

Maximo Application Suite

MASTalk:
Managing Real Estate and Facilities in MAS



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Victoria Lara
ALM Product Manager

Victoria.lara@ibm.com



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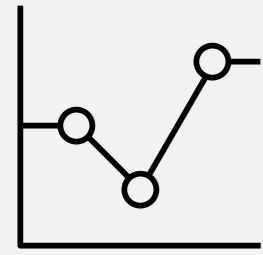
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Companies are redesigning corporate real estate as...



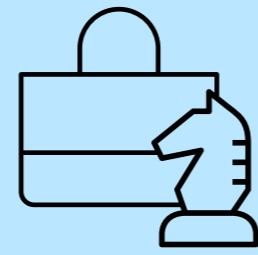
...a smart, data-driven platform that **elevates** employee experience, ensures safety, and **cuts costs** through optimized space and lease management

Connecting portfolios to work models drives strategy



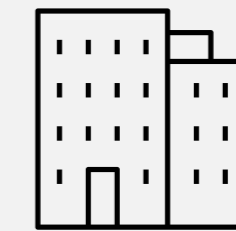
Real Estate system inputs

- 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.

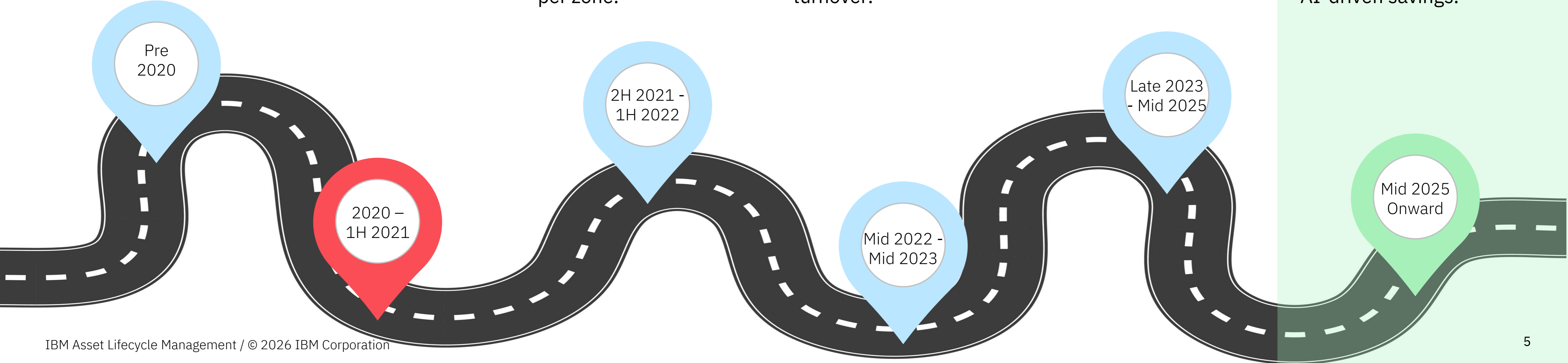
Key Metrics: Cost per employee, policy compliance, tech ROI.

