

Upcoming MAS with Maximo Real Estate and Facilities

Extend Asset Lifecycle to Real Estate and Facilities - help clients turn facilities into value drivers through integrated lifecycle management

March 18th, 2026

Andy Barnes
Lead Technical Product Manager
Maximo Real Estate and Facilities



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.

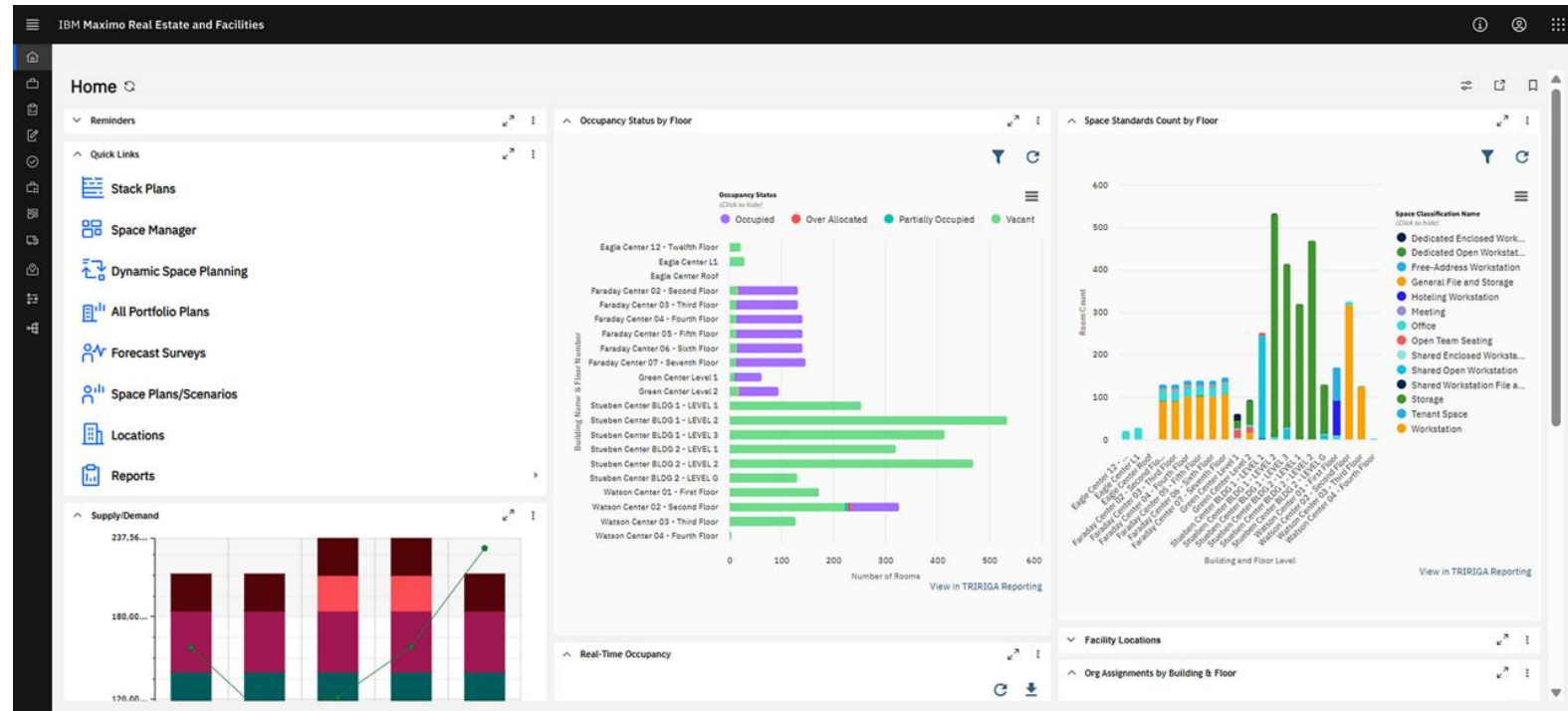
The development, release, and timing of any future features or functionality described for our products remains at our sole discretion.

IBM TRIRIGA 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 TRIRIGA 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 TRIRIGA does not guarantee compliance with any law, regulation, standard or practice.

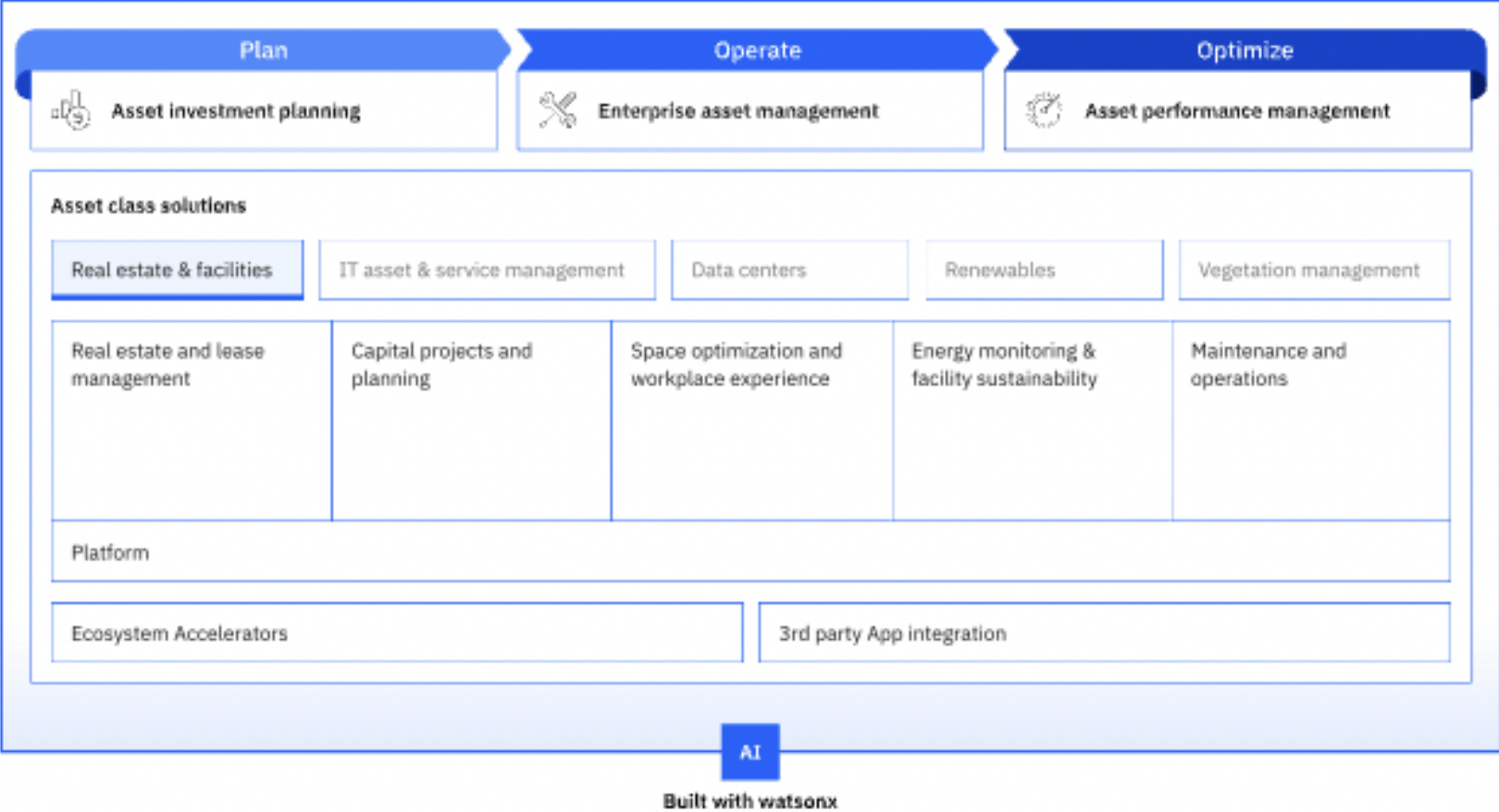
What you will hear about today....

