Release Notes

Real Estate Manager

Version 26.2.1

Document Information

Notices

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This guide is designed to help you to use the Real Estate Manager applications effectively and efficiently. All data shown in graphics are provided as examples only. The example companies and calculations herein are fictitious. No association with any real company or organization is intended or should be inferred.

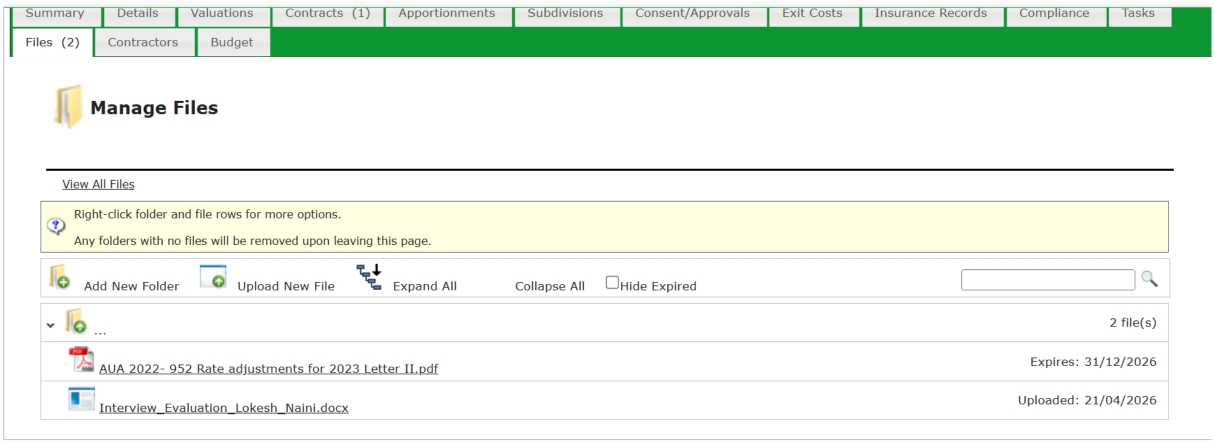
Contents

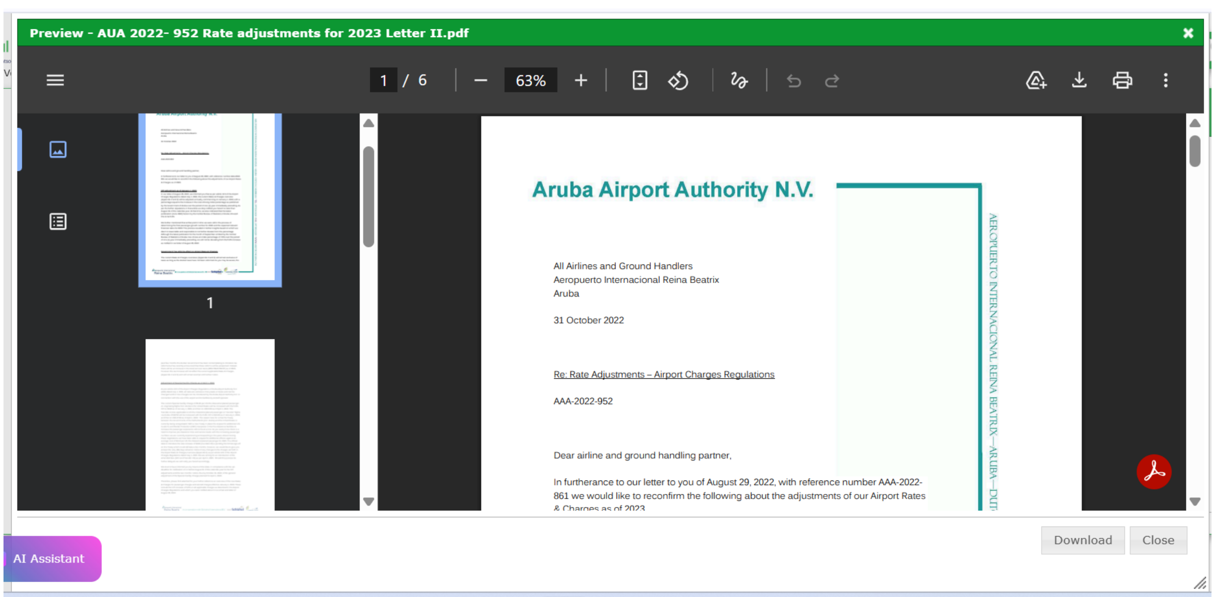
26.2.1 Release Notes

Enhancements

In-app File Viewing in Real Estate Manager

Users can now open supported documents directly inside Real Estate Manager from the **Files** section. Instead of downloading first, clicking a file launches an **in-app modal / full-screen viewer** so users can read and scroll through document contents without leaving the application and making it faster to review and validate supporting documentation.



