



**explan suite**  
BUSINESS PRODUCTIVITY SOFTWARE SUITE

**EXPERT BUSINESS SOFTWARE MADE SIMPLE**





## ExPlan Suite – Online Business Productivity Suite

In today's fast paced and result-oriented world, it is critical to streamline redundant day-to-day tasks to achieve high levels of productivity, while minimizing wasted effort or expenses. This is especially true in the management of large real estate assets.

## ExPlan Suite Modules

**ExPlan Suite** proposes 3 software modules offering unparalleled efficiency and cost benefits to companies and organizations.



**ENERGY**



**REAL ESTATE**



**CAPEX**

## Bringing Solid Benefits to Companies and Organizations

**ExPlan Suite** is a new business productivity software suite that is a Software as a Service (SaaS). Each module is comprised of powerful tools and cost-saving features. User friendly and intuitive, **ExPlan Suite** will save you time and money.



Save time  
and money



Easy and intuitive



Secure



Powerful features  
and tools

## Practical – Powerful – Intuitive



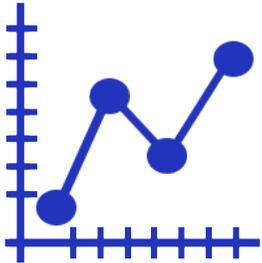
Many existing business tools on the market are either difficult to use, or require weeks even months to learn and are not practical. Who needs a system that can create hundreds of different types of reports and spreadsheets if nobody has time to read them?

**ExPlan Suite** modules have no limit to the number of users who may work at the same time. We designed the modules to work hand-in-hand with each other. In fact, when moving from one module to another, you will always find yourself in a familiar environment.



**ExPlan Suite** features wizards and step-by-step process work flows, in order to provide a better user experience. After trying **ExPlan Suite**, you will wonder how you managed without it!

## A New Level of Efficiency



We created the **ExPlan Suite** with the user in mind, providing a range of solutions that help you identify potential savings and better manage your daily workload. Our modules are easy to understand with a soft learning curve, taking management efficiency to another level.

## Maximum Security

We take information security very seriously. We protect our clients' information from theft by utilizing modern methods such as file system encryption, database encryption, strict password requirements, amongst other things. We also provide an additional proprietary level of encryption that we call "Layer 3," which makes it so that **ONLY YOU** and nobody else (including our own staff) can access your data.



**Online business productivity suite**

**Contractors**

**Energy specialists**

**Architects**

**Energy saving software**

**Building owners and managers**

**Streamline capital expenditure requests**

**Productivity tools**

**Real Estate lease management**

**ROI Driven**

**Low learning curve**

**Fully integrated modules**

# **ExPlan Suite**

**Practical reports for daily operations**

**Platform independant**

**Software as a Service (SaaS)**

**Reduce carbon footprint**

**Benchmark buildings**

**Ease of use and intuitive**

**Take charge of your energy data**

**Your data securely encrypted**

**Track savings**

**Time & money saving software**



EnExPlan stands for Energy Expert Planning, a new generation of energy efficiency technology. As the world's first complete "do-it-yourself" energy-saving Software as a Service (SaaS), we are changing the whole energy-saving process.

Building owners and managers, contractors, energy specialists and consultants will appreciate the ease with which EnExPlan helps find and track energy-saving opportunities in record time and at a fraction of the cost.

# Benefits

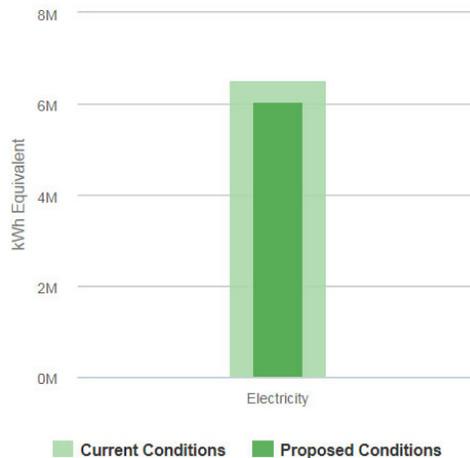
## Save Money

EnExPlan helps you save money by providing you with specific information on saving energy within your company or organization. Way faster and cheaper than any other alternative.

Space heating is also possible for Air handling system and radiant heating system, but

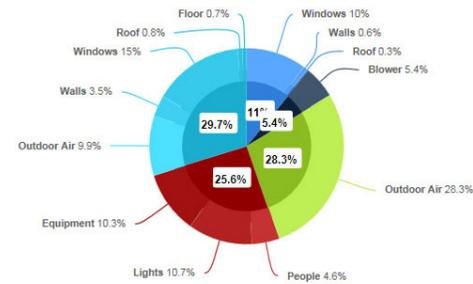
Details	
<b>Energy Savings Breakdown</b>	
Annual Saving of Electricity:	482,368 kWh (\$37,413) 
<b>Annual Utility Reduction</b>	
Loads Reduction:	3,424,186 kBTU 
Consumption Reduction:	482,368 kWh 
<b>Cost Reduction:</b>	<b>\$37,413</b> 
<b>Associated Costs</b>	
Applicable Incentives:	\$48,000
Conversion Costs:	\$250,000
Payback Period:	5.4 years

Breakdown of Utility Consumption Costs Before and After Opportunity



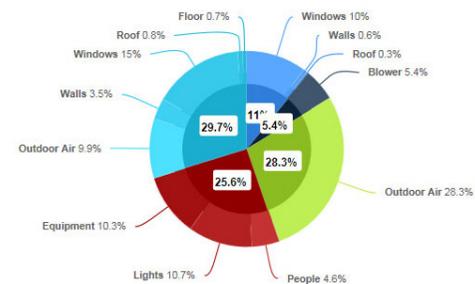
Loads Prior to this Opportunity		
Totals		
Total Cooling Loads:	5,868,436	btu/hr
Total Cooling Tons:	489	tons
Total Heating Loads:	2,473,414	btu/hr
Total Humidification Loads:	784	lb/hr