- What is Maximo Real Estate and Facilities?
- The evolution of Maximo Application Suite
- Maximo Real Estate and Facilities Capabilities - extend from Manage
- Why is Real Estate and Facilities important in the suite?
- What can it do?



Maximo Real Estate and Facilities will be an asset class solution within Maximo

- Solution meets the unique needs of Corporate Real Estate
- Retains all the underlying infrastructure from the core ALM solution
- Configurable to variations in users' processes



Enterprises operate facilities for their workforce and customers across a complex lifecycle

Should this building/asset be leased or owned?

- Real estate portfolio planning
- Site selection
- Lease accounting regulations
- Lease administration

Do we have to build or make major renovations?

- Project management
- Program management
- Vendor selection and bids
- Contractor management

How do we keep up with maintenance needs?

- Provision service requests
- Cleaning
- Corrective maintenance
- Condition maintenance
- Warranty management



How should sustainability efforts be advanced?

- Utility consumption
- Environmental audits
- Track emissions
- ESG reporting

What is the best way to set up the space our people need?

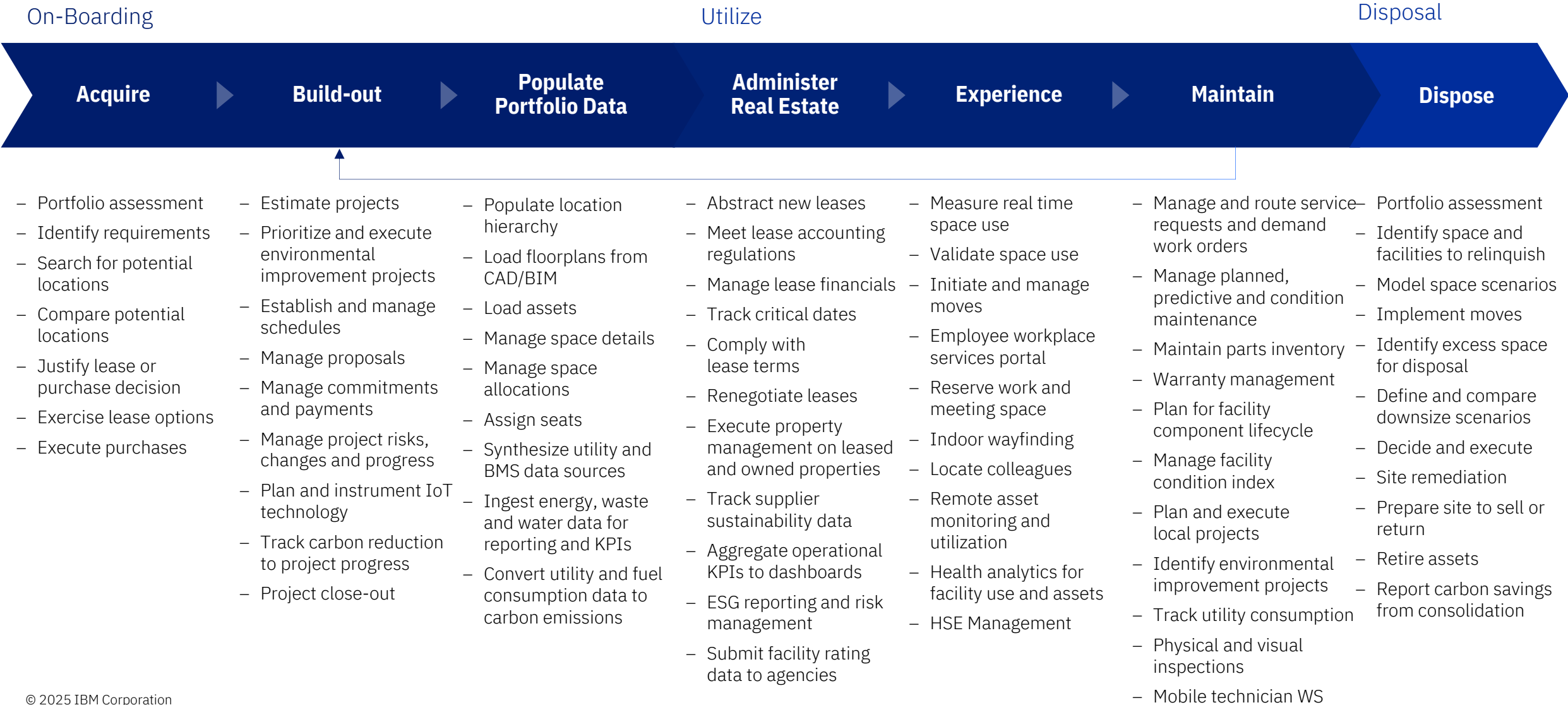
- Dynamic space planning
- Space forecasting
- Occupancy monitoring
- Facility utilization

Can we make the occupant's experience awesome?

- Employee self-service tools
- Enable space reservations through mobile or desk scan
- Indoor wayfinding
- Calendar integration
- Interactive kiosks and room panels

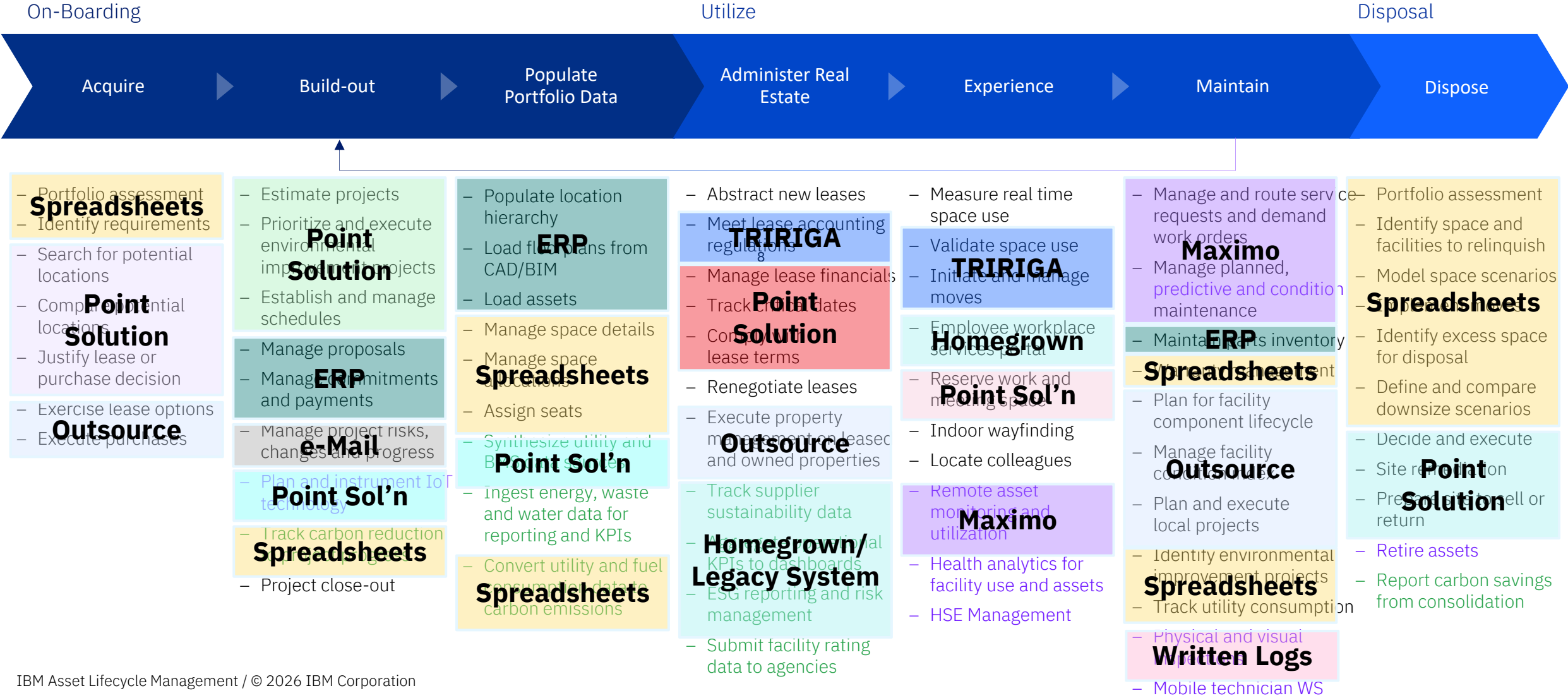
...the management of this lifecycle is executed through
Integrated Workplace Management Systems (IWMS)

