



Release Notes

Real Estate Manager

Version 26.1



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.



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26.1 Release Notes

New Features

Bulk Import Enhancements

Real Estate Manager introduces major improvements to the bulk import template (REPIW), making it easier for users to import complex asset and contract data structures. The changes address key limitations in previous versions and reduce manual work, improve data accuracy, and support real-world portfolio structures.

The enhanced bulk import feature in Real Estate Manager now supports more complex asset and contract structures. Users can:

- Import asset-level details only for all ownership types (owned, mixed, payable).
- Link multiple contracts (Lease Accounting Significant and Non-Lease Accounting Significant) to a single asset.
- Import assets and contracts with parent-child relationships for all ownership types.

Changes to the Bulk Import Template

Contract Reference Number Made Optional

- Previously, this field was **mandatory** in the asset details tab.
- Now **optional**, allowing users to import assets without linked contracts.
- In the REPIW template, the column color is changed to white to indicate the field is no longer required.

New Column Added: "Parent Reference No"

- This column allows users to define **parent-child relationships** between assets. Example: A building (parent) can have floors or units (children).
- Enables creation of **hierarchical asset structures** during import.

Support for Multiple Contracts per Asset

- The template now allows users to link more than one contract to a single asset.
- Useful for scenarios such as:
 - Multiple tenants in one property.
 - Different contract types (e.g., lease and service) for the same asset.

How to Use the New Template

Importing Parent and Child Assets Together

- Add the parent asset first in the template.
- For each child asset, enter the parent asset's reference number in the **Parent Reference No** field.

Importing Owned Assets Without Contracts

- Fill in the asset details only.
- Leave the contract reference number blank in the asset tab.
- No need to update Contract or Review information.

Linking Multiple Contracts

- Add multiple rows for the same asset with different contract details.
- Ensure only one contract is marked as Lease Accounting Significant, as Real Estate Manager validation does not allow multiple Lease Accounting Significant contracts for a single asset.

For Parent Child Relationship and Asset only imports

Contract Reference Number	Parent Reference No	Property Reference Number
REPIW-TEST-1		REPIW-TEST-1
REPIW-TEST-2		REPIW-TEST-2
REPIW-TEST-3		REPIW-TEST-3
REPIW-TEST-4		REPIW-TEST-4
REPIW-TEST-5		REPIW-TEST-5
		Asset Only-1
		Asset Only-2
REPIW-TEST-1.1	REPIW-TEST-1	REPIW-TEST-1.1
REPIW-TEST-2.1	REPIW-TEST-1	REPIW-TEST-2.1

For Multiple Contracts linked to a single asset

Contract Reference Number	Contract Direction	Contract Category	Contract SubCategory
REPIW-TEST-1	Payable	Lease	Real Estate Lease
REPIW-TEST-2	Payable	Lease	Real Estate Lease
REPIW-TEST-3	Payable	Lease	Real Estate Lease
REPIW-TEST-3.1	Payable	Non-Lease	Expenditure
REPIW-TEST-3.2	Payable	Non-Lease	Expenditure
REPIW-TEST-3.3	Payable	Non-Lease	Expenditure

Contract Reference Number	Parent Reference No	Property Reference Number
REPIW-TEST-1		REPIW-TEST-1
REPIW-TEST-2		REPIW-TEST-2
REPIW-TEST-3		REPIW-TEST-3
REPIW-TEST-3.1		REPIW-TEST-3
REPIW-TEST-3.2		REPIW-TEST-3

For more details refer to the [Bulk Import Template](#) user guide.

New Contracts Page

Real Estate Manager now includes a redesigned Contracts page that provides a complete view of all contracts in one place. This page streamlines contract management and improves efficiency.

Enhanced Filtering

- Added a collapsible **filter** panel for quick and easy filtering.
- Filters include: Direction, Termination Status, Expiry, Archive Status, Asset Location, Vendor, Asset Status, Contract Type, Business Units, Legal Entities, and Lease Sync Status.
- Users can collapse or expand the panel to maximize space for the contracts table.

Customizable Column Layout

- **Column Selector:** Users can show or hide columns, reorder them, and save the layout as default.
- Additional columns now available: Cost per Area P.A., Direction, Holdover, Month-to-Month, Overdue Critical Dates, Upcoming Critical Dates (≤180 days).

Improved Navigation and Export

- **Sorting and Pagination:** Users can sort by any column and navigate large datasets easily.
- **Download to CSV:** Users can export filtered or unfiltered contract lists.

AI-Powered Insights

- Added **AI Insight** button with Lineos logo on the Contracts page.
- Clicking the button sends visible contract data to the AI Assistant for analysis.
- Users can view insights and ask follow-up questions directly in the **Data Assist** tab.

