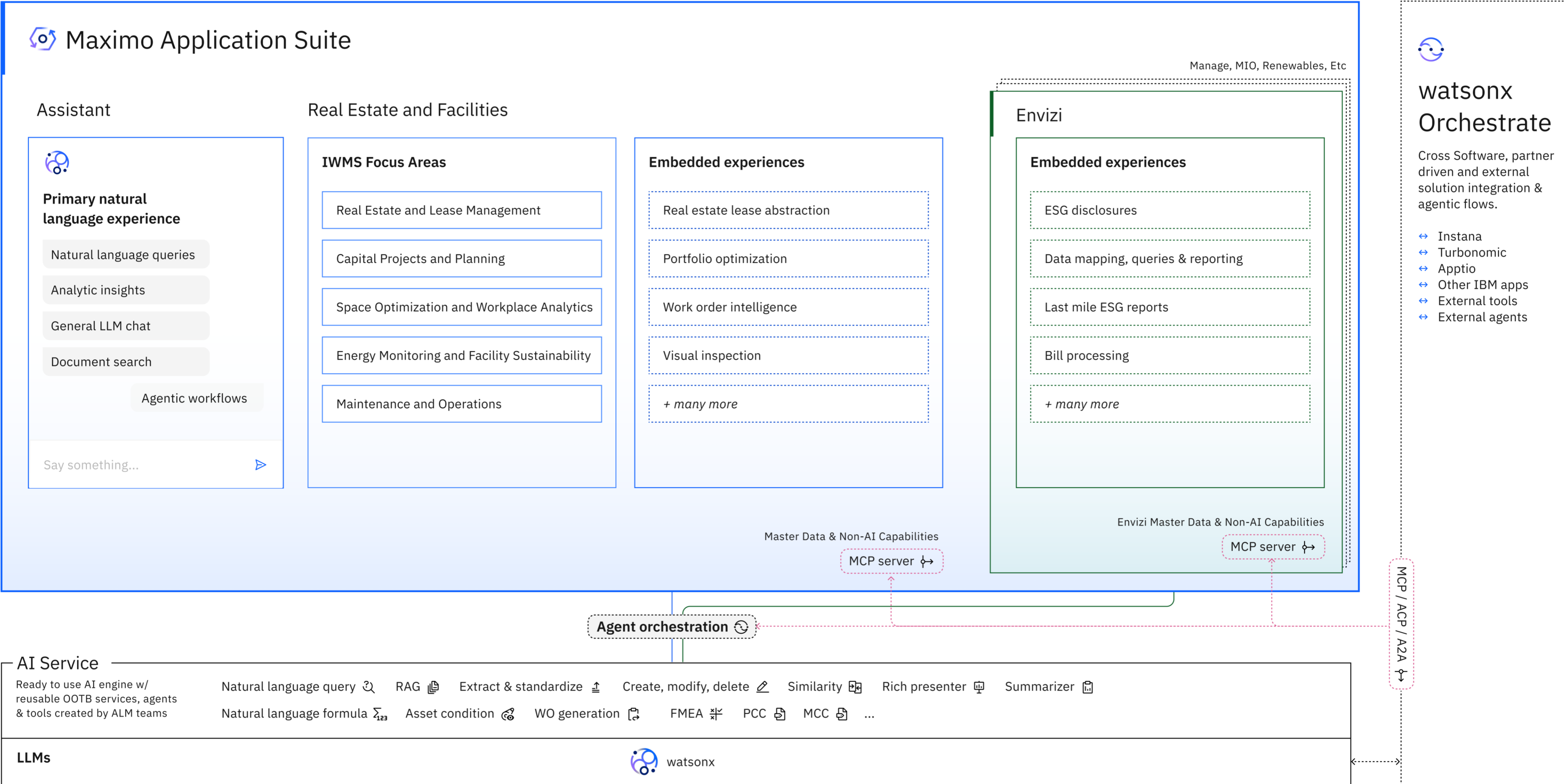
+

IBM watsonx

Industry leading generative AI

- Built to serve the end user, no data science skills required
- Interact using natural language
- Seamlessly embedded in the Maximo UI
- You decide what and how much AI to leverage
- Your data is YOUR data
- Security, compliance and ethics our our highest priority

