



KPMG **Asset** **Management** **Platform**

Real Estate

Pioneering the automation of tax compliance and planning with innovative technology

kpmg.com





The demands on the chief tax officer are growing

and now technology is available to assist and enable significant improvements.

The KPMG Asset Management Platform is a leading technology that can help you reimagine cost-effective, innovative ways to execute tax compliance and planning. Informed by our extensive, in-depth tax knowledge of pass-through structures, our Asset Management Platform enables efficiency and transparency, and helps normalize big data so you can save time, improve accuracy, and discover new tax value-adds for your organization:

- Complete transparency into the status of tax deliverables and the capability to drill-down into calculations (not a black box)
- Reduced risk of missing tax compliance and investor reporting deadlines
- Increased operational efficiencies across all aspects of tax compliance (data collection, updating investor/tax info, creating reports, and tax filings)
- Shared access for client, KPMG, and authorized third parties
- Reduced rework time and enhanced reporting derived from one tax technology platform supporting all major asset classes for both federal and state
- Improved decision support enabled by scenario planning, modeling, estimates, and data analytics
- Removal of constraints on business growth and profitability by replacing manual processes and legacy systems.

For additional information including a demonstration of the KPMG Asset Management Platform, take a tour of our interactive website at visit.kpmg.us/AMP. For insights from our Asset Management practice, visit us at home.kpmg/us.

Dive into the Asset Management Platform

Data Automation Center

Automate Inflows

Financial Data

Property Data

Investor Data



Real Estate Specifics

- Integrated waterfall allocation models
- Deal-specific and/or special allocations
- Automated K-1/K-3 scanning and aggregation of K-1/K-3 pickups, including footnotes
- Customizable workflow for the collection of K-1/K-3 pickups and other documents from third parties
- Book, Tax, 704(b) basis tracking of investments, and E&P tracking for 1120 and 1120-REITs
- Integration with fund administrators for automated consumption and validation of book data
- Basis tracking for GAAP, Tax, 704(b), and E&P
- REIT asset & income testing and reporting

Asset Management Platform® | Key Features

- Automated consumption of book data
- Data mapping/validations
- Book to tax walk
- Investment and basis tracking
- Allocations & Tiering
- State sourcing, withholding, apportionment & composite
- Federal & State Tax Returns
- Schedules K-1/K-2/K-3
- US Withholding (1042/1042-S)
- Dynamic report writer
- Structure charts
- Full Client Access

Data analytics

- What-if scenarios & planning
- Estimates & data visualizations
- REIT quarterly asset & income testing review and comparison

Workflow/ collaboration

- Collaborate with Property Controllers
- Milestones & resources
- Shared document workpapers
- Investor Portal

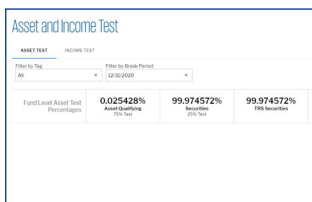
Compliance & investor deliverables

- Annual excise, and quarterly tax estimates
- Tax Reports & calculations for 1099 & NRA
- Tax Return & K1 Packages

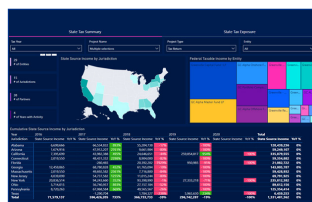
Tax Return Software

- Integrated mapping with GoRS/CCH
- Federal, State & Local forms
- Electronic filing

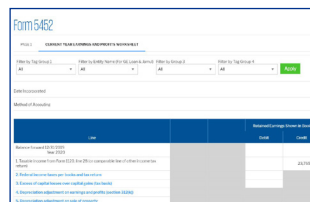
Asset & Income Testing



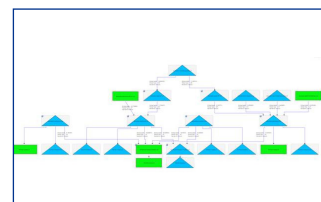
Business intelligence



Earnings and Profits Automation



Multilevel tiering and complex allocations



Private Equity, Hedge, **Real Estate**, Funds of Funds, RICs, Energy, Credit, Infrastructure, Family Office, REIT, Operating Partnerships

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Metrics that matter

The KPMG Asset Management Platform offers established performance and a depth of client engagement.



