



CIMPLIFY

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Module overview

2025

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Basic Version

Available from

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→ available

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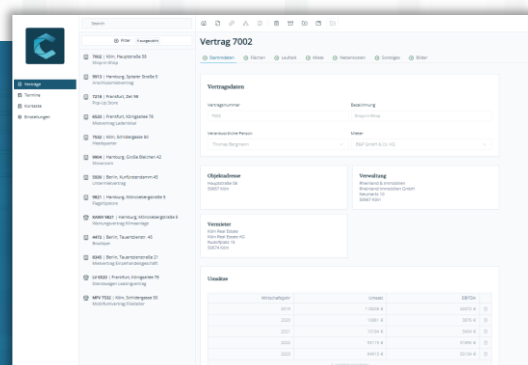
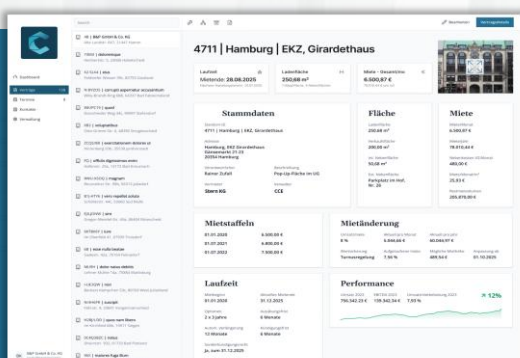


CIMPLIFY – the Basic version

The basic version of CIMPLIFY offers you all the essential functions for efficient management of your commercial rental agreements and other contracts such as electricity or maintenance contracts.

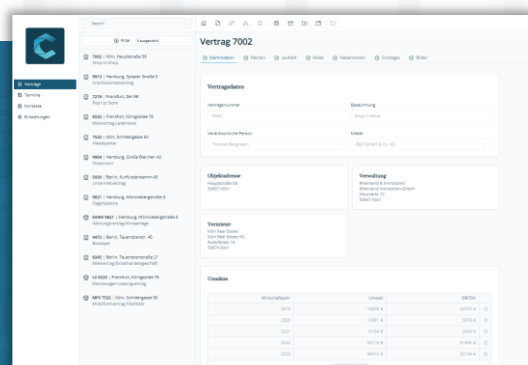
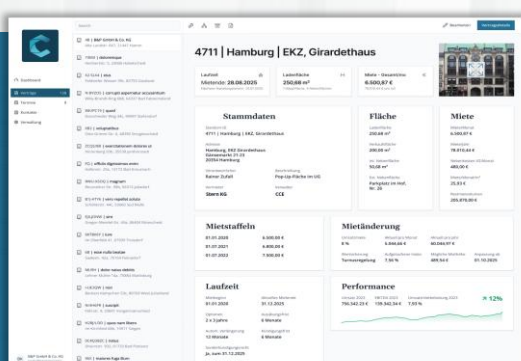
Thanks to the modular structure of CIMPLIFY, the basic module forms the central element, which you can flexibly expand with additional modules to optimally meet your individual requirements. The main functions include

- ✓ Management of commercial contracts, in particular commercial leases, with maintenance and updating of contract data.
- ✓ Display of relevant contract details, e.g. terms, termination rights, rents and accrued index levels, floor space, ancillary costs or other contractual agreements; also available in the app on mobile devices.
- ✓ Automatic calculation and display of all action dates based on contract terms and deadlines.
- ✓ Calculation of rents, ancillary costs, price scales and future rent levels, taking into account value protection clauses.
- ✓ All important information and KPIs at a glance in the dashboard.
- ✓ Turnover absolute or per m² and calculation of the turnover rent charge.
- ✓ Deposit of additional, individual agreements such as building cost subsidies, special termination rights, etc.
- ✓ Address book for quick contact management.
- ✓ Export of contract data for further controlling.
- ✓ Export all monthly payment obligations from your contracts to Financial accounting with one click for posting and clearing.



CIMPLIFY – the Basic version

- ✓ Various responsibilities relating to a rental agreement can be assigned to different users.
- ✓ Individual contract fields in the system allow you to enter your own company-specific data.
- ✓ You can create your own action dates for each contract to make your work even more intuitive and practical.
- ✓ The addition of contract types such as sublease agreements with franchisees makes this challenge easy to overcome.
- ✓ All or only selected action dates can be exported as an Excel file.
- ✓ Companies can control individual user rights to set which employees are allowed to view/edit what in Cimplify.
- ✓ Thanks to its multi-country capability, Cimplify allows you to use different currencies, indices, or area measurements.
- ✓ The log function chronologically records which changes have been made to the contract data.
- ✓ Contract files can be created by linking contracts.
- ✓ Export for rent forecasts, taking into account graduated rents and value protection for future rent forecasts. This also applies to index provisions.



