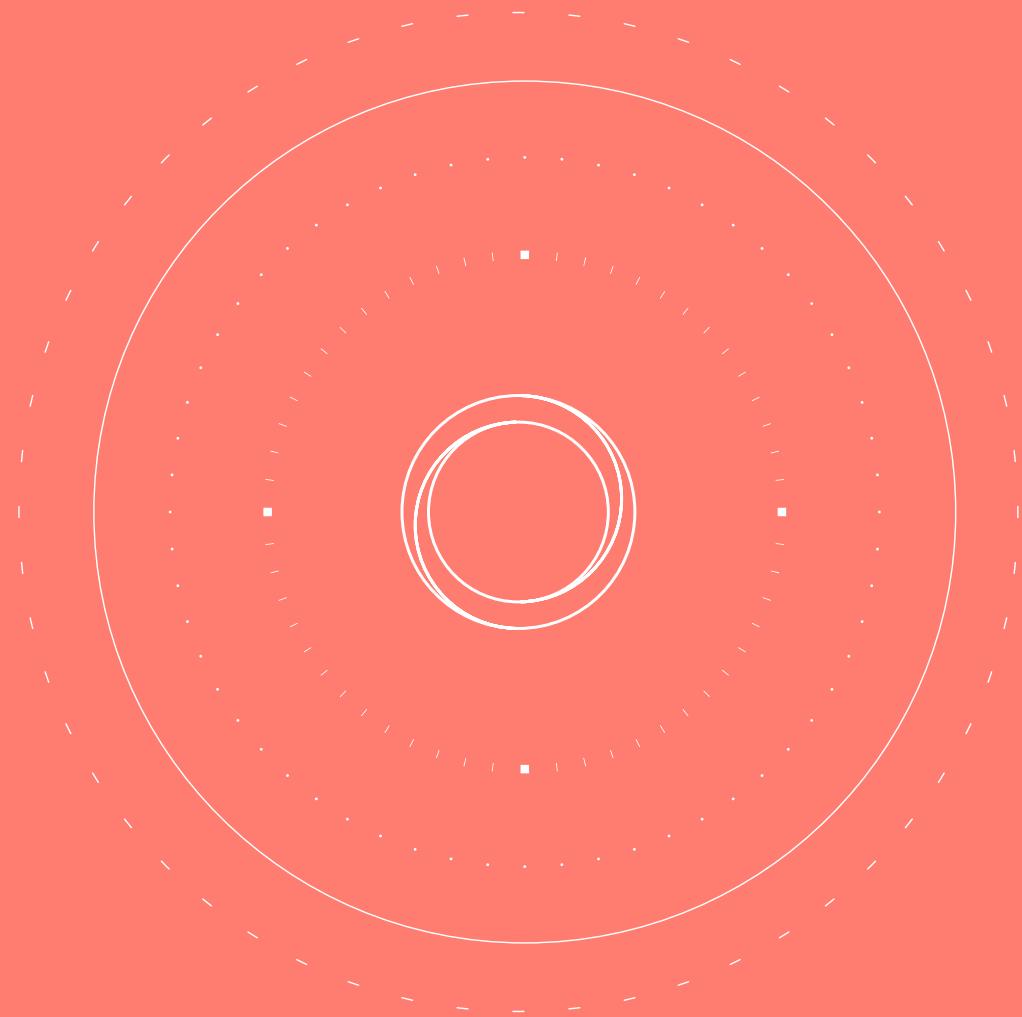




EDGE Next - Make buildings count



Making smart buildings the new standard.

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Today's world runs on data. We use it every day to simplify our lives, enhance our impact, and make our goals more achievable. At EDGE Next, we're using it to make better buildings. For everyone.

Our EDGE Next platform offers a seamless solution for optimising any building's performance, making it smarter, healthier, and more sustainable. The platform uses multiple sensors and sources to gather data and deliver valuable and actionable insights. It's the ultimate tool for enabling buildings, companies and people to thrive.

The evolution of better buildings.