Current Loads



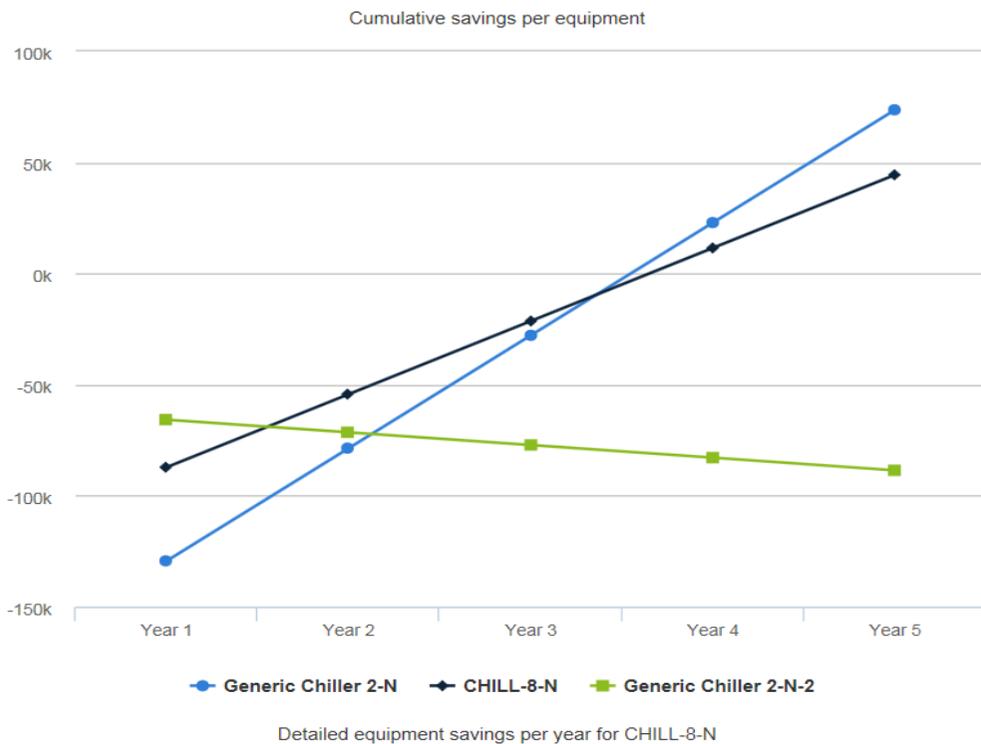
Projected Loads		
Totals		
Total Cooling Loads:	5,868,436	btu/hr
Total Cooling Tons:	489	tons
Total Heating Loads:	2,473,414	btu/hr
Total Humidification Loads:	784	lb/hr

Proposed Loads



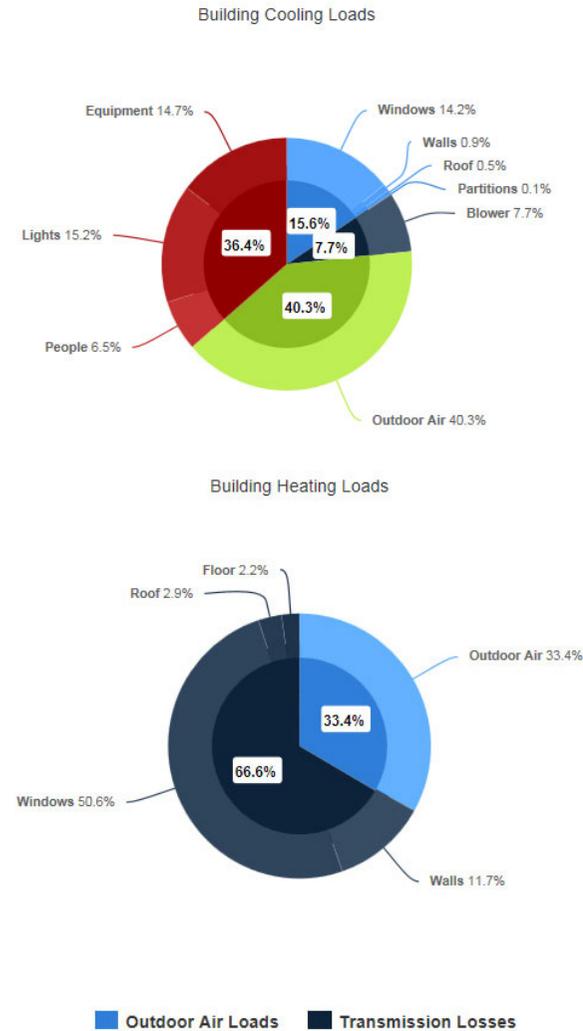
# Take Control

EnExPlan will allow you to increase your control over your energy data and empower you to create compelling and dynamic graphical renderings for better decisions making.



