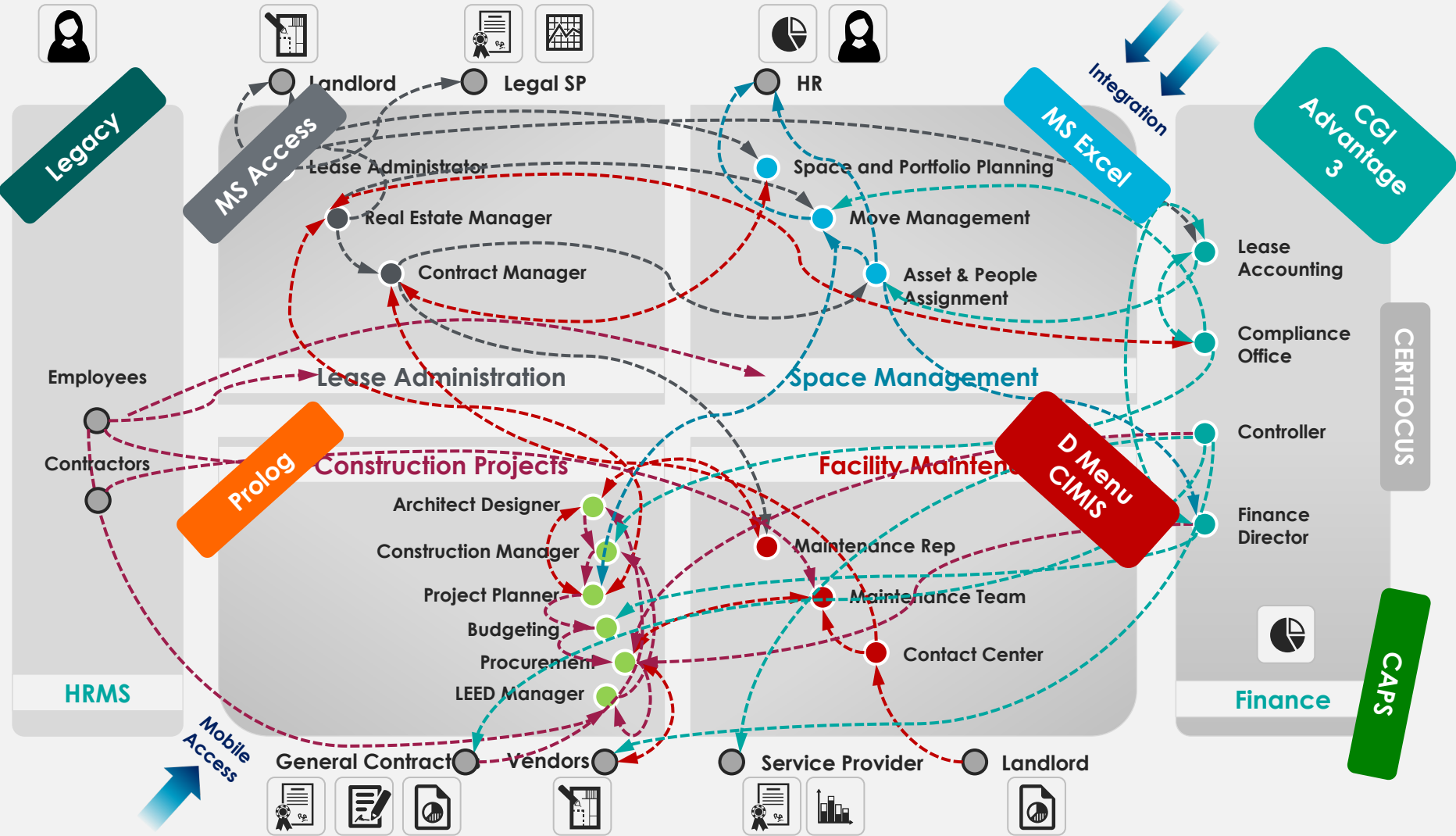


TRIRIGA Application Suite Overview



Complexities of a siloed environment



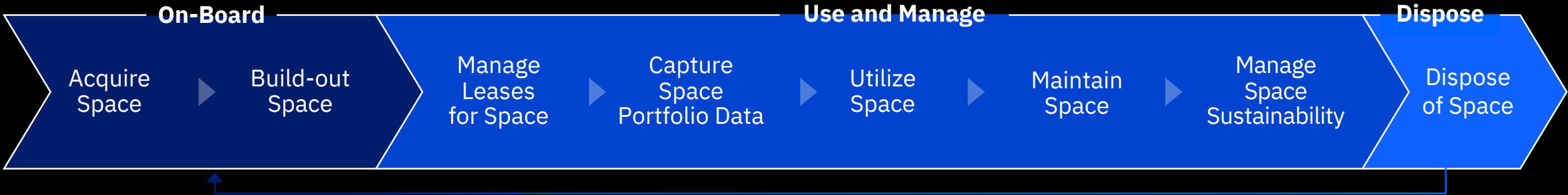
IBM TRIRIGA Application Suite

Winning in enterprise real estate requires a solution that integrates data and automates processes through the complex lifecycle of the workplace.

