Business centre and co-working management software Pingin.

One tool - many opportunities.
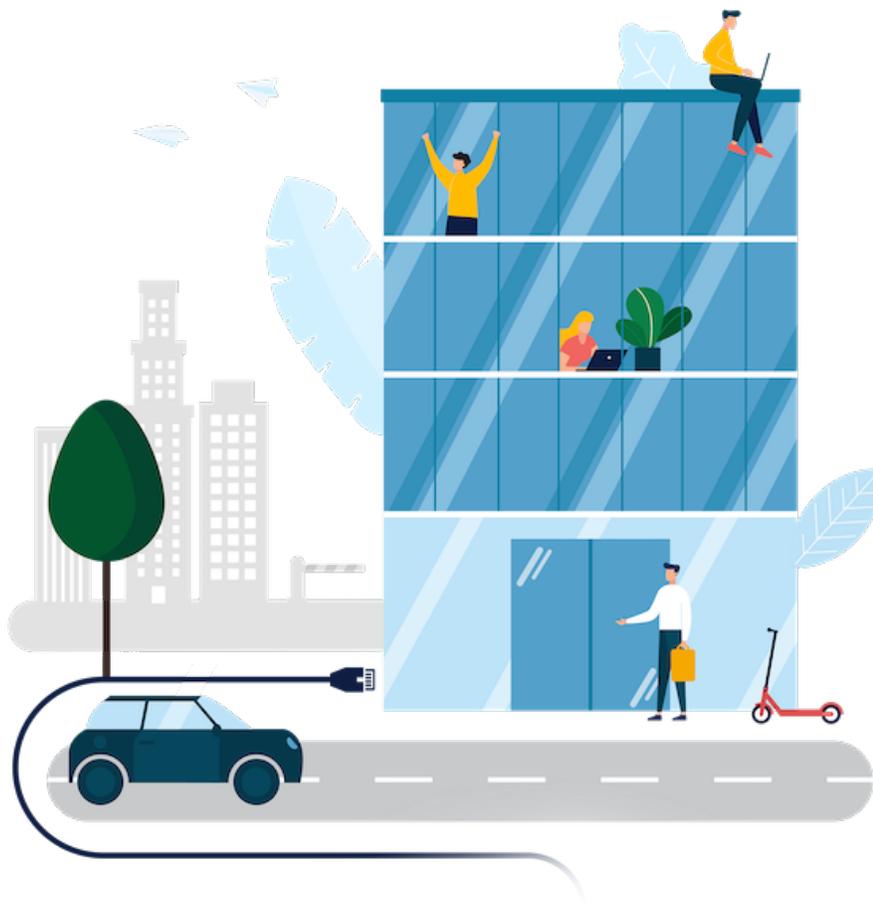
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1. Full scale property management

Pingin is an all-in-one tool to automate business center and coworking management processes. Designed property owners to optimize human recources for efficiency while minimizing manual work Pingin enables hyper connectedness of building, parking, offices, meeting rooms, vending machines and many other things in one general eco-system in an intelligent business software manner that helps managing spaces as efficiently as possible.

While it may sound complicated - it's not! Pingin brings harmony and ease of pain where it hurts running space management. From starting a coworking business to optimising large business center management, Pingin is a great tool to have it all working systematically and efficiently.

Pingin offers automation for landlords and self-service for tenants creating a focus for cost reduction and scalability. Automated invoicing, parking control, self-service led meeting room and open space booking, access to premises control and many other features connect people, things and spaces together while saving from tons of work and manual processes.

Agreement and tenant management

A-Z full scale tenant agreement management through one single Pingin application. Enabling landlords of a full admin control of the lease details while setting a great comfort of processes run for tenants. Starting from tenant entry, agreement admin features go as far as everything could be linked to the tenant to automate processes: space leased, general and on-demand services, pricing for leased space and services, payments, SLA agreement and many more features.

Vendor contract management

You may have as many vendors as you want for on-demand services and products offered to your tenants through Pingin. Vendor contract management, pricing for tenants in bulk or custom for each tenant - fully administrative through the platform. It's simple as it sounds. Greater value for tenants getting additional services and products to live long and prosper in the office while setting free landlord's administration from tons of manual work.