The direction we're *headed* with AI in ALM

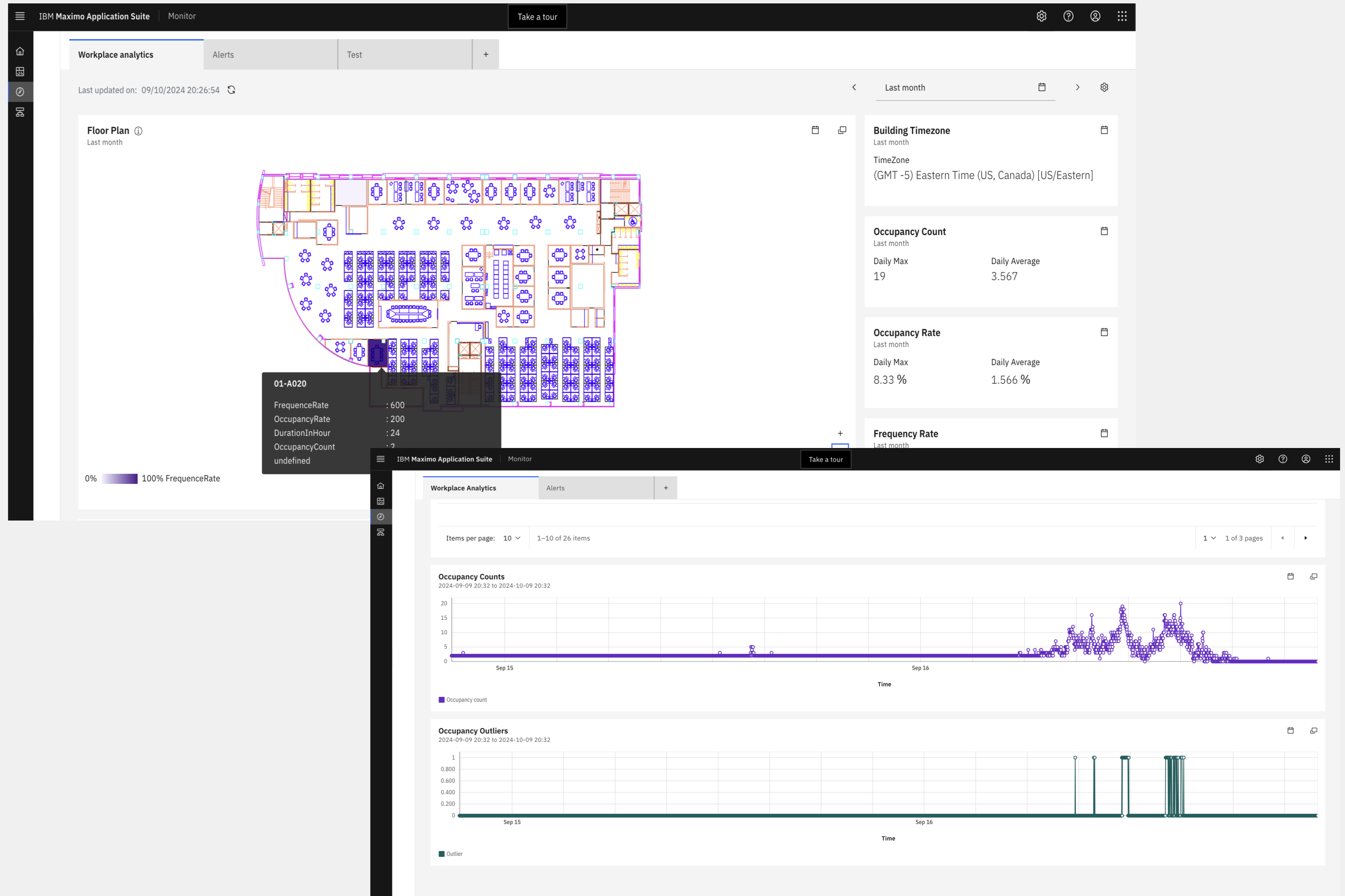


Detecting occupancy anomalies for smarter space decisions

Monitor

Combine IoT and wi-fi data to verify actual space use against space management plans.

Anomaly detection models identify occupancy patterns change, allowing space managers make informed decisions during one off events.

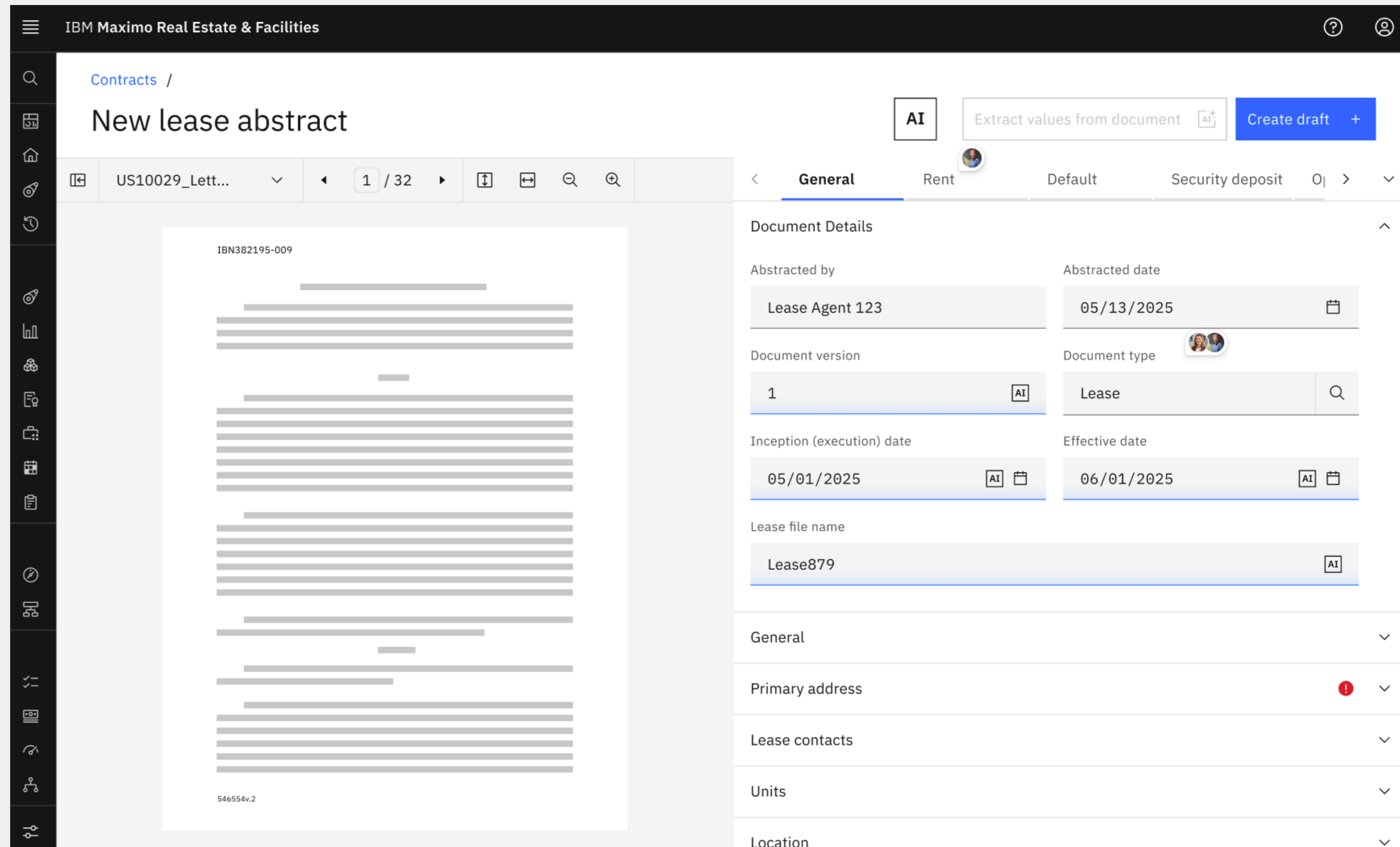


Let AI decode the fine print for lease abstraction

Real Estate and Facilities

AI-powered NLP extracts and classifies key lease clauses, terms, and financial data.

Reduce costs and save time with Gen AI-powered lease abstraction and proactive management of key dates and obligations




Natural language lease intelligence

Real Estate and Facilities

Gain deeper insights from source lease documents with natural language queries.

Improve lease data accuracy and consistency with AI-powered validation.

Turn questions into answers, explore all lease data effortlessly.



Search Leases

Select a Lease

Lease Agreement dated 09_18... ▾

Sample Questions

How is the commencement date determined?

What is the square footage of the rental?

Provide a list of the annual rate per square foot and the monthly base rent for all periods starting from CD

Commercial Lease Information Extract

Lease File: Lease Agreement dated 09_18_2012.pdf	Building Location: [REDACTED]
Lease Type: Lease	Premises: Floor 13 of the bui
Landlord: [REDACTED] LLC	Lease Start Date: 1-Dec-12
Tenant: [REDACTED] Inc.	Lease End Date: 64 months s
Assignor: Not assigned	

Enter your question

Can the tenant have early access to the premise?

