



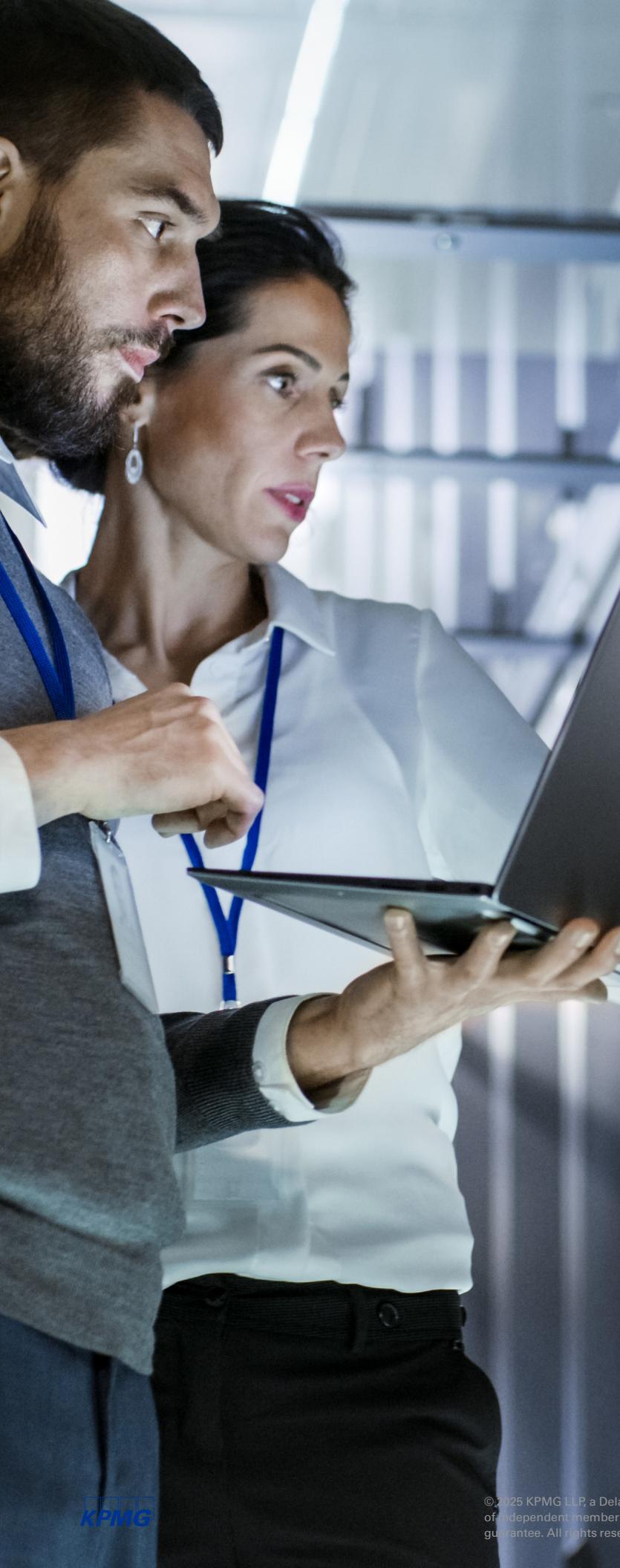
KPMG Asset Management Platform

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

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

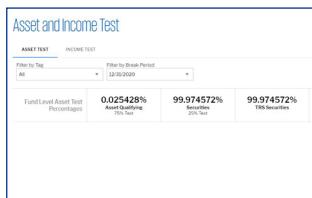
Compliance & investor deliverables

- 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

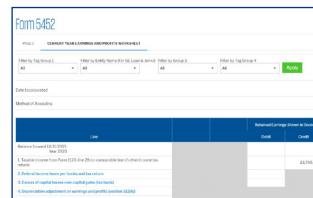
Asset & Income Testing



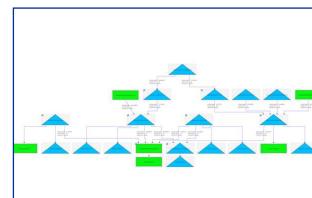
Business intelligence



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.



