

Management platform for property portfolios

Your property portfolio, leases and deadlines in one place, under your company's brand. For property management companies, funds and institutional landlords.

SOLUTION

ForProperty

Property management

AIOBI

Funchal · Autonomous Region of Madeira · Portugal

September 2026

Do any of these problems sound familiar?

Scattered information

Each property's data sits in different folders and spreadsheets. Finding a document takes time.

Contracts and deadlines without alerts

Renewals and other deadlines depend on personal reminders. A missed deadline can cost money.

Reports compiled by hand

Every report to the board starts from scratch, with figures copied from several sources.

Five property management modules and a common core

Modules designed for those who run rental portfolios, linked together from each property's record.

A Properties and units

Portfolio of properties and units for letting, with type, floor area, energy rating and occupancy

B Leases and rent

Leases, rent, collection and renewals

C Maintenance and requests

Tenant requests and maintenance work, with deadlines and costs

D Obligations and documents

Licences, energy performance certificates and tax deadlines for each property

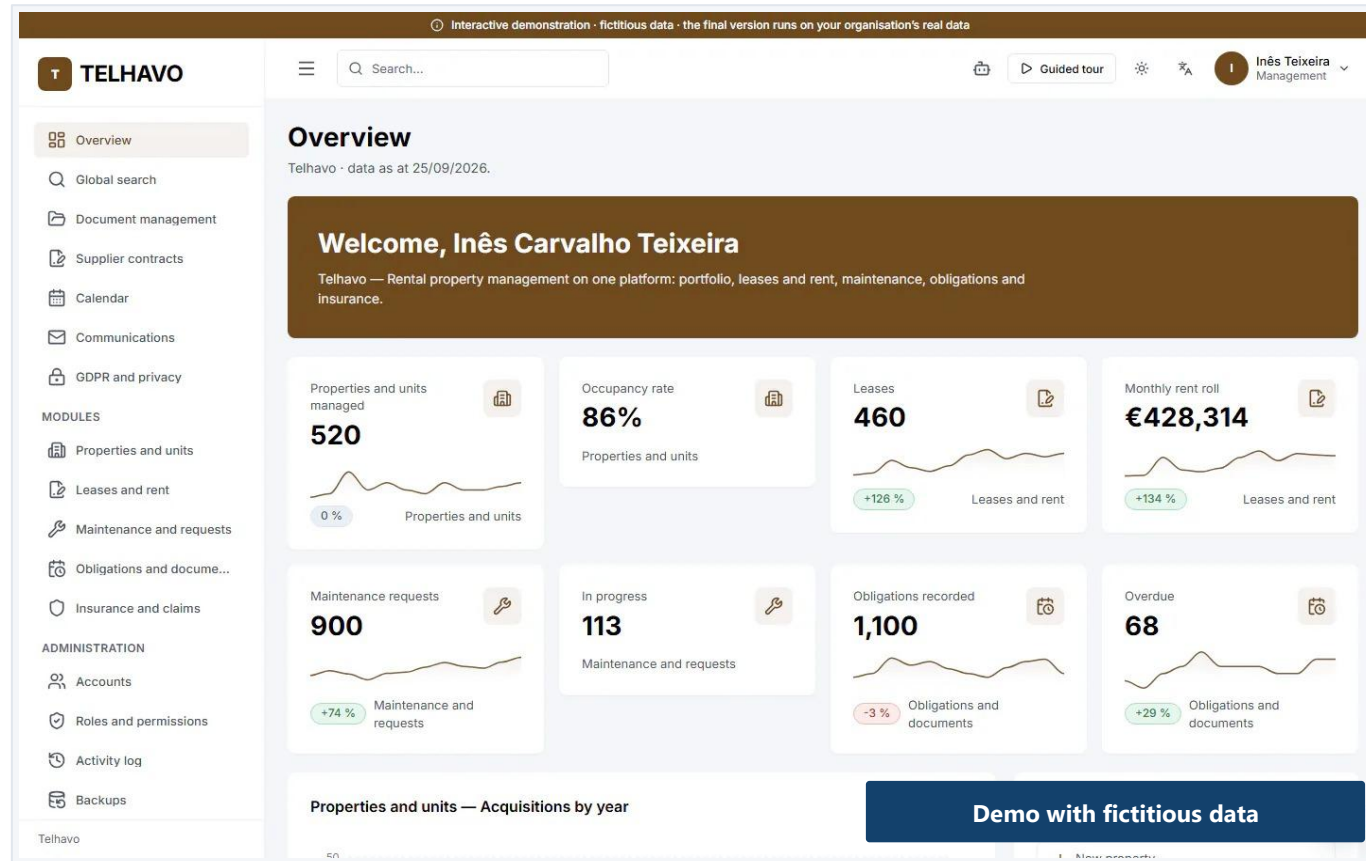
E Insurance and claims

Policies per property, renewals and claims

Common core

Document management, contracts, calendar, communications, GDPR tools and access profiles, in European Portuguese and British English.