Asset Name	Asset Reference No.	Contract	Schedule Number	Contract Type	Lease Sync Status	Start	Expiry	Current Cost
REM-1748-43803	REM-1748-43803	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	REM-43292-2	REM-43292-2	Real Estate Expenditure Lease	Not Lease Accounting Significant	01/01/2024	31/12/2024	\$11,000.00 AUD
04-28-21-01	04-28-21-01	04-28-21-01	04-28-21-01	Real Estate Lease	No Lease Accounting Readiness Reviews	01/01/2021	31/12/2022	\$387,864.00 AUD
04-29-21-01	04-29-21-01	04-29-21-01	04-29-21-01	Real Estate Lease	No Lease Accounting Readiness Reviews	01/01/2021	31/12/2021	\$387,864.00 AUD
1191_qa_5	1191_qa_5	1191_qa_5	1191_qa_5	Real Estate Lease	No Lease Accounting Readiness Reviews	01/01/2022	31/12/2024	\$12,000.00 AUD
1386_qa_5	1386_qa_5	1386_qa_5	1386_qa_5	Real Estate Lease	No Lease Accounting Readiness Reviews	01/01/2022	31/12/2024	\$12,000.00 AUD

Select Columns ✕

Drag anywhere on a row to reorder. Toggle checkboxes to show or hide.

- Asset Name
- Asset Reference No.
- Contract
- Schedule Number
- Contract Type
- Lease Sync Status
- Start
- Expiry
- Current Cost
- Cost per Area P.A.
- Direction
- Holdover
- Month-to-Month

Save as Default Apply Reset Cancel

Lease Sync Status	Start
Lease Accounting Significant	01/01/2024
Lease Accounting Significant	01/01/2024
Lease Accounting Readiness Reviews	01/01/2021
Lease Accounting Readiness Reviews	01/01/2021
Lease Accounting Readiness Reviews	01/01/2022
Lease Accounting Readiness Reviews	01/01/2022
Lease Accounting Readiness Reviews	01/01/2022
Lease Accounting Readiness Reviews	01/01/2022
Lease Accounting Readiness Reviews	01/01/2015
Lease Accounting Readiness Reviews	01/01/2015


First Previous 1



Lineos

AI powered by insightsoftware

Doc Assist **Data Assist**

Clear 

Find me the top 3 contract with the highest current cost?



Top 3 Contracts by Highest Current Cost

1. 04-28-21-01

- Current Cost: \$387,864.00 AUD
- Expiry: 31/12/2,022. **04-29-21-01**
- Current Cost: \$387,864.00 AUD
- Expiry: 31/12/2,0213. **1,493_qa_8**
- Current Cost: \$144,000.00 USD
- Expiry: 31/12/2,024 These contracts represent the largest financial commitments, with two already expired and one ongoing

Ask Lineos ...

For more details refer to the [Contracts](#) user guide.

SFTP Delivery for Saved Custom Reports

Real Estate Manager now supports scheduled delivery of Saved Custom Reports directly to SFTP destinations. This feature eliminates manual emailing and improves integration reliability.

Key Capabilities

- Dedicated SFTP job type for Saved Custom Reports.
- Admin configuration for SFTP paths, credentials, and upload settings.
- Scheduled uploads at predefined intervals (e.g., monthly, weekly).
- Secure transfers using the SFTP protocol, aligned with organizational security standards.