Real estate and facilities lifecycle should be managed as an integrated system



Too often customer environments look like this

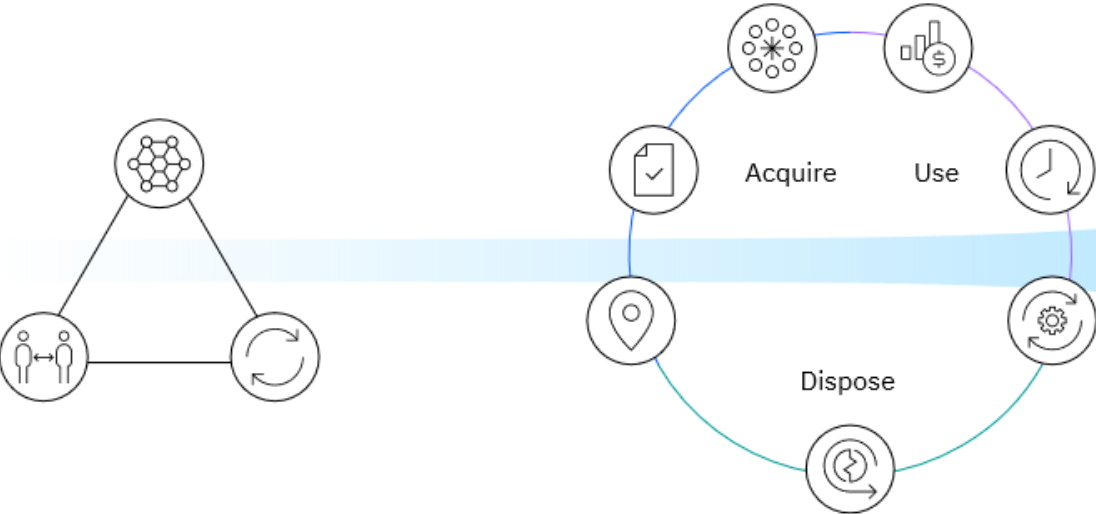
Fragmentation leads to complex decision-making processes, increased risks, higher costs, inefficiencies, and missed opportunities for optimization



No two enterprises are **the same**

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

Off-the-shelf software



Foundational Building Blocks

- | | |
|--|---|
| Portfolio
- Real estate
- Assets
- Structures | Activity
- Projects
- Work tasks
- Approvals
- Service requests
- other tasks
- etc... |
| Agreements
- Leases
- Purchase Orders
- Service Agreements
- etc... | |

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
- Projects

Business Fragmentation



Industry

Different industries have patterns of diverging requirements

Business models

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

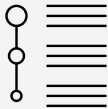
...when limited by off-the-shelf software, users will customize or build adjacent systems to tackle **complex business needs**

Leases Accounting and Administration

Maximo offers a complete solution for real estate portfolio performance and lease management

Real estate leaders **shape the future** of their facilities and infrastructure with stakeholder confidence

Operations leaders manage leases and ensure compliance with **accounting regulations**



Portfolio Management

- Aligns real estate plans with strategic goals
- Oversees transaction management
 - Develop implementation and action plans with financial targets
 - Select sites and manage transactions using market data and key milestones
 - Initiate and track action requests



Contract Management

- Contract abstraction and creation
- Ongoing contract maintenance
- Lease administration
 - Process payments and adjustments
 - Manage OPEX and lease reviews
 - Track critical dates with alerts and notifications



Lease Accounting

- Supports provisions, accounting, and disclosure requirements
- Manages activations and ongoing lease accounting
 - Adoption analysis and lease look-back
 - Lease term and liability management
 - ROU asset and lease receivable accounting
 - Interest, amortization, and lease revenue tracking
 - Roll-forward and disclosure reporting with audit support



Strategic Real Estate Management

- Facilities and space optimization
- Facilities maintenance
- Capital planning
- Sustainability, energy and environmental management

Capturing critical lease information for compliance, reporting and querying

Real Estate Lease: NA-US-TX-011-9-Newton Way Lease - Capital Lease

[Activate](#)
[Submit For Accounting Review](#)
[Save](#)
[Save & Close](#)
[More](#)

[General](#)
[Contact Details](#)
[Locations](#)
[Clauses, Options & Terms](#)
[Payments](#)
[Accounting](#)
[Space Use Agreement](#)
[History](#)
[Summary](#)
[Service Areas](#)
[Client Attributes](#)

(Optional): Review Lease Clause Details, Options, and Deal Terms.

Likely Term Option
 Name _____ Option Type _____
 Option # 0 Likely Term End Date _____

[Clauses](#)
[Options](#)
[Terms](#)

Clauses
 Lease Clauses
[Refresh](#)
[Download](#)
[List](#)
[Filter](#)
[Apply Filters](#)
[Settings](#)

Section Cate...	Clause Type	Granted In Lease	Section	P...	Clause Summary
	Contains	Contains	Cont...	C	Contains
^ Allow... (1)	Tenant Improvements/...	Yes	10b	13	Dated 07/17/2007. Within 10 days after execution of this Amendment, LL to pay Tnt the sum of \$141,000.00, as LL's contribution to development costs.
^ Insur... (5)	Builders Risk	Yes	7	8	During any construction, Tnt to maintain broad form builders all-risk coverage. Cert must be filed with LL. Tnt may self insure for any coverages required pro...
	Business Interruption I...	Yes	7	9	Tnt shall maintain business interruption insurance in an amount capable of paying the Rent required hereunder when due for a period of not less than 12 m...
	Fire & Casualty	Yes	9	11	Tnt shall maintain in full force a policy or policies of fire insurance on all fixtures and equipment in the Premises of at least 100% percent of the insurable re...
	General Liability	Yes	9	11	TNT to maintain a comprehensive policy of liability insurance covering personal injury, death, or property damage. Insurance shall not be cancelled until aft...
	Umbrella or Excess Lia...	Yes			TNT to maintain a comprehensive policy of liability insurance covering personal injury, death, or property damage. Insurance shall not be cancelled until after at least 30 days written notice to LL.
^ Landl... (2)	Audit Rights	Yes	15	11	LL statement binding unless T delivers written notice of incorrect details w/in 60 days of receipt; does not delay time in which T must pay to LL (w/in 30 day...
	Landlord Right to Termi...	Yes	15	11	If the Bank ceases to operate its business after the first 3 years for more than 90 consecutive days for any reason other damage and destroy, then Landlor...
^ Legal... (6)	Commencement Terms	Yes	15	11	originally 5 years; w/2 2-yr options
	Default	Yes	15	11	If w/in 30 days after written notice from LL specifying nonmonetary default, Tnt has not begun to cure, or Tnt makes an assignment for the benefit of credito...
	Estoppel	Yes	15	11	T has 30 days from LL's request date to complete.

Attach assets to Real Estate and Facility leases through integration with Manage

The screenshot displays the IBM Maximo Application Suite interface for Real Estate and Facilities. The main content area features a horizontal bar chart titled "Leases by Expiration". The x-axis represents the "Total Rentable Area" in thousands of square feet, ranging from 0 to 110k. The y-axis lists various lease descriptions. The bars are color-coded by expiration date range: purple for less than 1 year, blue for 1-2 years, and green for 2+ years. A legend on the right side of the chart provides the key for these colors.