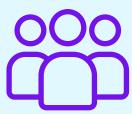
2,602

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:

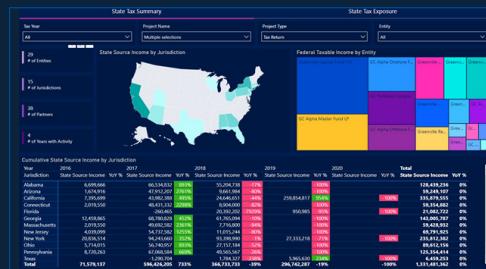
What-if scenario planning

Greenville Capital Fund I LP 2018 Estimate to Tax Return Summary					
Partner	Actual		Estimate/Hypothetical		
	Ordinary / Net Capital Gain/(Loss)	Total Taxable Income	Ordinary / Net Capital Gain/(Loss)	Total Taxable Income	Variance
Four LP	7,814,145	255,835	7,814,145	234,174	\$1,213,881 (13,159,911)
Greenville Capital Fund Blocker LLC	39,070,700	1,279,155	40,349,855	39,070,700	117,058,702 (157,779,546)
Greenville Capital I LP	44,533,929	1,330,320	45,863,849	44,533,929	121,741,051 (120,450,730)
LP So	24,004,920	787,452	24,771,412	24,056,919	70,251,223 (69,401,720)
LP Total	10,003,265	511,652	10,514,942	10,003,265	48,612,481 (48,112,821)
Two LP	1,200,000	327,320	1,200,000	1,200,000	1,200,000 (1,200,000)
Two, LP	31,256,538	1,025,322	32,275,887	31,256,538	93,645,965 (92,621,641)
Total	203,096,998	6,399,764	207,486,764	203,096,998	585,293,518 (578,897,750)

Greenville Capital GP I LP 2018 Estimate to Tax Return Summary					
Partner	Actual		Estimate/Hypothetical		
	Ordinary / Net Capital Gain/(Loss)	Total Taxable Income	Ordinary / Net Capital Gain/(Loss)	Total Taxable Income	Variance
Greenville Capital Management LLC	21,567,010	644,693	22,211,712	21,567,010	80,500,209 (18,248,498)
One, GP Member	22,384,371	879,627	23,063,990	22,384,371	85,365,663 (19,254,251)
Two, GP Member	582,145	1,000	588,145	582,145	2,444,157 (2,438,157)
Total	46,531,526	1,330,320	46,863,849	44,531,526	132,491,067 (120,450,730)

Greenville Co-Investors LLC 2018 Estimate to Tax Return Summary					
Partner	Actual		Estimate/Hypothetical		
	Ordinary / Net Capital Gain/(Loss)	Total Taxable Income	Ordinary / Net Capital Gain/(Loss)	Total Taxable Income	Variance
Total	203,096,998	6,399,764	207,486,764	203,096,998	585,293,518 (578,897,750)

Business intelligence



Data Automation

Project Name	Project Type	Tax Year
Montvale - Roman, LP 10 (Limited Partnership)	Interest in Partnership	2018-2020
Montvale - Roman, LP 10 (Limited Partnership)	Interest in Partnership	2018-2020

Entity ID	Entity Name	2018-2020 BALANCE	2018-2020 ADJUST	2018-2020 TAX RELEASED	2018-2020 BAL	2018-2020 ADJ
1	Montvale - Roman, LP 10 (Limited Partnership)	3,632,451	0	3,632,451	0	3,632,451
2	Montvale - Roman, LP 10 (Limited Partnership)	0	0	0	0	0
3	Montvale - Roman, LP 10 (Limited Partnership)	0	0	0	0	0
4	Montvale - Roman, LP 10 (Limited Partnership)	0	0	0	0	0
5	Montvale - Roman, LP 10 (Limited Partnership)	0	0	0	0	0
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9	Montvale - Roman, LP 10 (Limited Partnership)	0	0	0	0	0
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