EDGE Next was launched with the goal of bringing our signature smart technology to any office building across the globe.

The Edge (2014), dubbed “The Smartest Building in the World” by Bloomberg, was the start of our quest to make better buildings through technology. With each EDGE project that has followed, we’ve honed and perfected the implementation of technologies and applications, developing some of the smartest, healthiest and most sustainable buildings in the world. Drawing on our extensive expertise and in-depth knowledge in the field of intelligent building design, we’ve created a simple, integrated, end-to-end solution that works in any office building, and allows you to transform and manage your entire portfolio.





A B O U T

Why EDGE Next?

EDGE Next offers you an integrated smart building solution that delivers valuable insights into sustainability, well-being and optimal asset use.

Make your entire portfolio smart

- EDGE Next connects to your existing building infrastructure, while additional IoT sensors can be brought in where needed.
- Data is collected across a broad set of sources, with a focus on the key points that offer the greatest added value & return on investment.

Monitor performance & recognise opportunities

- EDGE Next provides intuitive data visualisations for the management level (i.e. executive summary views and actionable insights).
- View your portfolio or building's performance against the targets you've set, so you can easily identify opportunities for improving results.

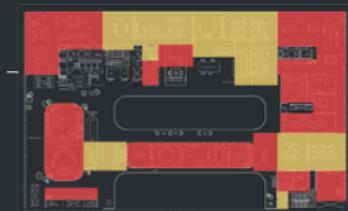
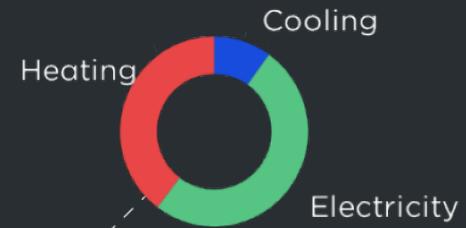
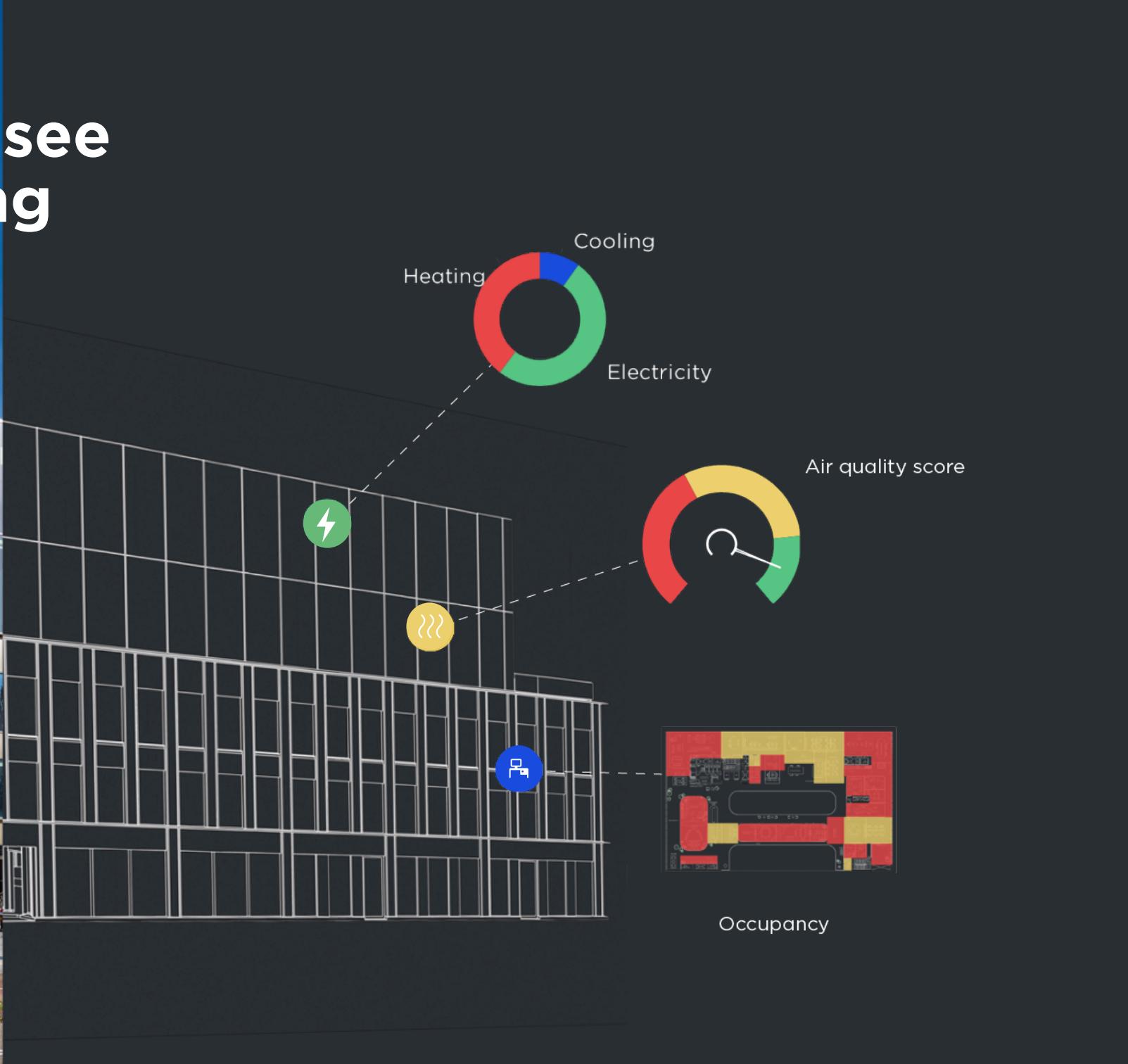
Share data

