



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

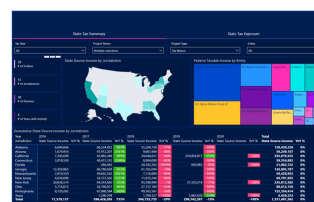
Tax Return Software

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

Asset & Income Testing

Asset	Income	Test
0.025428%	99.974572%	99.974572%

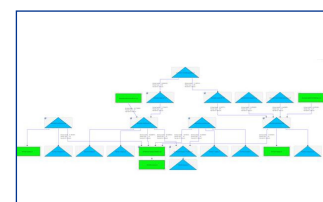
Business intelligence



Earnings and Profits Automation

Earnings	Profits
1	2

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.



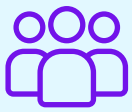
2,602

Total clients



47K+

Entities



3,400

External users



\$247M

Investment to date



Over **40M**

K-1s generated
in 2023



10 years

serving funds



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.

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

- 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.

What-if scenario planning

Greenville Capital Fund LIP 2018 Estimate to Tax Return Summary						
	Actual			Estimate/Hypothetical		
Partner	Ordinary / Capital	Capital Gain	Total	Ordinary / Capital	Capital Gain	Total
Greenville Capital	7,814.45	253.83	8,068.28	7,814.45	253.83	8,068.28
Greenville Capital	39,076.79	-	39,076.79	39,076.79	-	39,076.79
Greene-Richter LLC	370.00	-	370.00	370.00	-	370.00
Greene-Richter LLC	4,833.93	1,200.23	6,034.16	4,833.93	1,274.70	6,108.63
GP	35,004.93	797.45	35,802.38	35,004.93	795.23	35,800.16
GP Member	18,003.38	331,460.21	353,463.59	18,003.38	48,821.42	62,824.80
GP Member	16,991.55	365,919.76	382,911.31	16,991.55	112,738.19	129,729.74
GP Member	13,256.98	1,038.32	1,051.60	13,256.98	91,644.96	104,901.93
Total	251,690.99	6,095.78	257,786.77	251,690.99	585,293.51	786,984.51

Greenville Capital GP LIP 2018 Estimate to Tax Return Summary						
	Actual			Estimate/Hypothetical		
Partner	Ordinary / Capital	Capital Gain	Total	Ordinary / Capital	Capital Gain	Total
Greenville Capital	25,947.01	644.61	26,591.62	25,947.01	644.61	26,591.62
Greenville Capital Management LLC	32,844.87	679.63	33,524.50	32,844.87	679.63	33,524.50
GP Member	8,814.37	8,000	16,814.37	8,814.37	8,000	16,814.37
Total	67,606.25	1,324.24	68,930.49	67,606.25	1,324.24	68,930.49

Greenville Co-Investors LIP 2018 Estimate to Tax Return Summary						
	Actual			Estimate/Hypothetical		
Partner	Ordinary / Capital	Capital Gain	Total	Ordinary / Capital	Capital Gain	Total
Greenville Capital	15,484.38	-	15,484.38	15,484.38	-	15,484.38
Greenville Capital	113,148.88	-	113,148.88	113,148.88	-	113,148.88

[illegible][illegible]

The diagram illustrates a decision tree structure. The root node splits on feature 'x'. If 'x' is 0, it goes to a left branch; otherwise, it goes to a right branch. Further splits occur based on feature 'y' and 'x' again, eventually leading to leaf nodes that contain counts of blue and green triangles.

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