Summary [Context](#)

Yes, the tenant can have early access to the premises, but it is subject to certain conditions outlined in the lease agreement. The te evidence of compliance with insurance obligations, and the early entry must not unreasonably interfere with any Landlord Work o for paying for any other Building services requested during the early access period, except for Base Rent and Tenant's Pro Rata Sha

dated 09_18_2012.pdf", page_numbers: [7, 7, 7])

Real estate optimization

Real Estate and Facilities

Intelligently identify opportunities to improve space utilization, reduce operational costs, decrease energy consumption and make faster data driven decisions.

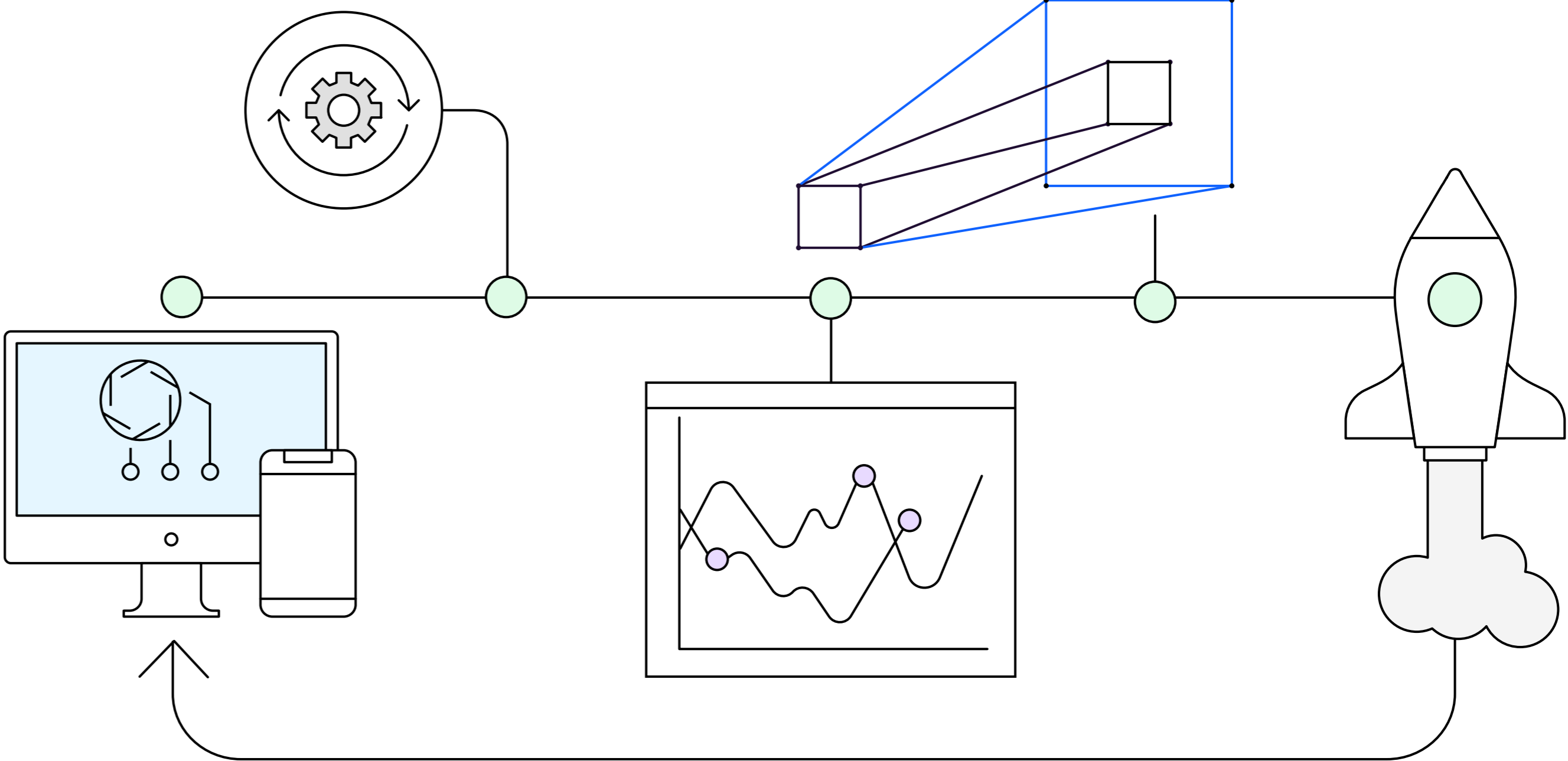
Actionable recommendations including portfolio right-sizing, space reallocation and alignment with hybrid work trends.

Incorporate real estate data, actual occupancy data, energy consumption and asset performance data.



Modernization

Enhancing scalability, performance, integration capabilities while delivering a more intuitive and efficient user experience.



Forms UI enhancements

★ New Forms UI enabled by default from 5.0

☰ Thousands of forms receive IBM's open-source Carbon Design System styling for most form elements, including custom forms

📱 CSS override adds media queries and flexbox to achieve responsive foundation forms

🎨 Customer-modifiable stylesheets enable adaptation to styling and/or branding preferences through Site Style Manager

🔪 CSS modification can fully override base styles for Primary Navigation and Forms

Building: Charlotte Watson Center

General Contact Details Graphic Area Measurements Contracts Assessment Maintenance Reserve Move Space Management Environmental

(Required): General Information for this Building.

General

ID: BLD-NA004 Status: Revision In Progress

Name: Charlotte Watson Center

Description: Charlotte NC - Watson Center - 10101 David Taylor Dr

Hierarchy Path: \Locations\Offices\North America\Charlotte Watson Center

Details

Legal Name: Charlotte Watson Center

Common Name: Charlotte Watson Center

Parking Spaces (Open): 81 Parking Spaces (Covered): 0

Tenure: Leased

Building Class: Corporate Office



Space: Rolling Stones

localhost:8001/WebProcess.srv?objectId=750000&actionId=750011&propertyId=208133&projectId=1&specClassType=6&specId=13117434&specTypeId=10002873&action=Edit&...

Space: Rolling Stones

General Contact Details Graphic Details Allocation Finishes Reserve History Notes & Documents

(Required): General Information for this Space.