The whole portfolio on one dashboard



Indicators for properties, leases, maintenance, obligations and insurance, as soon as you sign in.

Properties still to let, in one filter

Lists with facets by location, type, energy rating and status.

- Vacant or reserved properties in one click
- Search, sorting and a choice of columns
- Export to CSV, Excel and PDF

Interactive demonstration - fictitious data - the final version runs on your organisation's real data

T TELHAVO

Overview / Properties and units

Properties and units

Portfolio of properties and units for letting, with location, type, energy rating, status and reference rent. It is the unit of value of the solution.

[+ New property](#) [Import](#) [Dashboard](#)

Artificial intelligence in the property portfolio [Hide examples](#)

Examples of what artificial intelligence does with the properties and units managed.
Simulated responses: this demonstration makes no calls to AI services.

[Which vacant properties should come first?](#) [Summarise the portfolio for the owner's report](#) [Suggest a rent for this unit](#)

56 of 520 records [Save view](#) [Filters](#) [Columns](#) [Export](#)

Filters (2) [Clear all](#) [Show all](#) [Collapse all](#)

Location	Type	Status	Use
Aveiro 2 (21)	Warehouse 4 (20)	Let 447	Residential 42 (404)
Braga 2 (41)	Office 4 (43)	Under works 17	Commercial 14 (116)
Coimbra 2 (36)	Shop 6 (53)	Reserved 16	
Faro 2 (37)	House 2 (20)	Vacant 40	
Funchal 6 (39)	Studio apartment 3 (21)		
Leiria 6 (20)	One-bedroom apartment 13 (98)		
Energy rating	Owner		
A 7 (54)	Real estate investment fund 15 (216)		

Demo with fictitious data

Everything about a property, on one record

The record brings together each property's lease, maintenance requests, obligations and insurance policy.

- Type, floor area, energy rating and status
- Reference rent and current lease
- Related documents and linked records

Interactive demonstration · fictitious data · the final version runs on your organisation's real data

T TELHAVO

Search...

Guided tour

Inês Teixeira Management

Properties and units / IMV-0001

IMV-0001 • Let

Property

← Back Add to favourites Print Edit Delete

Identification and location

BUILDING
Atlântico Building

LOCATION
Lisbon

Features

TYPE
Two-bedroom apartment

USE
Residential

FLOOR AREA (M²)
92

ENERGY RATING
C

ACQUISITION DATE
14/05/2019

VALUATION
€385,000.00

Letting status and rent

STATUS
Let

REFERENCE RENT (MONTH)
€1,450.00

LAST INSPECTION
18/03/2026

Management

OWNER
Real estate investment fund

PROPERTY MANAGER
Tiago Nóbrega Faria

NOTES
Property in good condition.

Associated documents 3

Link an existing one Attach

Progress report 2026/174
DOC-2026-0174 · Contract · V1 · 484 KB · 23/09/2026 14:27

Related records 8

LEASES AND RENT (1)