The left sidebar contains a navigation menu with the following sections:

- Home
- Reminders - RE Contract Manager
- Notices
 - 2373 - Action Items
 - 652 - Notifications
- RE Contracts
- Asset Leases
 - 0 - Asset Leases Expiring Within 6 Months
 - 0 - Asset Lease Options Available Within 6 Months
 - 0 - Inactive AP Asset Leases Expiring Within 6 Months
 - 0 - Inactive AR Asset Leases Expiring Within 6 Months
 - 1 - New Asset Leases Accounting Review Returned
 - 0 - Asset Lease Modifications Accounting Review Returned
- RE Contract Payables
- Asset Lease Payables
- RE Contract Receivables
- Asset Lease Receivables
- Portfolio Processing
 - One-Time Invoice
 - Process Payments
 - Index Based Adjustments
 - Tenant (AR) Invoices
 - Receipts
- Contracts
 - Lease Abstracts
 - Real Estate Leases
 - Asset Leases

At the bottom right of the chart area, there is a link that says "View in TRIRIGA Reporting".

Capital Projects and Planning

Real Estate and Facilities offers comprehensive Capital Planning and Project execution



The tools and techniques to improve capital planning can be organized in a framework

Portfolio Management



Portfolio Life Cycle Analysis

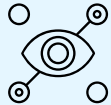
System of Record to capture building portfolio condition. Strategists make real estate portfolio decisions based on cost estimates to address structural deterioration and deficiencies in facility components, classified through industry standards



Asset Management Systems

Tracks the performance and condition of building systems and equipment, as well as scheduling and tracking maintenance activities. This prioritizes investments based on asset condition, optimized maintenance schedules, and avoiding unexpected breakdowns.

Assessment



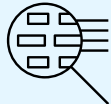
Facility Condition Inspection

Systematic evaluation of a building's systems condition identifies deferred maintenance issues and improvements. Determine Facility Condition Index.



Energy Audits

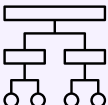
Identifies energy-saving opportunities in equipment and systems to reduce operating costs and improve sustainability.



Risk Management

Track potential risk liabilities and opportunities associated with a facility. Evaluate funding scenarios. Prioritize capital investments for the appropriate risk responses.

Execution



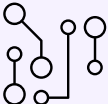
Program and Funding Management

Manage large scale planning program to coordinate business objectives across multiple related projects. Aligns funding sources, ensuring they are applied to proper projects.



Vendor Management

Manage RFIs, bids, and inquiries from vendors. Also, tasks, work orders, progress reports/payments, change orders, inventory updates, and documents throughout project execution

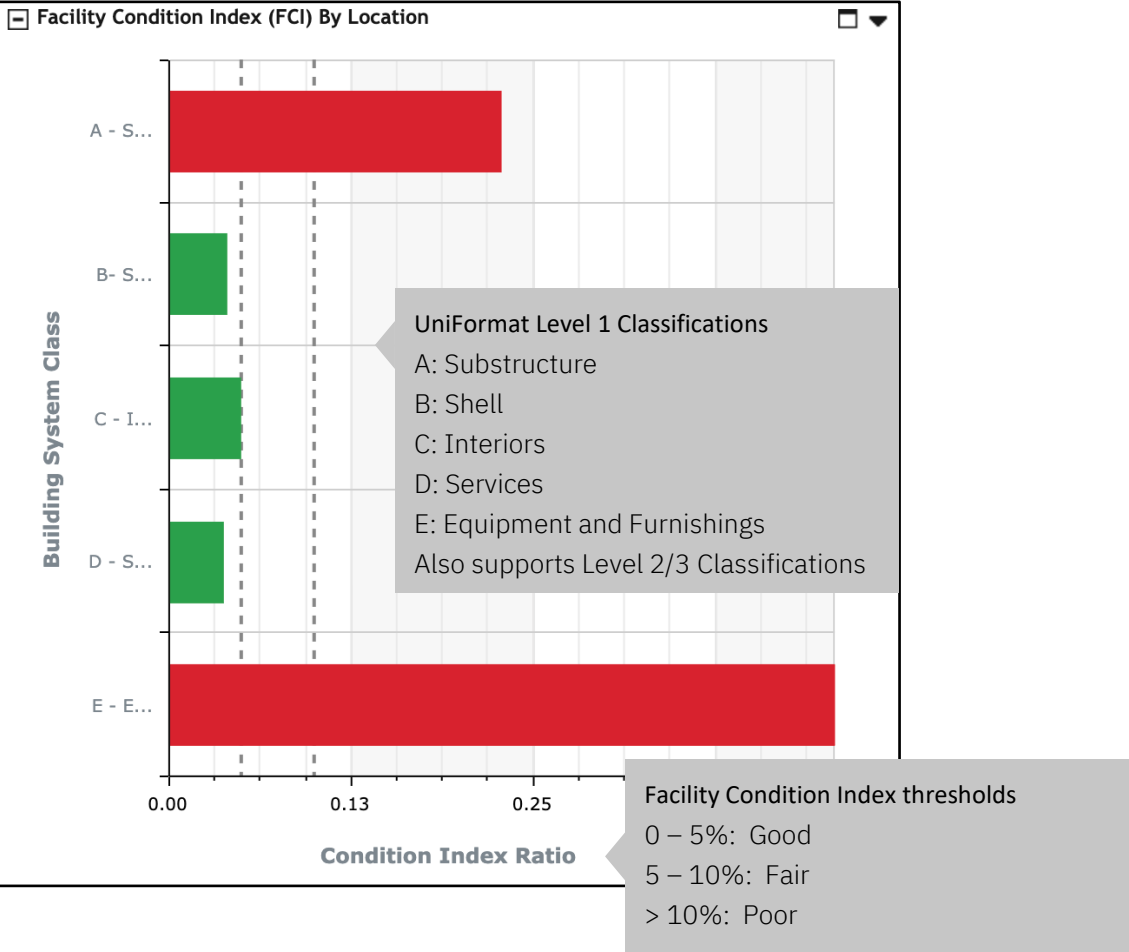


Project Management

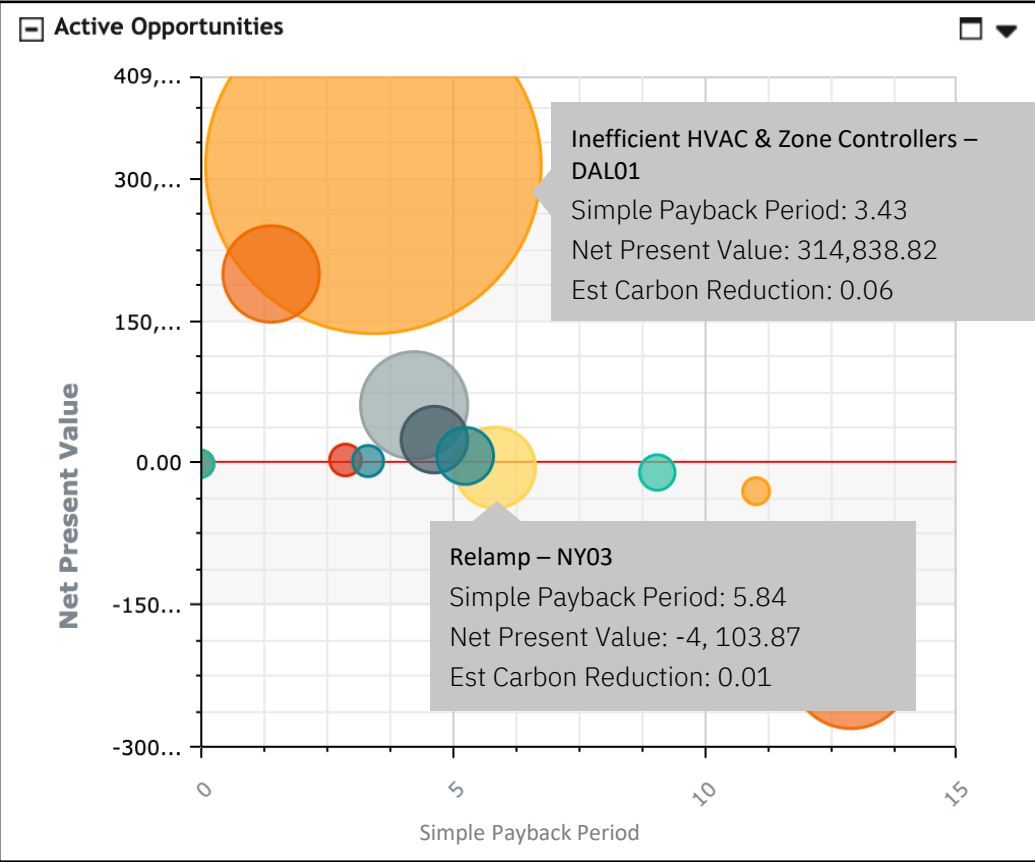
Manages scheduling, budgeting, and tracking of capital projects,. Ensure projects are completed on time and to budget, and that resources are allocated efficiently.

