









PROPERTY INFORMATION POWER PLATFORM The Microsoft Cloud for Real estate

The Product

<u>5</u> <u>F</u> <u>I</u> <u>P</u> <u>S</u> <u>R</u> <u>M</u> <u>A</u> <u>L</u>

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PROPERTY INFORMATION POWER PLATFORM



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Key clients to date

"We have been thrilled to partner with Build-Apps on our digital journey. Their support has fast-tracked the GBCA's digital opportunities & substantially improved our progress in this area."

Davina Rooney, Chief Executive Officer, GBCA

AU\$42b Portfolio

608k Assets Analysed

98m sq metres / 1bn Square feet

Statistics to date



<u>5</u> <u>E</u> <u>I</u> <u>P</u> <u>S</u> <u>R</u> <u>M</u> <u>A</u> <u>L</u>





PIPP.A

Each data table is intrinsically linked providing 360-degree view of your **Dataverse**





Project & Assets Management Using AI & ML for data flow

Sustainability & ESG Patented UNSOG's mapping difference on the other of the other (MARCHART OF THE OTHER OF



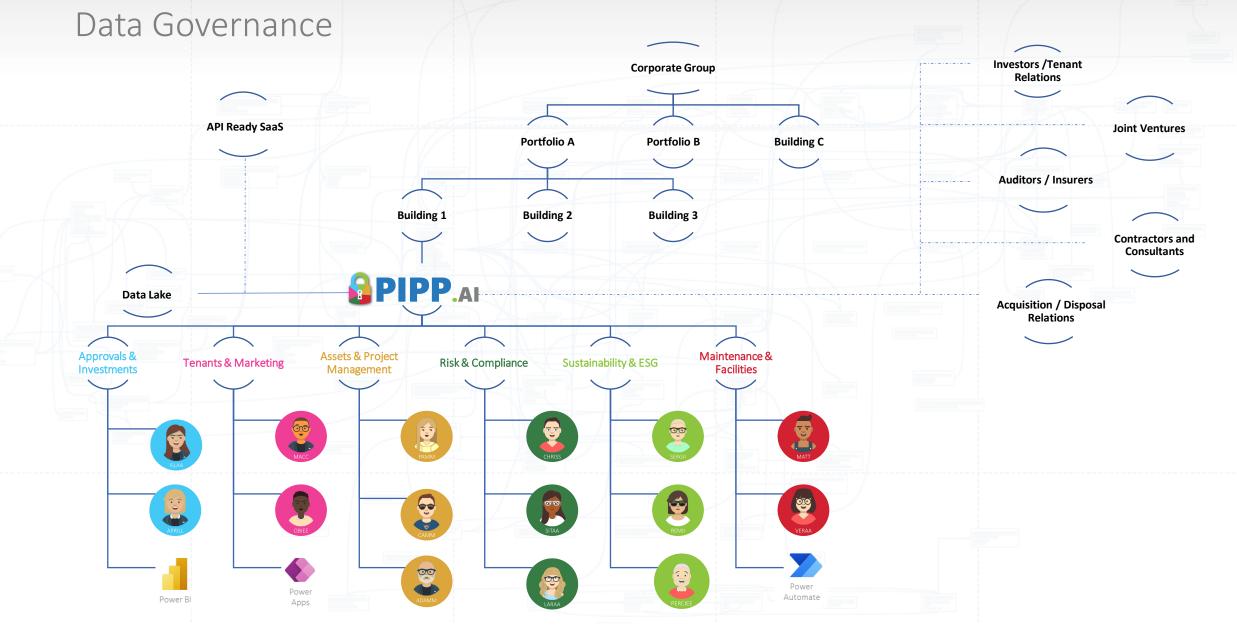
Tenants & Marketing Integrated collateral database







<u>5</u> <u>F</u> <u>I</u> <u>P</u> <u>S</u> <u>R</u> <u>M</u> <u>A</u> <u>L</u>

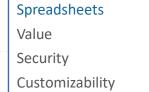


Evolution of data management

 $\star\star\star$

★☆☆

 $\star\star\star$



Have thousands of spreadsheets scattered across various locations, with no security or governance. Spreadsheet don't talk to each other, and the initial creator left no guidance.

Custom enterprise softwareValue★☆☆

Security Customizability Spent hundreds of millions of capital with software development teams which takes 5+ years and offers very little value as can't interoperate with other software

SaaS – Software as a Service

 $\star\star\star\star$

Value★★★Security★☆☆Customizability★★☆

Have hundreds of "PropTech" SaaS tools all fighting to gain access to your data. Endless logins and security risks are created as you no longer have data access control or stewardship.

