

XWMS: The Future of Real Estate Portfolio and Facility Management

Go beyond IWMS to make better workplace management decisions with a scalable, extensible platform



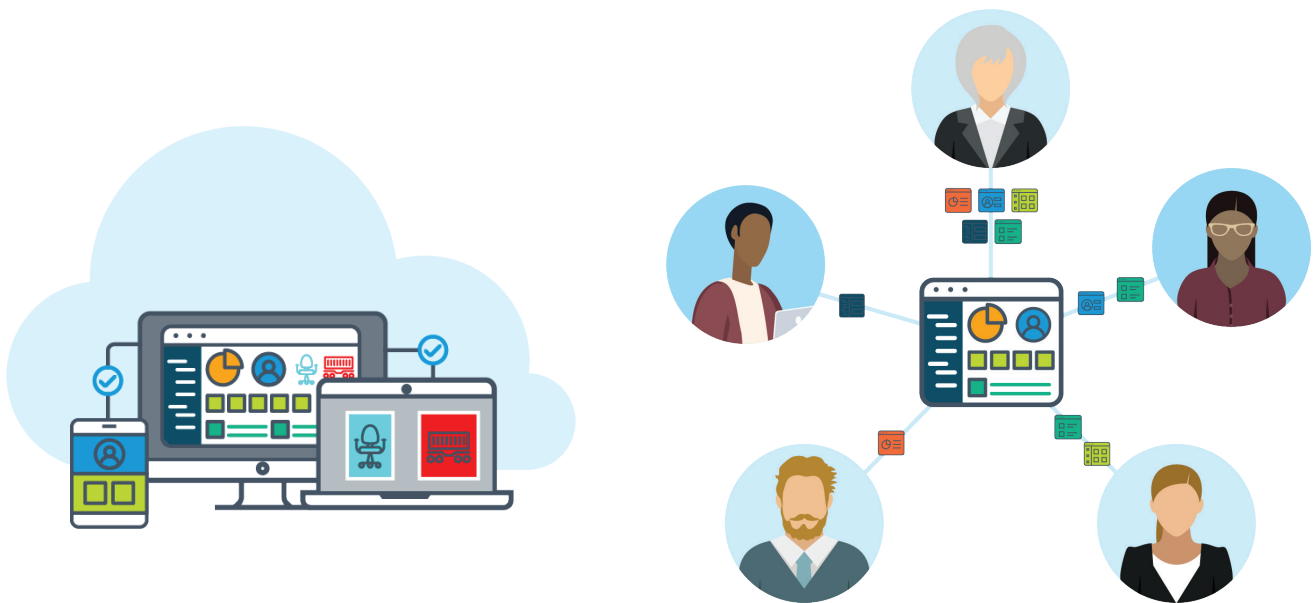
REAL ESTATE SOFTWARE

For decades, IWMS platforms have helped real estate and facilities management teams gain visibility and control over lease management, workplace operations and financials. But with the prevalence of the cloud and an increased focus on the workplace and employee experience, corporate real estate systems require more than a limited, single database IWMS to achieve their strategic and operational business goals.

From IWMS to XWMS

MRI Software is redefining the traditional IWMS concept to improve long-term, strategic property and portfolio management.

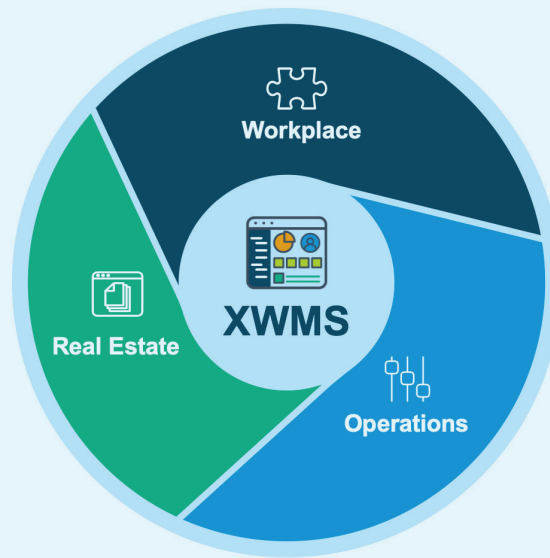
XWMS is an Extensible Workplace Management System: an interoperable cloud-based platform designed to better serve the increasingly sophisticated and unique needs of corporate real estate and facilities teams.