Reporting and analytics prioritize where funding is most urgent and impactful

Summarized portfolio by UniFormat classifications



Bubble chart helps strategists prioritize funding



Comparative report for alternative funding scenarios

- Minimal funding without portfolio improvement
- Maintain average FCI
- Investment to improve to target FCI based on user criteria

The screenshot shows the IBM TRIRIGA 'Funding Analysis Summary' report. The table below summarizes the data presented in the report.

Year	Component Renewal	Replacement Value (CRV)	Replacement / Backlog / Deterioration								
			Option 1 (Minimal Funding)		Option 2 (Maintain FCI)		Option 3 (Reduce FCI)		FCI Thresholds		
			Funding	FCI	Funding	FCI	Funding	FCI	Good	Fair	Poor
2019	\$0.00	\$174,017,600.62	\$0.00	0.1221	\$0.00	0.1221	\$0.00	0.1221	0.050	0.100	>.1
2020	\$2,989,466.35	\$181,326,339.85	\$5,439,790.20	0.1104	\$3,321,494.82	0.1221	\$4,628,386.25	0.1149	0.050	0.100	>.1
2021	\$22,019,376.23	\$188,942,046.12	\$5,668,261.38	0.1986	\$22,365,349.90	0.1221	\$24,796,128.75	0.1019	0.050	0.100	>.1
2022	\$9,495,242.88	\$196,877,612.06	\$5,906,328.36	0.2198	\$9,855,747.43	0.1221	\$12,861,137.90	0.0863	0.050	0.100	>.1
2023	\$9,786,497.06	\$205,146,471.77	\$6,154,394.15	0.2408	\$10,162,142.81	0.1221	\$13,032,939.46	0.0718	0.050	0.100	>.1
2024	\$62,404.92	\$213,762,623.58	\$6,412,878.71	0.2147	\$453,827.79	0.1221	\$2,622,108.92	0.0609	0.050	0.100	>.1
2025	\$11,298,581.70	\$222,740,653.77	\$6,682,219.61	0.2386	\$11,706,444.33	0.1221	\$12,958,448.83	0.0544	0.050	0.100	>.1
2026	\$5,609,101.24	\$232,095,761.23	\$6,962,872.84	0.2364	\$6,034,094.11	0.1221	\$6,506,548.32	0.0513	0.050	0.100	>.1
2027	\$8,934,059.43	\$241,843,783.20	\$7,255,313.50	0.2469	\$9,376,901.99	0.1221	\$9,373,195.54	0.0503	0.050	0.100	>.1
2028	\$8,163,291.86	\$252,001,222.09	\$7,560,036.66	0.253	\$8,624,733.81	0.1221	\$8,412,599.46	0.05	0.050	0.100	>.1
2029	\$261,401.85	\$262,585,273.42	\$7,877,558.20	0.2278	\$742,224.36	0.1221	\$465,311.53	0.05	0.050	0.100	>.1
TOTAL Funding			\$65,919,653.61		\$82,642,961.37		\$95,656,804.96				
TOTAL Change in Facility Value			\$50,001,884.16		\$77,755,862.86		\$96,681,433.42				
Return on Investment (%)			-24.1472		-5.9135		1.0712				

Return on Investment % = ((Total Change in Facility Value - Total Funding) / Total Funding) * 100

Printed on: 06/20/2023 12:37 EDT

Document Management: /TRIRIGA/Condition Assessment/Funding Analysis Summary (BIRT)

powered by IBM TRIRIGA

Minimized funding leads to further deterioration and negative ROI

Maintaining condition at current level still results in negative ROI

Optimal funding leads to improved FCI and positive ROI

Capital Projects allows program funding to be auditable through its lifespan

- Grand summary
- Budget vs. allocation graphics
- Yearly summary and breakdown

(Optional): Summary of the Budget and Commitments for the Program Funding.

General

Funding Type: **Capital**

A. Total Program Budget (Sum of Fundi...	\$2,625,000.00	US Dollars
B. Funds Allocated to Parent Sub-Programs	\$0.00	US Dollars
C. Funds Allocated to Parent Projects	\$1,071,000.00	US Dollars
D. Total Funds Allocated (B+C)	\$1,071,000.00	US Dollars
E. Funds Available (A-D)	\$1,554,000.00	US Dollars
F. Total Pending Funding Requests	\$368,795.00	US Dollars
G. Total Available with Pending Funding...	\$1,185,205.00	US Dollars

Program Funding Summary

Show By: Fiscal Year

Total Program Funds

Total Allocated

Fiscal Year

Remove Add Funding Transfer Funds

Apply Filters Clear Filters

Fiscal Year	Funding Source	Total Program Funds	Total Funds Allocated	Total Funds Available	Transfer Amount	Original Funds from...
2021	Charlotte Campus Renovation Funding	\$250,000.00	\$230,500.00	\$19,500.00	\$0.00	\$250,000.00
2022	Office of Energy Efficiency and Renewable Energy - Boiler Replacement Grant	\$30,000.00	\$30,000.00	\$0.00	\$0.00	\$30,000.00
2022	Charlotte Campus Renovation Funding	\$250,000.00	\$250,000.00	\$0.00	\$0.00	\$250,000.00

Soliciting, selecting and tracking tenders and vendor bids is core to executing projects

Vendor bid summaries

ID	Name	Description	Project Name	Status	Response Total Base
1000000	Cooling Tower GC Bid		1000575-Atlanta Office - ...	Awarded	\$62,550.00
1000002	3000 Exec Parkway Rel...		1000576-3000 Executive ...	Awarded	\$55,000.00
1000009	1000586-4141 Office Par...		1000586-4141 Office Par...	Revision In Progress	\$1,241,098.00
1000015	Carpeting Bid for CHI Office	Carpeting Bid for CHI Office	1000582-2185 N. Califor...	Issued	\$4,700.00
1000018	Fire Protection Piping inst...	Fire Protection Piping inst...	1000586-4141 Office Par...	Issued	\$296,107.00
1000029	Bid for Concrete and Steel	Beginning of Construction ...	1000581-Store 1367 Roo...	Issued	\$72,000.00
1000030	PHL08 - 203 N 34th St - S...	General Construction Bid	1000593-PHL08 - 203 N ...	Revision In Progress	\$164,160.00
1000031	PHL08 - 203 N 34th St - S...	General Construction Bid	1000593-PHL08 - 203 N ...	Revision In Progress	\$168,983.00
1000035	PHL08 - 203 N 34th St - S...	Store Front Glass Bid	1000593-PHL08 - 203 N ...	Issued	\$8,850.00
1000037	Painting Bid	Bid for p...			
1000045	Wave City - Planning & De...	Planning			
1000048	Wave City - General Contr...	General			
1000057	1000586-4141 Office Par...				