General

ID: 02-BG12 Status: Revision In Progress

Name: Rolling Stones

Description: 02-BG12

Hierarchy Path: \Locations\Offices\North America\Charlotte Watson Center\02 - Second Floor\Rolling Stones

Details

Bar Code Entry: 02-BG12

Control Number: 1007608

Primary Phone: 555-555-5475

Primary Fax:

Primary Mail Stop: NA-10-100

Hazardous Materials:

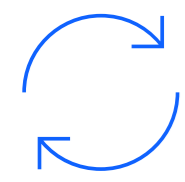
Reservable:

Emergency Exit Route:

Space Measurements

Area: 147.08 square-feet Prorated Area: 0 square-feet Gross Area: 0

Phased roll-out of UX and other Platform enhancements



Enhanced UX Grid / Query rendering

Tabular Metric Reports

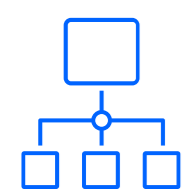
Editable Queries (for 9.2)

Action items & notifications

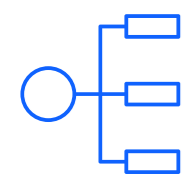
Report manager landing page



Modernized REST APIs



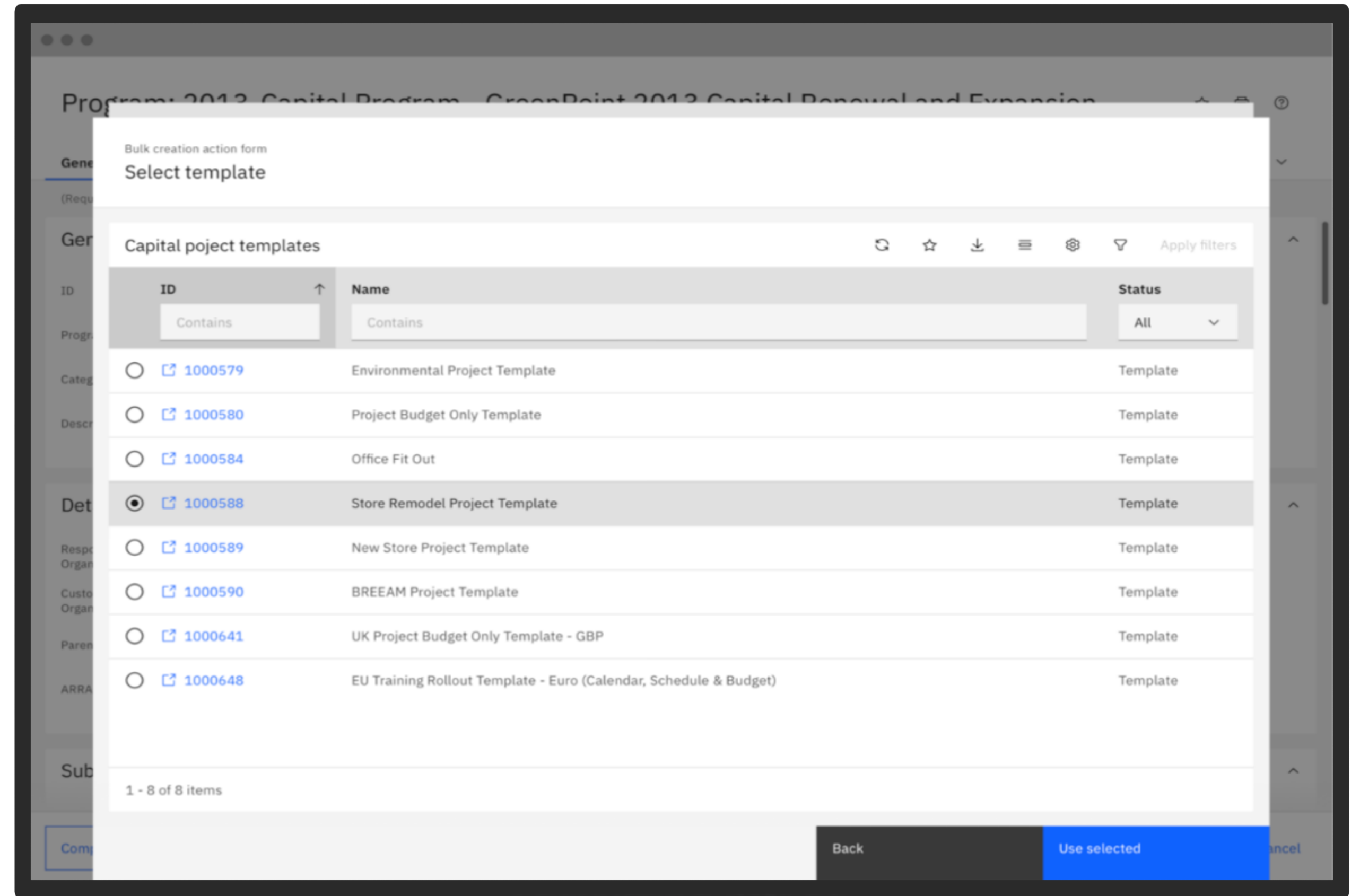
Enhanced Secondary Navigation (hierarchies)