- Receive monthly/quarterly data updates for various types of reporting.
- Engage with building users by bringing smart building and room level data to them through signage.

Maximise data value

- You'll have full data control, with the ability to leverage your data and extend it for different strategic targets, now and in the future.
- Benefit directly from EDGE Next's expertise as a front runner in the development of the smartest office buildings in the world.

How we see a building



Sustainability

Monitor your energy and water consumption. Around 70% of climate installations in buildings are not operating correctly, with the potential for saving up to 30% on energy consumption.

Wellbeing

Ensure high levels of physical comfort (including temperature and air quality) through rich sensor data. Improving the quality of indoor conditions can lead to an increase in productivity of up to 9%.

Asset usage

Better exploitation of workplace and meeting room assets in order to improve your meeting room and desk usage by up to 30%. Analyse where and how you could improve your cleaning process by up to 20% to boost efficiency and quality while cutting costs.

Benefits of EDGE Next



Measure & report



Sustainability



Asset use



Wellbeing

Direct

Easy, fact-based insights on actual performance

Increased efficiency and convenience for management and compliance reporting

Minimize Energy Consumption & CO₂ footprint

Increase life-time of equipment and reduce replacement costs

Optimize space use

Accurate capacity planning

Better performance against key indoor climate parameters.

Increased employee wellbeing both objectively and subjectively

Derived

Tighter supplier & contract management

(on roadmap - Access to ESG based financing)

Higher score on (in-use) sustainability labels

Stakeholder and Employee Recognition for sustainable performance

Reduce rental costs per FTE

Increased employee satisfaction with workspace

Increased employee ability to perform, leading to higher enterprise productivity

Reduced employee absence and higher retention rates.

Talent attraction.