Property Management

Complete set of tools for professional property management:
- Space registry (registration IDs, area, custom entries, type of area etc.);
- Area mapping (shared, tenants, common etc.);
- Area linkage (e.g. common area used by X an Y tenants for split bills);
- Utility resource meters linked with areas (e.g. for automated utility fee invoicing);
- Servicing and maintenance log linkage with areas.

Utility cost management & automation

Automated utility meter data import to Pingin platform for electricity, water consumption, gas and other resources. Then split by tenant lease agreement for each tenant automatically (of course).

Tenants' portal

Single iOS, Android and web application for tenants and their employees. Empowering tenants to a self-service under a great scale:
- Create limits and permits for tenant's employees;
- Book shared spaces such as meeting rooms;
- Administer parking plates internally inside the company;
- Receive invoices;
- Order and pay for on-demand services and products;
- Create request and tickets for maintenance or failures;
- Be in the loop of community communication.

Yet the list is ever expanding - there's always a good idea to ask us for a brief demo or workshop to best meet your needs and expectations or customisation ideas.

Product and service ecomm module

Expand your revenue streams offering additional on-demand services or products for tenants and their employees. And outer users and guests too! Pingin makes it extremely easy to offer on-demand services and products via an e-commerce module with payment integration already on-board.

Reporting

Custom detailed reports are generated to meet even most picky demands for specific metrics and KPIs. Cost reports, revenue stream reports, occupancy rates or simple traffic reports yet many more custom KPIs give great insights into utilisation and scalability of the business.

Invoice module

Automating invoices for tenants. It knows how to consolidate and split utility and other variable expenses for each tenant while syncing with financial software of a landlord's.

Requests

Request tracking is enabled to solve those failures at a fast rate through support or request ticket options and Pingin platform's task management tools. Could be synced with external maintenance companies and their task management systems. Tasks in progress with deadlines are visible in the platform in real time.

Premise access control

Integration with access control systems allows managing physical access to the building and other amenities automatically. It's a one pass for everything.

Parking management

Optimised parking with self-service for tenants to manage their spots. Pingin can even work with license plate recognition software.

Meeting room and shared space management

Self-service for tenants enables an easy meeting room or shared space booking. Control panel of the Pingin platform enables the admin of the building to administer user roles and limits.

Usage reports

Pingin provides a full usage report of premises, devices, pass-throughs, meeting room reservations, benefit usage, income per tenant and many more.

Benefits for users

Integrations with devices such as vending or coffee machines, third party services (e.g. car sharing) enables more benefits for tenants thus greater monetisation options for landlords.

2. Business center management

2.1. Landlord perspective

Connectedness of building

Holding latest tech integrations Pingin out of the box delivers tons of integrations ready made to link access controls, parking controls, vending and coffee machines and even utility consumption. Pingin brings building to life, ready to be utilized in a way that brings the most value for it's landlords.

Through connectedness of building Pingin brings out benefits:
- Full technology automation and utilisation into everyday processes;
- Time and cost savings on administrative work;
- Systematic approach for scaling business;
- Ultra flexibility for playing around with building utilisation and monetisation for maximum efficiency and profitability;
- Real time view of space utilisation, processes (e.g. agreements expiring, parking or meeting room availability, tasks in progress etc.);
- Reporting for process control (metrics and KPIs based on your business goals).

Most office spaces, shared meeting rooms, event spaces and parking lots rely on multiple hardware and software vendors resulting in excessive amounts of manual labor, rising costs and inefficient processes. By providing a complete solution, Pingin automates every part of a building's space from managing and billing tenants to providing on-demand paid benefit

services. Pingin automatically tracks and invoices tenants and guests for all services. Through automation and self-service, landlords may increase efficiency and stay focused on growing the output value of the business center.

Property and tenant management

Pingin platform allows proper property management starting from registry of spaces and following into a full tenant management. Helping landlords to oversee under-utilisation of the building Pingin platform provides a comprehensive resource registry and metrics monitoring usage of spaces and services.