Procurement management at the tip of your fingers

- Summary reports on vendors
- Manage multiple bids
- Evaluate bids
- Review bid clarifications

Comparative bid reports

		Initial Estimate	Ace Construction	Ace Construction Company	Artillery Property Services
1000586.01	General Requirements	\$ 43,200	\$ 0 -43,200	\$ 16,200 -27,000	\$ 12,100 -31,100
1000586.04	Masonry	\$ 238,857	\$ 0 -238,857	\$ 310,060 71,203	\$ 323,400 84,543
1000586.06	Wood and Plastics	\$ 22,891	\$ 0 -22,890	\$ 22,890 0	\$ 21,450 -1,440
1000586.08	Doors and Windows	\$ 40,685	\$ 0 -40,685	\$ 65,090 24,405	\$ 62,679 21,994
1000586.09.100	Metal Support Assemblies	\$ 62,400	\$ 0 -62,400	\$ 62,400 0	\$ 5,701 -56,699
1000586.09.200	Plaster and Gypsum Board	\$ 6,702	\$ 0 -6,701	\$ 67,090 60,389	\$ 6,701 0
1000586.09.300	Terrazzo	\$ 15,467	\$ 0 -15,466	\$ 12,667 -2,799	\$ 16,340 874
	Tile	\$ 14,243	\$ 0 -14,242	\$ 11,465 -2,777	\$ 14,290 48
1000586.09.600	Flooring	\$ 108,486	\$ 0 -108,486	\$ 101,438 -7,048	\$ 112,440 3,954
1000586.09.700	Wall Finishes	\$ 5,940	\$ 0 -5,940	\$ 2,660 -3,280	\$ 6,250 310
1000586.09.900	Paints and Coatings	\$ 28,838	\$ 0 -28,838	\$ 28,831 -7	\$ 27,990 -848
1000586.13.850	Detection and Alarm	\$ 19,400	\$ 0 -19,400	\$ 12,670 -6,730	\$ 22,345 2,945
1000586.15.300	Fire Protection Piping	\$ 92,138	\$ 0 -92,137	\$ 101,234 9,097	\$ 96,340 4,203
1000586.15.700	HVAC Equipment	\$ 12,542	\$ 0 -12,542	\$ 16,678 4,136	\$ 11,554 -988
1000586.15.900	HVAC Instrumentation and Controls	\$ 76,800	\$ 0 -76,800	\$ 79,767 2,967	\$ 62,440 -14,360
1000586.16.050	Basic Electrical Materials and Methods	\$ 372,960	\$ 0 -372,960	\$ 368,090 -4,870	\$ 310,200 -62,760
1000586.16.100	Wiring Methods	\$ 41,600	\$ 0 -41,600	\$ 40,908 -692	\$ 44,600 3,000
1000586.16.200	Electrical Power	\$ 13,853	\$ 0 -13,853	\$ 13,853 0	\$ 12,290 -1,563
1000586.16.300	Transmission and Distribution	\$ 77,489	\$ 0 -77,488	\$ 77,198 -290	\$ 71,988 -5,500
Grand Total		\$ 1,294,491	\$ 0 -1,294,490	\$ 1,411,189 116,699	\$ 1,241,098 -53,392

Dashboards help project managers monitor status across all projects

Project and budget details

The screenshot displays the IBM TRIRIGA interface for a project named "1000697-Charlotte Watson Center AHU Replacement". The main view is a table titled "Capital Projects - Budget vs Forecast" with columns for Name, Budget, Forecast, Variance For..., RAG, and Currency. The RAG (Risk Assessment Group) column uses color coding: green for "Under Budget", red for "Over Budget", and cyan for "On Budget".

Name	Budget	Forecast	Variance For...	RAG	Currency
ATL01 - Cooling Tower Replacement	\$94,400.00	\$92,500.00	-\$1,900	Under Budget	US Dollars
DAL02 - 3000 Executive Parkway - Relempi...	\$63,000.00	\$65,700.00	\$2,700	Over Budget	US Dollars
ORD06 - HVAC Re-Commissioning	\$47,600.00	\$39,100.00	-\$8,500	Under Budget	US Dollars
CLT001 - Renovation Project	\$1,562,795.00	\$1,506,158.00	-\$56,637	Under Budget	US Dollars
PHL08 - 203 N 34th St - Store Build Out	\$242,819.13	\$242,515.00	-\$304	Under Budget	US Dollars
LAS01 - Remodel	\$1,022,243.00	\$900,404.75	-\$121,839	Under Budget	US Dollars
UK Training Rollout Initiative	£195,600.00	£190,000.00	-\$5,600	Under Budget	United Kingdom Pounds
Clinic Renovation	\$175,700.00	\$156,200.00	-\$19,500	Under Budget	US Dollars
SLC01 - 4321 S 1720 W - New Construction	\$4,410,840.00	\$4,410,840.00	\$0	On Budget	US Dollars
LAS04 - 2120 Sunrise - New Construction	\$4,877,340.00	\$4,461,840.00	-\$415,500	Under Budget	US Dollars
RDU01 - 3421 Six Forks Rd - New Construc...	\$4,653,432.00	\$4,431,840.00	-\$221,592	Under Budget	US Dollars
CWC1001 - Office Retro Fit	\$1,355,679.00	\$1,319,866.00	-\$35,813	Under Budget	US Dollars

Below the table is a "Project Cash Flow" chart. The chart shows "Working Forecast (Cumulative)" on the y-axis (ranging from 0.00 to 145,000.00) and "Fiscal Period" on the x-axis (from 2022-09 to 2023-05). The chart features purple bars representing monthly cash flow, a green line for the cumulative forecast, and a red line for the working forecast. The cumulative forecast shows a steady upward trend, reaching approximately 145,000.00 by the end of the period.

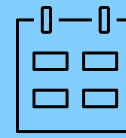
Manage project cash flows

Space Management and Reservations

Enabling space management and the occupant experience

Space Planners need strategic, admin and oversight capabilities to manage and tune how space is to be used efficiently

Space Users expect to access facilities and space seamlessly, adding productivity to their day rather than impeding work tasks



- CAD and BIM integration
- Dynamic space planning
- Space forecasting
- Stacking

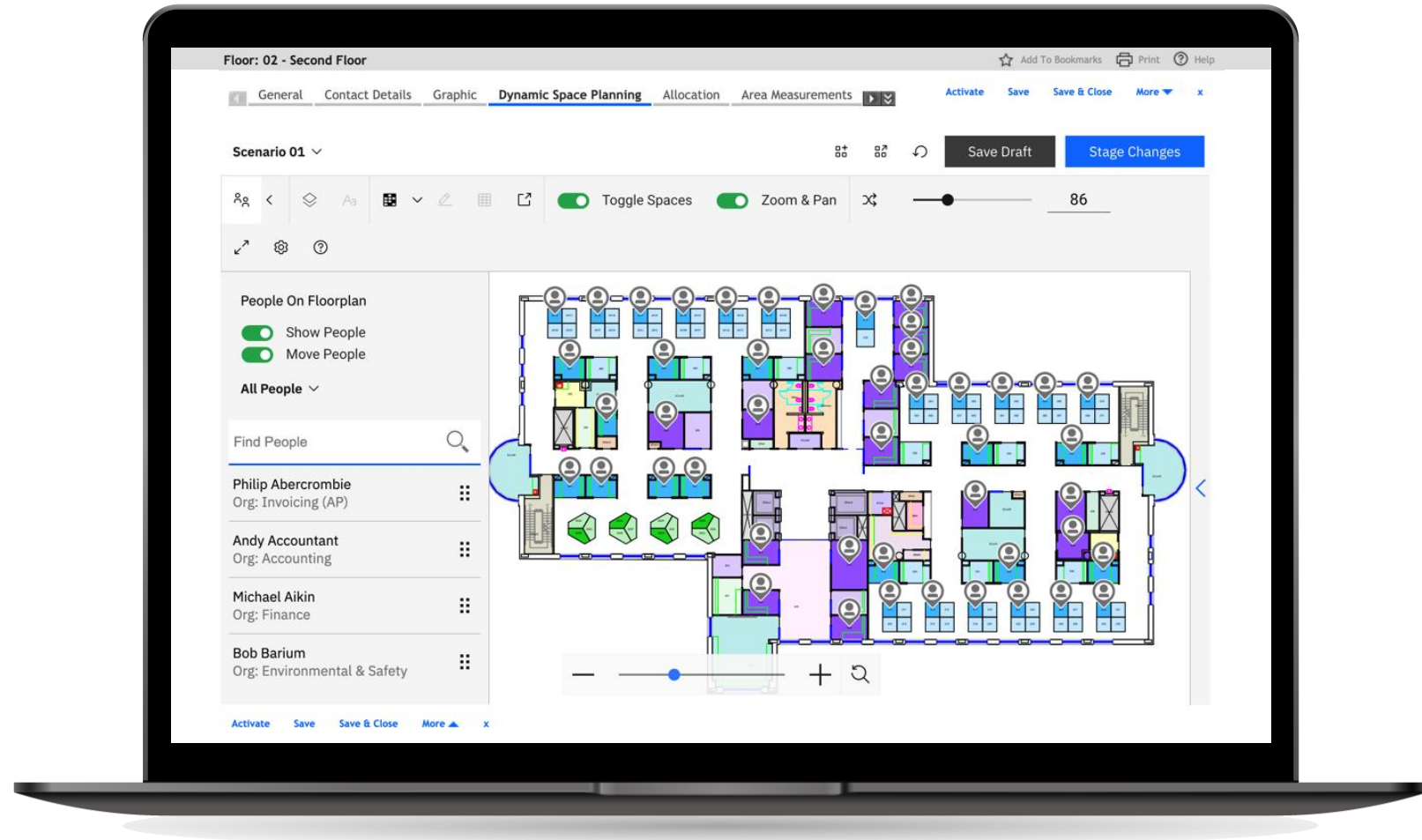
- Space allocations and chargebacks
- Move management
- Space audits
- Occupancy monitoring
- Space utilization
- Floor / building level utilization