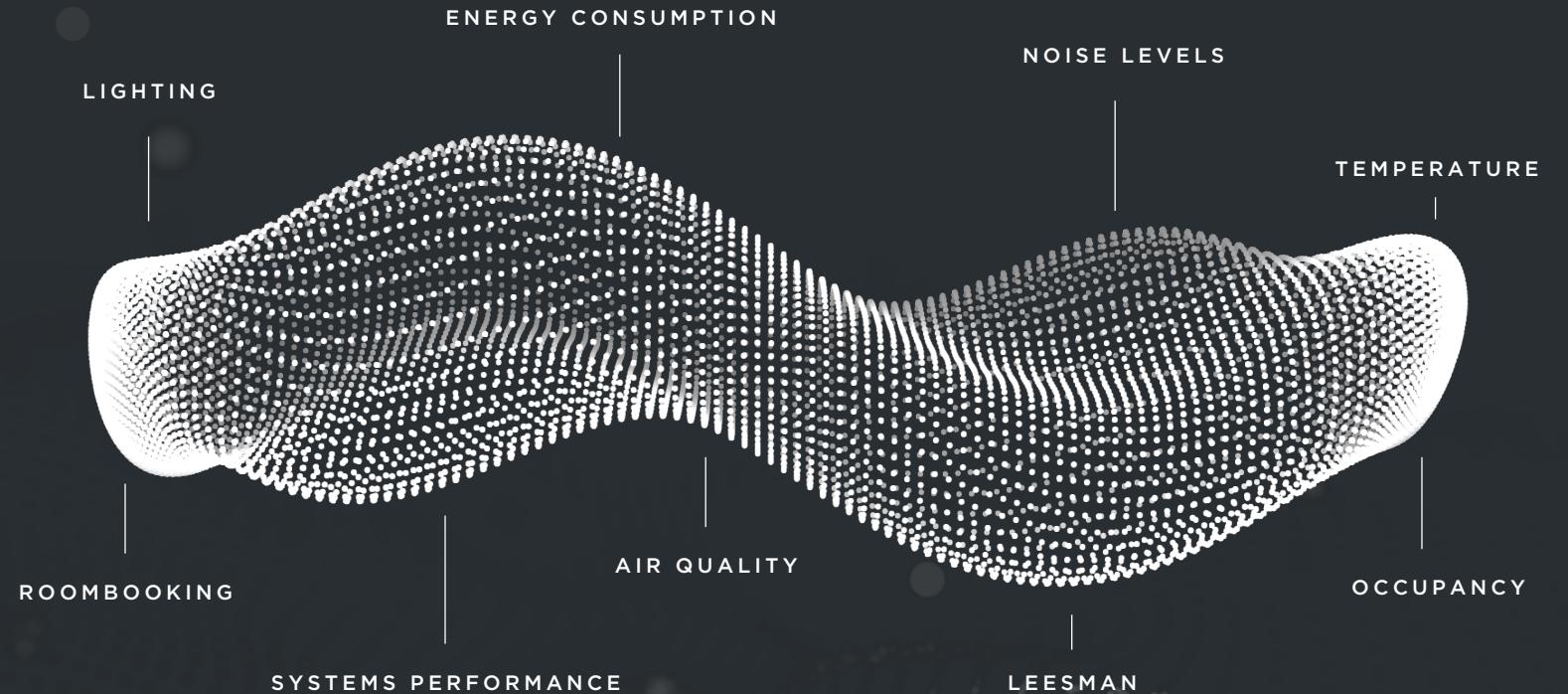


CLOUD BASED DATA PLATFORM

Connecting all the dots

The EDGE Next platform combines multiple data sources in a single digital representation of the building to create a single pane view. At EDGE, we are proud that our platform is built entirely on the latest Microsoft Azure technologies, being the only fully operational platform to date on Azure's new Digital Twin.

With the data from smart sensors, the building management system (BMS) and the possibility for including tenant-related systems and surveys, our platform offers holistic insights into sustainability metrics and space efficiency, as well as health and well-being





CLOUD BASED DATA PLATFORM

Optimizing your building performance

Investors and owners

With EDGE Next we help create return on investments and provide owners with a competitive advantage. By optimising service charges and offering gains in efficiency, asset usage, and occupant experience, we allow for more competitive rent levels, which creates subsequently higher value and returns. Furthermore, accessing building-related data on a single display instead of from isolated systems makes reporting to internal and external stakeholders easier and more convenient.

Tenants

In today's markets, businesses are recognising the link between the work environment and human capital, as well as the impact of buildings on employee performance. Having the data to understand how an office building is performing as well as the ability to act upon this information is essential for providing an optimal working environment.