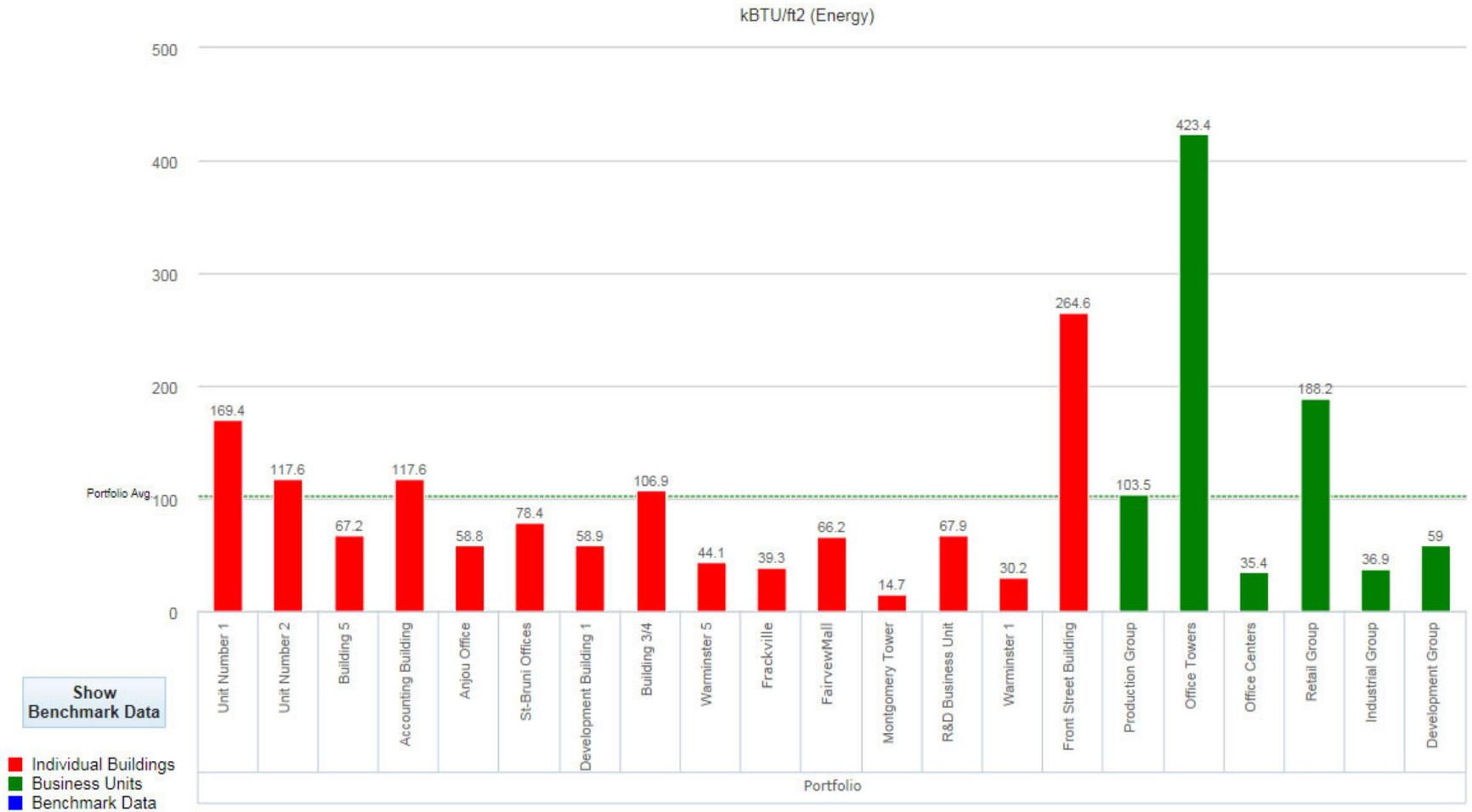
# Save Time

Let EnExPlan automatically process the complex engineering load calculations saving you a great deal of time.



# Benchmark

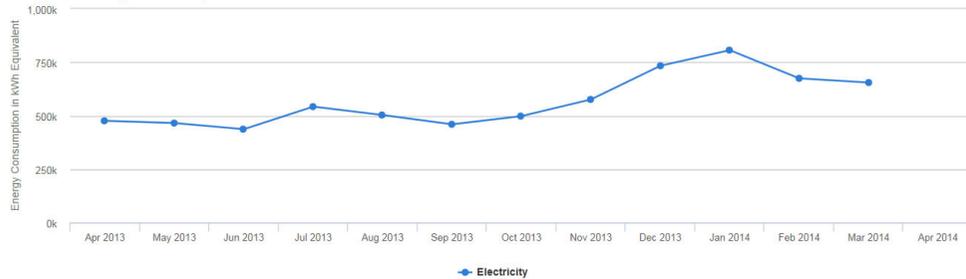
Benchmark individual buildings as well as any combination of group of buildings in your company against each other or against industry standards to quickly see which ones are performing better. Highlight the poor performers in order to take corrective action.



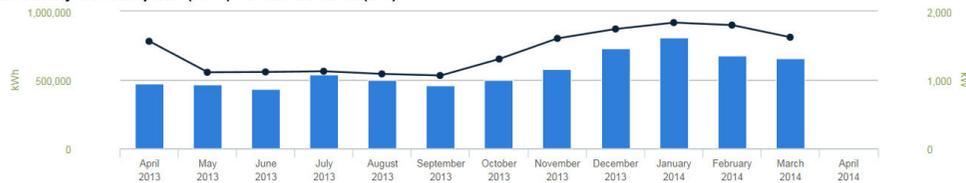
# Track Energy Savings

EnExPlan gives you the power to conduct energy analysis sequentially over time enabling you to monitor your progress and capture more detail than any other traditional methods.

Energy Consumption Comparison



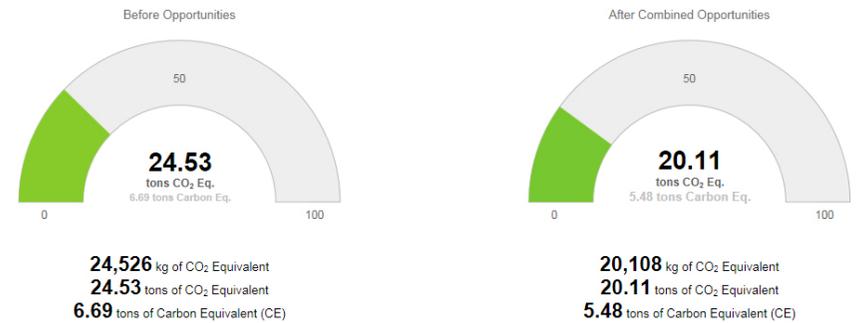
Electricity Consumption (kWh) vs Max Demand (kW)



# Carbon Footprint

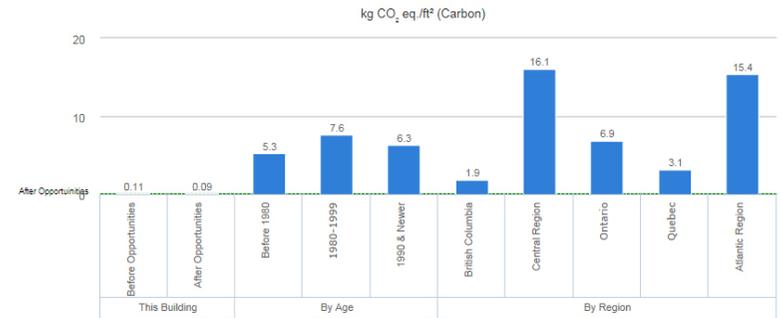
EnExPlan will automatically calculate your carbon footprint and track the reductions resulting from your energy saving measures, making it easier to become more environmentally responsible.

