Advanced Cash Flow Platform

Operational Liquidity Management Using the Direct Method

Situation

- CPIPG Group, a leader in the commercial real estate sector, manages an extensive portfolio of entities across Europe. The Group uses **SAP S/4HANA Cloud Public Edition** as its core transactional ERP system. At the same time, the holding structure includes numerous companies operating on non-SAP ERP systems, creating a hybrid and complex IT landscape for financial reporting and liquidity management.
- To support effective treasury and investment management, CPIPG required a level of financial detail and analytical capabilities that standard transactional ERP systems do not provide out of the box.

Challenges

- **Complex Cash Flow Position Definition:** The solution needed to determine Cash Flow positions based on a unique combination of multiple business attributes, including **G/L Account**, **Material**, **Project Type**, and **Loan Type**.
- **Loss of Analytical Detail:** Standard bank payment documents often lack the business context required to accurately assign Cash Flow positions. For example, key source attributes, such as the specific **WBS element** associated with a CAPEX project, are no longer available at the payment stage, making precise cash flow classification impossible without additional logic.

Solution

- **Advanced Derivation Engine:** A custom derivation engine developed in **SAP Datasphere** automatically assigns Cash Flow positions based on predefined combinations of **G/L Accounts**, **Projects**, and **Materials**.
- **Multi-Level Matching (L1–L10):** An intelligent matching algorithm identifies relationships between bank transactions and the original accounting documents across multiple matching levels, restoring the analytical detail typically lost during the payment process.
- **Split & VAT Logic:** Automated splitting of bulk payments into their underlying business items, combined with VAT calculation logic, provides a clean and accurate view of operational liquidity.
- **SAP Analytics Cloud Visualization:** Interactive dashboards in **SAP Analytics Cloud** enable users to dynamically switch between hierarchies and perform detailed drill-down analysis, from consolidated cash flow views down to individual payment documents, incl. traceability back to the original accounting document (e.g., supplier or customer invoice).

Benefits

- **Full Actuals Transparency:** Immediate visibility into actual cash flows with the ability to trace the origin and business context of each payment.
- **Project Tracking:** Detailed visibility into cash flows related to investment projects (**CAPEX**) through integration with **WBS elements** and **Project Type** attributes.
- **Automation and Time Savings:** Elimination of manual data consolidation in Excel and complex payment reconciliation activities within accounting systems.
- **Transparent Loan Management:** Clear identification of financing-related transactions through the integration of **Loan Type** logic.
- **Scalability:** A robust architecture designed to support rapid onboarding of additional companies in the case of future acquisitions or global rollouts.

Future plans and development

- **Rollout to Additional Regions and Subsidiaries:** Expansion of the solution to further regions and subsidiaries across the Group.
- **AI-Driven Forecasting:** Utilization of machine learning (**ML**) capabilities in **SAP Datasphere** to predict future cash flows based on historical payment patterns and tenant payment behavior.



Industry
Real Estate

LoB
Finance and Controlling, Real Estate, Marketing, Investment

Customer
CPI Property Group a.s.

Headquarters
Luxembourg, Luxembourg

Products and services
Commercial and residential real estate leasing and property management

Number of employees
> 4200 (2023)

Revenue
1,6 billion EUR (2024)

System environment
- SAP S/4HANA Public Cloud
- SAP BTP
- SAP Datasphere
- SAP Analytics Cloud

Project implementation timeline
1/2024–8/2025

Reference
Matěj Volf – Head of Group Controlling and Reporting