The power of choice with an intuitive user experience

Your leasing priorities are constantly evolving, and XWMS is designed to evolve with you as a microcosm of your shifting needs. XWMS is uniquely positioned to give you the power to decide how to optimize your lease management, whether you want to leverage certain functions or specific solutions. Using XWMS from MRI, you can take control of the technology that manages your real estate portfolio by incorporating third-party and partner solutions to create an ecosystem that scales with your growing business. Instead of being limited by an IWMS system that lacks innovation and fluidity, XWMS will cater to your everchanging needs as you manage your lease portfolio, available space, and facilities.

Plan, manage and optimize all facets of the workplace with an interoperable ecosystem



REAL ESTATE

- Lease Management
- Lease Accounting
- AI-Powered Abstraction
- Managed Services

WORKPLACE

- Space Management
- Employee Experience
- Presence Management

OPERATIONS

- Facilities Management
- Project Management
- Energy Management
- Sustainability

Real estate management

A centralized lease management platform grants you greater insight and better management of your real estate portfolio. XWMS' robust and integrative real estate portfolio management tools help your property and leasing managers address critical facets and finances in your lease portfolio, ultimately helping you easily leverage key leasing information, save on costs, and increase your available bandwidth.



Lease Management

XWMS can integrate disparate lease management solutions to help you build out a centralized lease portfolio from which you can pull leasing information. Become more efficient with managing and making critical decisions for your leases, and improve how you access those leases to gain a holistic view of lease commitments including due dates and finances.



Lease Accounting

Your lease management and accounting solutions can sync up on XWMS so they can share information while managing the financials of your leases. Audit your current expenses, oversee your general ledger, and take advantage of XWMS' international tax calculation abilities, multi-currency functionality with single currency rollup calculations, and multiple subledger recordings for more efficient financial management.



AI-Powered Abstraction

AI-centric lease abstraction tools optimize the speed, accuracy, and volume of data that your business can leverage. XWMS can integrate these tools into the ecosystem so you can take an AI-centric approach to lease abstraction, which will help you manage real estate leases and subleases, accommodate day-to-day changes, and track key dates and payments.



Managed Services

Leverage MRI's Managed Services teams to simplify lease administration, abstraction, accounting, and auditing. Work with and learn from a team of experienced, highly trained leasing experts and CPAs that will help you with a diverse range of leasing-related projects and save significant time for your staff.

Workplace management

The modern hybrid workplace has caused many employers to seek solutions to help manage their properties' available space and related facilities. XWMS can integrate space management solutions into its ecosystem to help increase your holistic visibility over how your space is planned, used, and optimized. This can be used in conjunction with presence management software to oversee who, why, and how different individuals come into your properties, creating a safe and thriving workplace.



Space Management

XWMS provides a clear focus on the workplace experience, offering property managers a back-end solution to visualize floor plans that fit employees' needs and adhere to current safety regulations. Collect quality usage data from your desk and room bookings so you can understand the cause and effect of specific workplace trends and how you can optimize your space to become a thriving workplace.



Employee Experience

Enhance your employees' workplace experience by providing them with easy-to-use space, desk, and room booking tools on desktop or mobile devices. Book neighborhoods for collaboration, free up ghost bookings for other employees, and leverage touchless sign-in options with physical pucks and pads.



Presence Management

Your presence management application integrates with your space management solution to not only oversee your space, but to ensure employee safety by monitoring access to those spaces. Manage employees, visitors, and contractors from pre-visit compliance through to onsite access and tracking. Ensure your contractors are up to date with training, pre-register visitors, and track employees during emergency events.

Operations Management

Maintaining the integrity and functionality of your properties is critical to ensuring your employees are safe, productive, and thriving. Prioritizing how those properties are managed and how they can be further optimized is a proactive approach that traditional IWMS solutions can't deliver. XWMS can integrate current and future technologies to perform ongoing condition assessments, improve existing conditions, and properly allocate resources for short- and long-term maintenance needs.



Facilities Management

With the growth of the internet of things, being able to implement an extensible cloud-based solution will also ensure you can take advantage of smart building solutions not only to manage access but to facilitate maintenance and improve building energy usage. Be proactive and manage maintenance requests, optimize the lifespan of your assets, and minimize cost of ownership and operation.



Project Management

Leverage deep financial functionalities for all phases of project management: from initiation, design, procurement, execution, to commissioning and closeout. Capture, process, analyze and report all the key metrics that will help you decide which projects should be given funding priority.



Sustainability

Ensure that your properties are managed and maintained as efficiently as possible. Sustainability is a critical factor for the future of real estate management, and XWMS can sync with sustainability solutions to help you improve long-term workplace health and occupant well-being.

Ready to go beyond IWMS?

Contact us to learn how the flexibility of XWMS can support business growth.

mrisoftware.com/contact

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