



Press Release

Wemolo Presents AI System for Area Monitoring at Expo Real

Intelligent cameras automatically detect garbage and vandalism: Free-flow parking becomes an asset management platform with alert function – tested with Deutsche Investment Retail, Saller Group, and Feneberg.

Munich, October 01, 2025. Wemolo (www.wemolo.com) is making real estate spaces intelligent: at Expo Real (October 6–8, Hall B3 Stand 341), Europe's leading provider of digital parking solutions is showcasing its AI-based area monitoring for the first time. Using 360° cameras and artificial intelligence, the system automatically detects garbage, graffiti, snow, and vandalism. It immediately sends email tickets with photo evidence to facility managers or, if necessary, directly to security services. This ensures seamless property documentation that supports efficient operations, transparent management, and long-term value preservation. For asset and property managers, this means continuous monitoring without a permanent on-site presence.

How the System Works

The solution is built on Wemolo's proven free-flow technology, which is already in use at over 3,500 locations, and extends it with automated area monitoring. While ANPR scanners continue to capture license plates for parking management, the system also uses 360° cameras with an additional 180° panoramic module for an overview, as well as a motorized 25x zoom for details. The precision is so high that even a plastic bottle can be detected from 90 meters away.

The AI analyzes the condition of the entire outdoor area – from entrances to sidewalks to green spaces. It captures typical problem areas such as cleanliness (garbage, shopping carts, snow, black ice), safety (graffiti, vandalism, property damage), and order (blocked areas, access and path blockages, unauthorized parkers). In center management, the system also measurably improves service quality and the shopping experience. For every event, tickets with photo evidence are automatically generated.

"With this, properties get a digital eye for their spaces," explains Dominic Winkler, Head of Sales & Business Development Real Estate at Wemolo. "Property managers receive early alerts – and can solve problems before they lead to major damage or complaints."



From Overview to Active Management

The system also generates anonymized frequency data on pedestrian and vehicle flows, which property and asset managers can use for site planning and management. Especially for portfolios with regionally distributed retail and specialist store locations, this opens up the possibility of digitally managing sites and significantly reducing the number of on-site visits – without losing transparency and control.

The system also reacts to unusual noise levels, such as breaking glass at night, and can automatically trigger light signals or loudspeaker announcements. Rules can be set together with the customer on when these measures should take effect – to prevent vandalism and break up unwanted group gatherings or loitering without an intended use.

Analysis is done with local data processing directly on the devices. Personal data does not leave the system: faces and license plates are automatically pixelated, and raw images are deleted after 48 hours at the latest. This ensures the system meets the highest data protection and security standards.

"With our AI technology, we have already processed over 1.3 billion parking transactions in compliance with GDPR," says Bastian Pieper, Chief Product & Technology Officer at Wemolo. "This proven infrastructure creates the basis for a system that provides real-time transparency for property managers – with true data intelligence that goes far beyond the parking lot." Reference Customers Are Already Using the System

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The first reference customers include Deutsche Investment Retail, the Saller Group, and the Feneberg supermarket chain. All three companies are working with Wemolo to deploy the system in their portfolios – from initial pilots to testing in selected markets.

The projects illustrate how automated site monitoring works in practice: service quality becomes measurable, property key figures can be derived directly from the space, and investment decisions gain a solid data basis. For center management, this also means more transparency regarding the performance of external service providers – from winter maintenance to landscaping – and an improved shopping experience for customers.

Measurable Efficiency Gains in Practice

The system optimizes property management by automatically prioritizing service tickets, shortening response times for dirt and damage, and seamlessly documenting all service provider deployments. Service times are recorded in real time, deviations are made visible, and this creates a clear basis for management decisions. Property managers can thus seamlessly prove SLA compliance and transparently prepare their reports for both internal and external stakeholders at any time.



The Company Behind the Innovation

The Munich-based technology company Wemolo is a leading European provider of digital parking solutions, managing over 3,500 parking areas with more than 300,000 parking spaces. With over 7,000 license plate scanners, the company achieves a very high recognition rate for over 2.5 million parking transactions daily. In 2024, the scale-up with over 250 employees at five European locations achieved profitability for the first time – an important milestone for the further expansion of the AI technology.

Data-Driven Real Estate Management as a Future Trend

The system embodies the trend toward data-based property control: outdoor areas are evolving from passive spaces to active sensor surfaces. The technology addresses the transformation of real estate into digital assets, where data is increasingly decisive for value and efficiency. For an industry under cost pressure, automated property documentation offers new opportunities. "Our technology transforms real estate into intelligent assets that monitor themselves," explains Winkler.

About Wemolo

The Munich-based tech company Wemolo specializes in digital parking space management and optimization. The idea was born in July 2019 from a project at UnternehmerTUM. The team around the three founders Jakob Bodenmüller, Bastian Pieper and Yukio Iwamoto now employs over 250 people in Munich and at four other European locations: Salzburg, Zurich, Wroclaw and Milan. In the DACH region as well as in Poland and Italy, over 3,500 parking areas already rely on the Wemolo solution, which records more than 2.5 million parking transactions every day. In the Deloitte Fast 50 ranking, Wemolo is listed as the fastest growing startup in Germany. Its customer portfolio includes well-known retailers such as Aldi, Edeka and Carrefour, leading real estate companies such as Defama Deutsche Fachmarkt AG and HIH Real Estate, restaurants such as McDonald's and Burger King, hotel chains such as Best Western, renowned healthcare facilities such as Asklepios Klinik and numerous financial service providers and local authorities throughout Europe.

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