Configuration Steps

Configure SFTP Settings

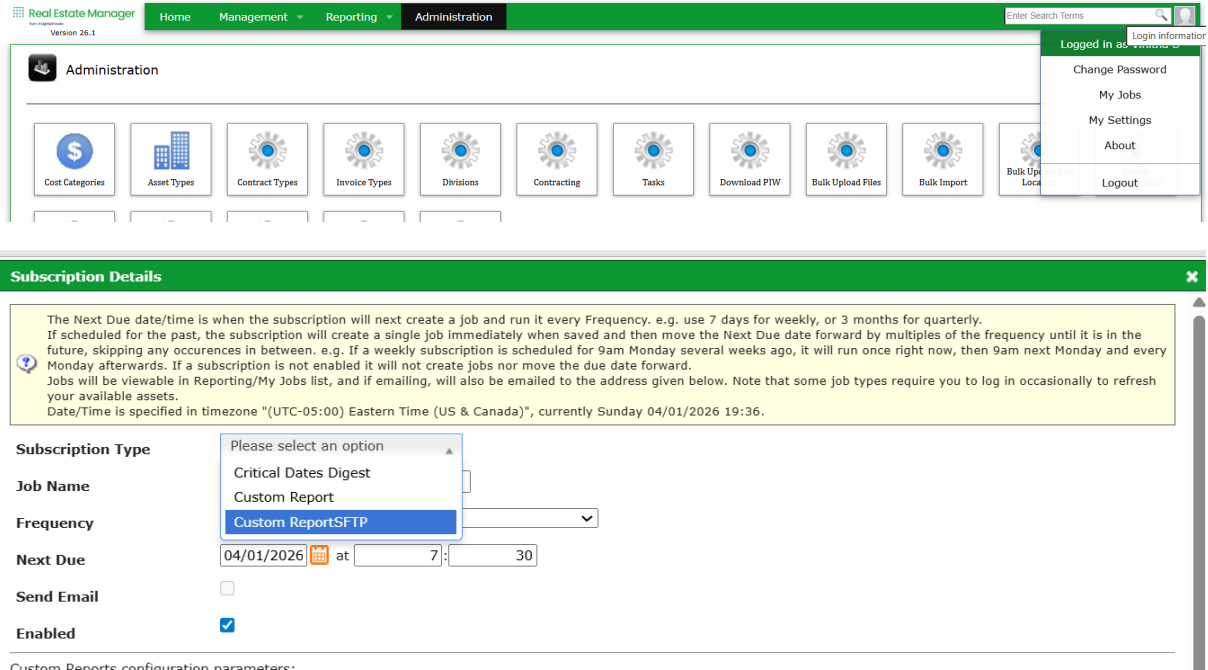
- Navigate to **Settings** → **Integrations** → **SFTP**.
- Add or edit the SFTP configuration for Saved Custom Reports.
- Enter the required details: **Host**, **Port**, **Credentials**, and **Upload Path**.
- Save the configuration.

SFTPUplodSettings			
SFTP Upload Proxy Settings (JSON)	<input type="text"/>	Clear Custom Value	Sets JSON for the proxy server settings to connect to sftp upload. Settings include: Proxy... hover to read more
SFTP Upload Custom Report Path	<input type="text" value="/local/REM/QA/CustomReport"/>	Clear Custom Value	Sets the path for custom report files for sftp upload
SFTP Upload Host	<input type="text" value="172.16.35.12"/>	Clear Custom Value	Sets the Host for SFTP Upload
SFTP Upload Password	<input type="password" value="*****"/>	Clear Custom Value	Sets the password for SFTP Upload
SFTP Upload AP Path	<input type="text" value="/local/REM/QA/Payable"/>	Clear Custom Value	Sets the path for payable payment files for sftp upload
SFTP Upload Port	<input type="text" value="22"/>	Set Custom Value	Sets the Port for SFTP Upload
SFTP Upload AR Path	<input type="text" value="/local/REM/QA/Receivable"/>	Clear Custom Value	Sets the path for receivable payment files for sftp upload
SFTP Upload Username	<input type="text" value="ftp1est2"/>	Clear Custom Value	Sets the username for sftp upload
SFTP Upload Settings Test	<input type="button" value="Test SFTP Upload Settings"/>		

Schedule Report Uploads

- Navigate to **My Settings**.
- Create a new subscription and select **Saved Custom Reports (SFTP)** as the job type.
- Choose the report, select the SFTP configuration, and set the frequency.
- Save the schedule and monitor job status in **Schedules / Job History**.

Note: If users do not plan to use scheduled SFTP uploads, no action is required.



Other Improvements

Minor Improvement- Lease Accounting Significant Contract Validation

Real Estate Manager now includes a validation rule for Lease Accounting Significant (LAS) contracts to prevent errors during commencement reviews and Day 2 lease variations. This enhancement ensures that every LAS contract includes at least one LAS cost before proceeding.

New Validation Checks

- The system now validates for at least one LAS cost during:
 - **Commencement review** (lease readiness)
 - **Day 2 lease changes** (lease variations)
- If no LAS cost exists, the system **blocks the process** and displays an error message.
- Users cannot delete all LAS costs via cost adjustments—at least one LAS cost must remain in the contract cost section.

Minor Improvement- Bug Fix with Incorrect Invoice Generation

Real Estate Manager has resolved a critical issue where invoices were not generated accurately after certain lease variation workflows.

Previously, when users performed actions such as payment changes, rollback of modifications, or term adjustments, and these changes were rejected by the real estate approver during the sync process, the

system failed to restore invoices correctly. This resulted in invoice counts not matching the actual contract term.

The system now correctly restores invoices when lease variation changes are rejected during the approval process, ensuring invoice counts align with the contract term.