Intelligent Workplace

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

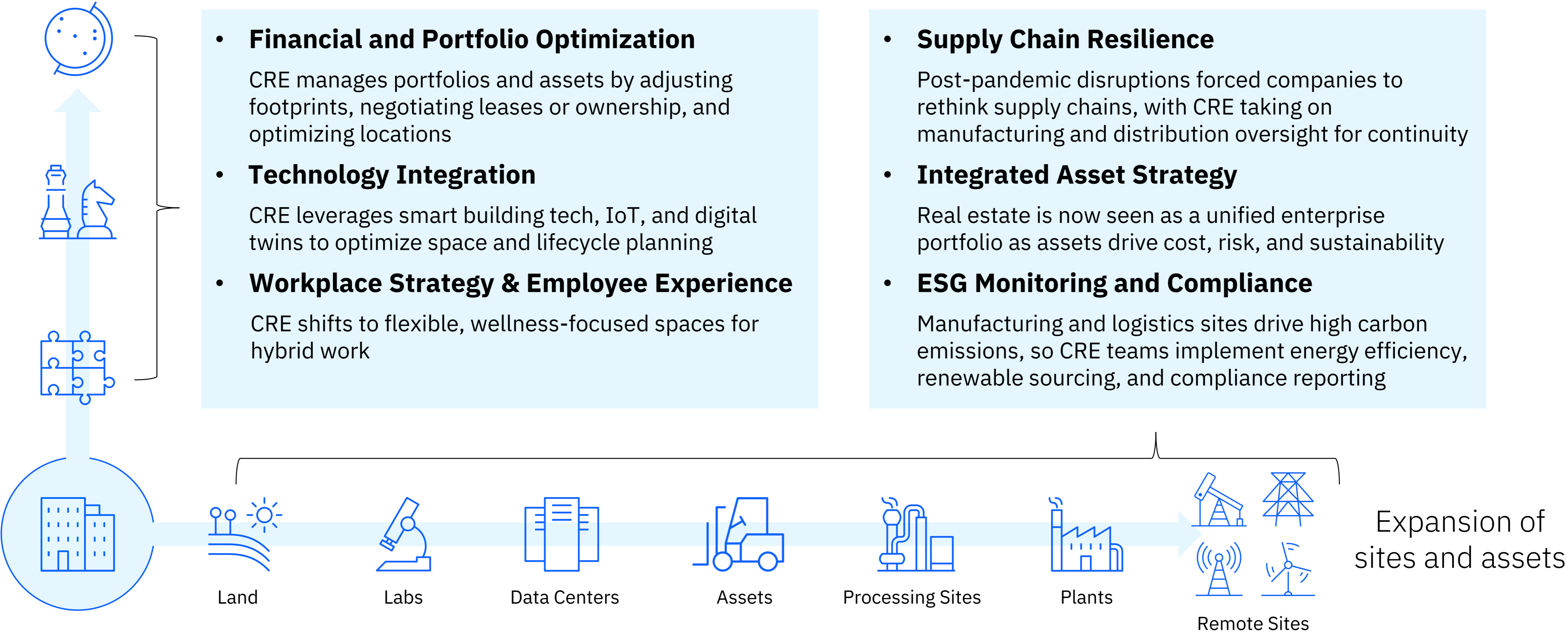
Space Priorities: Premium sustainable assets, predictive maintenance, AI optimization.

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



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

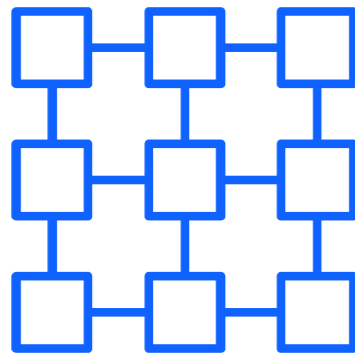
- Portfolio reassessment
- Identify space and facilities to relinquish
- Model space scenarios
- Implement moves
- Identify excess space for disposal
- Define and compare downsize scenarios
- Decide and execute
- Site remediation
- Prepare site to sell or return
- Retire assets
- Report carbon savings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

No two enterprises are **the same**

Software must be adaptable to run unique processes within a unified system

The common **platform**

Every IWMS vendor competes on this ground.
This is table stakes — not differentiating.



Portfolio & agreements

Real estate · Assets · Leases · Purchase orders

Full lifecycle

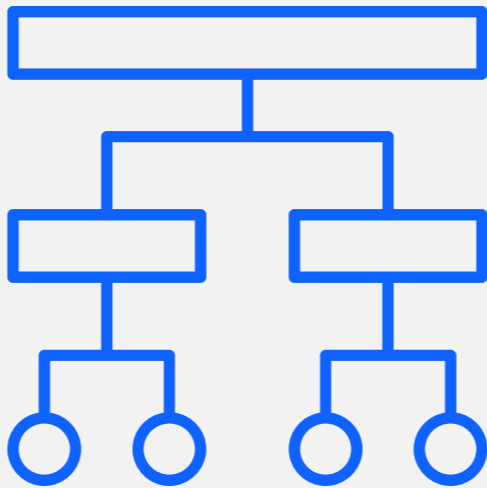
Acquire · Build-out · Administer · Experience · Dispose

