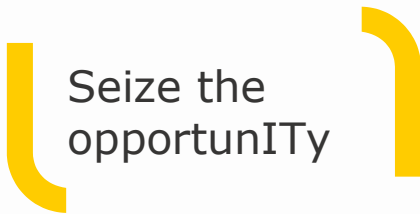


# fact sheet

MICROSOFT DYNAMICS AX – FLEXPROPERTY®

Denmark



Seize the  
opportunITy



## FLEXPROPERTY® FOR PROPERTY MANAGEMENT

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FlexProperty® is an ERP solution built to cater to the requirements and needs of today's international property owners and property management companies.

The average property management company typically runs several different software solutions to manage its business. Microsoft Dynamics AX for property management offers one fully integrated all in one system automating manual processes and eliminating duplication of information from one system to the other.

## MICROSOFT DYNAMICS AX

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Microsoft Dynamics AX is an integrated, adaptable business management solution that helps you make business decisions with greater confidence. Microsoft Dynamics AX works like and with familiar Microsoft software.

## ACHIEVE FASTER ROI

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Because FlexProperty® is built on proven Microsoft products and technologies, your business can take advantage of existing IT investments such as Microsoft Office System™ applications and the Microsoft Windows Server System™.

## PROPERTY MANAGEMENT

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FlexProperty® is an administrative system for handling lease contracts on land and buildings e.g. open storage areas, parking lots, warehouses, store and office leases and apartments. Calculate rental changes, services and fees for maintenance etc. as well as related payments. On the basis of entered information FlexProperty® can automatically generate an invoice proposal which is used for the final invoicing.

## THE CONTRACT

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The central component is the contract (lease agreement) with the related leases. The contract contains all information about the individual lease agreement and you can attach an unlimited number of leases to a contract. In the contract, information such as size, payment addresses, tasks (integrated to Outlook), status history, payment frequency and date control of lease changes can be attached. Sublease and lenders can be handled. Quotations can be created and managed from the contract. Furthermore it is possible to display statistics of the lease agreements.

## LEASES

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The term 'lease' is used in a broader sense, as it is possible to create an unlimited number of lease types, e.g. leases with or without building, apartment, office, shop, on account collections, deposits, etc. A lease is always created in connection with a contract (lease agree-

FlexProperty® provides you with an up-to date system able to meet the increasing requirements of:

- Flexibility
- Reliability
- Efficiency

## Benefits

- One fully integrated all in one system
- Flexibility to meet your unique needs under changing circumstances and requirements
- Fast and reliable estimation and quotation
- Easy follow-up on projects concerning budget, revenue, hours and costs
- Manual routines are minimized
- Duplicate registrations are avoided
- The basis of invoicing is generated continuously in the individual processes
- Built on proven Microsoft products and technologies
- Future proof

ment). On the individual lease information (e.g. lease terms, conditions, regulations and prices) and functionality is attached and used e.g. as starting point for the automatic rent calculation.

## CONSUMPTIONS

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Consumptions can be attached to the contract lease and can be handled both as full periodic payments and as "on-account" collections. Registration of actual meter readings compared to the on-account collections, creates the final settlement of the consumptions.

## PROPERTIES

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The property data contain information on the individual property such as location, number of floors, number of units, total building and individual unit area, property tax, value assessment, property manager, history log, Google Maps and GIS integration etc. Inventory management for each unit is possible to control and manage e.g. furnished apartments. Property data is used when entering into contracts/leases and the maintenance of contracts. Services and tasks such as inspection, maintenance etc. can be attached to the property.

## PRICE AGREEMENTS AND PRICING

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Calculation of rentals and fees for customers, contracts and leases uses a comprehensive price/discount matrix setup. There is optional setup of payment frequency, starting period and collection cycle. It is possible to handle price adjustment of the price agreements and leases including index regulation. Simulation of rental revenue including available units can be handled and transferred to project forecast for an overall forecast.

## SERVICES AND FEES

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Service orders can be related to the property and the contract. The service can be tasks/jobs and fees for inspection, property management, maintenance, service on constructions etc. The tasks can automatically be transferred to Microsoft Outlook. Fees for services can be entered manually or generated automatically on the basis of registered service orders (a collection of fees and/or tasks) and invoiced. A service set is a number of predefined services with the possibility of attaching actual resources for use with a certain kind of contract, lease or task. Service sets can be attached to each individual property, unit, contract and lease.