- Personal desk and meeting reservations
- Outlook integration
- Move requests
- Locate colleagues

- Indoor maps and wayfinding
- Scan-to-claim desk
- Mobile apps
- Interactive kiosks and room panels

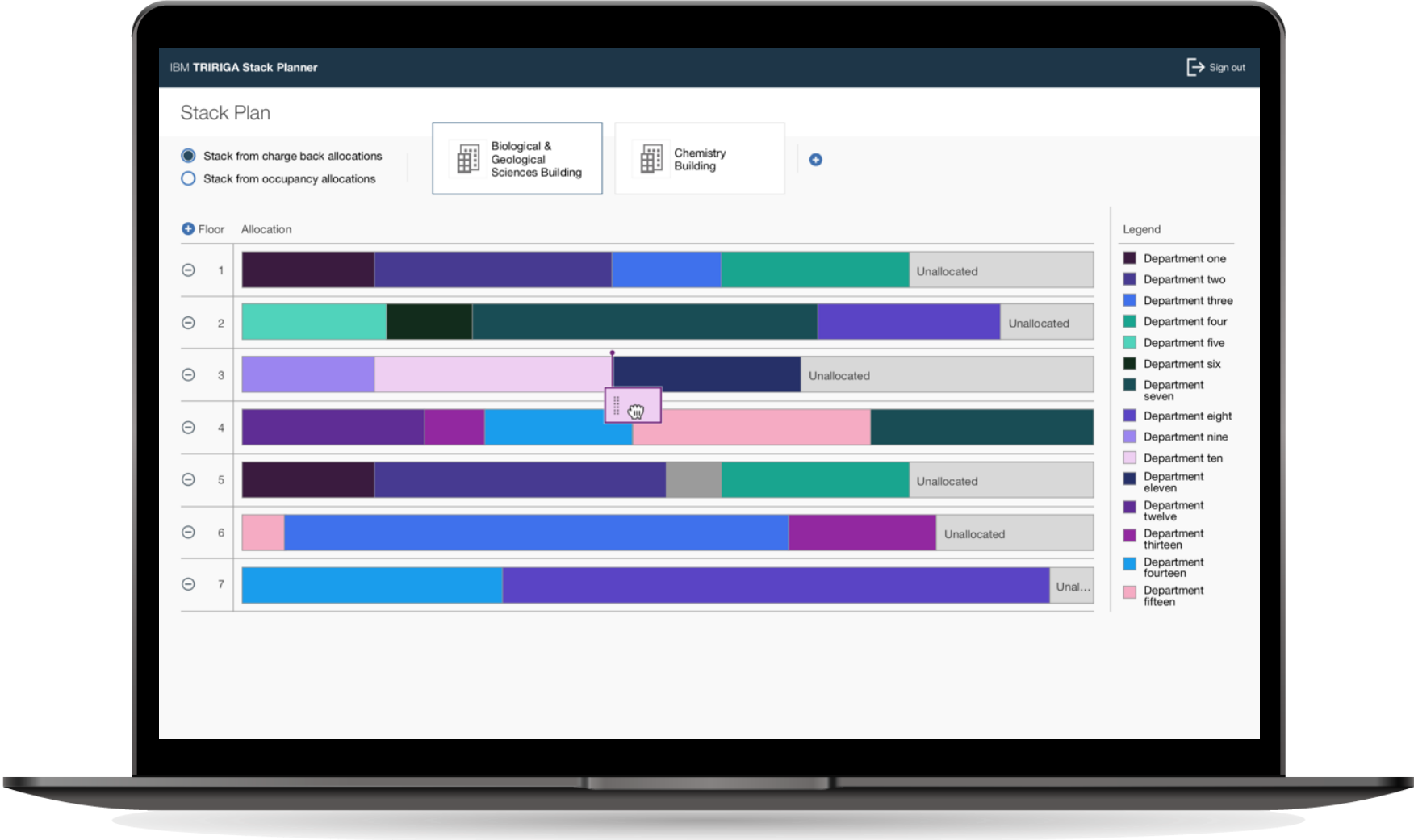
Dynamic space planning helps planners adapt quickly to changing guidelines

- Create scenarios to **graphically analyze** floors for social distancing
- Update space classifications
- Rearrange seat assignments
- Rearrange organizational allocations
- Designate spaces as reservable or dedicated
- Update active portfolio details directly from **“what if” scenarios**



Space Planners need tools for making the right space available to the right people

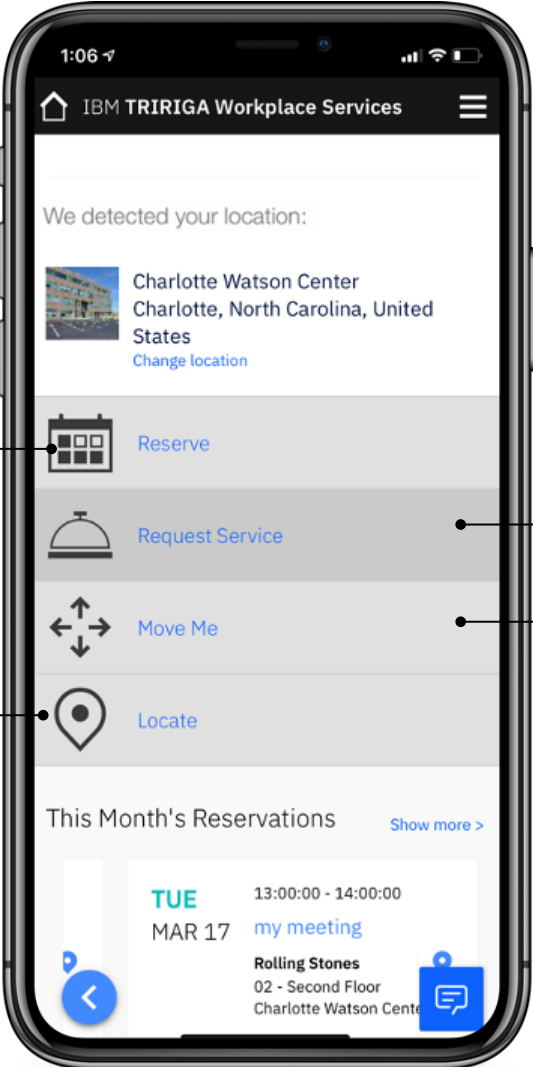
The perceptive Stacking app enables Space Planners to quickly re-stack space plans to enable optimal workspace configurations



Occupants can self manage through a single app

Reserve app enables employees to reserve individual work and team meeting space

Locate app enables users to find colleagues and rooms



Service Request app enables easy work request submission

Move Me app allows employees to self-select their assigned work location

Desktop/tablet designs for the portal and apps provide a **responsive design** for power users on larger screens

Wayfinding and navigation with search for rooms and people

- Solution that provides wayfinding [within Locate App](#) and an all-new kiosk experience for visitors
- The solution includes [ArcGIS Indoors](#), a set of powerful tools from Esri, to convert and enrich static floorplans into hosted interactive maps integrated with up-to-date space data directly from TRIRIGA.