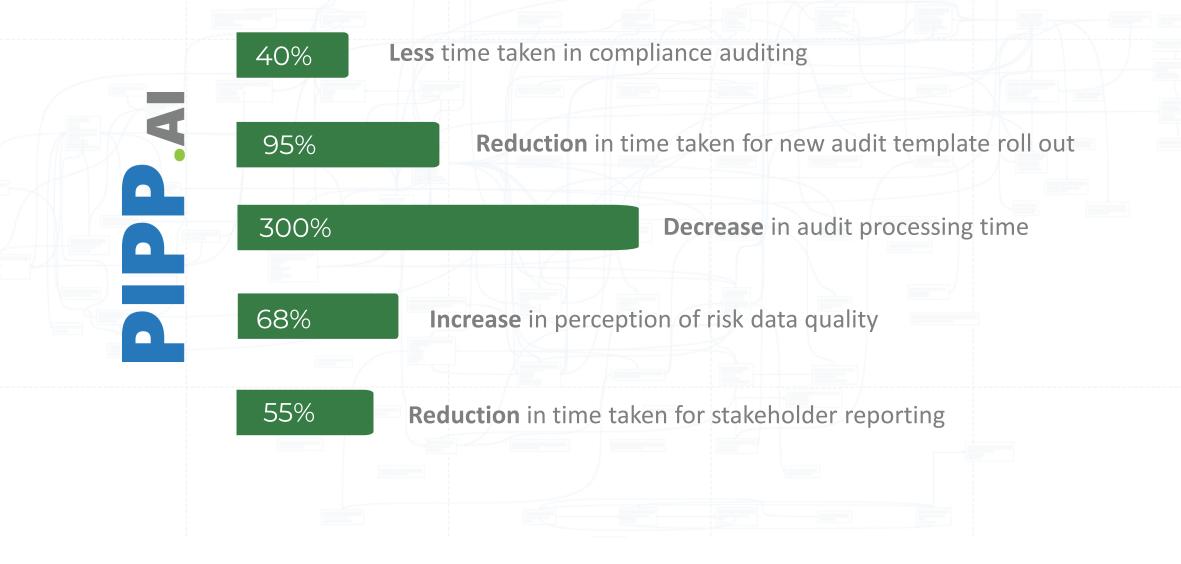
APaaS – Apps for a Platform as a Service



Created data democracy with a single Independent data layer on your platform of choice. Free to Build Apps yourself or buy ready made applications from integrated software vendors. 🙁 🕘 🙆 🌔

Microsoft AppSour

Customer Value: Risk & Compliance



Risk & Compliance



Meet our Apps



CHRISS

Compliance Hazards, Risk, Inclusivity & Security Systemizer

CHRISS can manage & oversee all operational hazard and risk possibilities across all properties in one central place. From onsite sign-in procedures to roof access permits, Modern Slavery compliance to insurance details cross checks CHRISS is flexible to allow any risk related Q&A forms to be systematically databased.

CHRISS is a risk & hazard compliance system constructed to assist in the development and implementation of a proactive approach to health and safety. Designed to create an ongoing exchange of information with building occupants, CHRISS ensures equal representation of all health and safety matters.

CHRISS – Case Use



Want to know who and when every visitor enters every property you own whilst also checking they have the required insurances? Just ask CHRISS

Want to issue O&Hs paperless surveys to visitors and contractors whilst also triggering approvals for the responses when required? Just ask CHRISS

Want to track all incidents and near misses across your entire portfolio ensuring adequate future preventative steps are documented?