Estimated Carbon Footprint Figures after Opportunities Implemented



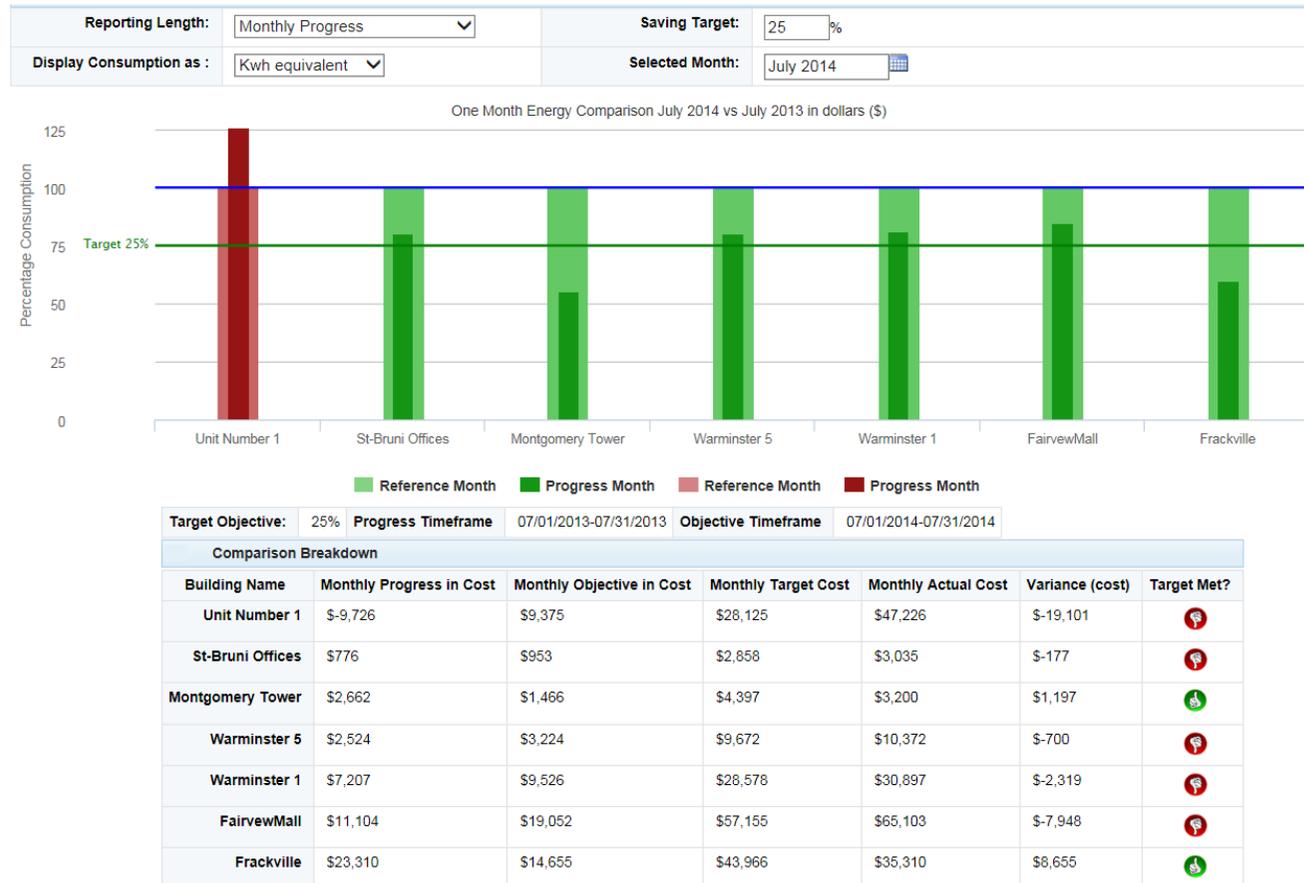
24,526 kg of CO<sub>2</sub> Equivalent  
**24.53** tons of CO<sub>2</sub> Equivalent  
**6.69** tons of Carbon Equivalent (CE)

20,108 kg of CO<sub>2</sub> Equivalent  
**20.11** tons of CO<sub>2</sub> Equivalent  
**5.48** tons of Carbon Equivalent (CE)