Functional disciplines

Real estate · Space · Services · Capital · Projects

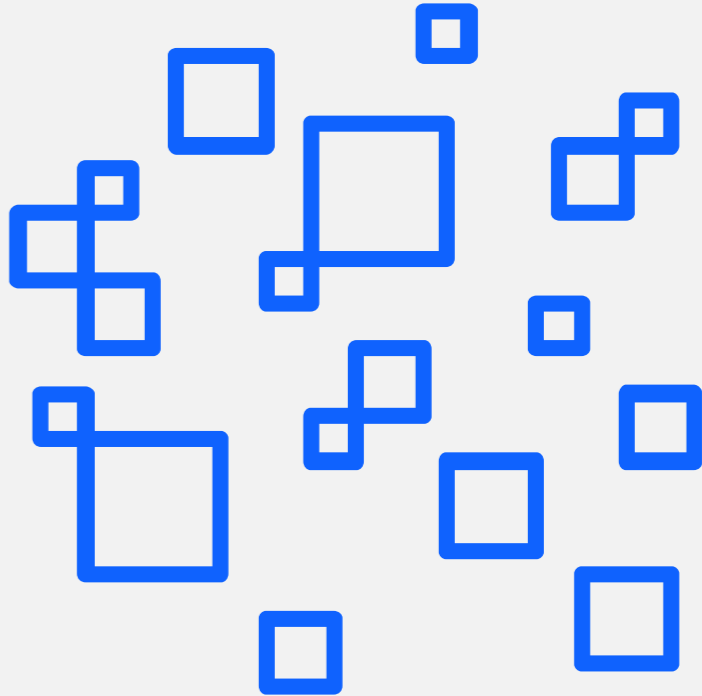
The adaptive **advantage**

Industry and business model complexity require a platform that adapts — not one that forces workarounds.



Industry complexity

Healthcare · Automotive · Retail · Rail · Telecom · O&G · Hospitality



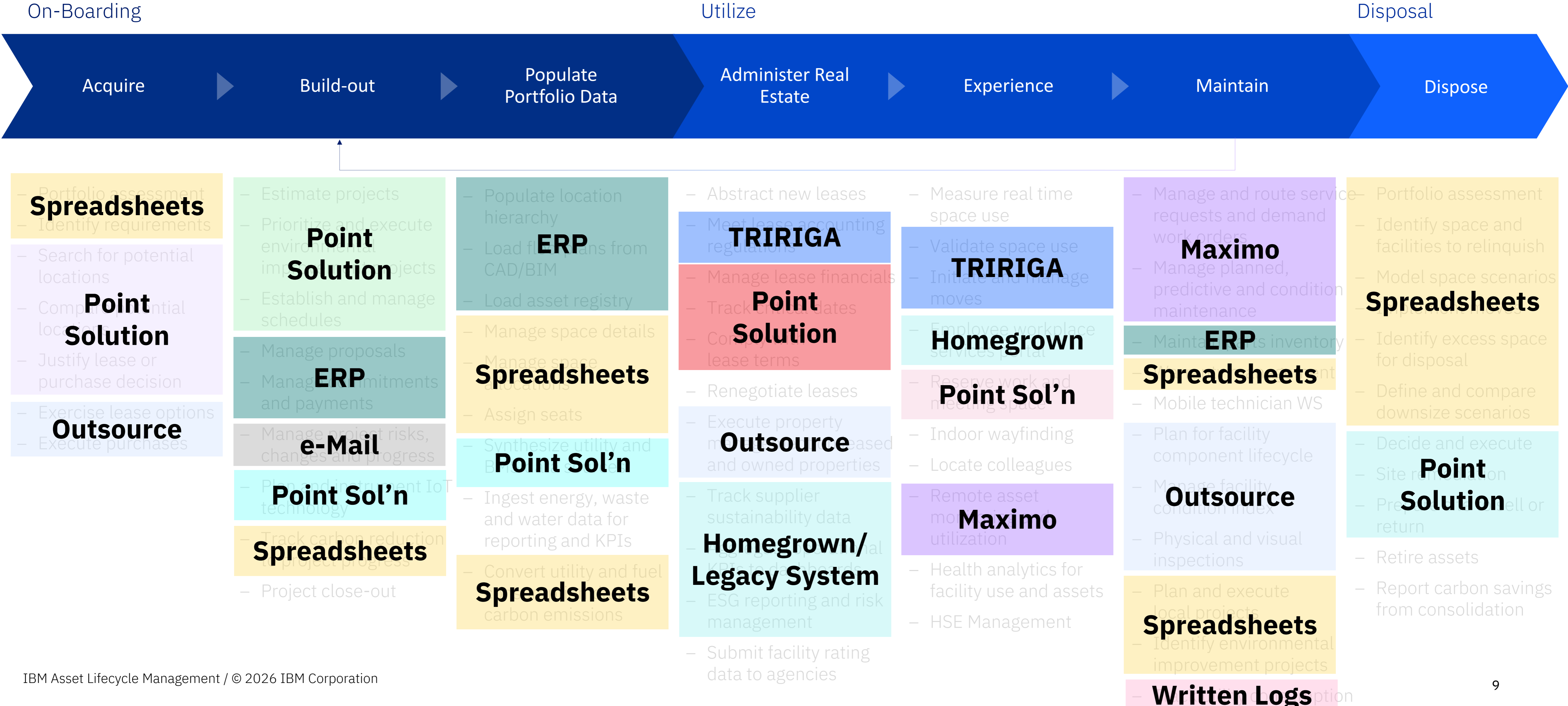
Business model nuances

Regulation · Portfolio type · Work models · Geography · Ownership structures

One platform. Unlimited configurations.

