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WHITEPAPER · IBM MAXIMO REAL ESTATE & FACILITIES

One Platform for *Every Square Foot*

The business case for IBM Maximo Real Estate and Facilities: managing leases, space, capital projects, maintenance, and energy with the same discipline you apply to your assets.

5 disciplines

LEASE, SPACE, CAPITAL, OPERATIONS, ENERGY

1 platform

PLACES AND ASSETS ON MAXIMO

AI built in

LEASE ABSTRACTION AND PREDICTIVE INSIGHT

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IBM Platinum Partner

01 — EXECUTIVE SUMMARY

Your real estate deserves the discipline your assets get

Real estate and facilities are among the largest costs most organizations carry. Yet many still run them on spreadsheets, shared drives, and a patchwork of point tools that do not talk to each other or to the systems that maintain the buildings.

IBM Maximo Real Estate and Facilities (MREF) brings lease management, space and workplace management, capital planning, maintenance and operations, and environmental and energy management into one platform. It is part of IBM Maximo Application Suite (MAS), the same suite that organizations use to manage and maintain physical assets.

That combination is the core of the case. MREF does not just digitize the real estate office. It connects places, people, and assets on a single data foundation, so decisions about where to work, what to lease, what to fund, and what to fix are made from the same facts.

This paper is written for the leaders who will fund that decision: finance, real estate and facilities, IT, and sustainability. It covers the cost of fragmented systems, what MREF does, why the Maximo platform matters, where the value shows up, and how to tell whether MREF is a fit.

01

Replace the patchwork

Leases, floor plans, work orders, and energy data in one system of record, instead of five or more disconnected ones.

02

Decide with live data

IoT occupancy, AI lease abstraction, and portfolio analytics turn real estate from an annual review into an ongoing discipline.

03

Build on Maximo

MREF shares a platform and AppPoints licensing with Maximo Manage, Monitor, and Health, so property and asset strategy can finally align.

02 — THE PROBLEM

The hidden cost of a fragmented portfolio

In most organizations, the data needed to run real estate well already exists. It is just scattered across systems and owners, so nobody can see the whole picture at once.

WHAT YOU MANAGE	WHERE IT OFTEN LIVES TODAY
Leases and critical dates	Spreadsheets, PDFs, and legal files, with key dates tracked by hand
Space and occupancy	CAD drawings, floor-plan files, and badge data that no one reconciles
Maintenance and service requests	A CMMS or help desk with no link to space or lease records
Capital projects	Project spreadsheets and email approvals, separate from condition data
Energy and emissions	Utility bills, building management systems, and annual reporting exercises

Paying for space you do not use

Hybrid work has changed how buildings are used. Without real occupancy data, consolidation decisions rely on assumptions, and underused floors keep costing money.

Lease risk and compliance exposure

Under ASC 842 and IFRS 16, leases sit on the balance sheet. Missed renewal options, escalations, and reconciliation errors become financial reporting problems.

Capital decisions without evidence

When condition, utilization, and lease data live apart, capital plans are built on the loudest request rather than the highest need.

Sustainability targets with no baseline

Energy and environmental goals are hard to hit, and hard to report, when consumption data is not tied to specific buildings, floors, and assets.

03 — WHAT MREF DOES

Five disciplines, one system of record

MREF covers the full lifecycle of a real estate and facilities portfolio. Organizations can start with the area that hurts most and extend from there.

CAPABILITY	WHAT IT DOES	WHAT IT CHANGES
01 **Lease management**	Centralizes lease data and documents. AI-powered lease abstraction extracts key dates, financial terms, and clauses. Supports reconciliation and lease accounting compliance.	Fewer missed dates and options, cleaner audits, and a portfolio view of lease obligations
02 **Space and workplace**	Real-time occupancy analytics from IoT data, layout planning, workspace reservations, and automatic release of unused bookings.	Consolidation and hybrid-work decisions based on how space is actually used
03 **Capital planning**	Facility condition assessment, project planning and procurement workflows, and risk-based prioritization.	Capital directed to the highest-need, highest-risk buildings first
04 **Maintenance and operations**	Mobile-ready work orders, service requests, and facility monitoring, with data shared across Maximo applications.	Faster service, better preventive maintenance, and one view of building performance
05 **Environmental and energy**	Tracks energy consumption and environmental impact across the portfolio, with predictive models that flag energy-saving opportunities.	A defensible sustainability baseline and targeted energy reductions