Space costs money. You want to get all you can from your facility usage while keeping your employees safe. Continually evolving operations require flexible workplaces that create an engaging experience for the workforce and add productivity to their day.



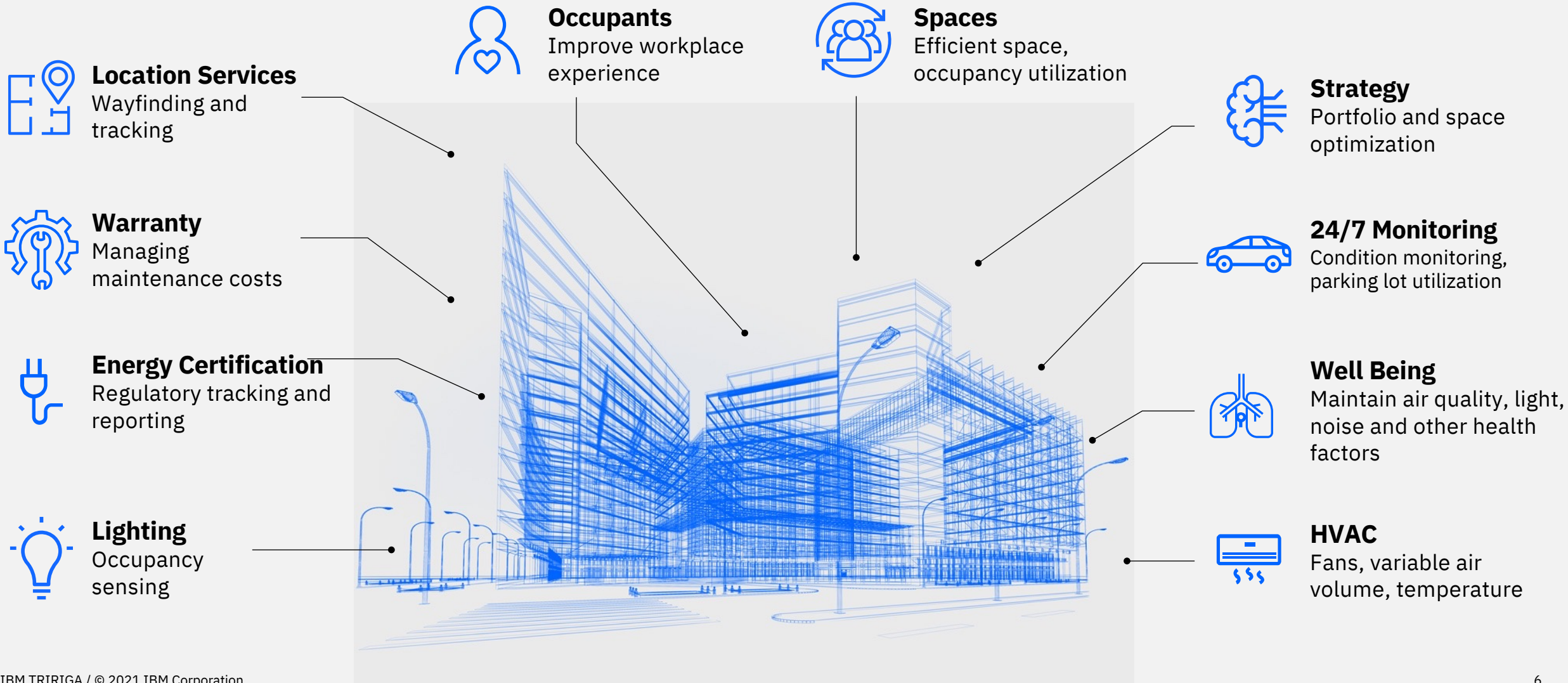
TRIRIGA manages your workplace through its lifecycle



