Buildings Simply Made Better

aedifion GmbH - Company Description

At a Glance

As a Cologne-based PropTech with around 90 employees, aedifion operates Germany's leading software solution for optimizing building operations. At the heart of this technology is the AI-based cloud platform, which can reduce energy consumption, CO_2 emissions and operating costs of buildings by up to 40 percent. The plug-and-play solution collects real-time operational data, identifies malfunctions and provides clear recommendations for optimizing operations. The company combines engineering expertise in a broad solution portfolio and targets asset managers and asset owners who want to increase the value of their buildings and quickly and easily make their portfolio ESG-compliant.

Service Portfolio

- Operational optimization of buildings
- Data connectivity
- Technical monitoring
- Energy management & monitoring
- Smart building consulting
- White-label solutions

Target Group

- Property owners and asset managers
- Property managers
- Facility managers
- Technical operator teams
- Project developers
- Planners and engineering offices

Business Model

Holistic Operational Optimization per Cloud Platform and Artificial Intelligence

aedifion helps to operate real estate portfolios more efficiently and sustainably. With its patented, AI-driven cloud platform, aedifion offers a manufacturer-independent tool that optimizes the energy efficiency of technical building equipment (TBE), such as heating, ventilation, and cooling systems:

- **Real-time data:** The software solution provides a comprehensive data overview of the entire building operation, while external data is securely integrated via open interfaces.

- **Analysis and recommendations:** The AI-based analytics uncover inefficiencies in the TBE, identify optimization potential, and provide prioritized recommendations for operational optimization.

- **Autonomous control:** The intelligent cloud solution autonomously controls TBE systems, adjusting operations dynamically based on demand, weather forecasts, and building usage.

- **Dynamic electricity cost optimization:** The solution connects buildings to the electricity market and adjusts energy sourcing—whether from the grid or on-site generation—based on the current electricity price.

With its **full-service approach**, aedifion offers a wide range of services for optimizing buildings – from individual project development to digitization and planning consulting. This holistic strategy, combined with an extensive partner network, achieves energy savings, CO_2 reductions, and operational cost reductions of up to 40 percent – without requiring structural modifications to the building envelope. Furthermore, aedifion **ensures compliance with legal requirements under Germany's Building Energy Act (§ 71a GEG)** for efficient operation of existing non-residential buildings.

aedifion's software solution is **highly scalable**. It can be installed in any building on a plug-and-play basis using a small industrial computer or through retrofitting individual sensors or controllers. This strategic design enables seamless scaling from single buildings to entire portfolios, regardless of building age or digital maturity.

With its solution for **demand side management** and **intelligent electricity cost optimization**, aedifion makes buildings a key part of the energy transition: Technical building systems—such as photovoltaic systems, heat pumps, chillers, and energy storage units—are intelligently coordinated, and the building is connected to the electricity market. This enables owners and tenants to benefit from the lowest tariffs, maximize their on-site energy use, and turn their buildings into active contributors to the energy transition.

Benefits

Asset managers and property owners: Receive all building KPIs in real time and benefit from efficient and legally compliant operations, transparent service providers, and satisfied tenants, which sustainably secure the returns and value of their properties. In many cases, the licensing costs for using the cloud platform can be passed on to the tenants.

Facility managers and technical operator teams: Gain access to a comprehensive data pool and analyses of technical building operations. Automated recommendations and predictive AI-driven controls for improving efficiency provide significant relief for technical operator teams, especially during times of labor shortages.

Building users and tenants: Benefit from lower operating costs as well as optimized indoor air comfort and climate. Thanks to the comprehensive data pool, users can be demonstrably motivated to save energy through transparency and participation models.

Press Contact

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