Efficient space management and excellent indoor conditions are crucial to the performance and well-being of companies and their employees. Knowing which spaces are over- and underutilised, whether the indoor environment is healthy for employees and whether assets are used to their full capacity, brings real estate management to a whole new level.

Furthermore, our insights make enterprise sustainability goals attainable without invasive physical changes to the building.

KEY ELEMENTS

EDGE Next main elements

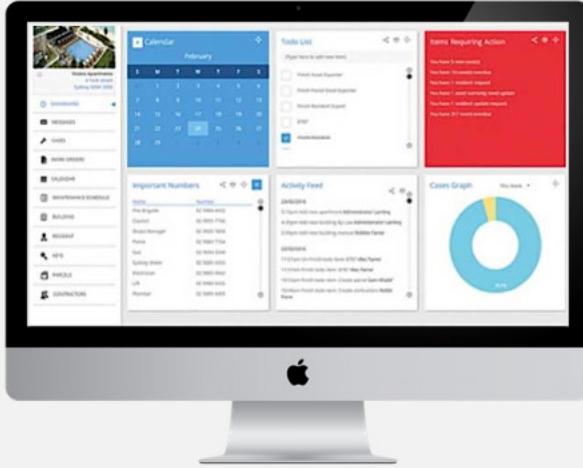
Sensors

For a healthy building & optimized space usage



BMS Connection

For a sustainable building



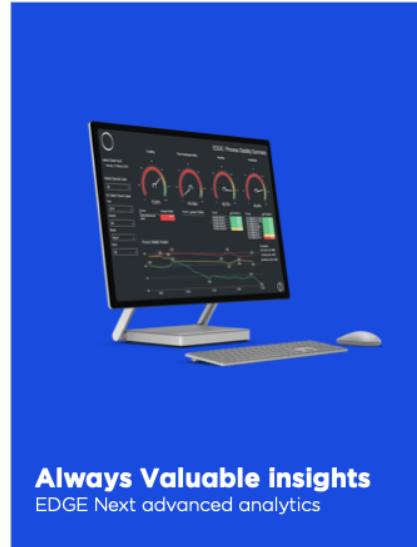
Valuable insights

EDGE Next Platform advanced analytics



THE PACKAGES

Plug & play or maxamise



	 Wellbeing	 Asset Use	 COVID-19	 Sustainability	
Next level smart	Air quality CO ₂ levels Thermal comfort Humidity Temperature	Room/Space Use In-Use (yes/no)	Safe Ventilation Detection Cleaning Tool	Energy performance Carbon footprint Sustainability reporting	✓ ✓ -
Maximize smart	Air quality CO ₂ levels Fine Particles VOC Thermal comfort Humidity Temperature Light levels Sound	Room/Space Use In-Use (yes/no) Floor-level Occupancy Nr. of people Room Occupancy Nr. of people Desk Occupancy Nr. of people	Safe Ventilation Detection Cleaning Tool Maximum Capacity Social Distancing	Energy performance Carbon footprint Sustainability reporting	✓ ✓ ✓
Further options	<u>Leesman integration</u>	Room Booking integration			✓ ✓ ✓

Dashboards

Continues measurements and insights via our dashboards & portal

- Real-time data available via our Platform on your sustainable (energy) performance & wellbeing metrics (indoor conditions) and asset usage (occupancy)
- A consolidated view on your building performance with different reports.
- Investigate what issue(s) in your building need attention by drilling down on metrics.
- Correlation between different data sources.



Reports

reporting on your building performance

- Quarterly advisory reports on how your building is performing
- We correlate different data sets like; energy performance and indoor conditions with asset usage.
- Reporting made easy by combining all information in one platform and presented in easy to understand reports.



Signage

Engage with employees and visitors through data

- Helping individuals get the most out of their office stay for a healthy, safe and enjoyable day at work.
- We bring actionable signage on building, floor and room level to your space through narrowcasting.