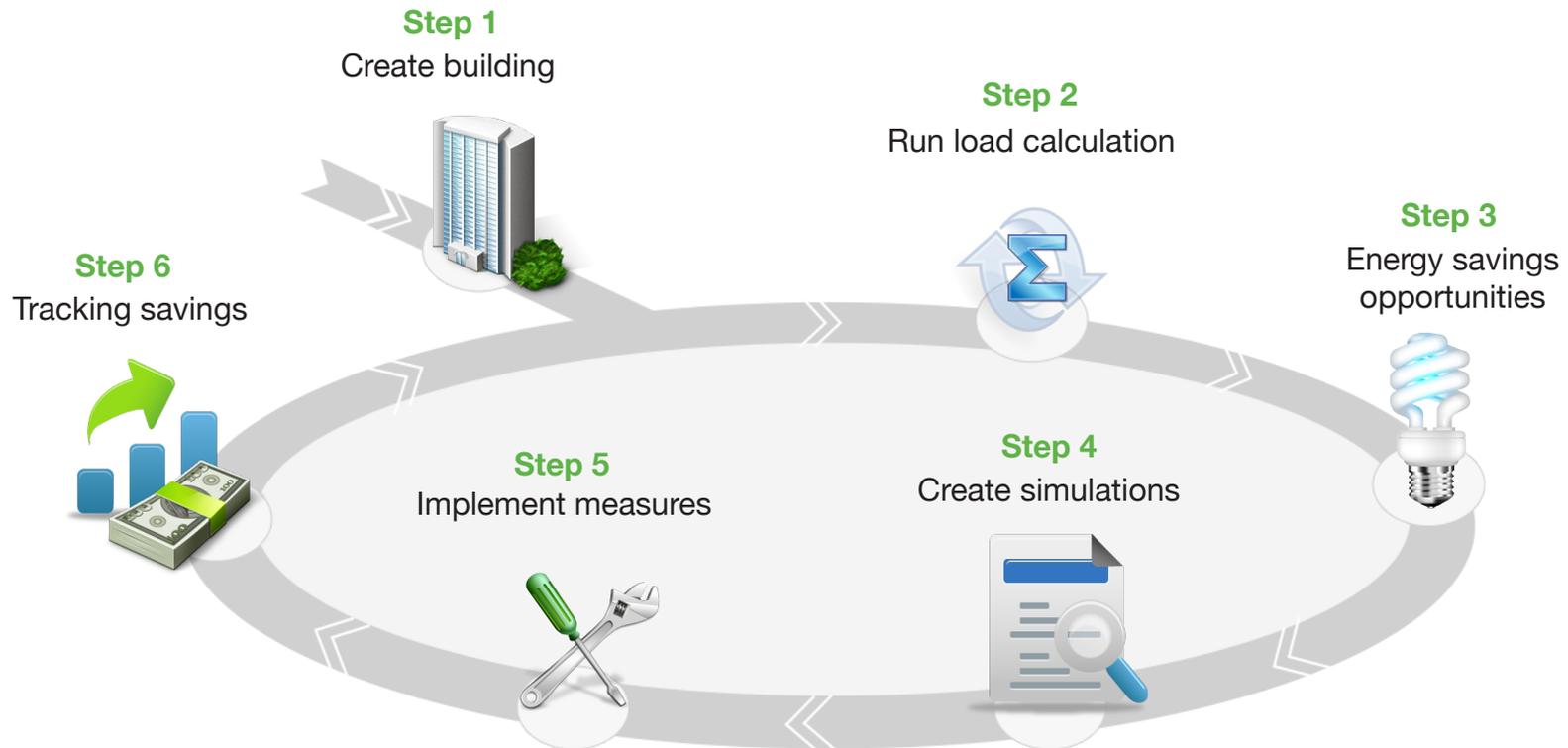
# Energy Savings Progress of Your Portfolio

EnExPlan enables you to set targets to your energy and cost savings, and track your progress for each building or for an entire portfolio of buildings at once. Quickly identify the poor performers in order to take action.



# How it works?

EnExPlan uses a six (6) step process that enables you to rapidly and intuitively create your building and enter basic information in order to start finding energy saving opportunities. You can then create simulations to estimate potential energy savings, implement the most advantageous measures and start tracking your progress.



## Key Features

- ✓ Calculate the load requirements for any building
- ✓ Compare building energy consumption to industry standards
- ✓ Find energy saving opportunities
- ✓ Calculate carbon footprint emission
- ✓ Track carbon footprint reduction progress
- ✓ Benchmark buildings against each other
- ✓ Create an energy balance sheet for any building
- ✓ Track your consumption and your energy saving progress
- ✓ Unlimited number of users can work at the same time
- ✓ Use for an unlimited number of buildings  
(According to your membership)
- ✓ Generate reports on energy invoices
- ✓ Create unlimited number of energy saving simulations
- ✓ Load calculations adapted to building location
- ✓ Run pre-formated as well as custom reports
- ✓ Create detailed organization charts
- ✓ Forecast energy cost
- ✓ Reports on degree days and cooling/heating
- ✓ Reports on historic weather
- ✓ Create buildings in either simple or detailed mode

## Productivity Tools

- ✓ Automatic load calculations
- ✓ User specific access credentials
- ✓ Drawing tool for custom building creation
- ✓ Pre-defined building shapes
- ✓ Library of energy saving ideas
- ✓ Business case creation tool
- ✓ Energy saving tracking reports
- ✓ Building creation wizard for step by step assistance
- ✓ Customizable equipment library
- ✓ Internal Rate of Return (IRR) calculator
- ✓ Net Present Value (NPV) calculator
- ✓ Payback calculator
- ✓ Flexible dashboard
- ✓ Customizable Graphic User Interface (GUI)
- ✓ Integration with other ExPlan Suite modules



**RealExPlan** is a lease management software that helps companies using real estate for their operations manage their sites in a more efficient way, without having to rely on heavy traditional real estate software.

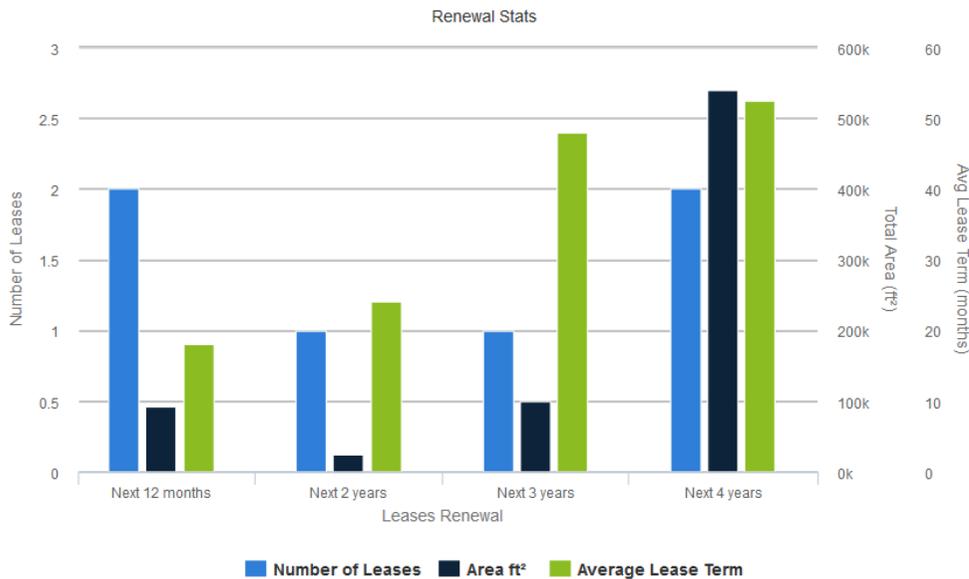
**RealExPlan** enables you to rapidly and intuitively create and save leases within minutes, making lease management hassle free. **RealExPlan** also comes packed with tools and a report generator to better help keep track of things.