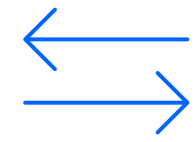
Customer environments often look like this

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

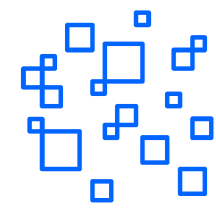


IBM Maximo Application Suite Real Estate and Facilities 9.2

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



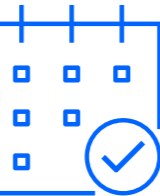
Upgrade tools simplify version comparisons and speed up transitions for smoother upgrades



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



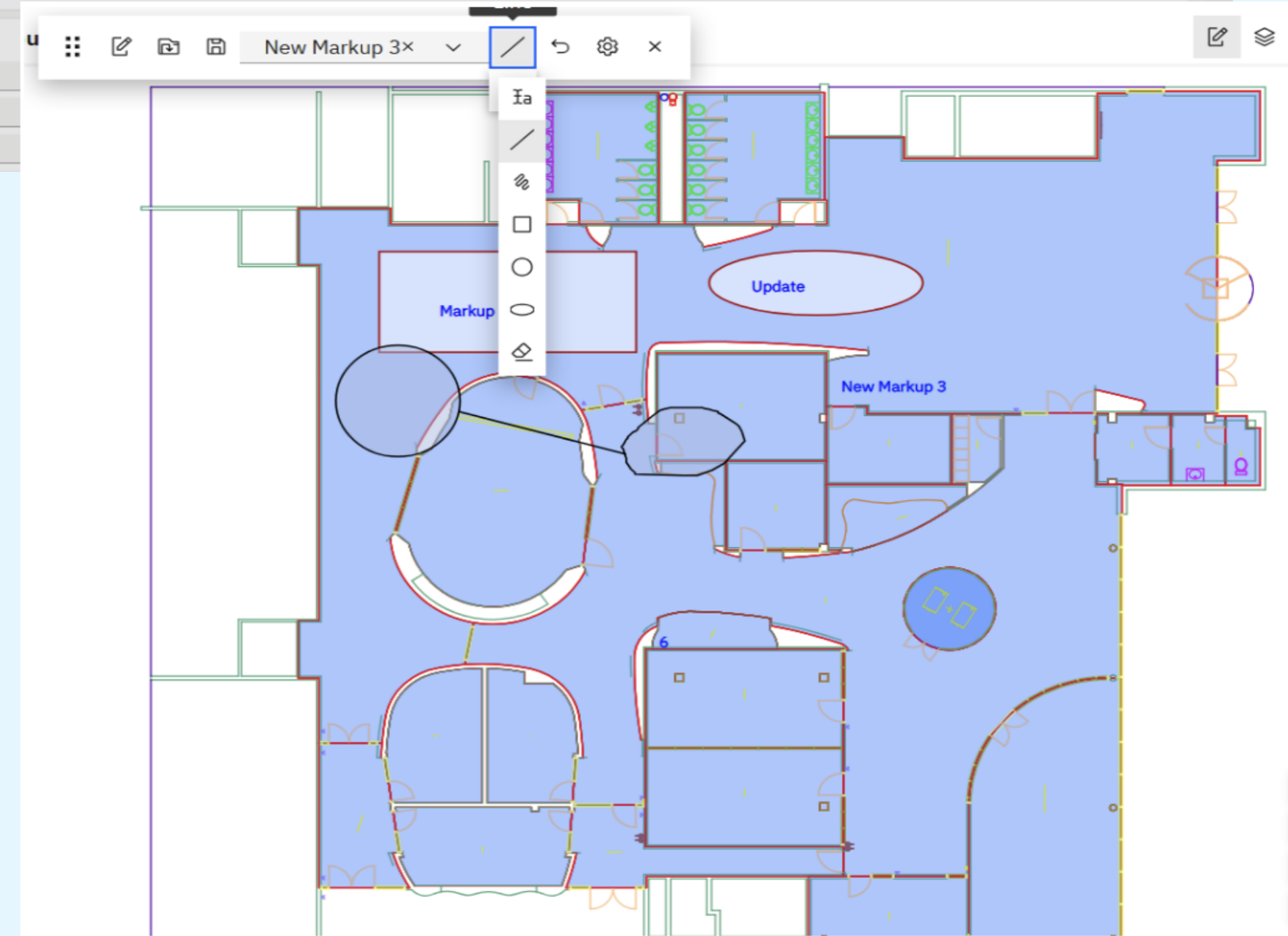
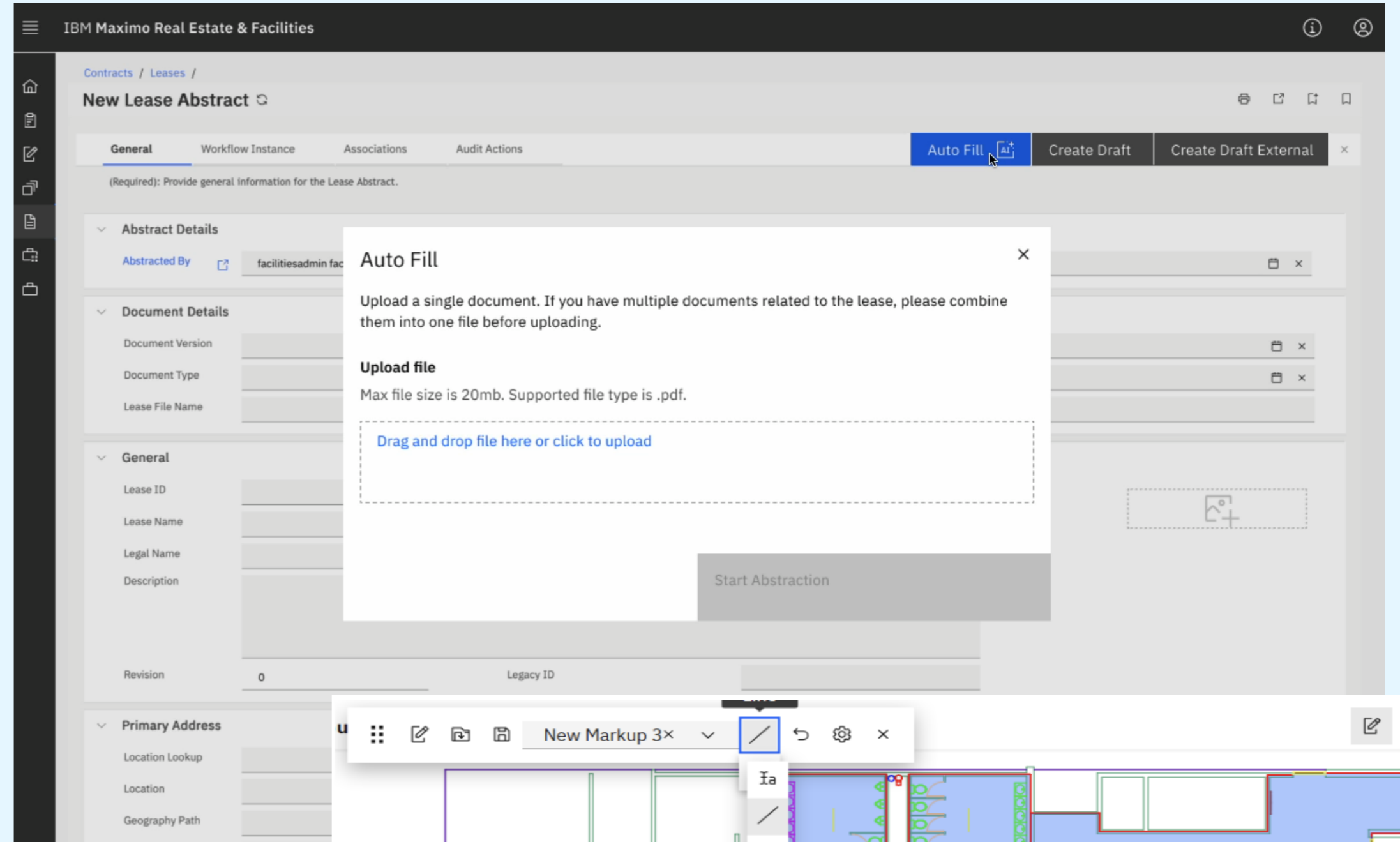
Outlook plugin enhancements drive consistent user experience across platforms



