

PEOPLESOFT ENTERPRISE REAL ESTATE MANAGEMENT



*Streamline lease
management.*

Optimize facility usage.

*Accurately report and
analyze lease-centric
operations.*

Ensure compliance.

Oracle's PeopleSoft Enterprise Real Estate Management streamlines and automates lease administration and space management. Whether your organization is a corporation, a public service provider, an educational institution, or a retail/franchise operation, PeopleSoft Real Estate Management offers a comprehensive solution for reducing costs and minimizing contractual and financial risk.

PeopleSoft Real Estate Management is a fully integrated solution for the management of properties. It integrates with Oracle's PeopleSoft Enterprise Financial Management and Supply Chain Management solutions to ensure that leases are managed according to the terms of the agreements; cost and space utilization are captured for performance management; and divisions comply with property and financial regulatory requirements. PeopleSoft Real Estate Management also leverages Oracle's PeopleSoft Enterprise Human Capital Management solutions for employee and organizational information used in space management. To further streamline processes and reduce workplace costs, PeopleSoft Real Estate Management can be combined with PeopleSoft Maintenance Management for facilities maintenance and PeopleSoft IT Asset Management for tracking and managing software and hardware.

Manage Leases

PeopleSoft Real Estate Management ensures that organizations pay only what is due by automating generation, review, and approval for recurring rents, including percent rent, operating expenses, security deposits, taxes, and maintenance fees. Industry standard practices like straight-lining, proration, and escalation are also automated.

- Effectively manage lease information like duration, property and area details, and administrators of the lease. Track additional lease information like clauses, notes, and contacts concerned with a particular lease.
- Details of financial terms like type of charge, start and end dates, currency, schedule, payee/payor are also recorded. Straight-lining, proration, and escalations can be set up and taken into account when transactions are generated.
- Critical dates can be set up to manage options that are triggered by date and notify the stakeholders so that decisions are taken on time.
- The Transaction Queue Manager facilitates efficient financial transactions.

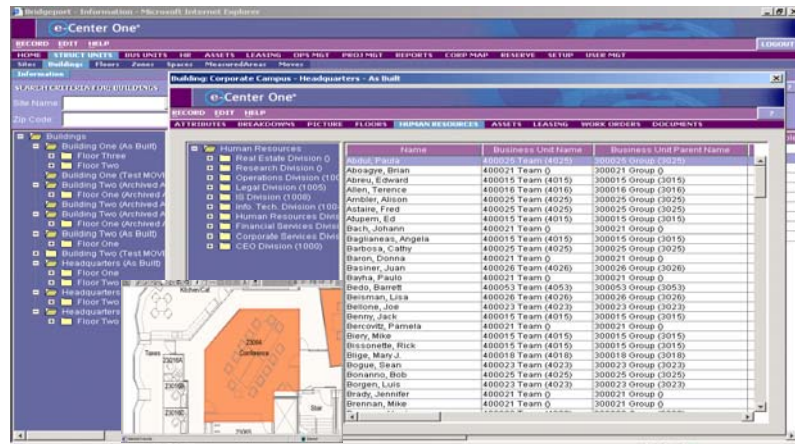
Optimize Facility Usage

Planning and optimizing the usage of space can be challenging. PeopleSoft Real Estate Management enables organizations to simplify these processes with pre-built integration to a Computer-Aided Facilities Management (CAFM) solution. PeopleSoft Real Estate Management enables accurate space management through

third-party CAFM integration with the centralized asset repository and employee information stored in the PeopleSoft applications. Employee space assignments performed in the CAFM solution can automatically update the asset repository to reduce administrative costs and provide accurate measurements of the space utilized. This information is then used by PeopleSoft General Ledger as the basis for cost allocations.

The solution integrates with the third-party CAFM solution provider to:

- Report employee’s change of location, location assignments for new employees, and space vacated by employees no longer in service.
- Update Asset Repository tables with property asset information and changes to spaces, and attach asset information assigned to properties.
- Receive updates with space allocation per department and business unit in order to charge the departments proportionally for the space they occupy.



Facilities Management

PeopleSoft Real Estate Management leverages PeopleSoft Maintenance Management self-service to streamline the request for work and the execution of maintenance tasks. Maintenance staff can focus on keeping facilities operating and safe, while the software’s flexible templating helps to ensure that the organization correctly accounts for the cost of maintenance.

Reports

A key value of PeopleSoft Real Estate Management is the provision of timely and relevant financial information on lease-centric operations. Accurately reporting financial results that are related to lease payments and obligations is required to effectively manage businesses. Pending lease transactions, future lease obligation, property information, rent, and sales information are some of the reports that are available besides statutory reports. Manage your information with:

- Lease Abstract—provides a printable summary of the lease.
- Minimum Lease Obligation—provides a statutory report that shows the future minimum lease payments.

- Pending Lease Payables/Receivables—verifies recurring transactions before approval.
- Rent Variance Report—shows and explains the variance in recurring charges.
- Leases Property Report—lists the leases associated with a property in an H-grid.
- Property Information—displays the property details extracted from the asset repository.
- Reported Sales—reports sales by sales period.
- Critical Dates Enquiry—enables the user to search critical dates.

Analytics

PeopleSoft Real Estate Management helps control property costs with roles-based dashboards, including space utilization, property statistics, lease statistics, lease optimization, and lease costs, with the ability to drill down into transaction details.