Room panel interface enables on-the-spot booking of meeting rooms



Meeting Room Panel

- Fast and responsive booking
- Visual display of current room status
- Enables user check-in
- Integration with Exchange enables seamless resource scheduling



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



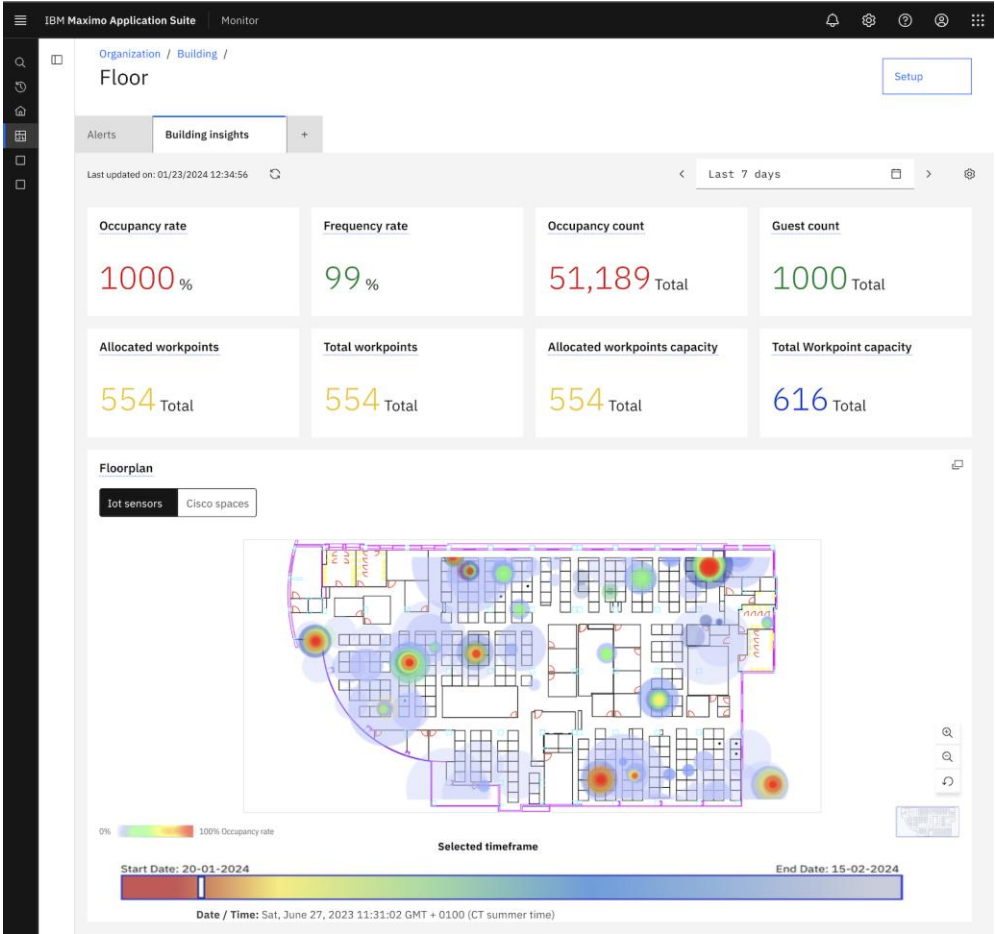
Connector library to integrate building meter & power data for leading BMS providers



Build your own visualizations & KPIs for displaying building IoT data



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



Configuration, Customisation and Architecture

Maximo Real Estate and Facilities offers robust off-the-shelf features on a highly configurable application platform

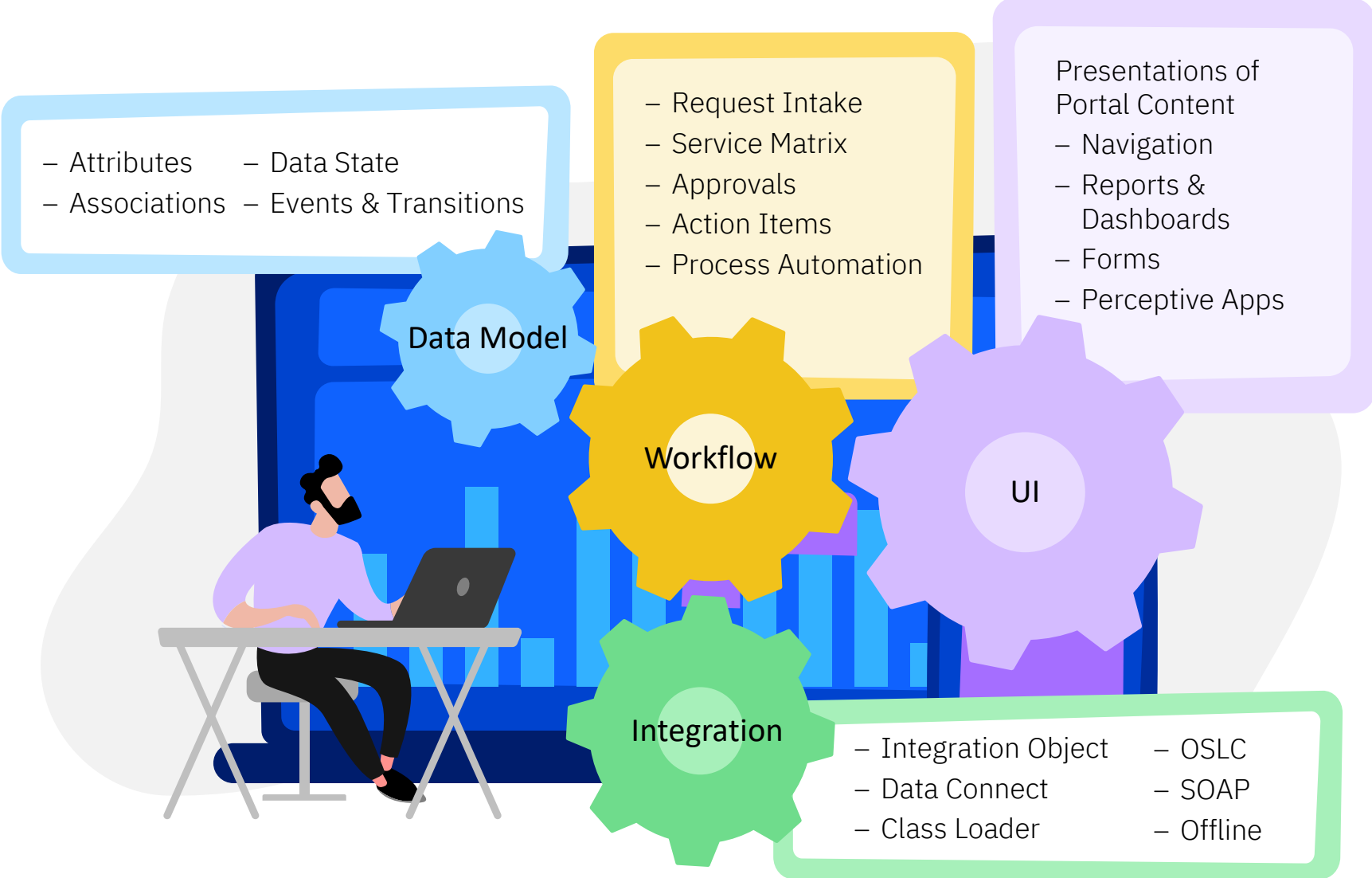
MAS RE&F is built on an integrated application platform with a **comprehensive palette of builder tools**

These tools extend the system in response to changing business requirements as needed

“

This is a custom market looking for a productized solution

– Competitive Analyst Quote



IBM Maximo Real Estate and Facilities

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