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

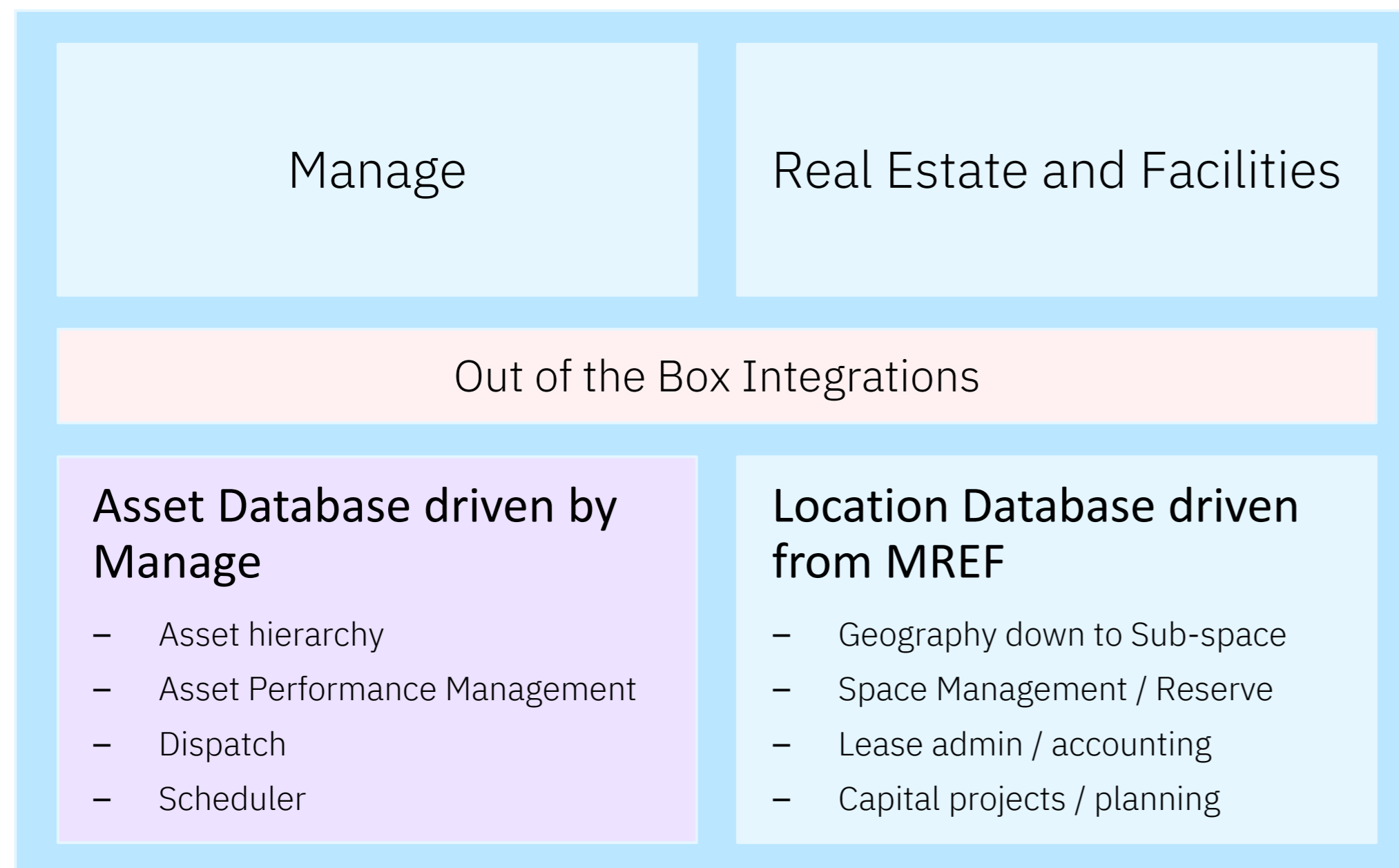


Floorplan markup tools to visualize changes and optimize space planning



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

Maximo Application Suite.

