



Press Release

From Parking Lot to Property Sensor: Wemolo Featured in the ZIA Innovationsradar 2026

Germany's leading real estate association includes Wemolo's AI-based site monitoring in its Innovation Radar. 360° cameras detect vandalism, service provider deployments, and damage on outdoor commercial areas.

Munich, May 20, 2026. The German Property Federation (Zentraler Immobilien Ausschuss – ZIA) has included Wemolo (www.wemolo.com), the Munich-based specialist for digital parking management, in its ZIA Innovationsradar 2026 for its AI-based site monitoring solution. This technology expands Wemolo's digital parking management into comprehensive outdoor monitoring: 360° cameras combined with AI-powered image analysis automatically check the outdoor areas of retail and commercial properties for vandalism, damage, cleaning requirements, and service provider deployments. With this solution, Wemolo addresses a major challenge in property management: many operators manage large portfolios remotely but have lacked reliable, real-time data from ongoing outdoor operations. The new system reduces manual inspection efforts, minimizes unnecessary on-site travel, and provides verifiable proof for service provider management, vandalism tracking, and damage documentation. The ZIA, Germany's leading association for the real estate industry representing around 37,000 companies, lists the application in its Real Estate category. Inclusion follows a rigorous review by a jury from the ZIA Innovation Think Tank alongside representatives from academia and business. Wemolo's solution is currently operating in pilot phases with Deutsche Investment, Saller Group, and Feneberg.

Property Managers Can No Longer Visit Every Site

Managing a retail portfolio with hundreds of retail parks means rarely being on-site. Property managers are responsible for national real estate portfolios and often see individual locations only sporadically. On the ground, external facility service providers clean, mow, clear snow, and perform repairs on behalf of the owner. In between lies a blind spot. Vandalism is usually reported only after the damage is glaringly visible. Service provider tasks appear on invoices, but rarely with verifiable proof. Management remains purely reactive.

Wemolo's site monitoring closes this gap. The cameras automatically detect vandalism such as graffiti, property damage, or fire hazards, documenting them with photographic proof and timestamps. They track the deployments of external service providers – such as winter services, landscaping, or cleaning – and deliver verifiable SLA compliance data.



They register fly-tipping (illegal waste dumping), stray shopping carts, black ice, and similar cleanliness and safety hazards. Furthermore, they trigger early alerts when damage occurs to facades, fences, or lighting systems.

These observations automatically generate service tickets, which are forwarded with image proof and timestamps to the responsible service providers or security partners. Response times shorten, manual inspection efforts drop, and property managers shift from a reactive state to proactive control. Image processing takes place locally on the respective device and is fully GDPR-compliant. Faces and license plates are anonymized by default; personal details are only accessible via role-based, time-limited access in clearly defined exceptional cases, such as resolving concrete vandalism claims. Permanent video recording does not take place.

In initial pilot applications, Wemolo is validating potential savings of 20 to 30 percent in manual inspection and control costs. This is achieved through fewer on-site trips, automated event reporting, and verifiable proof of service provider performance.

"Our solution gives property managers a remote eye on the ground," says Dominic Winkler, Head of Sales & Business Development Real Estate at Wemolo. "They see what is happening at their locations without having to travel. Damage is detected before it escalates, and service provider performance becomes verifiable. This reduces operational friction and creates a significantly more reliable data foundation for public safety compliance, vandalism and damage documentation, as well as service provider management."

Pilot Customers in the Retail Park Segment

Deutsche Investment, Saller Group, and Feneberg are currently involved in the pilot phase. The first live sites launched in early 2026, with more rolling out over the course of the year. One example is the Rödertalpark in Großröhrsdorf, Saxony – one of the region's largest retail parks with around 15,560 square meters of rental space, 645 parking spots, and anchor tenants including Kaufland, Aldi, BHG Hagebau, and Modemark Röther. Site monitoring has been supporting Deutsche Investment there since January 2026.

Looking ahead, the application will scale beyond retail. Logistics real estate, multi-story parking garages, as well as residential and office portfolios are the next target sectors.