Administrator portal provides tons of hands on controls for a great set up of building resources:
- Property and shared space registry: plan, area, utilisation, price etc;
- Tenant management: agreement management, IDs, limitations, payment options, assigned assets, pass-throughs etc;
- Vendor contract registry and management;
- Building resource registry and management;
- Service selling platform;
- Reporting;
- Invoice module;
- Requests.

Through a single page application Pingin allows white label web application for administrator, tenants and guests under your unique branding.

Tenant's portal provides full control over the assigned assets:
- Meeting room booking,
- Allocated car parking space management,
- Shared space booking,
- Guest meeting reservation and pass-through control,
- Extra service and resource booking and purchasing.

Reporting module does notify usage and utilisation of spaces and resources in real time empowering landlord orchestrate shifts in business model or reshape the functionality of business center to gain greater gains and efficiency.

Pingin does carry readiness for business center utilisation and adaptation to new working forms. We do understand the importance of business centers and coworking spaces that need to adapt quickly to market shifts and thus, the platform does offer solutions for businesses that optimise their workspaces and gain greater efficiency at the same time.

Pingin does provide agility for quick reform of spaces and services to new forms of billable solutions for tenants.

Processes and self service

Tenants are empowered to service themselves comfortably through enabled and assigned resources on self-service web application while building administrator has powerful administrative tools to create packages of resources for them.

Extra services could enabled for tenants could be fully managed and used within terms of limits by tenants:
- On-demand services and products (e.g. special cleaning, catering services etc.)
- Possibilities to book common areas and meeting rooms
- Parking plate registrations (tenant's may change plates for parking in self-service);
- Printing;
- Vending machine credits and limits;
- Coffee machine credits and limits;
- Guest access pass-throughs and related services.

Pingin platform maintains a fast and secure communication with tenants for bulk, a two way communication and requests. Yes, it even has a news module to maintain contact and grow the connectedness of a community.

2.2. Tenant perspective

One pass to everything

Single entity - one Pingin tenant's portal enables tenants to manage lots of interaction with the property and services: from navigating through the building, entering parking and exploiting all services assigned by the building administrator. Seamless experience resulting in greater tenant satisfaction and leading to efficient usage of spaces. Needless to say, greater tenant satisfaction may lead to more opportunities for upgrades of utility packages.

Access and control of resources

Processes such as billing, conference room booking and client setup often consume most of your staff's time, preventing your space from growing. Pingin enables the transfer of a major

part of self-service and control down to tenants via tenants' portal. All assigned spaces and services could be managed at ease while leaving a powerful option for tenants to administer themselves while automating part of the process.

When it comes to billing, most flexible workspaces must tie together reports and data from multiple sources including their copiers, phone system and conference room management tools. The results can be inaccurate and extremely time consuming. Pingin platform fully automates the entire billing process by automatically compiling billing data associated with services used by tenants. Invoices are issued and tracked to ensure all payments are received automatically.

Tenant employee self service

Pingin self-service in a form of mobile application enables all tenant employees to manage their meeting room, shared space and parking bookings, services and requests. Tenants have an option to empower their employees enabling different limits, allowances and credits for shared spaces and benefits, such as pre-paid meals, coffee or a better parking space reservation option.

Control over assigned assets entails greater utilisation and in general tenant satisfaction for being in control of their own.

3. Coworking management

By providing a complete coworking software solution, Pingin platform automates every part of coworking space, from managing tenants and automating monthly billing to providing on-demand internet and temporary guest services. Pingin software automatically tracks and invoices coworking members for all services. Through automation and self-service, landlords and tenants control costs and ensure that the team is focused on scaling the business.

One of the key moments increasing revenue streams at coworking is to maximise efficiency and scaling of coworking space to sell services and products. For coworking members Pingin white label self-service web application makes it easier to use services coworking has to offer.