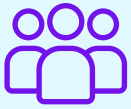
2,602

Total clients



47K+

Entities



3,400

External users



\$247M

Investment to date



Over **40M**

K-1s generated
in 2023



10 years

serving funds



Our people serving you

The KPMG Asset Management Platform, coupled with our tax experience serving partnerships, RICs, and REITs and executing consistent processes, can help keep your compliance, planning, and reporting on track.

The partners and professionals of our Asset Management Services practice have extensive experience helping numerous partnership, RIC, and REIT structures overcome their unique tax challenges. Working with our State and Local and Washington National Tax teams, we help you realize tax advantages and maintain compliance by adding clarity through:

- Modeling
- Transactions
- Entity formation structuring
- Tax planning
- Legislative and regulatory developments.

As part of the delivery model, a member of the tax technology team will be available to you throughout the transition planning, client onboarding, and service stages. Some of the key tasks that will be performed during your onboarding include:

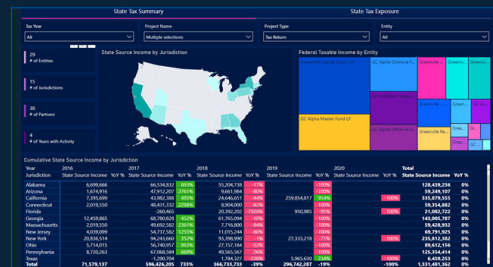
- Understanding your current process, data, and systems
- Identifying key milestones to track
- Reviewing and importing your investor and entity data
- Reviewing system-generated fund/organization charts for accuracy
- Tailoring reports to serve your management team and investor demands.

KPMG Asset Management Platform provides:

What-if scenario planning

Greenville Capital Fund LP 2018 Estimate to Tax Return Summary				Estimate/Hypothetical				Variance
Partner	Ordinary / Recast Income	Capital Gains/21%	Total Income	Ordinary / Recast Income	Capital Gains/21%	Total Income		
Flow LP	2,124,148	758,812	8,298,973	8,814,112	3,911,728	13,223,840	(13,135,811)	
Greenville Capital Fund Special LP	39,070,700	1,279,150	40,349,851	39,070,700	1,279,150	40,349,851	(115,779,849)	
Greenville Capital LP LP	44,533,528	1,393,322	45,926,850	44,533,528	1,221,741,061	166,274,879	(120,442,793)	
LP LP	24,004,930	787,802	24,792,732	24,004,930	70,235,321	94,240,251	(69,457,520)	
LP LP	18,003,263	511,402	18,514,665	18,003,263	49,422,483	67,425,746	(49,311,820)	
Flow LP	18,427,873	1,227,215	19,655,088	18,427,873	112,779,929	131,207,802	(111,487,912)	
Flow LP	11,266,558	1,031,512	12,298,070	11,266,558	93,684,982	104,951,540	(92,631,841)	
Total	203,090,998	6,395,258	209,486,256	203,090,998	583,293,529	786,384,527	(178,893,792)	

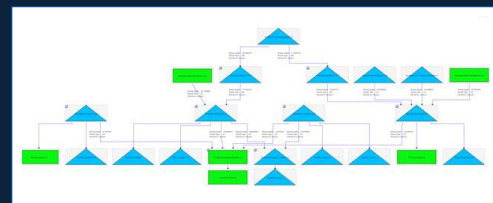
Business intelligence



Data Automation

Item	2018	2019	2020	2021	2022
Partner's share of partnership income	2,124,148	2,124,148	2,124,148	2,124,148	2,124,148
Partner's share of partnership capital gains	758,812	758,812	758,812	758,812	758,812
Partner's share of partnership ordinary income	1,365,336	1,365,336	1,365,336	1,365,336	1,365,336
Partner's share of partnership capital losses	(1,365,336)	(1,365,336)	(1,365,336)	(1,365,336)	(1,365,336)
Partner's share of partnership ordinary losses	(1,365,336)	(1,365,336)	(1,365,336)	(1,365,336)	(1,365,336)
Partner's share of partnership capital gains	758,812	758,812	758,812	758,812	758,812
Partner's share of partnership ordinary income	1,365,336	1,365,336	1,365,336	1,365,336	1,365,336
Partner's share of partnership capital losses	(1,365,336)	(1,365,336)	(1,365,336)	(1,365,336)	(1,365,336)
Partner's share of partnership ordinary losses	(1,365,336)	(1,365,336)	(1,365,336)	(1,365,336)	(1,365,336)

Multilevel tiering and complex allocations



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