Enhanced UX Portals

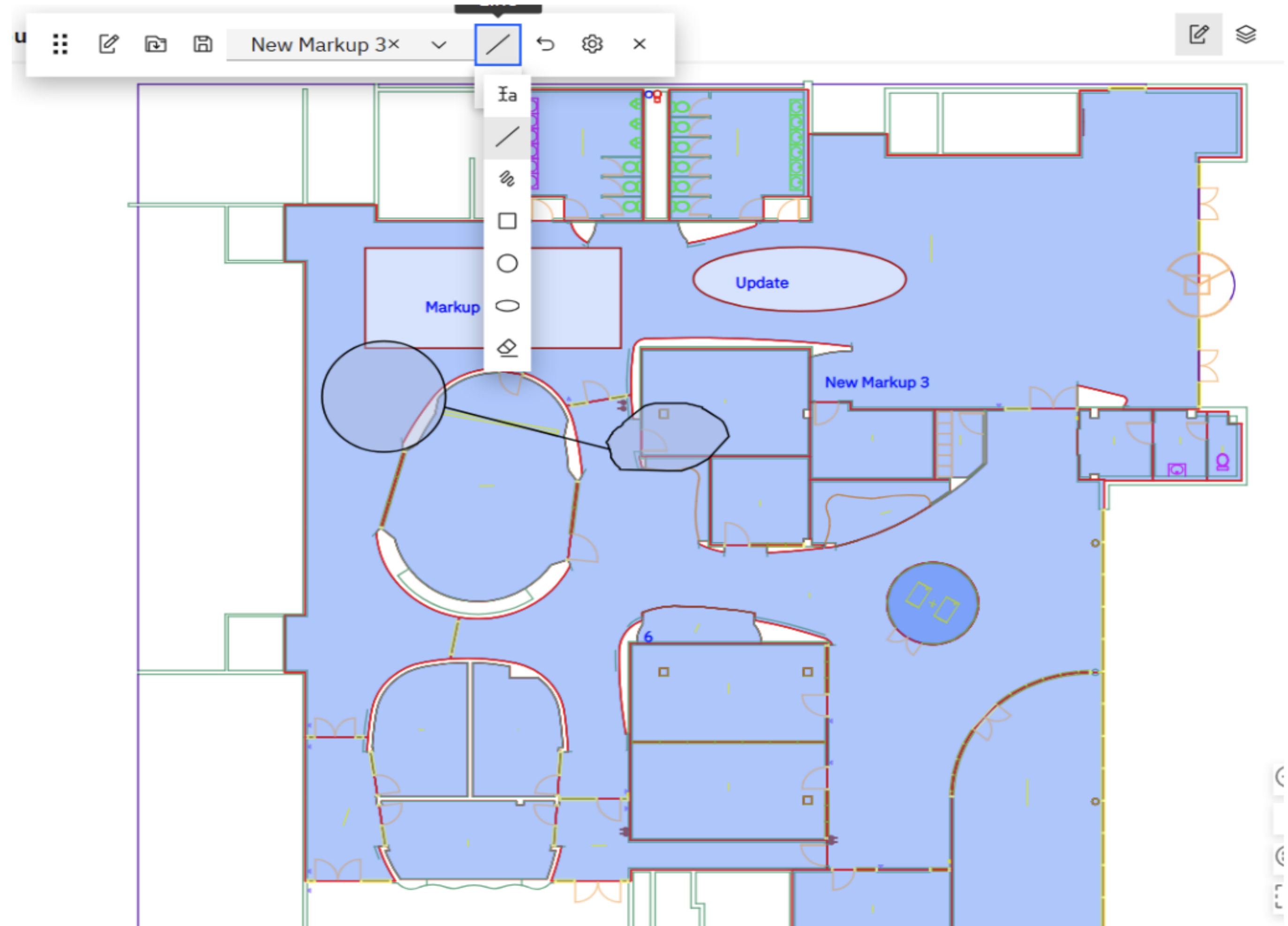


Builder tool enhancements



Floorplan mark-up capabilities in Drawing Manager to visually communicate change and drive smarter space planning

- New plugin with drawing tools: text, line, circle, eclipse, rectangle, path (freehand), erase
- Style dialog to set line fill and text options
- New buttons for save, undo, delete
- New business object and form to save the markup and keep history



Lease Management

Maximizing the value and compliance of real estate and physical assets through their full lifecycle.



Smarter Lease Reporting and Bulk Export

Lease Accounting Reporting & Disclosure Enhancements

Improved lease reporting with clearer roll-forward summaries and expanded disclosure fields to understand period over period movements. Reports now include Contract Type and Asset Class enabling more consistent financial reporting.

Bulk Reporting & Download Capabilities

Bulk report generation now allows download of multiple lease reports at once, cutting manual effort and speeding analysis. A centralized download form simplifies export management, and new BIRT-based reports improve standardization.

Enhanced Lease Access Controls and Improved Invoice Workflows

Security, Access Control & Read-Only Enhancements

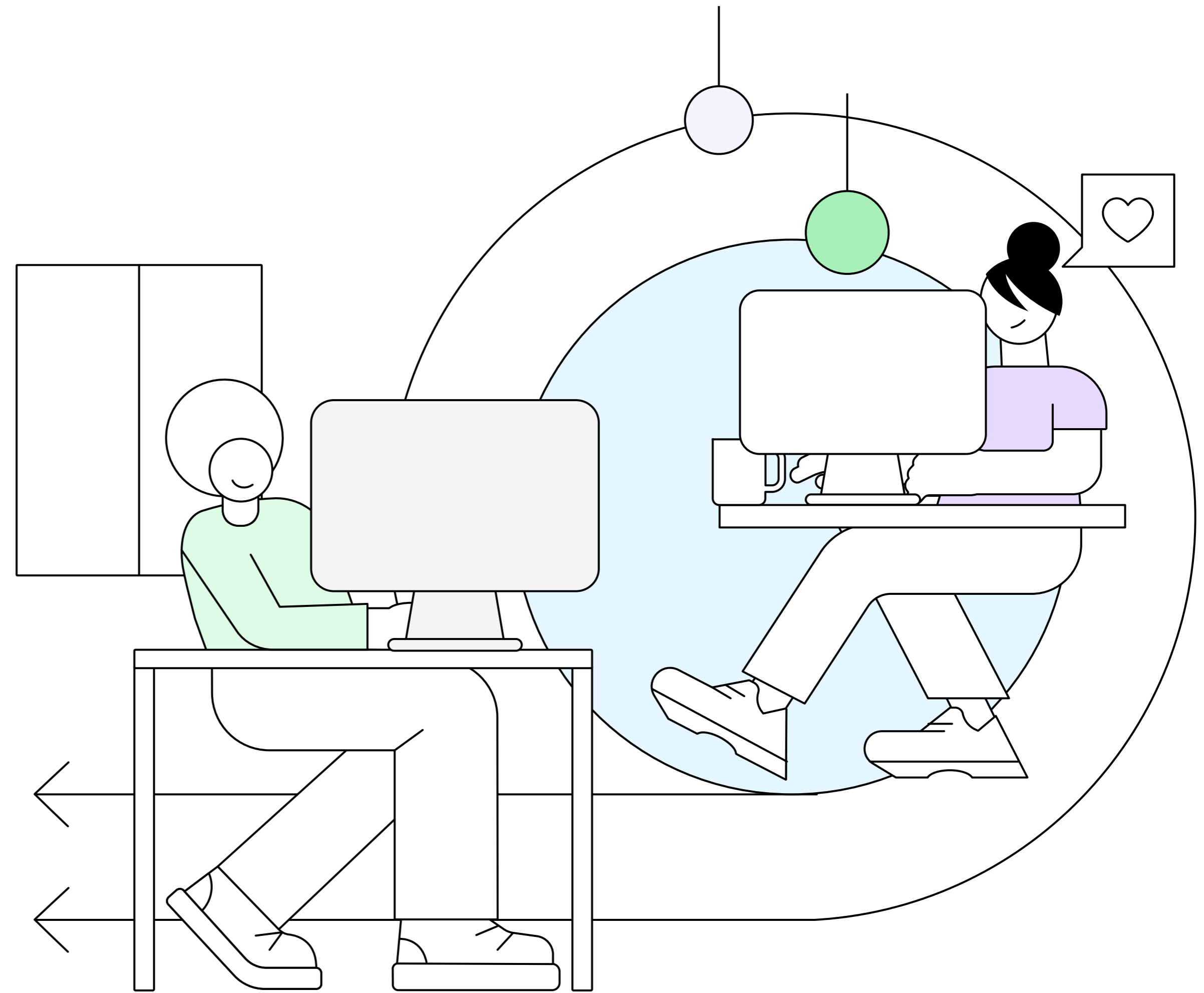
Stronger governance controls with new read-only roles that enable safe review and audit activity without risking data changes.

Invoice & Reconciliation Usability Improvements

Users can add comments to invoices and reconciliation records for better documentation and audit traceability. New copy functionality streamlines creation of similar or recurring lease invoices, reducing manual work and speeding processing.

