



## KPMG Asset Management Audit Platform

# Real Estate Funds and Entities

Introducing the data and technology-enabled approach for funds and real estate entity audits

## A better audit experience starts with a different approach.



KPMG Asset Management Audit Platform (AMAP) is a key component of our automated audit platform, KPMG Clara. Specifically designed for funds and real estate entities, AMAP powers the audit process with automation, advanced analytics and AI capabilities. This data and technology-enabled approach helps deliver an exceptional experience, audit quality, efficiency and deeper insights.

### Automate everything, except the critical thinking

We process data through automated routines combined with advanced analytics to produce a standardized output. This empowers your audit team to evaluate results in a critical and efficient manner by analyzing trends, relationships, and anomalies in order to focus on higher risk transactions and outliers.



### Inflows

- Internal reports
- Bank statements
- Legal and lease agreements
- 3rd party fund administrator reports
- Valuation models
- Market data
- Financial and investor data
- Rent rolls

- Extensive experience working with accounting software providers commonly used in the real estate industry, as well as third party fund administrators, to understand and process data from standard reports
- Extraction and validation tools provide a more seamless data collection process for large volumes of data
- AI-trained document readers effortlessly extract data and key terms from legal agreements and unstructured data



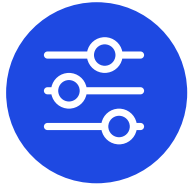
### Key Features

Balances and transactions analyzed and tested include:

- Purchases and sales of real estate investments
- Purchase price allocations of property acquisitions
- Complex real estate investment valuations for a variety of asset classes and property types
- Lease income and Interest income on leases
- Revenue and expense reimbursement income
- Property and operating expenses
- Depreciation expense
- Fair value of debt
- Capital allocations, including carried interest
- Management and incentive fees
- Disclosures and Financial highlights

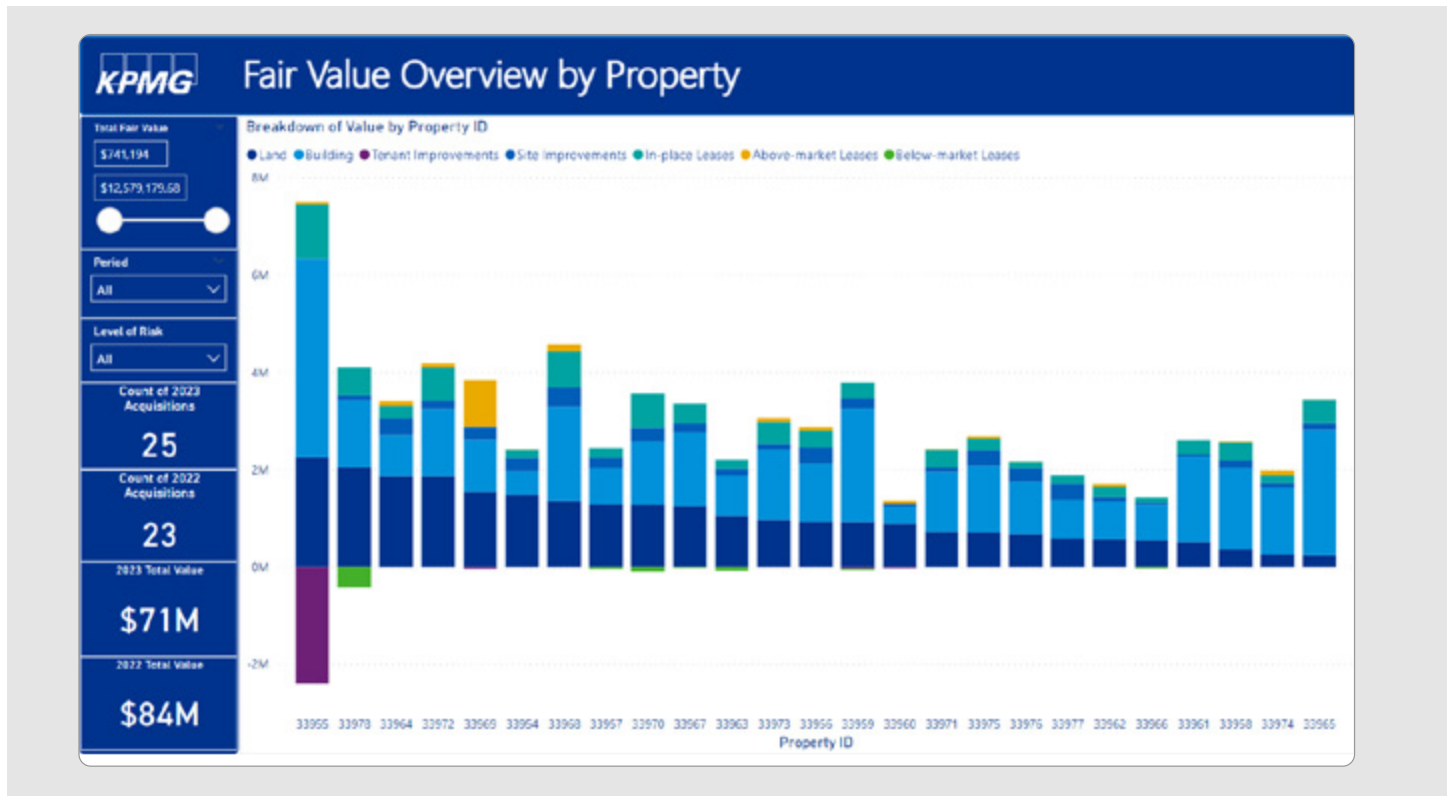
Private Equity | Venture Capital | Private Credit | **Real Estate** | Hedge | RICs | Fund of Funds | CIT | BDC

# Enhanced features for Real estate funds and entities



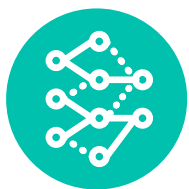
## Purchase Price Allocations

AMAP has tools to help assess the purchase price allocation of acquired properties to tangible and identifiable intangible assets and liabilities. This risk-based approach to valuation helps us more quickly identify and focus on the areas of higher risk, which reduces the overall number of properties tested and helps specifically target certain assets acquired and liabilities assumed.