**RealExPlan** is part of our business productivity suite, and is a web based **Real Estate Expert Planning** application aimed towards the creation and management of real estate leases, budgets, and space planning for tenants.

# Benefits

## Save Time

Save time by rapidly having all your lease information at the tip of your fingers. In addition to allow you to never miss out on a renewal, **RealExPlan** also keeps track of items such as security deposits and restorations clauses to avoid leaving money behind or forget to plan for costs.



## Save Money

Save money by using **RealExPlan** to help you better plan your real estate needs and optimize your sites from the start. You can also compare different sites together to find which ones are costing the most from a cost per employee perspective or costing you more than they should.

	Total	Expired Past 12 months	Expiring Next 12 months	Expiring Next 2 years	Expiring Next 3 years	Expiring Next 4 years
<b>Total Active Leases</b>	6	0	2	1	1	2
<b>Total Area (ft<sup>2</sup>)</b>	755,738 ft <sup>2</sup>	0 ft <sup>2</sup>	91,538 ft <sup>2</sup>	25,200 ft <sup>2</sup>	99,000 ft <sup>2</sup>	540,000 ft <sup>2</sup>
<b>Average Lease Term (months)</b>	143	0	18	24	48	53
<b>Security Deposits (\$)</b>	\$20,000	\$0	\$0	\$0	\$0	\$20,000
<b>Restoration Obligations (\$)</b>	\$929,000	\$0	\$0	\$0	\$12,000	\$917,000
<b>Insurance (\$)</b>	\$60,200	\$0	\$13,200	\$0	\$12,000	\$35,000
<b>Total Costs (\$)</b>	\$1,009,200	\$0	\$13,200	\$0	\$24,000	\$972,000

# Take Control

Take control and be proactive. With **RealExPlan's** built in tools you can merge sites together to find how much space you could eliminate. **RealExPlan** enables you to plan your space requirements before leasing a site. Simply enter your requirements and **RealExPlan** will help you size your site. You can also set ratios of space per employee in order to implement standards in your company.

Drag and Drop or Double-Click on the sites to compare them.

**Available Sites**

-   
green\_park\_office.site
-   
900\_houston.site
-   
5450\_blue\_road.site
-   
new\_site\_1.site

**Drag Sites Here To Compare**

  
front\_street\_conso\_1.site
 

Front Street Conso 1	
19,752ft <sup>2</sup>	
86ft <sup>2</sup> /person	

  
road\_town.site
 

Road Town	
46,656ft <sup>2</sup>	
111ft <sup>2</sup> /person	

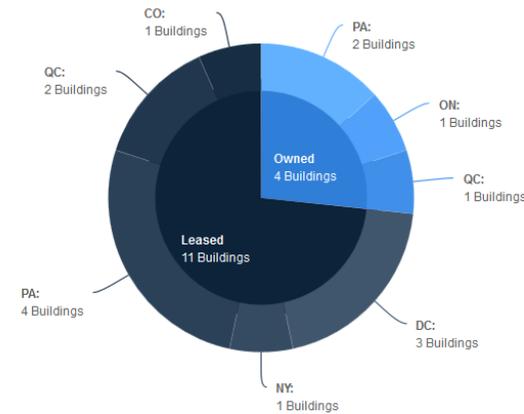
**Comparing Front Street Conso 1 WITH Road Town**

Front Street Conso 1		Road Town	
Type of Site:	Office	Type of Site:	Office
Open Offices:	170	Open Offices:	300
Closed Offices:	60	Closed Offices:	122
Meeting Room	Size	Meeting Room	Size
1	100 ft <sup>2</sup>	1	140 ft <sup>2</sup>
		2	120 ft <sup>2</sup>
		3	220 ft <sup>2</sup>
		4	100 ft <sup>2</sup>
<b>Total:</b>	100 ft <sup>2</sup>	<b>Total:</b>	580 ft <sup>2</sup>
Coffee Areas	2	Coffee Areas	4
Photocopy Rooms	2	Photocopy Rooms	4
Lobbies	1	Lobbies	1
Women Restroom	12	Women Restroom	21
Men Restroom	12	Men Restroom	21
Cafeteria	60	Cafeteria	140
Storage Areas	Size	Storage Areas	Size
1	200 ft <sup>2</sup>	1	400 ft <sup>2</sup>

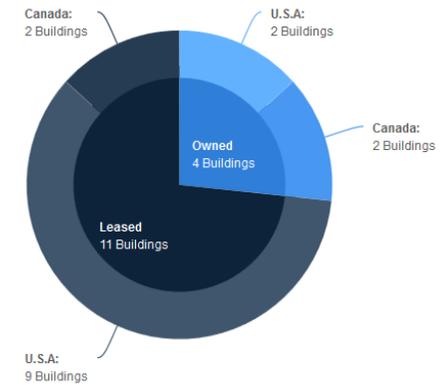
# Why RealExPlan?

Real estate management is a specialty by itself. Many organizations and companies that need to deal with real estate items such as leases and operational real estate budgets are not in the real estate industry. For many organizations and companies, the real estate portion is a non-core aspect, simply used as a necessity to host operations, yet they need to manage this reality, being at times tenants, at times landlords, sub-landlords, or owners, depending on each situation.