Just ask CHRISS



CHRISS Key tables

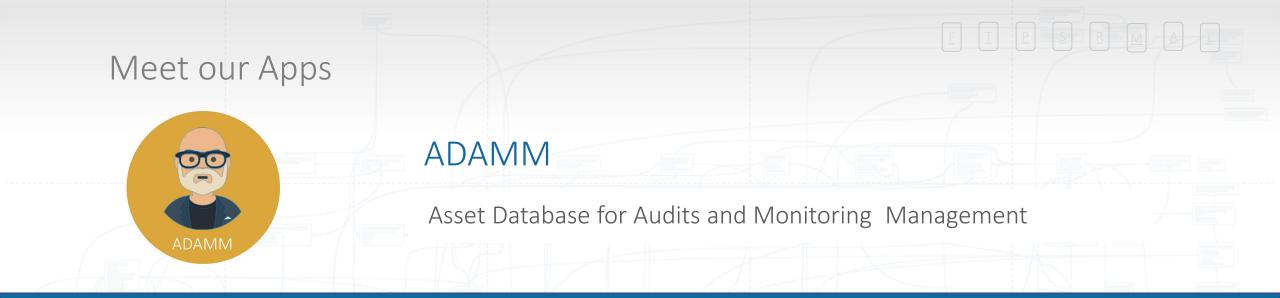
- Properties
- Teams
- Risk Survey Types
 - Contractor PI & PL
 - Modern Slavery
 - Roof Access
 - Hot works
 - Etc.
- Risk Survey Questions
- Risk Survey Responses
- Risk Survey Approvals
- Site Visitors

following Questions work for potential re hazards: enclosed equipment: N/A moved or shielded from sparks N/A ction disabled to eliminate false trip.				
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rmal automatic mode and valve open			*Ame	ntion
N/A				
(e.g. building structures, equipment, du	cts, cable trays, etc.)above and bel	ow where possible	1Atte	ntion
N/A				
side of walls relocated or protected.			*Atte	ntion
agent required to be notified			*Ama	ation
	side of walls relocated or protected.			

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Primary Tables			Contractor	Bectrical Safety Inspection Report	Electrical Equipm.	Are all cord, cable and raceway connectio	Yes or No	No	•
O CHRISS			Contractor	Bectrical Safety Inspection Report	Bectrical Equipm	Are all disconnecting switches and circuit	Yes or No	Ino Ino	۲
Companies			Contractor	Electrical Safety Inspection Report	Electrical Equipm	Are all electrical moreasys and enclosures	Yes or No	IN No.	
Properties			Contractor	Bectrical Safety Impection Report	Electrical Equipm	Are all energized parts of electrical circuits	Yes or No	No	
Toars Toars Toars Toars Toars			Contractor	Bectrical Safety Inspection Report	Bectrical Equipm	Are all temporary circuits protected by sui .	Yes or No	No	
incident reports			Contractor	Dectrical Safety Impectices Report	Dectrical Equipm	Are all unused openings (including conduct.	Yes or No	No	
Risk Survey Data			Contractor	Dectrical Safety Inspection Report	Bectrical Equipm.	Are clamps or other securing means provi .	Yes or No	No	
III Survey Type			Contractor	Bectrical Safety Inspection Report	Electrical Equipm	Are disconnecting means always opened	Yes or No	No No	
Survey Questions			Contractor	Dectrical Safety Impection Report	Bectrical Equipm	Are disconnecting switches for electrical	Yes or No	No	
Survey Approvals			Contractor	Bectrical Safety Inspection Report	Bectrical Equipm	Are electrical appliances such as vacuum c	Yes or No	No	
P Response Custom	o.,		Contractor	Bectrical Safety Inspection Report	Dectrical Equipm	Are electrical enclosures such as switches,	Yes or No.	• No	
Visitor Data			Contractor	Electrical Safety Inspection Report	Bectrical Equipm	Are electrical installations not in hazardou	Yes or No	No	
Voits			Contractor	Bectrical Safety Inspection Report	Electrical Equipm	Are exposed wiring and conds with Trayed	Yes or No	10 No	
De Vaiton			Contractor	Bectrical Safety Inspection Report	Bectrical Equipm.	Are fieldble cords and cables free of splice	Yes or No	No.	
			Contractor	Electrical Safety Inspection Report	Bectrical Equipm	Are ground-fault circuit intempters install	Yes or No	No	
			Contractor	Bectrical Safety Inspection Report	Electrical Equipm	Are metal measuring tapes, ropes, hand-li.	Yes or No	• No	
			Contractor	Bectrical Safety Inspection Report	Electrical Equipm	Are multiple plug adapters prohibited?	Yes or No	No No	