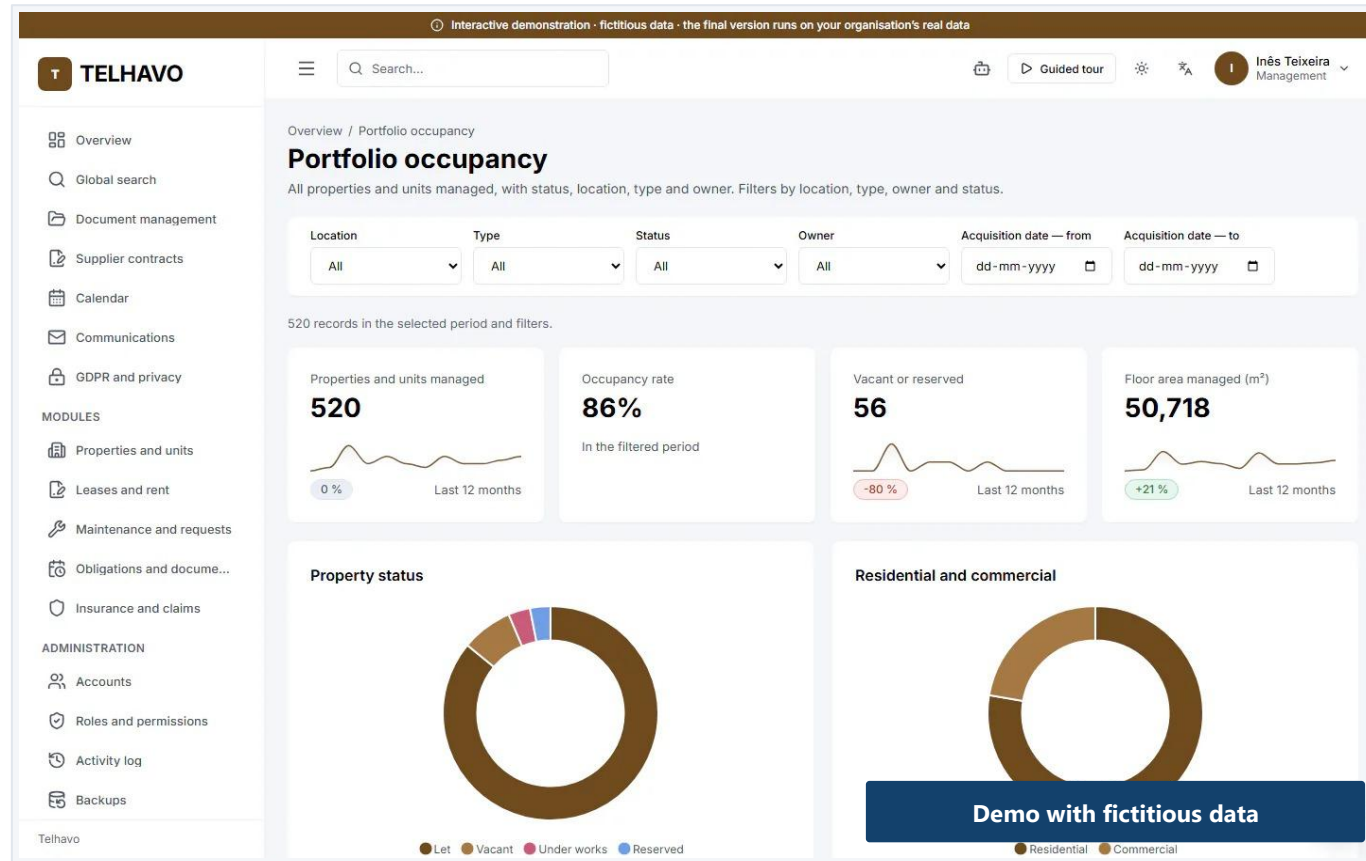
ARR

MAN-2026-0001 In progress

Telhavo

Demo with fictitious data

Portfolio occupancy, with filters



Occupancy rate, vacant properties and reference rents by location, type and owner.

AI in everyday work

AI helps to classify, extract data, summarise and send alerts within each module. The demo shows illustrative examples.

Classify documents

Files each incoming document under the right property and category.

Extract contract data

Reads contracts and fills in the dates, the parties and the amounts.

Summarise documents

Summarises long documents into the points that matter for a decision.