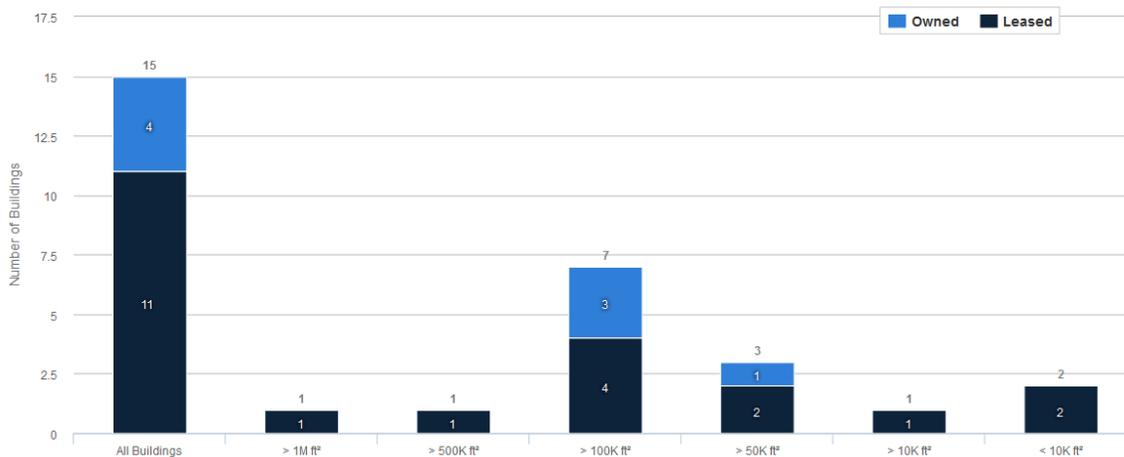
Breakdown of Owned/Leased Sites by State/Province



Breakdown of Owned/Leased Sites by Country



Breakdown of Buildings by Type and Size



There are many companies that make software and applications for the real estate industry specialists geared towards large owners and developers but few applications and tools for the non-real estate companies and organizations that need to manage their own real estate needs.

**RealExPlan** will provide user with tools to manage all real estate needs focusing primarily on lease management, real estate costs and space planning and optimization.

# Is RealExPlan For You?

We designed the **RealExPlan** application for companies and organizations that are not primarily in the real estate business, but that use various types of spaces/buildings for their operations. They have real estate needs but not the same as companies working as traditional real estate developers and managers. For these companies and organizations, the real estate is a necessity to host their operations, but it is not their primary focus. Still, there is a requirement for managing leases and budgets. This is where the **RealExPlan** application comes into play.

The screenshot displays the 'Create New Lease' interface in the RealExPlan application. The sidebar on the left shows a progress list with 'Rent Table' selected and marked with a green checkmark. The main area contains two tables for data entry.

**Table 1: Base Rent Periods**

year	From	To	Base Rent / m <sup>2</sup>	Apply Yearly Increase	%	Apply
1	09/01/2014	08/31/2015	\$ 19	<input type="checkbox"/>	<input type="text"/>	<input type="button" value="Apply"/>
2	09/01/2015	08/31/2016	\$ 19.57			
3	09/01/2016	08/31/2017	\$ 20.16			
4	09/01/2017	08/31/2018	\$ 20.76			
5	09/01/2018	08/31/2019	\$ 21.38			
6	09/01/2019	09/01/2020	\$ 22.03			

**Table 2: Cost Type Details**

Cost Type	Estimated Cost/m <sup>2</sup>	Annual Increase	Family Type	Admin Fee	
Cleaning Common area	\$ 0.00	0.0 %	Operating	0.0 %	<input type="checkbox"/>
Maintenance Common area	\$ 0.00	0.0 %	Operating	0.0 %	<input type="checkbox"/>
Landscaping Premises	\$ 0.00	0.0 %	Operating	0.0 %	<input type="checkbox"/>
Garbage Removal Premises	\$ 0.00	0.0 %	Operating	0.0 %	<input type="checkbox"/>
Capital Tax	\$ 0.00	0.0 %	Taxes	0.0 %	<input type="checkbox"/>

**Table 3: Rent Table Summary**

year	From	To	Base Rent	Operating	Taxes	Utilities	Total Rent / m <sup>2</sup>	Total Annual Rent
1	09/01/2014	08/31/2015	\$19.00	\$0.00	\$0.00	\$0.00	\$19.00	\$2,565,000.00
2	09/01/2015	08/31/2016	\$19.57	\$0.00	\$0.00	\$0.00	\$19.57	\$2,641,950.00
3	09/01/2016	08/31/2017	\$20.16	\$0.00	\$0.00	\$0.00	\$20.16	\$2,721,600.00

Footer: ExPlan Suite © 2010-2014 Almiranta Corporation. Licensed To: Company XYZ Ltd

## Key Features

- ✓ Lease Management of leases for owned and rented sites
- ✓ Manage all clauses such as lease terminations and renewals
- ✓ Manage renewals and options
- ✓ Calculate sublease recuperation
- ✓ Conduct space optimization, site comparison and site mergers, create what-if scenarios
- ✓ Audit lease management
- ✓ Create and manage property budgets
- ✓ Track security deposits as well as restoration obligations
- ✓ Manage taxes and municipal evaluations
- ✓ Generate custom as well as pre-formatted reports on cost expenses
- ✓ Create Benchmarks (cost per surface, cost per employee), benchmark group of properties
- ✓ Manage insurance costs
- ✓ Manage amendments
- ✓ Create repairs and maintenance requests
- ✓ Create a detailed organization chart
- ✓ Track lease changes with detailed lease log

## Productivity Tools

- ✓ Customizable Graphic User Interface (GUI)
- ✓ Give Specific Access to Users
- ✓ Flexible Dashboard
- ✓ Fully integrated with other ExPlan Suite modules
- ✓ Tenant Inducement Calculator for Leases
- ✓ Set reminders for important dates
- ✓ Cost per Occupant Calculator
- ✓ Internal Rate of Return (IRR) Calculator
- ✓ Net Present Value (NPV) Calculator
- ✓ Payback Calculator
- ✓ Custom Reports Creation
- ✓ Search Past Leases
- ✓ Space Planning Tools
- ✓ Site Comparison
- ✓ Merge Sites Tool for 'what-if' Scenarios
- ✓ Complete overall building/site report generator
- ✓ Complete portfolio report generator



**CapExPlan** allows you to streamline your capital expenditures requests. This allows users to create and submit capital expenditures requests, have them reviewed, commented, and approved or denied in no time.

**CapExPlan** will enable you to track your capital expenditures giving you a better overview of where your money is going and why, across your company and organization

# Benefits

Today, the vast majority of organizations and companies still rely heavily on simple spreadsheets and printed documents to plan, create and manage capital requests and capital expenditures. **CapExPlan** allows you to rapidly allocate capital and enable employees within your company to create detailed capital expenditure requests for approval. If Capital planning, approval and management is an essential part of your company or organization, then **CapExPlan** is for you.