Further features of the basic version

Indexforecast

You can see at a glance how the value of your property is being secured, whether the rent can already be adjusted, how high the adjustment will be or whether the threshold has not yet been reached - all this can be found in Simplify

Upload existing Excel lists

Upload your existing contract overviews and other lists such as frequencies and sales quickly to the software.

CIMPLIFY Mobile

Access your contracts on the go via smartphone. The software automatically adapts to your device and your work situation.

Payment plan

you can create the next month's payment obligations and transfer them automatically to your financial accounting department via an interface or Excel; adjustments due to index regulations or graduated rents or rent-free months are of course taken into account.

User administration

Customize the access rights of your employees or certain regions to ensure maximum security and flexibility.

Notes on rent changes

Receive timely information on upcoming index adjustments, scale changes and turnover rent reports.



The modules in detail

The following modules are available as extensions to the basic version according to availability. As soon as the modules have been developed, you will be notified and can decide for yourself whether you want to add them to your subscription. As a rule, the usage fee for the individual modules is calculated according to the number of rental contracts uploaded.

Activity log 1.0

Each contract is supplemented by an activity log that allows you to clearly document negotiations, agreements and other site-related issues.

- Increase your self-organization considerably by always knowing what the status is in which negotiation.
- Ensure that all relevant information is also accessible to substitute colleagues in the event of vacation or illness.
- Avoid isolated knowledge and promote collaboration and transparency within the team.

Available

Available

Document storage 1.0

This module provides each contract with a digital document repository in which you can store all important documents such as contracts, plans or statements relating in one place.

- Get easy access to the documents you need at any time - even when you're on the move.
- Avoid duplicate or outdated documents in different places.
- Categorize and name your documents according to your system to quickly find the document you need

The modules in detail

Interface to financial accounting

The interface to your financial accounting makes paying your rents even easier and virtually effortless.

Rent scales and index-linked rents or rent-free months are automatically taken into account, reducing manual effort to a minimum. Set the final building block in your fully digital rental contract management and benefit from an optimized, error-free payment process.

- Automatic consideration of rent scales and index-linked rents when transferring to financial accounting.
- The software automatically assigns spaces and rents to your creditors.
- Seamless integration for complete digitalization of your rental contract management.

Available from: Q3 2025

Contract entry with AI

Let the AI record your existing and new rental agreements in CIMPLIFY.

Important data such as rents, areas, contacts and terms are automatically recognized and transferred to the contract data records. This brings clarity and structure to complicated contract files with multiple addenda and condition changes.

This module also makes the ongoing maintenance of your rental agreements much easier.

- Automatic recording of existing and new rental contracts by AI in CIMPLIFY.
- Simply scan or upload contracts and let the AI do the work.
- Important data such as rents, areas, contacts and terms are updated automatically.

Available from: Q3 2025

The modules in detail

Service charge check with AI

For many people, utility bills are a closed book. Significant savings potential is often overlooked, and even more often, bills are not checked at all.

This module checks the service charge statements of your branches for content, calculation and legal errors. At the same time, the service charges of a branch are compared with those of your entire portfolio.

Any errors or anomalies detected are clearly summarized and prepared for forwarding to your landlord. This considerably speeds up the process of correction by your landlord and increases potential savings.

- Comprehensive checking of service charge statements for content, calculation and legal errors.
- Benchmarking of a branch's service charges compared to the average of its entire branch portfolio.
- Clear summary of detected errors for easy problem solving with your landlord.
- Automatic reporting of all savings generated in this way.

Available from: Q3 2025

Available from: Q3 2025

Capture rental offers with AI

Digitize incoming rental offers from real estate agents or owners effortlessly and build up a comprehensive database for rentals.

- Extraction of the most important offer data via AI
- Transparent database of rental offers and spaces
- All rental offers centrally in one place

The modules in detail

Facility Management

With this module, facility management in your branches based on digitalized contracts becomes child's play.

Connect your branches to CIMPLIFY and enable employees on site to report damage directly. CIMPLIFY then automatically takes over the repair process. The IT checks whether you or your landlord is responsible. Craftsmen are automatically commissioned in accordance with stored framework agreements.

As soon as the damage has been repaired and the branch gives the green light, CIMPLIFY saves the incident and provides reports on processing times and costs.

Available from: Q3 2025

- Automated damage reporting and repair through direct connection of the branches to CIMPLIFY.
- Automatic commissioning and monitoring of tradesmen in accordance with stored framework agreements.
- Storage and analysis of incidents with reports on processing times and costs.
- Simplified verification of claims responsibility based on digital contracts.

Document Generator

With the help of this module, you can quickly and easily convert contractual measures such as terminations, extensions or option drawings into the required written form. All relevant data is automatically transferred from the digital contract data records and inserted into Word or PDF documents.