Built for how people work today

- **AI where it saves time.** Lease abstraction and predictive analytics reduce manual review and surface issues earlier.
- **IoT-connected.** Occupancy sensors and building systems feed live data into space and energy decisions.
- **Self-service for employees.** Mobile workspace booking and issue reporting improve the workplace experience and capture better data.
- **Proven foundation.** MREF carries forward the capabilities of IBM TRIRIGA, a long-established IWMS, now part of Maximo Application Suite.

04 — WHY THE MAXIMO PLATFORM MATTERS

Places and assets, finally on the same page

Most IWMS tools stop at the building. MREF sits inside Maximo Application Suite, so space, leases, and capital plans can be connected to the equipment inside the walls.

PLACES

Maximo Real Estate and Facilities

- Leases and obligations
- Space, occupancy, and workplace
- Capital projects
- Energy and environment

ASSETS

Maximo Manage, Health, and Predict

- Asset registry and work management
- Asset health scoring
- Failure prediction
- Inventory and labor

SIGNALS

Maximo Monitor and IoT

- Building and equipment sensors
- Occupancy data
- Anomaly detection
- Real-time alerts

What that connection makes possible

- **Capital plans that reflect asset condition.** Fund the building whose HVAC, roof, or electrical systems are actually failing, not just the one with the oldest lease.
- **Space decisions that account for operating cost.** Compare floors and sites on occupancy, energy use, and maintenance spend together.
- **Real-time building data.** Maximo Monitor can feed live sensor data into MREF, so space and energy decisions reflect current conditions.
- **Native integration with Manage.** A native integration framework synchronizes locations, assets, people, and work orders across the suite, so MREF and Maximo Manage share records without custom point-to-point integrations.

> **Already running Maximo?** MAS uses AppPoints, a shared licensing pool that can be applied across suite applications, and MREF runs on the same MAS foundation. Adding real estate and facilities management can build on the platform, skills, and licensing model you already have.

05 — THE BUSINESS CASE BY ROLE

What each leader gets

Real estate and facilities decisions involve several budgets and several owners. MREF gives each of them something specific, and gives all of them the same data.

FINANCE

Control the second balance sheet

- Lease obligations, critical dates, and payments in one auditable system.
- Support for ASC 842 and IFRS 16 lease accounting.
- Portfolio cost visibility by site, business unit, and square foot.

REAL ESTATE & FACILITIES

Right-size with confidence

- Occupancy data to support consolidation, relocation, and hybrid-work planning.
- Service requests and maintenance tied to the spaces people use.
- Capital projects ranked by condition, risk, and utilization.

IT

Retire the patchwork

- Consolidate point tools into one platform within the Maximo suite.
- Deploy as SaaS, or client-managed on Red Hat OpenShift.
- One licensing model and one vendor relationship across MAS applications.

SUSTAINABILITY

Measure, then reduce

- Energy and environmental data tied to specific buildings and assets.
- Predictive insight into where energy savings are most likely.
- A consistent baseline for internal targets and external reporting.

06 — WHERE THE VALUE SHOWS UP

Five levers to build your business case

The return on MREF comes from a small number of levers. The size of each depends on your portfolio. The way to measure each one does not.