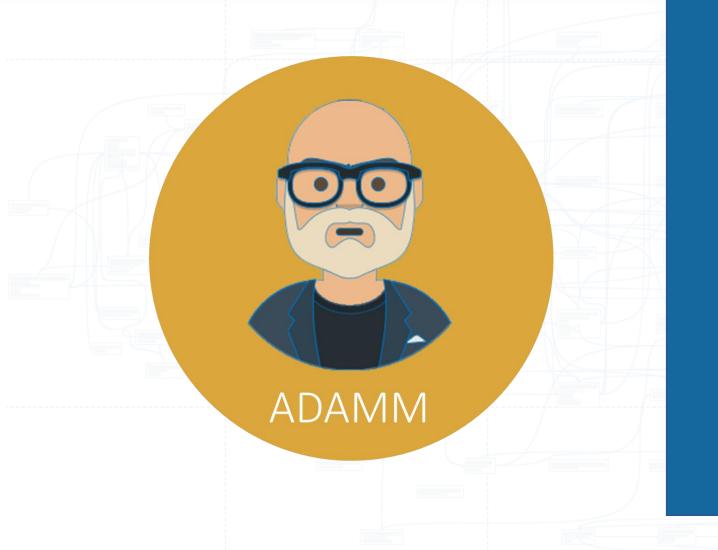


ADAMM is the father of the Build-Apps PIPP.AI suite of Apps, he holds the core data on your portfolio.

ADAMM enable REITS and property portfolio owners to build structured data about their assets to enable CapEx and OpEx forecasting with in strategic thinking.

ADAMM is essential for assisting property professionals manage assets, audits and maintenance monitoring as well as optimize performance and develop strategic improvement plans. ADAMM has been created as a Microsoft 365 Power App and can be accessed securely allowing review and edit functions on any device with an internet connection. ADAMM allows portfolio owners to log and share portfolio-wide asset history of real performance. ADAMM is fully customizable to the clients' working requirements and personal preferences. This includes the user interface and appearance when viewing the database as well as the input fields. This allows ADAMM to effectively provide the most accurate and useful

ADAMM – Case Use



Need to create an asset register or AIM (Asset information model) which automatically generates a lifecycle model? Just ask ADAMM

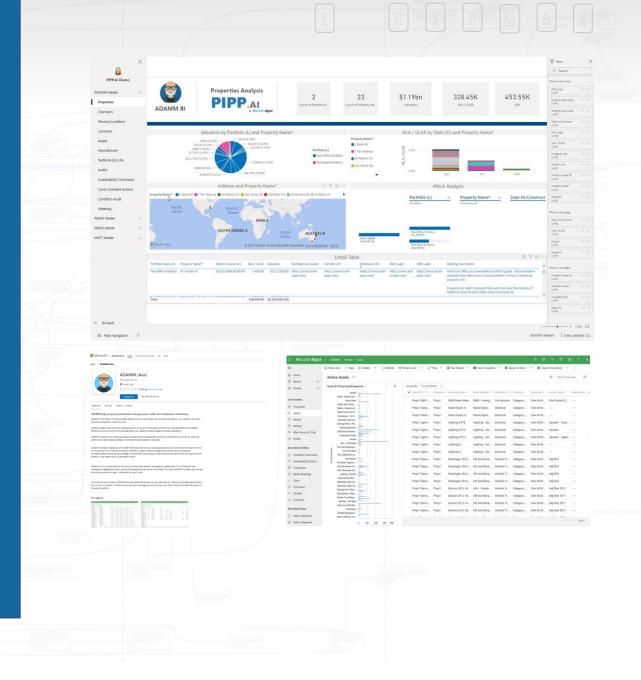
Trying to manage asset condition comments across your portfolio which automatically generate a CapEx Schedule? Just ask ADAMM

Need to onboard new staff quickly & give them a one-stop shop for all information they need to know about a property? Just ask ADAMM



ADAMM key tables

- Portfolios
- Properties
- Teams
- Overviews
- Assets
- Asset Category & Lifecycle
- Tenancies / Functional Locations
- AHAC
- Meters
- Maintenance Contracts
 - plus others

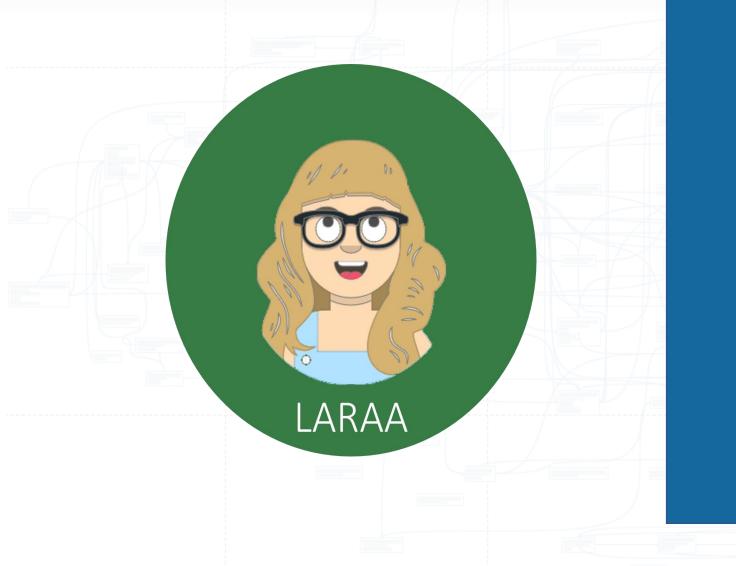




LARAA has been developed to help you manage Legionella and other water related risks in your building and ensure the safety of your staff, customers, visitors and neighbours.