Available from: Q4 2025

- Generate documents such as notices of termination, option letters or addenda at the touch of a button.
- Send the generated documents directly from the software, e.g. to your landlord for signature.
- The software automatically extracts all the necessary data from the digital contract data records.
- Simplify the entire process from negotiation to written form and reduce manual effort.

The modules in detail

Decision templates

With the decision template module, you can seamlessly map contractual measures such as new leases, extensions or rent reductions in a digital file and handle the entire decision-making process directly in the software.

All contractual changes are clearly summarized and forwarded for decision. As soon as the corresponding original documents are signed, the system automatically overwrites the existing rental contract data record with the new changes or creates a new data record for the new contract. This keeps your contract management up to date at all times and saves you manual effort

- Mapping of contractual measures such as new leases, extensions or rent reductions in digital files.
- Complete handling of the decision-making process directly in the software.
- Automatic overwriting of the rental agreement data record after signing.
- Calculation and display of savings from contractual changes.

Available from: Q4 2025

Rental Contract Journal

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The modules in detail

Reporting

Extend the basic version with the reporting module to create customized reports and evaluations on your rental contracts, negotiations and savings. The data is obtained directly from the contracts in CIMPLIFY, minimizing manual effort.

Available from: Q3 2025

- Generate individual reports for accounting, as proof of success or as a controlling tool.
- Receive presentation-ready Excel files at the touch of a button.
- Analyze, for example, total rental liabilities including upcoming rent increases or the total electricity consumption of all your branches for a tender for a new electricity supplier.

Activity log 2.0

In addition to the familiar functions of version 1.0, this module is supplemented by further features:

- Convert recorded activities directly into an email.
- And vice versa: record important emails as entries in the log of the respective location - for complete documentation.

Available from: Q4 2025

Document storage 2.0

In addition to the familiar functions of version 1.0, this module is supplemented by further features:

- Send documents directly from the software to your landlord or internal departments by email - quickly and easily.
- Use AI to automatically scan and categorize documents and have the essential content summarized precisely.

Available from: Q4 2025

The modules in detail

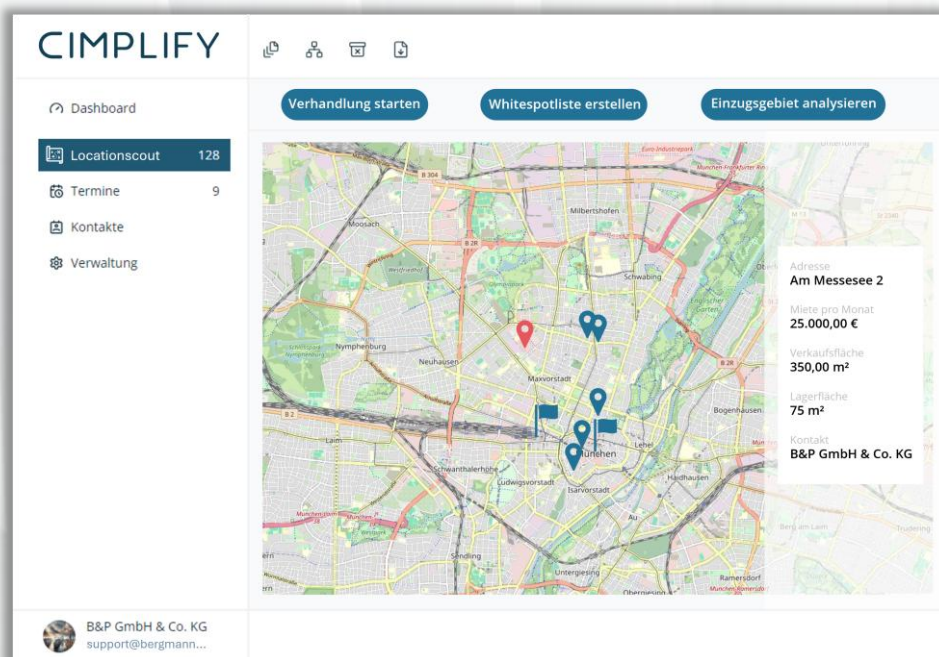
Available from: Q1 2026

Location Scout

This module gives you access to meaningful demographic, market and performance data in a geoinformation system that helps you to find and evaluate the optimal location.

We rely on a cooperative principle in which companies that share their data - completely anonymized and GDPR-compliant - also receive access to the data of other user companies.

This module thus supports the entire process, from target group segmentation and the subsequent location search to the final lease negotiation.



- Access to demographic, market and performance data in a geoinformation system.
- Cooperative principle: share your data and get access to other people's data (such as rent levels, frequencies or space productivity, etc.).
- GDPR-compliant and ISO-certified data use for maximum security and transparency.
- Comprehensive digital support for location search, evaluation and contract negotiation.



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