VALUE LEVER	HOW MREF ENABLES IT	WHAT TO MEASURE
Portfolio right-sizing	Occupancy analytics show which floors and sites are underused, supporting consolidation and sublease decisions.	Utilization rate, cost per seat, square feet per person
Lease cost control	Critical-date alerts, AI abstraction, and payment reconciliation catch missed options, escalations, and overpayments.	Missed critical dates, reconciliation variances, audit findings
Maintenance efficiency	Work orders and service requests tied to locations and assets, with preventive maintenance scheduling.	Response time, PM compliance, reactive vs. planned work
Capital effectiveness	Condition assessments and risk-based prioritization direct funds where they reduce the most risk.	Deferred maintenance backlog, facility condition index
Energy and sustainability	Consumption tracking and predictive models identify savings by building and asset.	Energy use per square foot, emissions by site

Start with your own numbers. Benchmarks vary widely by industry and portfolio. A credible business case uses your lease roll, occupancy, maintenance, and energy data. SMS can help you build that baseline before you commit.

07 — IS MREF RIGHT FOR YOU?

A quick fit check

Check each statement that describes your organization today. The more that apply, the stronger the case for a single real estate and facilities platform.

- ☐ 01 Lease data and critical dates live mainly in spreadsheets or documents.
- ☐ 02 We cannot say with confidence how much of our space is used on a typical day.
- ☐ 03 We are planning consolidation, relocation, or a hybrid-work redesign.
- ☐ 04 Facilities service requests are not tied to space or lease records.
- ☐ 05 Capital projects are prioritized without consistent condition data.
- ☐ 06 We have energy or emissions targets but no building-level baseline.
- ☐ 07 We already run Maximo, or plan to, for asset management.
- ☐ 08 We use several point tools for real estate and want to consolidate.

6–8
Strong fit
Fragmentation is costing you now. Build a business case around your top two value levers.

3–5
Clear opportunity
Start with the area causing the most pain, often leases or space, and expand from there.

0–2
Worth a look later
Your current tools may be enough today. Revisit as your portfolio or Maximo footprint grows.

A practical way to start

MREF does not have to be adopted all at once. Most organizations get value fastest by starting with one discipline and building outward.

- **Discover.** Baseline your portfolio data and quantify the top value levers.
- **Start focused.** Deploy the first capability, often lease or space management, on MAS.
- **Connect.** Link MREF to Maximo Manage, Monitor, and your building systems.
- **Expand.** Add capital planning, operations, and energy as adoption grows.

08 — WHY SMS

Your partner for places and assets

Strategic Maintenance Solutions has helped organizations get more from IBM asset and facilities software since 1999. We approach every engagement as an adviser first, starting with your outcomes rather than the software.

27+	1,000+	F1000	2
YEARS OF EXPERTISE	SUCCESSFUL PROJECTS	CLIENT BASE	CONTINENTS

- **IBM Platinum Partner.** Deep experience across Maximo Application Suite, the platform MREF runs on.
- **Across the suite.** We work with Maximo Manage, Monitor, Health, and Predict, and with IoT environmental monitoring, so MREF can be connected to the rest of your operation from day one.
- **Industry depth.** Facilities management, life sciences, healthcare, aerospace, and oil and gas, with offices in North America and Europe.

YOUR NEXT STEP

Book an MREF Value Discovery session

A working session with SMS to test the business case against your own portfolio:

- Review of how lease, space, maintenance, and energy data are managed today
- Identification of your top two or three value levers
- A recommended starting capability and phased roadmap
- How MREF fits with your current or planned Maximo footprint
- Inputs for AppPoints sizing and a budget range

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Sources: IBM, “Real estate and facilities management with IBM Maximo” product page; IBM Community, “Maximo Real Estate and Facilities (the evolution of TRIRIGA)”; Verdantix, IBM Maximo Real Estate and Facilities vendor profile; IFMA FMJ, “Behind the Brand: IBM” (Nov. 2025); IBM, “The hidden cost of disconnected real estate data” (June 2026); IBM, “Introducing Maximo Application Suite 9.2” (June 25, 2026). Capabilities reflect IBM publications as of October 2026 and may change. IBM, TRIRIGA, Maximo, and IBM Maximo Application Suite are trademarks of International Business Machines Corporation. Red Hat and OpenShift are trademarks of Red Hat, Inc.