LARAA will evaluate your building's baseline risk profile according to the building type and features, use type and patterns, occupant demographics, and the types of water systems present. A thorough review of building plans and other information, along with an on-site inspection of water systems, will identify specific sources of potential risk. Along with an extensive set of photos and notes on each waterassociated asset inspected, LARAA will allow you to view a breakdown of the extent and causes of risk, and specific instructions, including budget estimates, for eliminating or minimizing each risk.

LARAA – Case Use



Want to demonstrate compliance with relevant health requirements in regards treatment and monitoring of water sources? Just ask LARAA

Want to cover any risk exposure in regards outbreaks of water borne disease such legionnaires disease? Just ask LARAA

Want to track low water usage areas and trigger workflows when water sources may be starting to stagnate?

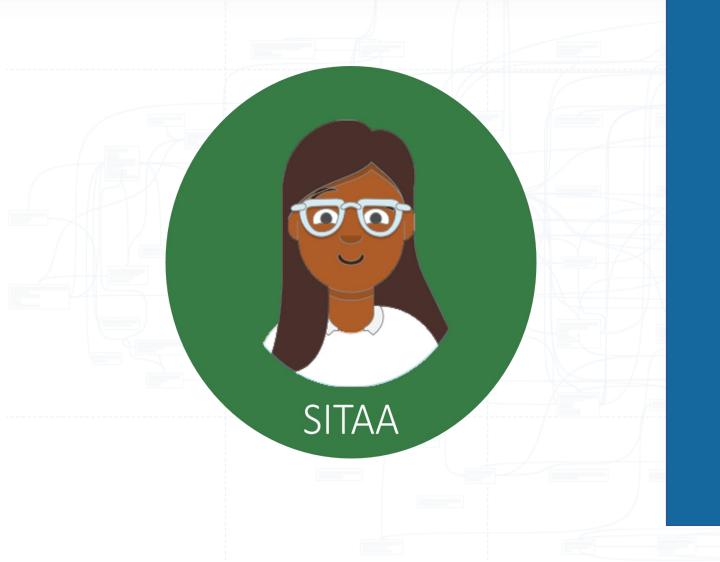
Just ask LARAA



SITAA looks after both manual and automated cyber security elements of the technology deployed on the portfolio. She assists with the on-boarding of new ICT vendors to ensure cybersecurity policies are complied with during procurement and setup.

SITAA can also use a gateway SNMP to sniff the network and create a digital map of all network infrastructure, logging both the initial state and then any changes to that state ongoing. She collates agent data from platforms such as Rapid7 via API's. SITAA stores audit logs in detail but summarises up for high-level view. Her purpose is to provide a summary of network topology per building and flag any high risk issues across the portfolio.

SITAA – Case Use



Want to store sensitive data and API keys in a standard SQL Server cell level encryption and audit who views the passwords? Just ask SITAA

Want to store finding of physical and virtual cybersecurity inspections whilst ensuring improvement measures are actioned? Just ask SITAA

Want to understand what SaaS is used across your entire portfolio and have a digitised vendor onboarding process? Just ask SITAA









ADAMM

Asset Database for Audits and Monitoring Management

ADAMM is essential for assisting property professionals to manage assets and asset audits to optimize performance and develop strategic improvement plans based on real data.

PAMM

Project Administration Matrix Manager

PAMM is a repository for all projects undertaken across the property portfolio. Creates an easy to view snapshot of all the diverse, cross department projects and reports on CAPEX spend.

SERGII

Social, Environmental, Resilience, Governance Indices Improver

SERGII maintains data on how your business is tracking in terms of sustainability and takes care of all data relating to the social, environmental, resilience and governance (ESG) aspects.

CHRISS

Compliance Hazards, Risk, Inclusivity & Security Systemizer

CHRISS offers a proactive approach to risk management and risk mitigation. Creates an exchange with building occupants, prioritizing inclusivity, ensuring wide representation on OH&S matters.