Application Upgrades

Enabling organizations to leverage the latest functions and features, including staying in support



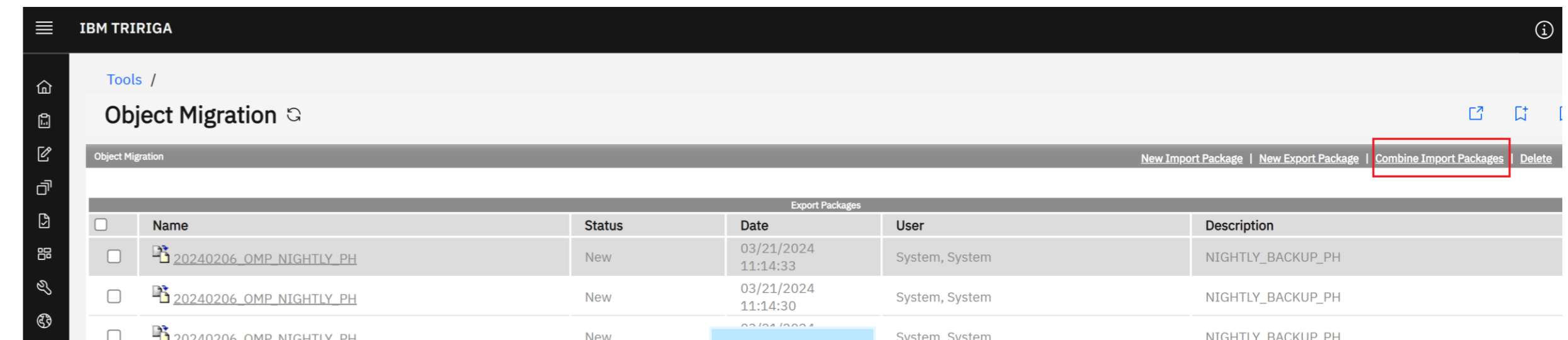
New tooling to improve Application upgrade to keep customers current and access the latest capabilities

➔ 1H 2026

- Supporting from 10.5 of the Application onwards (older versions may work but will be untested)
- Extension to the existing Object Migration tool and allows comparison of IBM changes from <source version> to <target version> to enable skipping directly to the target version during Application upgrades
- Can be used as a general OMP comparison tool as well
- Combines multiple OMPs into a single OMP
- Customer / Business Partner configurations can them easily be compared against the changes IBM has made
- Merging required when the out of the box latest change does not include a required Customer / Business Partner specific requirement
- Complemented by Application Upgrade Best Practices <https://ibm.biz/mref-app-bp>

➔ Future

- Introduction of visual comparison tooling for workflows and other entities
- AI based recommendations for merging



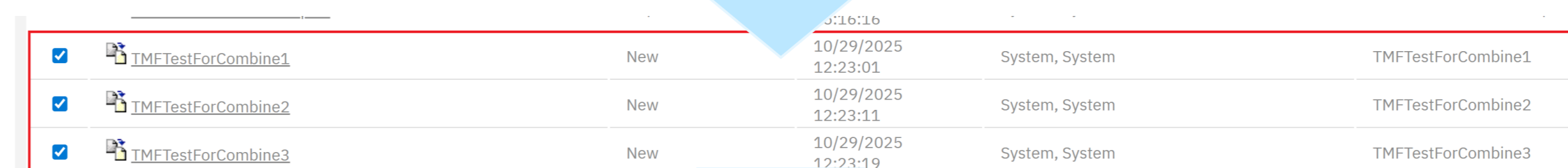
IBM TRIRIGA

Tools / Object Migration

Object Migration | New Import Package | New Export Package | **Combine Import Packages** | Delete

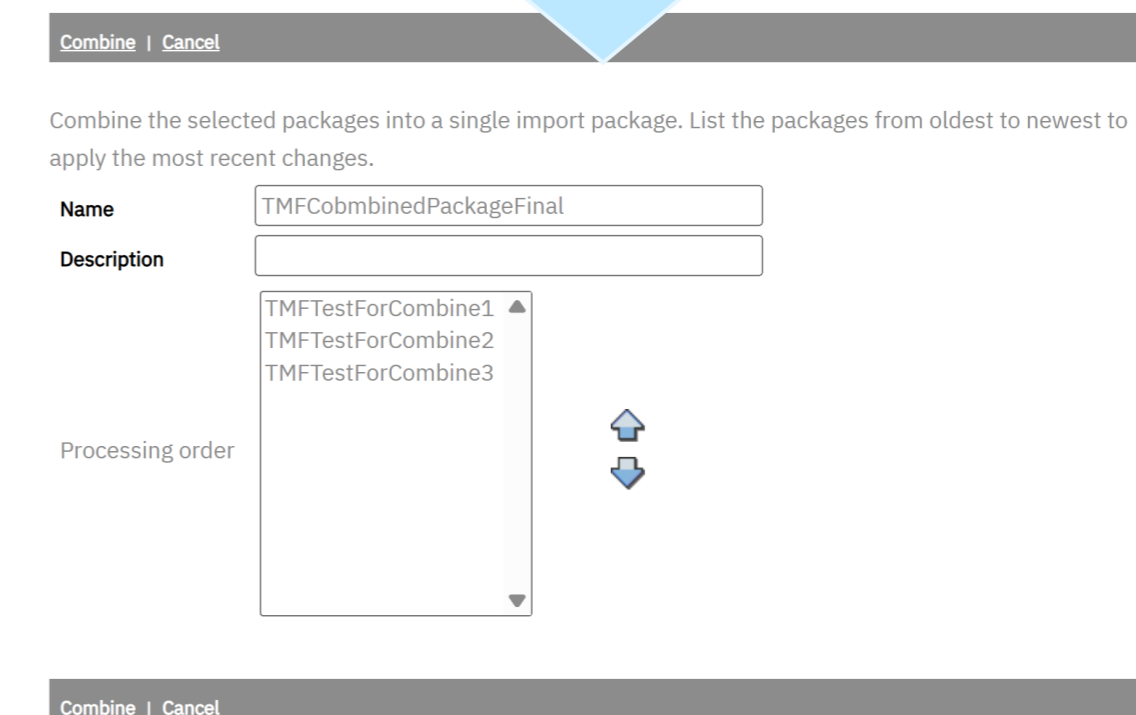
Export Packages					
<input type="checkbox"/>	Name	Status	Date	User	Description
<input type="checkbox"/>	20240206_OMP_NIGHTLY_PH	New	03/21/2024 11:14:33	System, System	NIGHTLY_BACKUP_PH
<input type="checkbox"/>	20240206_OMP_NIGHTLY_PH	New	03/21/2024 11:14:30	System, System	NIGHTLY_BACKUP_PH
<input type="checkbox"/>	20240206_OMP_NIGHTLY_PH	New	03/21/2024 11:14:30	System, System	NIGHTLY_BACKUP_PH

Select packages



<input checked="" type="checkbox"/>	TMFTestForCombine1	New	10/29/2025 12:23:01	System, System	TMFTestForCombine1
<input checked="" type="checkbox"/>	TMFTestForCombine2	New	10/29/2025 12:23:11	System, System	TMFTestForCombine2
<input checked="" type="checkbox"/>	TMFTestForCombine3	New	10/29/2025 12:23:19	System, System	TMFTestForCombine3

Merge packages



Combine | Cancel

Combine the selected packages into a single import package. List the packages from oldest to newest to apply the most recent changes.