The screenshot displays the PeopleSoft Real Estate Management dashboard in a Microsoft Internet Explorer browser window. The dashboard is titled "PeopleSoft" and includes several portlets:

- Property Statistics:** A table showing property details as of 01 June 2005. It includes columns for Owned/Leased, Region, Properties, Total Area (sqm), and Current Occupancy.
- Lease Revenue:** A table showing lease revenue details as of 01 June 2005. It includes columns for Transaction Group, Lease Costs (actual), Subleased, and Revenue (actual).
- My Lease Portfolio:** A table showing lease portfolio details as of 01 June 2005. It includes columns for Type, Region, and Lease.
- Lease Statistics:** A table showing lease statistics as of 01 June 2005. It includes columns for Region, Leased Area (x 1000), Total, Rentable, and Available.
- Lease Costs:** A table showing lease costs as of 01 June 2005. It includes columns for Region, Amount (actual), Cost per Rent Sq. Ft., and Cost per Total Sq. Ft.
- My Tasklist:** A table showing tasklist details as of 01 June 2005. It includes columns for Option, Unread, and Expansion/Order.

Delivered Real Estate portlets as part of the PeopleSoft Asset Lifecycle Management Portal Pack include:

- My Lease Portfolio: Displays a summarization of the leases for which an internal user has added to their personal view. Enables drill-down directly to the user's personal lease list and further to the specific lease.
- My Tasklist: Ages and displays summarized view of all lease-related critical dates for a specific user. Details the critical date assignments for all internal users, summarized into incremental timelines.
- Property Statistics: Displays property information such as number of properties, total area, and occupancy summarized by business unit, region, and property type.
- Space Utilization: Displays a summary of the ratio of used and unused property space for owned and leased properties by business unit and region.

- Lease Statistics: Displays a summary of the lease area information such as total area, rentable area, and usable area summarized by business unit and region.
- Lease Costs: Displays a summary of payables lease costs, the amount of recurring and nonrecurring costs of providing the lease.
- Lease Revenue: Displays a summary of the returns generated by receivable leases leased to tenants for owned properties or as a sublease of underutilized leased property.
- Lease Optimization: Displays a summary of the cost of maintaining payables leases and the revenue from subleasing activity.

Ensure Compliance

Organizations are required to account for lease obligations based on Financial Accounting Standards Board-13 or International Accounting Standards Board-17 compliance standards depending upon the country in which they are operating. PeopleSoft Real Estate Management provides straight-line accounting that integrates directly with PeopleSoft General Ledger to facilitate accounting entries for compliance. PeopleSoft Real Estate Management provides the ability to straight-line recurring lease obligations, such as base rent, operating expenses, and miscellaneous rent during lease entry. Once the straight-line amounts are calculated and staged, the system assigns predefined accounts and departments to the accrual, deferral, and adjustment amounts.

With straight-line accounting functionality, organizations can:

- Predefine which recurring rents and operating expenses should apply the straight-line accounting rules and then modify specific financial terms during lease entry as desired.
- Enter and/or adjust dates within the overall lease time-span or periods within that span during which the transaction amounts should be applied.

These are then taken into consideration for the straight-line accounting, as follows:

- Apply the straight-line rule in conjunction with company monthly close process.
- View or edit the proposed straight-line schedule in a grid format.
- Reapply straight-line rules to existing active leases to take into consideration adjustments to the financial terms or the overall lease time-span.

With Sarbanes-Oxley, organizations are under pressure to document controls and provide audit trails for all financial aspects of their business. PeopleSoft Real Estate Management automatically generates rent and other related expenses from a lease directly into PeopleSoft Payables with the appropriate tax and accounting information. PeopleSoft Real Estate Management leverages strong features already available in PeopleSoft Payables along with new payables and receivables matching. PeopleSoft Real Estate Management delivers a seamless integration with PeopleSoft Payables enabling users to:

- Generate recurring payments based on a predefined (configurable) lead-time.

- Review and approve payment requests or have the system automatically approve transactions.

Oracle's PeopleSoft Enterprise Financial Management Solutions

Oracle's PeopleSoft Enterprise Real Estate Management is part of an integrated family of financial accounting and analytic applications. These solutions provide flexible, best practice business processes and greater insight into performance – helping organizations worldwide to transform finance into a strategic advantage. More than 30,000 companies in 145 countries have licensed Oracle E-Business Suite, PeopleSoft Enterprise, JD Edwards EnterpriseOne, JD Edwards World and Siebel solutions.

<p>Key Features</p> <p>Lease Administration</p> <ul style="list-style-type: none"> • Base Rent/Miscellaneous Rent <ul style="list-style-type: none"> • Recurrence • Escalations • Proration • Operating Expenses <ul style="list-style-type: none"> • Automated CAM Audit • Recurrence • Proration • Percentage Rent processing <ul style="list-style-type: none"> • Sales Data Import • Sales Estimation • Security Deposit processing <ul style="list-style-type: none"> • Refund processing • Manual Fee Transactions • Options and Critical Dates • Clauses, Notes and Contacts <p>Reporting</p> <ul style="list-style-type: none"> • Lease Abstract • Minimum Lease Obligation • Pending Lease Payables/Receivables • Rent Variance Report • Leased Property Report • Property Information • Reported Sales • Critical Date Inquiry 		<p>Manage Accounting</p> <ul style="list-style-type: none"> • Straight-line Accounting • Journal Drilldown • Interface with Payables/Billing <p>Property Management</p> <ul style="list-style-type: none"> • Space Utilization • Space Allocation/Facilities Management • Property Tax <p>Analytics</p> <ul style="list-style-type: none"> • Property Statistics • My Tasklist • My Lease Portfolio • Lease Costs • Lease Revenue • Lease Statistics • Space Utilization • Lease Optimization
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