MATT

Maintenance Activity Task Tracker

MATT provides an up-to-date inventory on asset maintenance and collates an accurate record of the works and improvements carried out within a property portfolio.

ISLAA

Investments Surveys Leases Adjustments and Annuities

ISLAA provides an overview of the financial model and leases across a portfolio. It can be used by landlord or tenant and creates a clear place to track and understand the investment made and the potential returns.

MACC

Marketing and Advertising Collateral Collector

MACC loves to play with marketing and advertising information. From key facts and statements on individual properties to creating a curated and perfectly leasing portfolio image library.

CAMM

Commissioning Activity Matrix Manager

CAMM provides a holistic management system for the commissioning of building services within a property portfolio. Ensures the client intent is maintained and allows password access to contractors.







REMII

Real-time Enterprise Metering with Integrated Intelligence

REMII enables real-time analysis of energy use per building across the entire property portfolio to develop and implement strategies to achieve energy and water targets.

LARAA

Legionella and Associated Risk Analysis Assessor

LARAA evaluates baseline risk profiles of Legionella according to a building's type, features and use patterns. Provides analysis of risk elimination measures including specific instructions and budget.

VERAA

Vertical Transport Entrapment and Risk Analysis Assessor

VERAA creates a single source of truth for all vertical transport systems in the portfolio. Incident reporting and lift KPIs can be uploaded to maintain a live analysis of all VT performance.

OBIEE

Other Building Information Enterprise Evaluator

OBIEE creates a comprehensive property investment database of all questions and issues arising around a building allowing analytics of potential investments, while collating data across industry to determine the quality of the space.









BARRIEE

Building Annotation Real-time Recording and Interoperability Exchange Examiner

BARRIEE translates languages for CFM, Digital Twins, BIM and BMS to ensure a record copy of information is kept centrally. Easy to understand dashboards give mapping and data transparency.

SITAA

Security of Information & Technology Analytical Assessor

SITAA aims is crack down on cyber security managing endpoints and API integration to ensure data is the creation of a data democracy keeps ICT teams happy with the level of security auditing undertaken.

APRILL

Approvals, Procedures, Responses, Insights and Leverage Ledger

APRILL is the C-Suites of a large portfolios best friend. Creating sign off gates and approvals required for every of development through Inception, Conversion, Delivery and into Operations.

PERCIEE

Product Evaluator for Resource Costs Impacts and Embodied Carbon

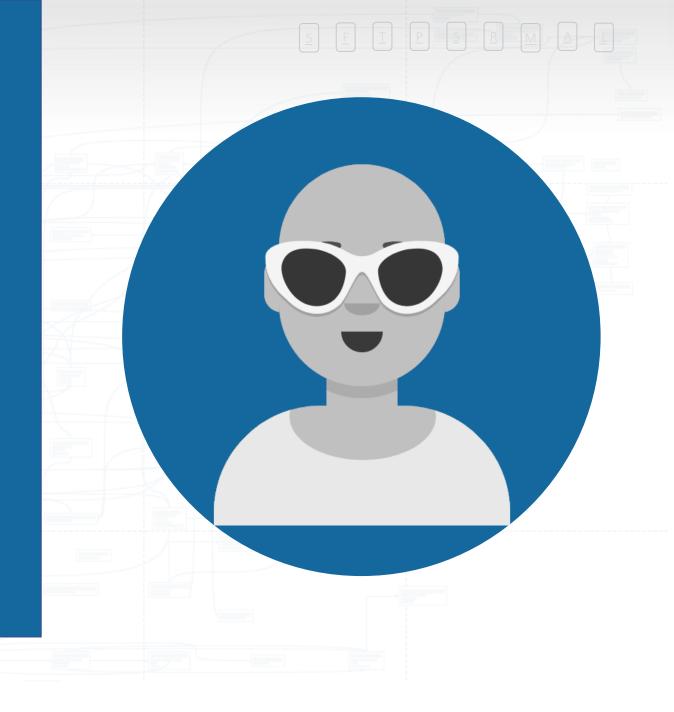
PERCIEE helps ensure both developments and operations are ethically and responsibly choosing the right products. His knowledge of EPDs and open data nature means he is continuously learning.

Custom Apps

Let us know what you need; we are always looking for new family members to adopt if you have an idea!

We want to hear about it.

If you want to develop your own internal apps to talk to PIPP.AI that's also fine.



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