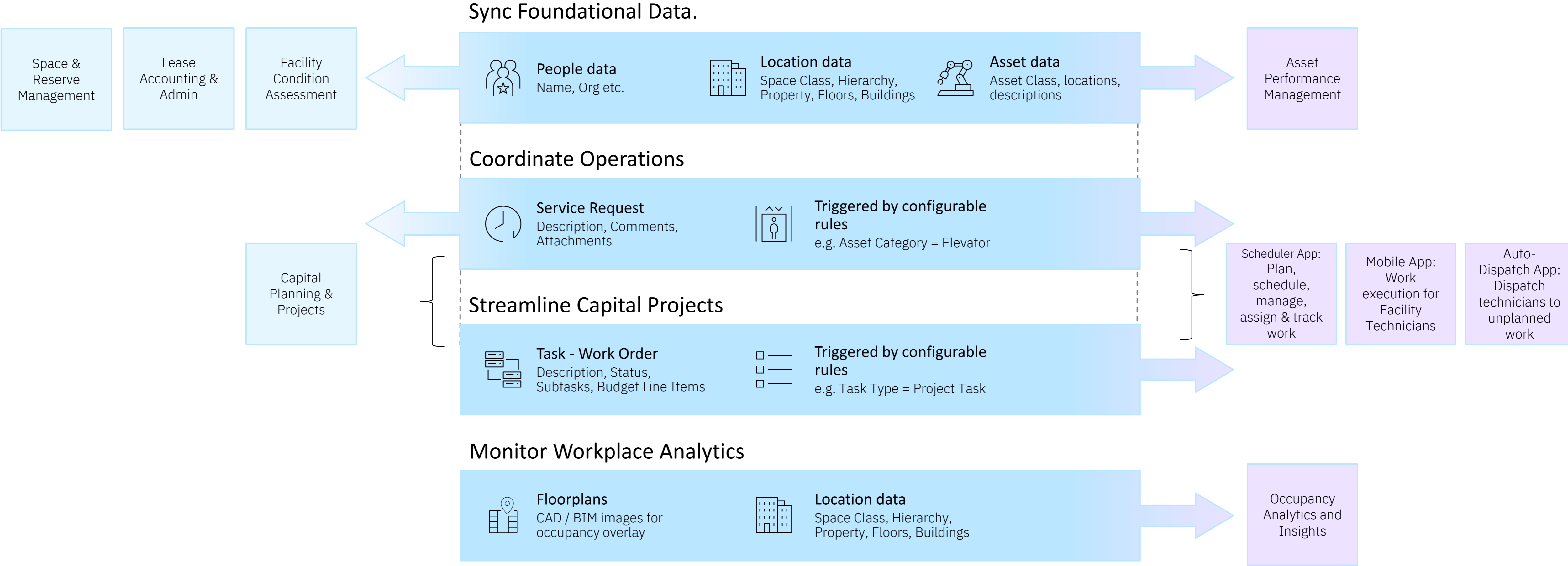


- **MAS will maintain two separate databases**— one for Manage and one for Real Estate & Facilities
- **The strategy is to keep them linked, not merged**, using real-time synchronization for key data elements
- **For now, Db2 deployments require two separate installations** if Db2 is the chosen database 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

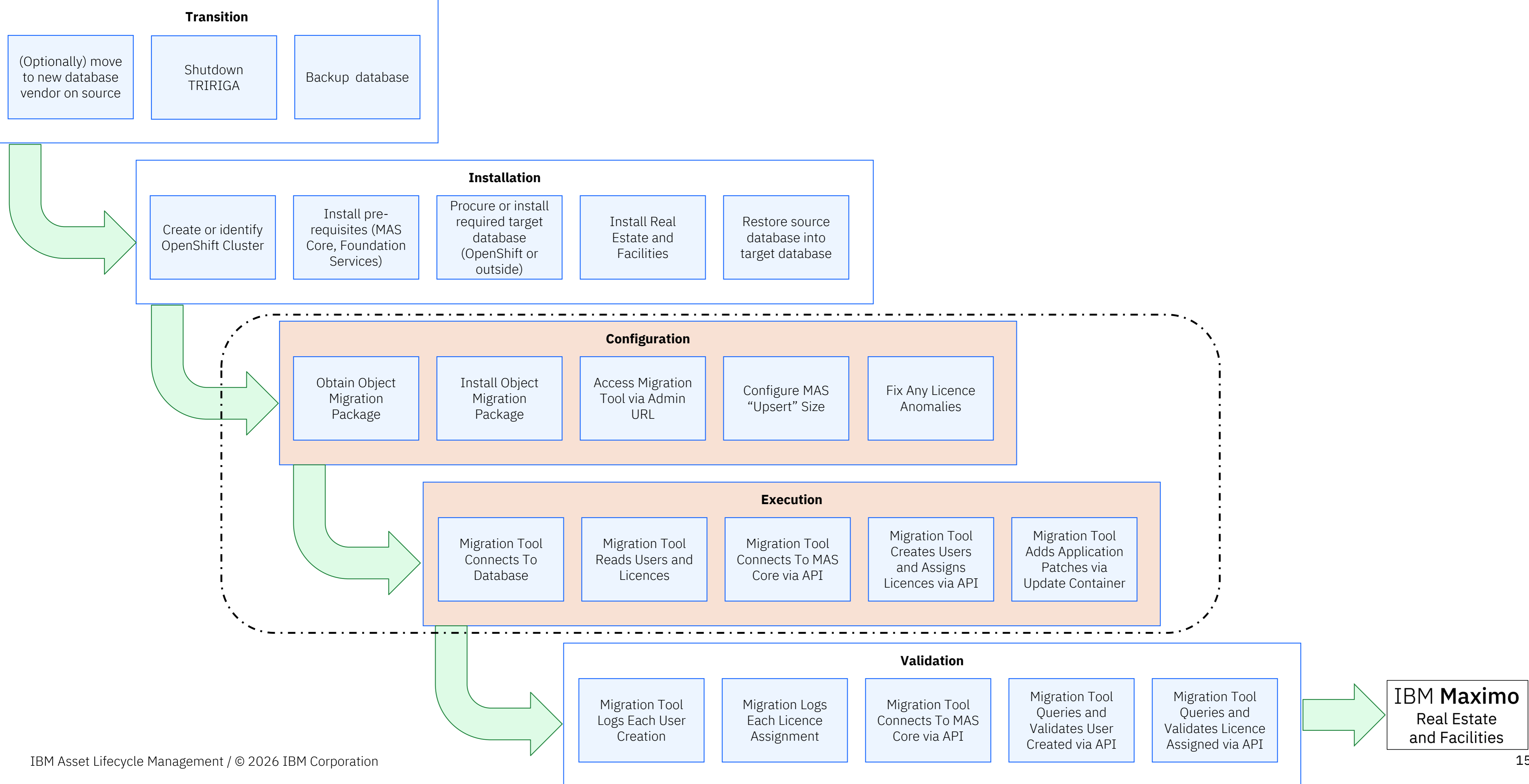
- TRIRIGA/TAS supported versions:
 - Platform: v5.0 & 4.5
 - Applications: v11.5+*