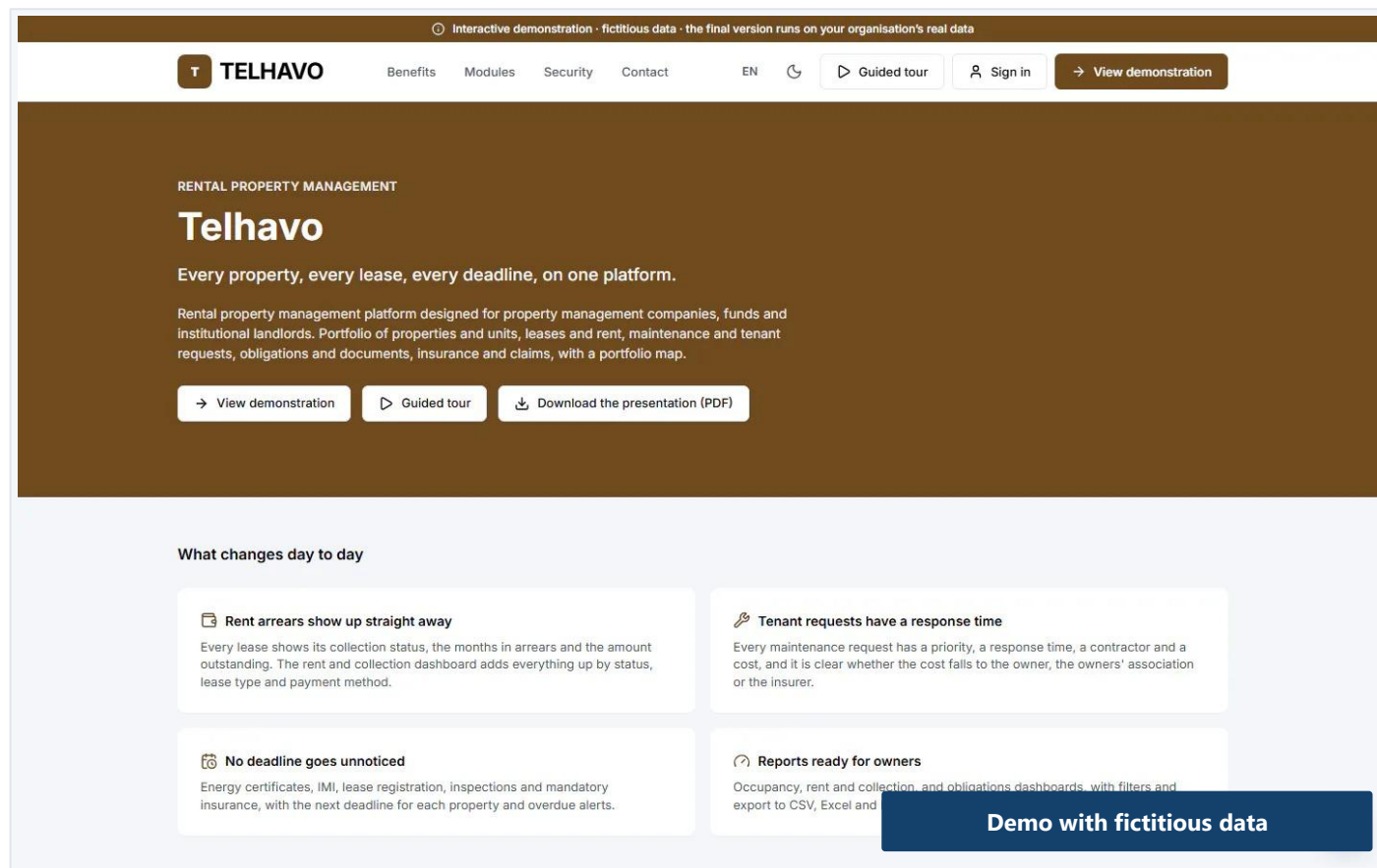
Deadline alerts

Sends an alert before each contract deadline ends.

A public website under your company's brand

The portal presents your company and its services to tenants and owners, under the same brand as the platform.

- Introduction, benefits and modules
- Contact details and access to the platform
- Available as an add-on, listed on the pricing page



How the project works

1

Explore and work out the price

Explore the modules and work out the price for the size of your portfolio, before any meeting.

2

We migrate and configure

We migrate your current data and configure the platform with your company's name and logo.

3

Start working

Your team uses AI and dashboards on the platform from day one.

4

Your data stays yours

At the end of the plan, you receive your data in open formats, with a 90-day transition period.

Licence + plan, with published prices

The price depends on the tier, the number of internal users and the number of properties or units managed.

	ForProperty Essential	ForProperty Professional	ForProperty Enterprise	ForProperty Custom
Who it is for	One department or process	Several departments	The whole organisation, with integrations	Specific hosting, security or design requirements
Internal platform users	Up to 25	Up to 100	Up to 300	To be agreed
Properties or units managed	Up to 200	Up to 1,000	Up to 5,000	To be agreed
Industry modules	Base package	Full package	Full package + 2 custom modules	Custom
Data sources migrated	Up to 2	Up to 5	Up to 10	To be agreed
Dashboards	Package dashboards	+ 3 custom	+ 10 custom	To be agreed

Published prices

The amounts for each tier, the add-ons and the calculator are at

aiobi.pt/en/pricing

- Implementation and use licence + monthly or annual plan, which starts when the project is completed and includes a plan on the AIOBI Platform.
- In the private sector, the licence is paid in two parts: half on award and half on completion of the project, with terms of 24, 36 or 48 months. In the public sector, the payment terms are set in the contract.
- At the end of the plan, your organisation's data in open formats, with a 90-day transition period.



See the solution, work out the price and request a quote

1 Explore ForProperty

aiobi.pt/en/solutions/property

2 Work out the price

aiobi.pt/en/pricing

3 Request a quote

aiobi.pt/en/quote

AIOBI

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