

Operational Budgeting for Real Estate

Digital real-time budget change management

Situation

- The CPI Property Group operates an extensive real estate portfolio across several countries through a network of more than 300 legal entities. (The SAP S/4HANA Cloud Public Edition rollout plan covers more than 10 countries.)
- Budgets are monitored at the Cost Center (CC) level in combination with material groups and at the level of investment and WBS elements
- Original budget change processes were handled manually, with low transparency and a risk of exceeding limits
- The need to define approval processes for various types of operations (increases, transfers, project creation)

Challenges

- Implementation of a robust approval workflow with up to 10 approval levels
- Ensuring automatic budget availability control – the system must prevent submission of requests and issuance of purchase orders in case of insufficient funds
- Complex budget transfers requiring parallel approval on both the sender and receiver sides
- Auditability: The necessity to maintain a complete approval history, including comments directly attached to the request

Solution

- Budget Increase: Automated workflow for operational budget increases on CC and WBS in S/4HANA Public Cloud
- Budget Transfers: An innovative process for budget transfers with parallel approval from both parties
- Complex Projects: Management of development (DEV) projects in SAC with automated creation of real WBS elements in S/4HANA
- Integration Layer: Use of SAP BTP (Build Process Automation) for workflow execution and SAP Datasphere for master data consolidation
- Custom Fiori Apps: Intuitive forms in S/4HANA for user-friendly request submission
- Monitoring App: Application for monitoring and analyzing all operational requests and their status

Benefits

- Elimination of Budget Overruns: Automatic real-time validations block unauthorized or uncovered expenditures
- Transparency and Audit: 100% traceability of every budget change (who, when, why) in accordance with CPI Property Group Policy
- Process Efficiency: Acceleration of the approval cycle thanks to mobile approvals in "My Inbox" and automatic posting to the system
- Flexibility: System solution for project time shifts (extension of validity) with automatic budget reallocation in SAC

Future Plans and Solution Development

- Rollout to additional regions and subsidiaries
- Implementation of AI for predictive budget consumption control based on historical trends



Industry

Real Estate

LoB

Finance and Controlling
Real Estate, Marketing, Investments

Customer

CPI Property Group a.s.

Headquarters

Luxembourg, Luxembourg

Products and Services

Leasing and management of offices, retail parks, and residential properties

Number of Employees

> 4200 (2023)

Turnover

1,6 billion EUR (2024)

System landscape

- SAP S/4HANA Cloud Public Edition
- SAP BTP
- SAP Datasphere
- SAP Analytics Cloud

Project realization

1/2024–8/2025

Reference

Matěj Volf – Head of Group
Controlling and Reporting