## Save Time & Money

Save time and money by taking control over your capital expenses. **CapExPlan** allows you to save money by providing you with greater control over your capital expenses. From planning capital allocations to streamlining the authorization process and tracking progress, **CapExPlan** removes the obligation to print and sign multiple copies of capital expenditure requirements and authorization, and streamlines the entire process online, including cost overruns and escalations. This enables you to save time and work more strategically without the need for multiple spreadsheets.

### Capex Approval Process

**You are the originator of this Capex Request.**

<b>Capex Request Name:</b>	Roof replacement	<b>Type:</b>	Standalone Capex	<b>Date Submitted:</b>	10/23/2014	<b>Created By:</b>	John Smith
<b>Capex Amount:</b>	(CAD)\$240,000	<b>Business Unit:</b>	Fairview Mall	<b>Current status</b>	Pending approval	<a href="#">See summary</a>	

**The amount of this Capex Request ((CAD)\$240,000 ) Requires approval from the following people.**

Name	Title	Date Received	Date Approved	Status		
Fred Goss	CFO	10/23/2014	Pending	<input type="button" value="Approve"/> <input type="button" value="Disapprove"/>	<input type="button" value="Request Info"/>	<input type="button" value="Add Comment"/>

#### Approval Activity Log and Comments

**As the originator of this capex request, you have permission to to reply to and add comments during the whole approval process. [Make Comment](#)**

**RFA** - 10/23/2014 01:13:24 - Sent request for action to **Fred Goss** ( )

**+** - 10/23/2014 01:13:24 - **John Smith** ( ) Submitted this Capex Request to the approval process. "

# Why CapExPlan

The capital planning process is essential to many companies and organizations. From deciding where to allocate funds, to following the authorization process, and tracking actuals against initial budgets, the majority of organizations and companies still rely heavily on simple spreadsheets and printed documents. **CapExPlan** will streamline the entire process online, including cost overruns and escalations.

- ✓ Create capital expenditures requests, authorize the process according to company or organization policies, track the expense and conduct post mortems.

- ✓ **CapExPlan** includes a detailed customizable dashboard that enables you to see the capital expenditures status of our entire company

CapExPlan Interface - Capex Request: Chiller Replacement

Anticipated Project Start: 10/31/2014  
 Anticipated Project End: 12/01/2014  
 Anticipated Annual Savings:  Yes  No

Enter any estimated savings associated with this project  
**Current Anticipated Annual Savings: (CAD)\$5,000**

Savings Type	Reduction	Per	
Maintenance	(CAD)\$5,000	year	✗
Select	(CAD)\$	Select	Add Line Item

Anticipated Reduction in Energy:  Yes  No

Enter any estimated energy savings associated with this project  
**Current Anticipated Annual Energy Savings: (CAD)\$55,000**

Energy Type	Reduction	Units	Per	
Electric	55,000	(CAD)\$	year	✗
Select		Select	Select	Add Line Item

Detailed Information <- Previous      Next -> Grants

Dashboard

Alerts

- There are currently 0 capex requests waiting for your approval! [Go There](#)
- You have 1,000,000 in un-allocated funds for the year ending 2012. [Go There](#)
- You have 475,000 in un-allocated funds for the year ending 2013. [Go There](#)
- You have allocated all funds available to you for the year ending 2014.

Notepad: You can use this box to keep notes on anything you might need to jot down.

Capex Requests

The following capex requests are available for you to administer.

Type	Name	Date started	Description	Request amount	Business unit	Status
Standalone Capex	Roof replacement	10/23/2014	Replacement of ...	(CAD) \$240,000	Acme Co...airview Mall	Tracking
Standalone Capex	Chiller Replacement	10/23/2014	Purchase of a n...	(CAD) \$250,000	Acme Co...airview Mall	Tracking
Standalone Capex	test	10/18/2014	replacement mo...	\$10,000	Acme Co...Building 3/4	Approved

Forex Rates [Settings](#)

Conversion Currency: USD  
 Current Rates 10/23/2014

- CAD - 1.12 (1.1249)
- GBP - 0.62 (0.619)
- EUR - 0.78 (0.7836)

Launch Forex Calculator

Budgets

Group	Date	Description	Year	Units	Status
Eastern Portfolio	07/31/2014	Acme Corporation 2 / Eastern Portfolio	2015	2	Funds have been allocated 2015/2016 - (CAD)\$500,000 2016/2017 - (CAD)\$500,000
Production Group	07/31/2014	Acme Corporation 2 / West Portfolio / Production Group	2016	1	Funds have been allocated 2016/2017 - (CAD)\$100,000
Commercial Group	07/31/2014	Acme Corporation 2 / West Portfolio / Commercial Group	NA	0	No funds have been allocated to this business

## Key Features

- ✓ Create and manage capital all types of expenditures
- ✓ Complete capital expenditures approval process
- ✓ Create and manage different types of budgets
- ✓ Track expenses as well as budgetary process
- ✓ Allow for project pause and re-approval in case of cost overrun
- ✓ Produce multiple reports on actual expenditures, budgeted amounts
- ✓ Create and define expenditure approval policies and limits
- ✓ Produce benchmarks on capital costs
- ✓ Manage priority Levels
- ✓ Track ongoing projects

## Productivity Tools

- ✓ Customizable dashboard
- ✓ Control pad for approval of capital expenditures
- ✓ Ability to escalate over budget expenses
- ✓ Customizable Graphic User Interface (GUI)
- ✓ Investment options evaluator
- ✓ Track savings
- ✓ Various calculators (NPV, ROI, IRR, Payback)
- ✓ Organizational chart creation tool
- ✓ Integration with other ExPlan Suite modules



At Almiranta, we focus on creating powerful, practical, and affordable software that produce tangible benefits to companies and organizations, helping them become more efficient by streamlining and organizing daily workflow activities.

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Bonifacio Global City, Taguig  
Metro Manila 1632, Philippines

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Download or print the help manuals at **[www.almiranta.com/downloads](http://www.almiranta.com/downloads)**