*Subject to change if technical limitation found

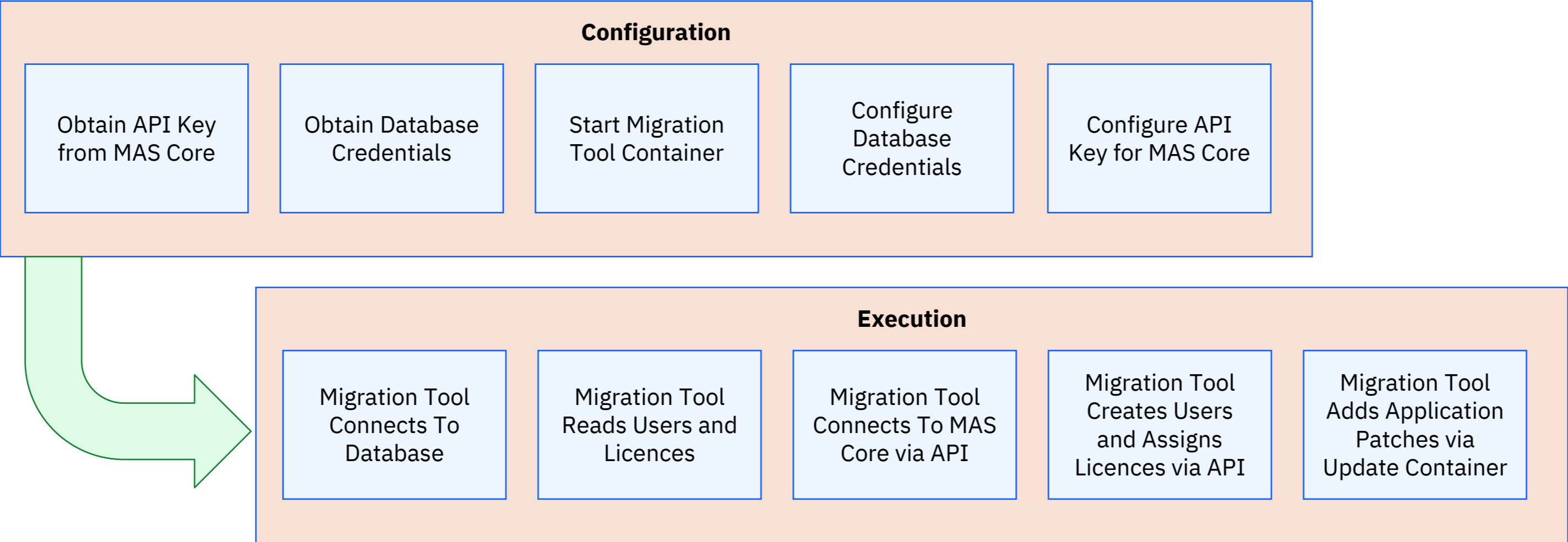
Migration activities

- 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

Migration to Real Estate and Facilities process



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



User & license migration tool is now available

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?

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