Name: TMFCobcombinedPackageFinal

Description:

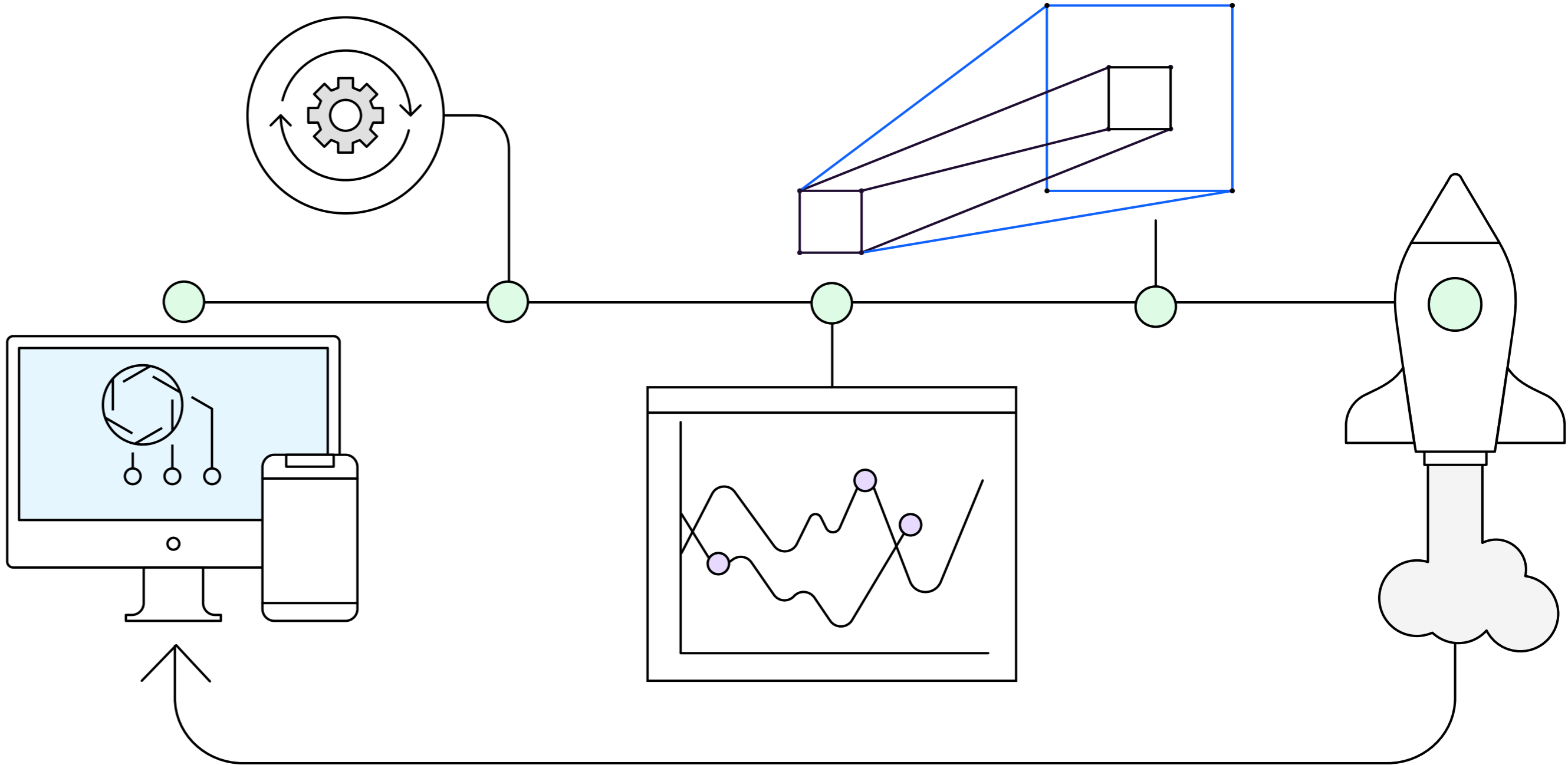
Processing order:

- TMFTestForCombine1
- TMFTestForCombine2
- TMFTestForCombine3

Combine | Cancel

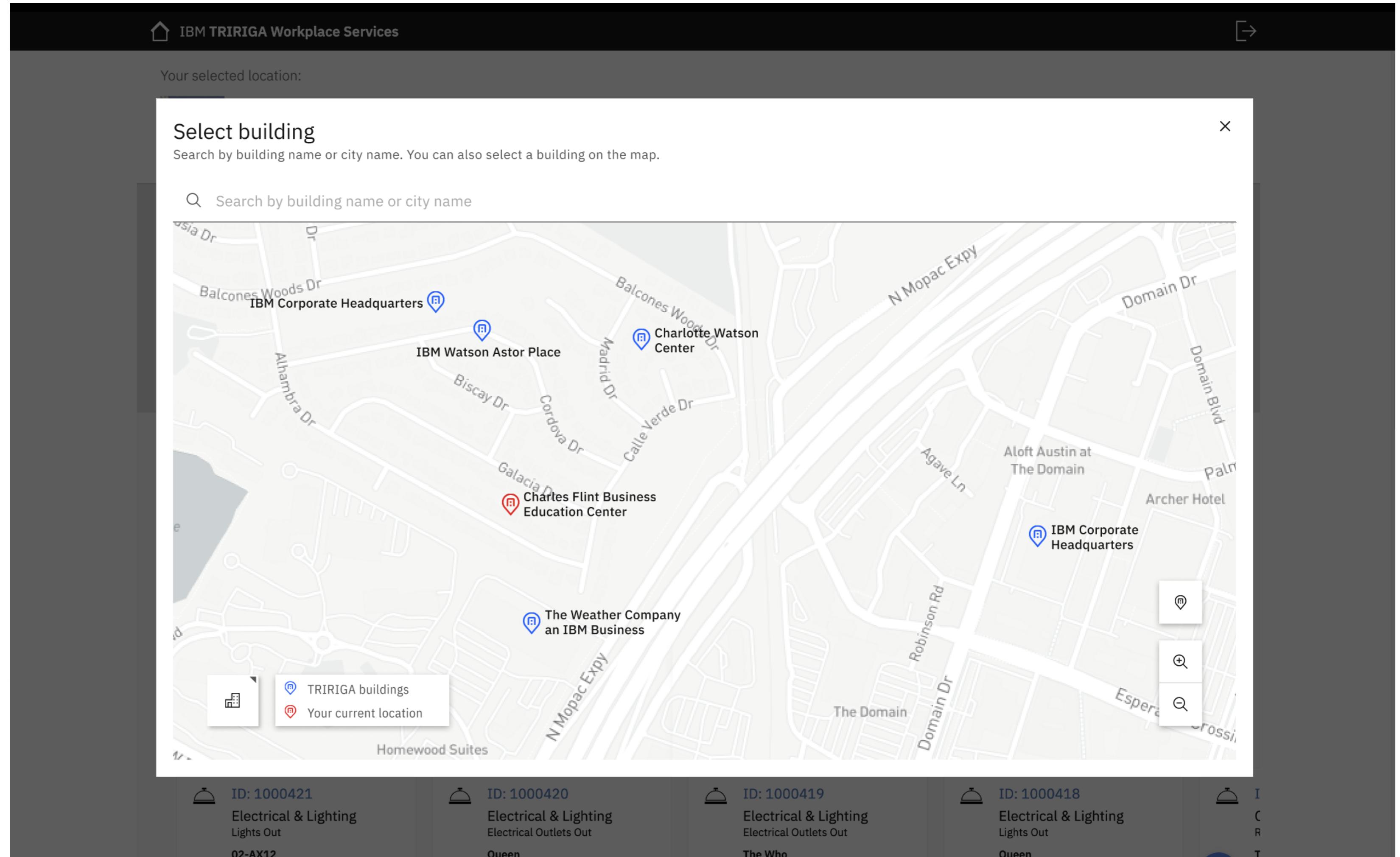
GIS Integration

Visualisation through Esri ArcGIS software for outdoor and indoor mapping.

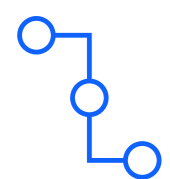


New map view within Workplace Services and Reservation App

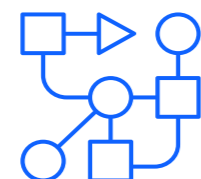
- Select building from a Map powered by Esri ArcGIS
- Search for “nearby locations”
- Search most recent locations and spaces



Optimize facility operations & utilization through insightful Workplace Analytics



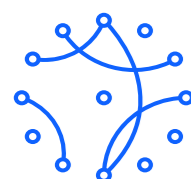
Automatically pulls in the facilities location hierarchy



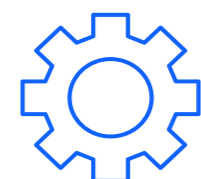
Collect and monitor any IoT data, BMS and WiFi data



Pre-built dashboards for space utilization



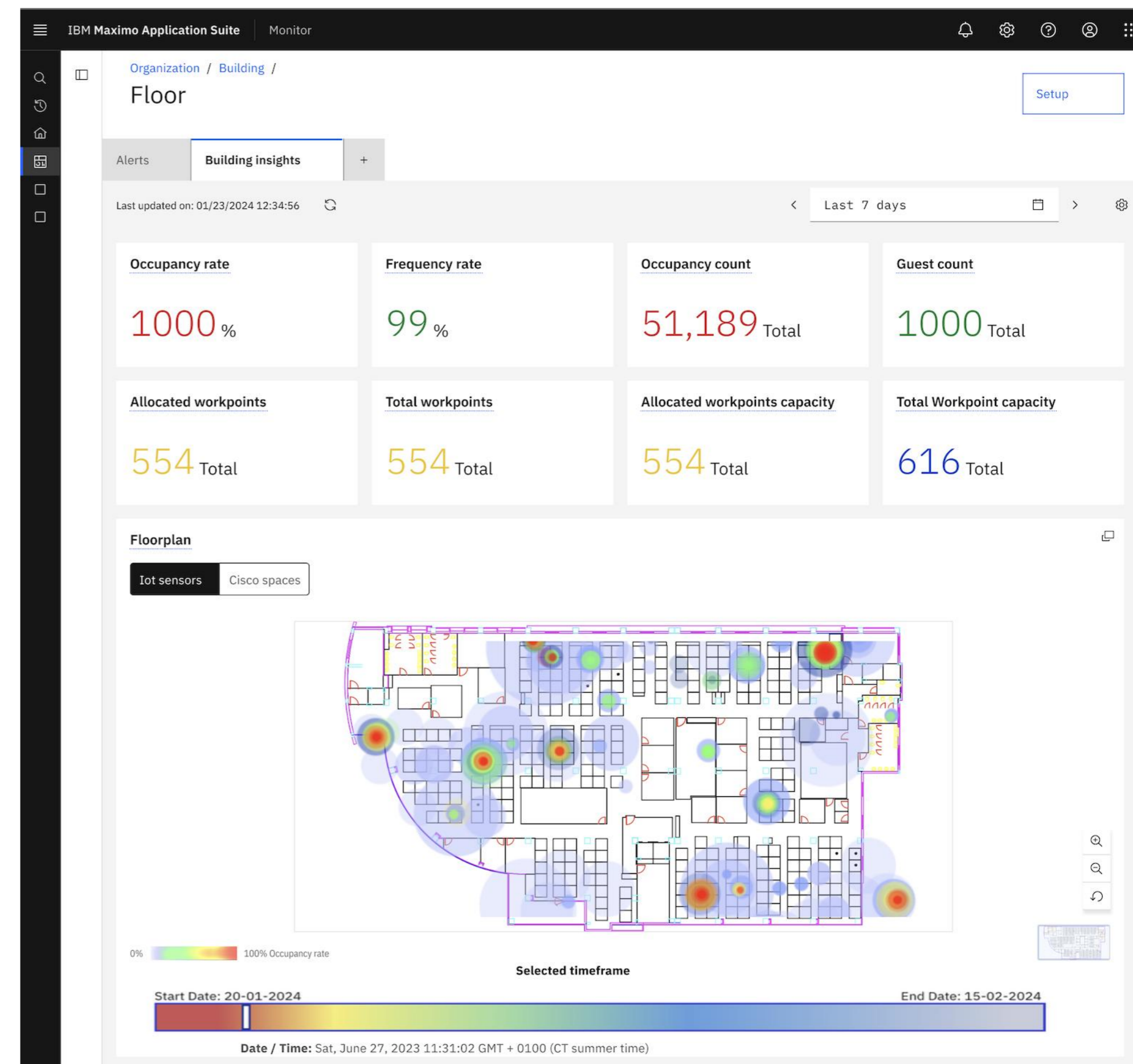
Connector library to integrate building meter & power data for leading BMS providers



Build your own visualizations & KPIs for displaying building IoT data



Make informed decisions on office layouts, desk allocations and optimize space usage



IBM Maximo Real Estate and Facilities

ibm.com/products/real-estate-and-facilities