Differentiation in the Market

In the market for outdoor property monitoring, this model competes with two established approaches. On one hand, there are basic camera installations without AI analysis that provide visual footage but no actionable insights. On the other hand, there are labor-intensive security and patrol models, which are highly cost-intensive for larger portfolios. Wemolo combines its own hardware with proprietary AI, transferring its expertise from digital parking management to the monitoring of outdoor spaces. Instead



of just tracking entries and exits, the system monitors the entire area: access roads, sidewalks, parking spaces, green spaces, and other outdoor facilities. This creates an economic advantage for owners and operators: they gain additional transparency over their properties without having to establish separate, manual control processes.

Presented at the Tag der Immobilienwirtschaft

The ZIA Innovationsradar 2026 was officially presented on May 19 at the Tag der Immobilienwirtschaft (German Real Estate Day) at the Admiralspalast in Berlin. During the event, the ZIA also honored this year's "Innovation of the Year" award winners in the Real Estate, Design & Build, and PropTech categories.

Validation by the Industry's Leading Association

The ZIA Innovationsradar captures the most important innovations within the construction and real estate industries in Germany. Inclusion is decided by an expert jury that evaluates the selection process both formally and contextually.

Wemolo: From Parking Lot to Property Sensor

Wemolo operates around 4,000 parking areas across Europe using AI-based automatic number plate recognition (ANPR). With more than 7,000 scanners in operation, they have cumulatively processed over 1.3 billion parking events. Wemolo is now transferring this experience from digital parking management to the entire outdoor property. As a result, the parking lot evolves from a managed space into an operational information source for property management. This is made possible by 360-degree optics with a motorized 25x zoom that can identify objects up to 90 meters away. Image processing occurs locally on-device, without transferring personal data to the cloud.

Wemolo originated in 2019 from a project at UnternehmerTUM. Today, the company employs over 250 people across five European locations, has been profitable since May 2025 with an annual revenue of 40 million euros, and leads the Deloitte Fast 50 ranking as the fastest-growing startup in Germany.

At a Glance: Wemolo's AI Site Monitoring

- Early vandalism detection with photographic proof and timestamps
- Service provider monitoring with verifiable SLA tracking
- Detection of illegal waste dumping, stray shopping carts, and black ice
- Early alerts for damage to facades, fences, and lighting systems
- Reduction of manual inspection efforts and unnecessary on-site travel

- Reliable data foundation for public safety compliance, vandalism/damage documentation, and service provider management

Technical Specifications:

- 360° camera with an additional 180° panoramic module
- Motorized 25x zoom
- Range up to 90 meters
- Local, on-device image analysis
- GDPR-compliant, no permanent video recording
- Interface for integration with facility management systems

Pilot Customers in the Retail Segment: Deutsche Investment · Saller Group · Feneberg
Case Study Example: Rödertalpark Großröhrsdorf, 15,560 m² rental space, 645 parking spaces, anchor tenants: Kaufland, Aldi, BHG Hagebau, Modepark Röther

Wemolo in Numbers (May 2026):

- Around 4,000 managed parking areas in Europe, approx. 370,000 parking spaces
- 7,000+ ANPR scanners in use, 1.3 billion cumulatively processed parking events (GDPR-compliant)
- 2.5+ million daily parking events
- 250+ employees across 5 European locations (Munich, Salzburg, Zurich, Wroclaw, Milan)
- €40 million annual revenue, profitable since May 2025
- Ranked 1st in the Deloitte Fast 50 as Germany's fastest-growing startup

ZIA Innovationsradar 2026:

- Tag der Immobilienwirtschaft: May 19, 2026, Admiralspalast Berlin, approx. 2,000 participants
- Innovation of the Year Categories: Real Estate · Design & Build · PropTech
- Jury: ZIA Innovation Think Tank plus representatives from academia and business
- ITT Chair: Martin Rodeck (BLACKLAKE Management Partner) · Vice Chair: Dr. Susanne Hügel (CBRE)

About Wemolo

The Munich-based tech company Wemolo is a specialist in digital parking management and optimization. The idea originated in July 2019 from a project at UnternehmerTUM. The team led by 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, around 4,000 parking areas already rely on Wemolo's solution, which records more than 2.5 million parking events daily. In the Deloitte Fast 50 ranking, Wemolo is listed as the fastest-growing startup in Germany. The 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, catering businesses like McDonald's and Burger King, hotel chains like Best Western, renowned healthcare facilities such as the Asklepios Klinik, and numerous financial service providers and municipalities throughout Europe. Further information at www.wemolo.com.

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