## Valuation testing for real estate investments

Our suite of valuation tools can handle complex real estate valuations, analyzing valuation inputs and market-based valuation information to help us identify areas of higher risk and assess the reasonableness of assumptions. Through automation, we can efficiently assess key inputs for a variety of valuation methodologies.



## Complex capital and investment structures for real estate funds

AMAP has enhanced features for:

- Income and expense allocations from fund to partner level
- Custom distribution waterfall calculations
- Different fund structures, including master/feeder and co-investments
- Investments structured with special purpose vehicles (SPVs), joint ventures and/or tax blockers
- Combined and consolidated financial statements.

# Enhanced features for Real estate funds and entities



## Loan Portfolio Risk Assessment for Mortgage REITs

AMAP has customizable analytics to help assess credit risk, valuation and other factors unique to your portfolio, reducing the number of loans subjected to more detailed testing.

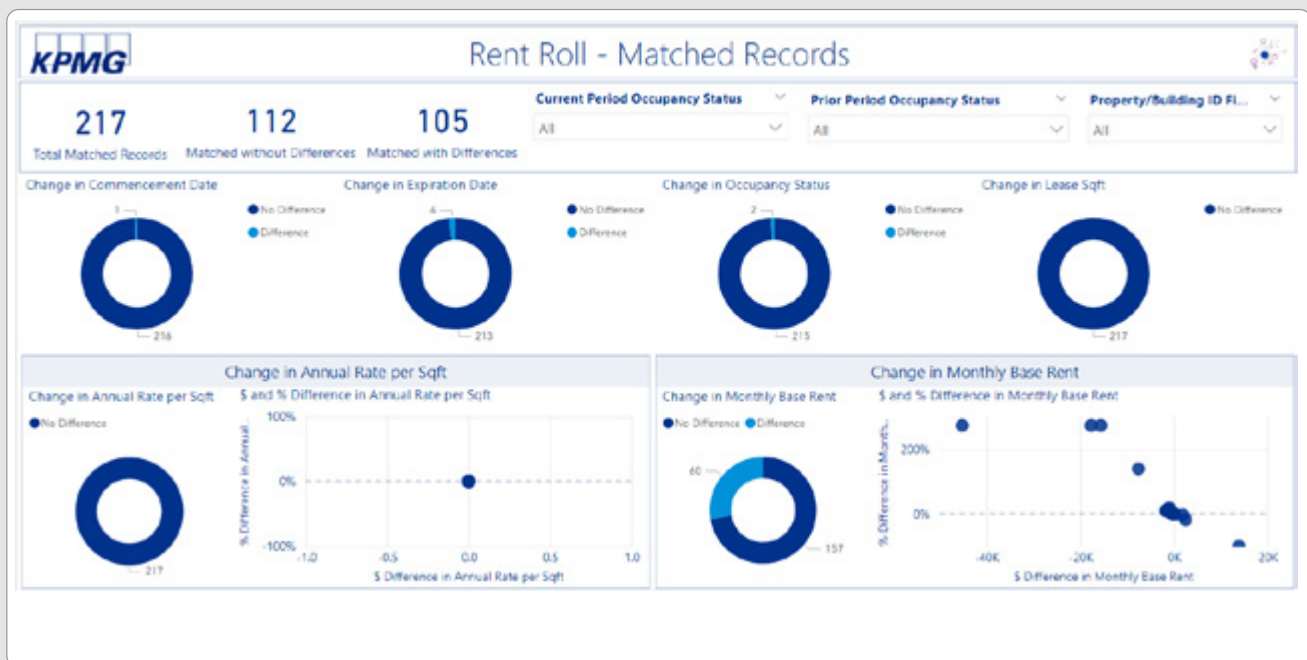


## Risk-based approach to Lease income and Property operating expenses

We apply systematic risk assessment to help us identify and focus on the risks that matter most, both up front and throughout the audit cycle. Leveraging advanced analytical tools we compare year-over-year trends and other data elements across the portfolio of properties, leading to a more targeted audit response and reduced sampling.

## Rent roll comparison

AMAP quickly identifies year-over-year changes in key data points from rent rolls, which allows us to more efficiently focus our efforts on new and amended leases. For our clients, this means less, more precise requests and an overall reduced effort to support the audit.



# Benefits at a glance

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## 1 Client experience

- Fewer follow-ups with more informed, focused questions from the audit team
- Data and technology driving quality-focused audit
- Real time execution, communication and delivery

## 2 Efficiency

- Streamlined approach to obtain and use your data
- Data-enabled approach to investigate and document differences
- Audit focused on higher risk transactions

## 3 Insights

- Deeper understanding of your investments and related risks
- Detailed and comprehensive transaction analysis can be used to identify areas for potential process improvements
- Communication of insights gained through enhanced reporting capabilities

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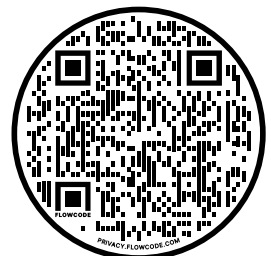
## Contact Us



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## To learn more

**KPMG Asset Management Audit Platform** for additional information on our data and technology-enabled audit approach



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