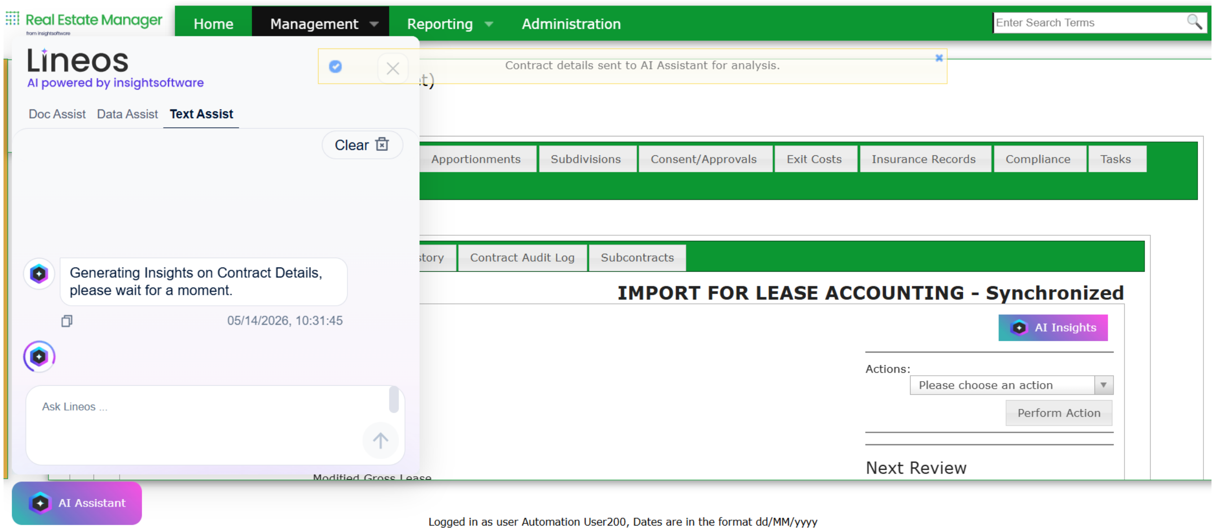


AI Insight Added to the Contract and Asset Page

Users can now open AI Insight from the **Contract** page and the **Asset** page. When they click the **AI Insight** button it reads the data on the screen so users can ask questions and get answers without leaving the page.

AI Insight is a helper inside the product that looks at the data on the page the user is viewing and answers questions about it.

You click the AI Insight button and an AI window opens. It uses the page you are on as the context so you can ask things like what this contract includes or what the key numbers are for this asset and get an answer without leaving the screen.



Archive Contract Action Disabled while Contract Changes are Pending Approval or LAM Sync

Previously, a contract could be archived while it was still going through approvals or waiting to sync to LAM. This included states such as pending Real Estate approval, pending Accounting approval, or waiting for the LAM sync. If a contract was archived during this time, approvers and the sync process could no longer access it. This could result in status mismatches between Real Estate Manager and LAM.

With this change, the Archive Contract option is no longer available while a contract has Day 2 changes and is still in an active workflow. Users will only be able to archive the contract once all approvals are complete and the sync to LAM has finished. This prevents contracts from being archived mid process and helps keep Real Estate Manager and LAM consistently aligned.

Termination Cost Improvements (Real Estate Manager)

Real Estate Manager now surfaces **Total Termination Cost** directly on the **Terminated Contract** page and makes it available as a selectable field in **Custom Reports** (Contract data source), helping admins quickly understand and report on the financial impact of contract terminations.

REPIW Import now Enforces Mandatory Field Validation to Prevent Data Issues and Downstream Failures

Previously, REPIW contract imports could succeed even when mandatory fields were missing. This resulted in blank values being saved in the database, which later caused Real Estate Manager failures.