- | | | | | | | | |
|---|--|--|---|---|--|--|--|
| <ul style="list-style-type: none">• Identify requirements• Search for potential locations• Compare potential locations• Justify lease or purchase decision• Execute lease options• Execute purchases | <ul style="list-style-type: none">• Estimate projects• Establish and manage schedule• Manage proposals• Manage commitments and payments• Manage project progress• Manage issues, risk and changes• Project close-out | <ul style="list-style-type: none">• Abstract new leases• Meet lease accounting regulations• Administer leases• Perform property management on leased and owned properties | <ul style="list-style-type: none">• Populate location hierarchy• Load floorplans from CAD/BIM• Manage space details• Manage space allocations• Assign seats | <ul style="list-style-type: none">• Measure real time space use• Validate space use• Initiate and manage moves• Employee workplace services portal• Reserve meeting space• Reserve workspace• Indoor wayfinding• Locate colleagues | <ul style="list-style-type: none">• Manage and route service requests• Route and execute demand work orders• Manage planned maintenance• Plan for facility component lifecycle• Manage facility condition index• Plan projects• Maintain parts inventory | <ul style="list-style-type: none">• Measure workplace utility consumption• Manage environmental• Identify environmental improvement projects• Prioritize and execute environmental improvement projects | <ul style="list-style-type: none">• Identify underused space• Model space scenarios• Implement moves• Identify excess space to be disposed• Define downsize scenarios• Compare scenarios• Decide and execute |
|---|--|--|---|---|--|--|--|

Portfolio Data & Core Components	Geographies	People	Assets	Documents
	Locations	Work Orders	Workflow	GIS Mapping
	Organizations	Financials	Reporting & KPI's	Transactions

Leaders can drive engaging workplace experiences and greater efficiency across all aspects of their facilities



IoT and AI enhance Real Estate Management through instrumentation and analytics



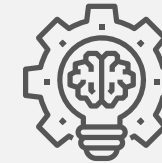
WiFi data for floor level occupancy and zones where infrastructure is available



IoT sensors for utilization precision down to desk and room level



Space and Occupancy Utilization Insights and recommendations



More informed decisions around your Lease Management



Make better decisions in less time with Intelligent Site selection



Smart, conversational workplace assistant delivers personalized, natural language engagement with facility services

The TRIRIGA Application Suite (TAS) offers simplification for our customers

Simpler to buy...



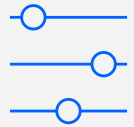
A single
contract



Enables more
authorized
users to utilize
software



Simplified
Pricing



Option to
term license

Simpler to deploy...



Simple
installation &
deployment



Continuous
Platform
updates

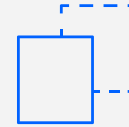
Simpler to use...



Improved
user interface
that users
love



Built in
usage
Reporting



Seamless
add-ons

Simpler to manage...



I can easily
run it myself



Option to
have IBM run
it for me



Modernized
technology
stack



Software that
runs anywhere
(hybrid)

Simplified licensing and usage

TAS AppPoints can be used across suite

Entitlement covers the entire suite. AppPoints are expended based primarily upon different authorized user types