Pingin provides a flexible solution creating revenue streams and optimal utilisation of coworking shared spaces, services and benefits for tenants and guests. Through integrated payment solutions software allows micro business models to be created inside the coworking to squeeze more value and expand the possibilities of income optimization and business growth. Connectivity of things, services, spaces and payment solutions empower landlords to vary in

different value packages offered to tenants or sold separately as benefits. Through instant payments, credits or automated monthly invoices sent via self-service directly to tenants or coworking guests, landlords face an ease of mind and simplicity of the procedures.

Pingin out of the box offers tons of integration options with payment, access control, parking, authentication and printing services. The list keeps on growing. However it does not stop from custom integrations with any of new vendors and utilities to be integrated in the ecosystem.

Establishing coworking from zero

Running a coworking is as easy as 1-2-3. In-built features of Pingin software allows you to establish fully functional coworking as a separate business or part of a business center. As long as there is space - a coworking may be created and administered through Pingin white label single-window app for landlord and tenant.

Spaces could be divided into separate billable zones, fully on your terms of payments and circulation rules. Bundled with additional services (e.g. coffee machine, printing services) spaces may be formed into permanent spaces and hot desks, fully monitored for their usage and utilisation and viable for efficiency solutions on further optimisation and greater monetization. Automated processes of payments, invoicing and internal community communication ensures comfort for tenants and guests to upgrade their options or get services on demand.

Creating more benefits

Tenants may be offered more benefits through interconnected devices, rooms, spaces and services to maximise gains of coworking. Pingin platform offers tools to create more value for tenants and their micro communities. Pingin enables landlords to empower tenants and their employees to administer products and services on their own for their benefits (e.g. parking spaces, free coffee and meals etc.). Credit or instant payment systems could be run to get these benefits on demand. Unlimiting imagination for what could bring more value for tenants and landlord's business is already a good idea of implementing and running through Pingin platform.

Reshaping business on demand

Getting the most out of your coworking space our Pingin platform helps automate and make the management of your spaces more efficient. Shifting business models or restructuring coworking is easy with Pingin. Editing registry of spaces, services and various utilities or benefits used in coworking space may be easily readjusted to a new model. Let's say, permanent offices

became empty as tenants left - these could be easily transformed into hot desk spaces and sold to guests since payments are on-board. Thus less worries on transformation and more room for your great ideas!

4. Integrations

A list of integrations is constantly being updated in the Pingin platform.

Finance management

PaySera / Swedbank Bank link / PayPal

Access control

NFC.LT / Salto / Keri systems / HID Global / ASSA / ABLOY / PAXTON / Inner range / Honeywell

Parking

CityPro / Parkuok.lt

Authentication

Local / AZURE Active Directory / Google / Facebook / LinkedIn / LDAP

Printing

PaperCut / Ezeep / MyQ

5. Pricing

Pingin offers and allows flexible pricing options based on business needs. There's no need to overpay for functions you would never use. Thus we appreciate situation assessment and individual offers that may be updated later on when scaling the business or adding extras: integrations, requirements for new modules, extra services from our support etc.

Pricing structure is quite simple:
- Initial starting package of integrations, data input and tutorials;
- Monthly fee;
- Upgrades on-demand.

In short, we are friendly and keen on your success, let's talk!

6. Support and maintenance

Pingin implementation starts from situation analysis and landlord business needs gathering. Upon agreement installation and integrations with infrastructure in the building are done. All initial data is then entered and imported into Pingin: space registry, resources, vendor and tenant agreement information etc.
After on-boarding - tutorial is carried out for landlord's staff.

Pingin is designed to work stable under rigid situation as it maintains some serious backend care and maintenance process back in our end:

- Server side monitoring;
- Process imitation by an automated bot for early debug and patch development;
- Active backlog to back trace any crash reports and errors;
- Platform updated regularly.

Internal maintenance, updates and expansion of the platform is performed regularly as new regulations, business needs, third party integrations are introduced.

7. Every case is unique

We will set up your account and will import all your existing members, rooms with prices and data. Will help integrate what building has to offer and could be controlled and monetised so you are focused on steering business and creativity.

First, let's have a look at your case.

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