## RESOURCE MANAGEMENT

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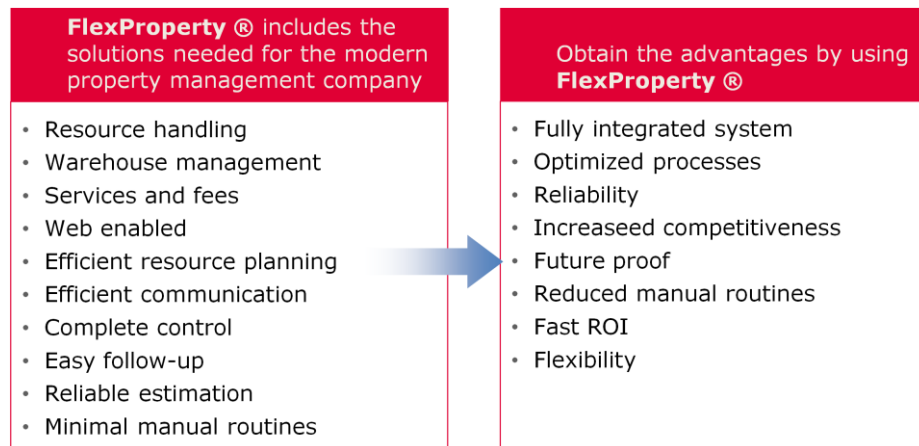
Property Management utilizes resources which can include manpower, machines, trucks, tools etc. The resource functionality makes it possible to manage and plan the use of resources in the module needed for inspections, handling, maintenance etc. Resource handling makes it possible to define, maintain and display usage of resources needed for inspections, handling, maintenance etc. An unlimited number of resource types are supported.

## LEASE AND PROJECT FOLLOW-UP

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All contracts and tasks can be attached to a specific project. Projects can represent a building, a group of leases, a customer or whatever one wishes to define as such. Properties, contracts and services can be attached to a specific project. Forecast and actual figures can be transferred to the project. All cost, revenue and activities can be attached to a project with full budgeting and cash flow analytics.

FlexProperty® is easily adapted to your individual needs and requirements.



## AUTOMATIC RENT CALCULATION

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Rent calculation (invoice proposal) can be generated automatically. Depending on the parameter setup and approval procedures, single or multiple invoices can be generated by a single keystroke. The calculation also includes rent increase during the period, retrospective changes in agreements, payment frequency and on account payment/prepayments.

## MASS APPROVAL AND INVOICING

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After generating the leases for invoicing it is possible to perform single or mass approval and transfer the proposal to project to do the final invoicing.

## DOCUMENT MANAGEMENT

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Documents can be created on the basis of pre-defined Microsoft Word templates and information from Dynamics AX. The documents are saved with references to the actual property, contract and customer etc. and therefore always easily accessible. The document management functionality can also be used to attach documents and files, e.g. contracts and building/unit plans.

## WAREHOUSE MANAGEMENT

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Warehouse Management gives you the flexibility to manage e.g. your inventory of furnishings, machines and equipment in buildings, offices, common areas and apartments according to your needs. The solution exchanges information with many other functional areas in the solution including Trade and Finance, to help ensure a high degree of synergy between logistics and other key areas of your business.

## ACCESS CONTROL

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FlexProperty® includes functionality for handling access control including access id, contact information and handling of people coming in and out of the property. Access history is stored.

## DAMAGES

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Damage to properties and injuries to persons can be attached to properties and contracts. Information about the damage e.g. cause, amount, witnesses, description etc.

## INSURANCE

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Insurance policies can be attached to properties and contracts.

## WEB

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It is possible to perform registrations and check status via the web. This registration can be made available to internal employees as well as external customers. The WEB solution is built around Microsoft SharePoint and Microsoft Dynamics AX's Enterprise Portal providing access to the information one requires in Microsoft Dynamics AX.

## Feature highlights

- Control and manage properties and leases
- Manage payment frequency
- Control fees for maintenance, heating, water supply, electricity
- Quick settlements through complete control of property, contracts, leases and services
- Automatically create invoice proposals
- Manage task and resources for inspections and maintenance etc.
- Price adjustment and warnings
- Easy follow up on cost, revenue and financials using e.g. Business Intelligence
- Control of inventory and warehousing
- Access control

## BUSINESS ANALYSIS

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Management reporting is an important task in today's business. FlexProperty® supports standard integration to SQL Reporting services, the Microsoft Dynamics AX reporting wizard and Microsoft Dynamics AX Business Analysis cubes. Business Analysis helps provide the power needed to quickly transform business data from FlexProperty® into knowledge and strategic action. It is possible to analyze productivity and profitability across the entire business operation and to generate performance scorecards, or obtain instant reports and rol-lups.

## ADVANCED FINANCIALS

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Advanced financials enables flexible financial functionality for the Property Management industry including multiple entities and business models. You can streamline head office functions with intercompany and consolidation tools whilst providing only the functionality required for other operations. Functions including General Ledger, Budgeting, Receivables, Payables, Banking with Cash Flow Forecasting and Electronic Integration, Fixed Assets and HR with Payroll forms a fully integrated solution that enables a mix of both individual and multi company operations.

## MOBILE DEVICE INTEGRATION

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FlexProperty® supports a variety of Windows Mobile platforms and devices including Pocket PC, Pocket PC Phone Edition, Tablet PC, and Smartphone. The solution can also be customized for complex devices and multiple carriers.

## SUPPORT

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FlexProperty® is locally supported by Microsoft Dynamics AX experts, with 2. Line support by experienced employees and the initial developers of the system.

## FURTHER INFORMATION

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Logica is a business and technology service company, employing 39,000 people. It provides business consulting, systems integration and outsourcing to clients around the world, including many of Europe's largest businesses. Logica creates value for clients by successfully integrating people, business and technology. It is committed to long term collaboration, applying insight to create innovative answers to clients' business needs. Logica is listed on both the London Stock Exchange and Euronext (Amsterdam) (LSE: LOG; Euronext: LOG). More information is available at [www.logica.com](http://www.logica.com)

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