1. Single license

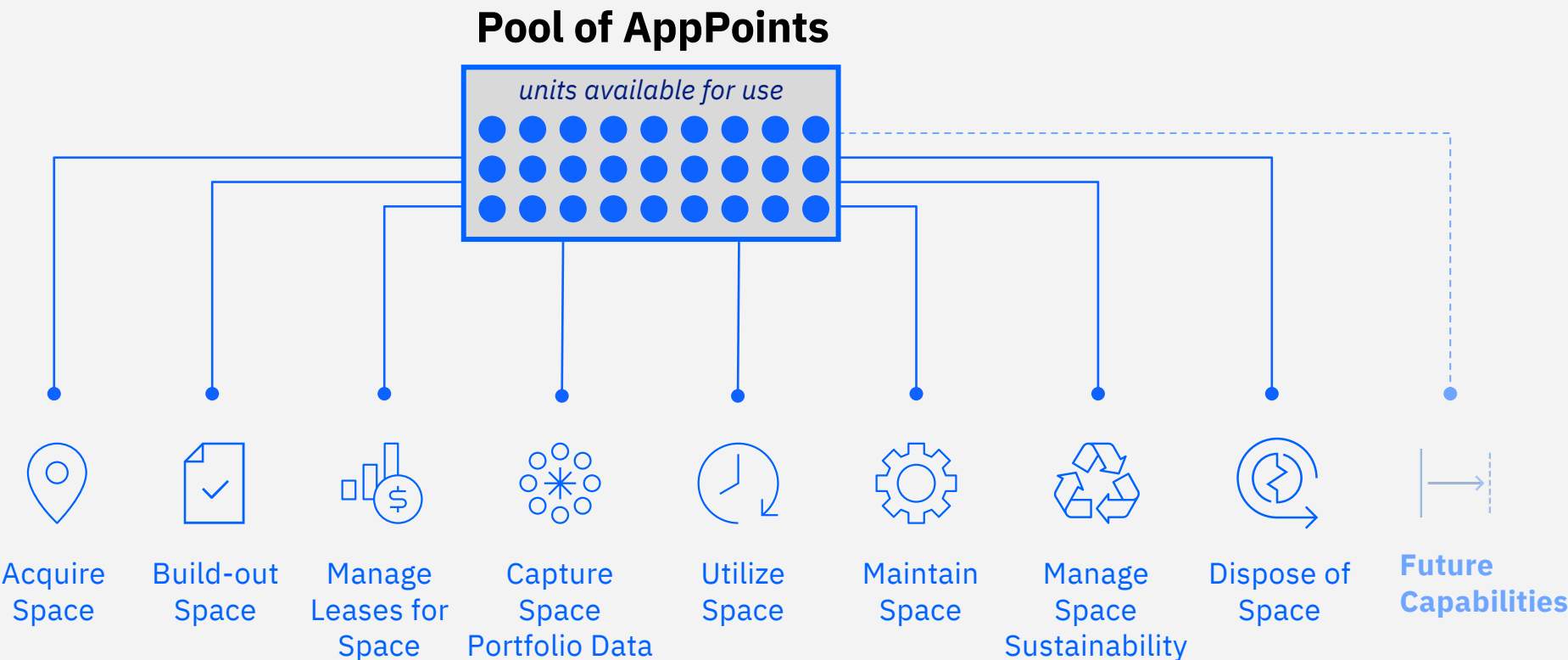
One entitlement to entire Suite

2. Flexible consumption

AppPoints can be allocated to different authorized user tiers

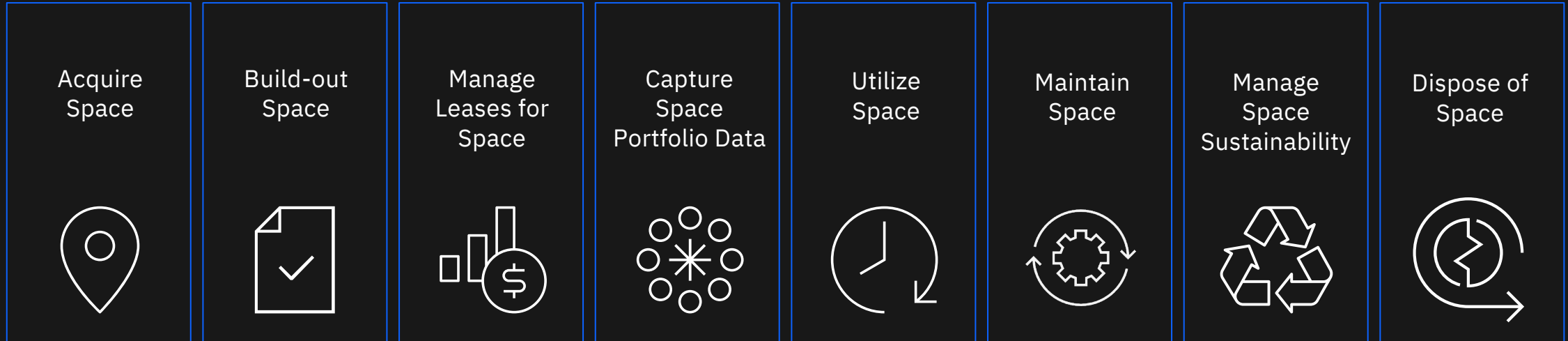
3. Simplified usage

Access applications without additional provisioning



TRIRIGA Application Suite

Offers best-of-class capabilities to provide complete view of your real estate portfolio



