

# actesy in the real estate letter Exporeal Special from 04.10.2019 (1/2)



St. Gallen, 04. October 2019

**After a holding period of approx. five to ten years, the main capital appreciation measures have been implemented, vacancy eliminated and rental income adjusted accordingly. Further increases in value are often no longer to be expected. This well-maintained and professionally prepared portfolio is therefore ideally suited for sale to a larger investor. Demand for well-prepared residential real estate portfolios has remained high for many years, and we expect it to continue to rise in view of current developments. The fund management is constantly monitoring the markets. If the timing seems favourable, it can be sold successfully. Otherwise, the investor will continue to benefit from the high current distribution until the optimum sale date. This degree of freedom has been very successfully implemented in all funds designed by PI for the benefit of investors.**

Integrated data and program management for real estate Linking accounting, real estate management and technology

Hardly any other industry uses as many different computer programs as the real estate industry. In addition to the central accounting functions, the focus is on solutions for contract management, facility management and staff deployment planning. However, technical applications for building management and the maintenance of heating systems are also in daily use. The problem is that the programs are difficult to link together. Nowhere is the need for integration more pronounced than in the real estate sector. This is where actesy from St. Gallen comes in.

Anyone who deals with real estate management must combine a wide variety of disciplines: Accounting, controlling, contract management, building management, project management, technical application and

communication. However, the problem for managers in the real estate industry is that they have to combine completely different applications into a meaningful business process.

This is seldom successful, because the applications in the real estate industry are as diverse as the task area itself. There is practically no holistic view of the range of tasks. This is why every company must reinvent the IT infrastructure for itself and its business processes. Most integration projects fail because isolated solutions can be connected.

This is exactly where the startup actesy from St. Gallen can help with its disruptive and innovative approach. Instead of building separate interfaces for application integration for each company – as is usual with system houses – actesy has built the actesy Metadata Framework, a framework software in which practically any software – whether individually programmed or taken over from a standard provider – can be integrated. The motto is “Preserve what has been tried and tested and add something new or develop something new”.

The clou: the integration can be achieved on user level as well as on data and application level. The actesy Metadata Framework takes data and functions from all common computer programs and combines them into new business processes according to individual requirements. More than 250 adaptors with which data and function calls can be made have already been implemented in the actesy Metadata Framework. This covers practically all common business applications and standardized interfaces. Even tables from Microsoft Excel can be integrated into a new application scenario without programming knowledge.



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The advantage for users: the actesy solution can be configured by any IT expert after a short training period. Thus the dependence on system houses decreases, while at the same time greatest possible flexibility for the development of own business processes is given. Even more: Based on the actesy metadata framework, specialized standard applications have been developed in the meantime, with which, for example, the integration of Excel calculation tables is possible. With actesy Rights Management a uniform user administration can also be implemented in heterogeneous environments. Further solutions for individual invoicing (e-invoices), process validation and preference billing complete the portfolio.

However, the decisive advantage for real estate managers is that they can also integrate technical applications into the business management solutions. Mobile applications or cloud services can also be integrated into a uniform infrastructure without any problems. actesy can do even more: With the integration of data and applications, it is also possible to design uniform business processes and workflows. This means that companies can define individual process steps that are processed automatically. In this way, even complex tasks for which several applications are used can be automated in a uniform view.



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