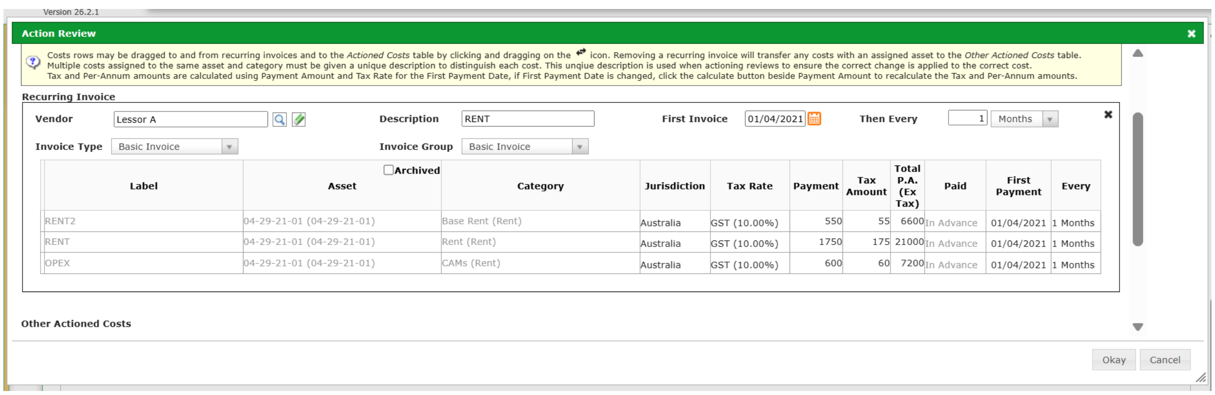
In some cases, these issues surfaced much later and with unclear error messages, including a production incident that impacted user logins.

With this improvement, REPIW now validates required fields during import and stops the process if any are missing. Clear, field level validation messages are shown so issues can be corrected immediately. Mandatory fields now enforced include Payment Frequency, Repayment or Payment Pattern, Review State, Repayment Mode, Contract Start, and Start of Payment Period, along with other key contract and asset fields. This prevents bad data from entering Real Estate Manager and reduces the risk of downstream failures, improving overall system stability and reliability for users.

Safer Lease Variations for Fixed Market and CPI Reviews

Previously, during certain rent review types, users could change cost line item details that were not meant to change. This included fields such as Label, Asset, Cost Category, and whether the cost was paid in advance or in arrears. Changing these structural details during Fixed Amount, Fixed Percentage, Market Review, or CPI reviews could lead to invoice mismatches and unexpected errors later.

With this update, those fields are now read only for these review types, so users can focus only on updating the amount or rate as intended. This helps keep lease data aligned with existing invoices and prevents downstream issues. When Cost Adjustment is selected, these fields remain editable, allowing full flexibility where it is required.



Bug Fixes

More accurate Contract Expiry Dates on the New Contract Page

We fixed an issue where the contract expiry header (and the Expired = Yes filter under Contract Management) could show the wrong expiry date. Expiry is now calculated correctly based on the last exercised renewal option (ignoring options that weren't exercised), and if an open-ended/month-to-month option is exercised, the contract is treated as non-expiring and the expiry date is left blank.

Search contracts

Showing 1-10 of 1129 records

Select Columns | Download | AI Insights

Contract	Schedule Number	Contract Type	Lease Sync Status	Start	Expiry	Current Cost
REM-1748-43803 Receivable Contract	REM-1748-43803 Receivable Contract	REM 1748 Receivable Contract	Not Lease Accounting Significant	01/01/2024	31/12/2024	$1,476.00 AUD
REM-43292-2	REM-43292-2	Real Estate Expenditure Lease	Not Lease Accounting Significant	01/01/2024	30/06/2026	$19,200.00 AUD
04-28-21-01	04-28-21-01	Real Estate Lease	Synchronized	01/01/2021		$20,400.00 AUD
04-29-21-01	04-29-21-01	Real Estate Lease	No Lease Accounting Readiness Reviews	01/01/2021		$34,800.00 AUD
1191_qa_5	1191_qa_5	Real Estate Lease	No Lease Accounting Readiness Reviews	01/01/2022	31/12/2024	$12,000.00 AUD