IBM Cloud Pak for Data



Infrastructure Independent
Common Operating Environment

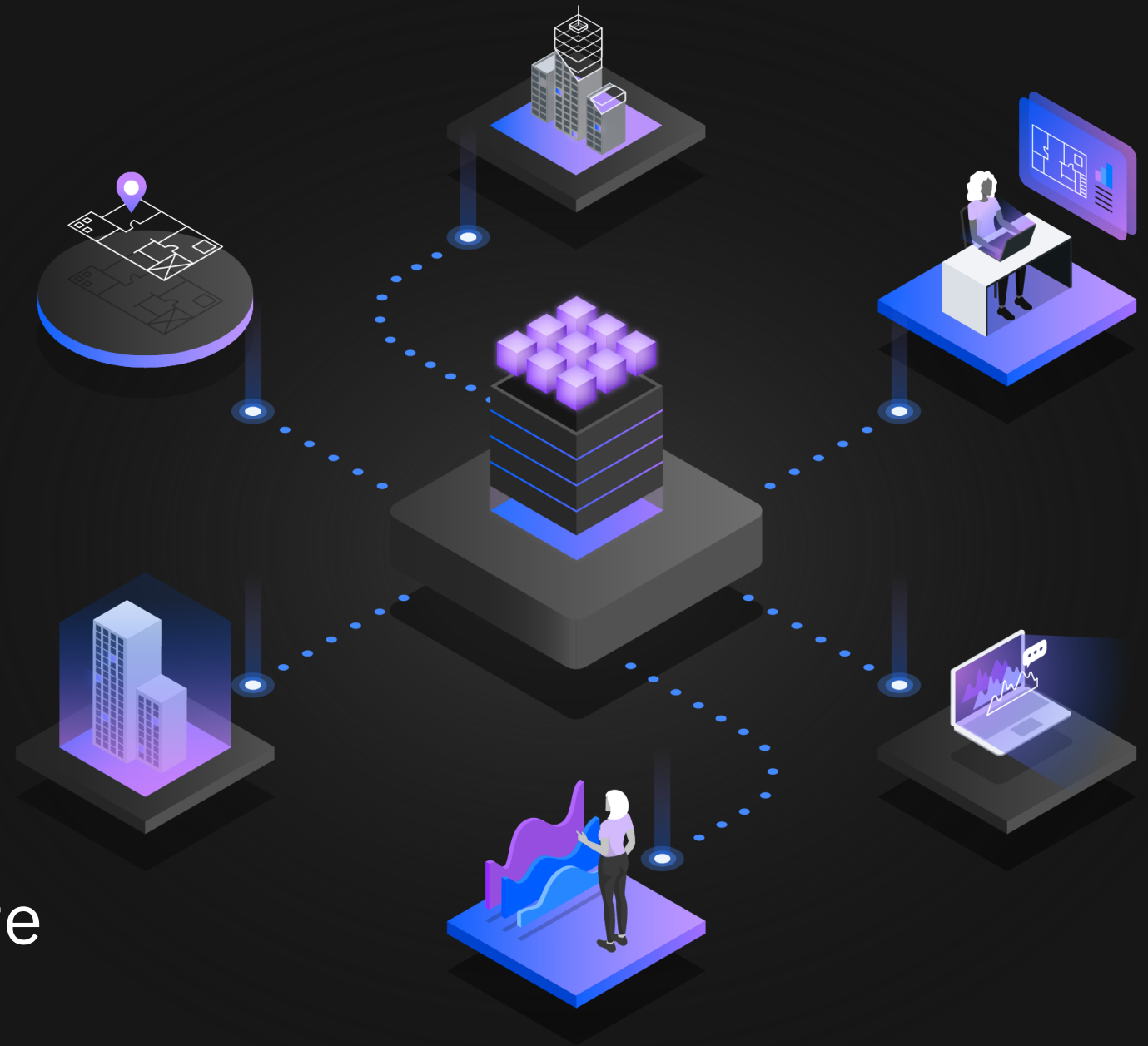


Private



Systems

TRIRIGA Application Suite Demo



TRIRIGA Core Functional Personas

Each core persona represents a power user for a particular discipline.

The system provides specific functionality for dozens of use cases for each of these personas



TRIRIGA Secondary Functional Personas

Each secondary persona represents a user that participates in a particular discipline.

Some of these secondary activities are critical but generally fewer (6 or less per persona)

