

Buildings  
Simply Made  
Better

aedifion



# Sustainable Operation as a Digital Element of the ESG Strategy

## Case Study: ONE COLOGNE, Cologne

Gross floor area: 20 900 m<sup>2</sup> | Year built: 1977 | Building type: Office | Owner: MOMENI Group

The ONE COLOGNE is an architecturally outstanding property of AEW managed by MOMENI, with which the company has an investment focus on sustainable real estate. With aedifion as a digital element of the ESG strategy, the operating team was able – within a remarkably short time – to reduce operating costs, save energy and CO<sub>2</sub>, and to improve the comfort for tenants at the same time.



# 19.52 %

reduction in operating costs

(1.86 €/m²/a)\*



# 24.27 %

reduction in energy consumption

(11.15 kWh/m²/a)\*



# 19.05 %

reduction in CO<sub>2</sub> emissions

(2.6 kg /m²/a)\*

\* Ratio between absolute values from annual projections and actual annual consumption data.

## Task

The goal at ONE COLOGNE was to identify potentials in operation, to reduce costs, and to implement savings in energy and CO<sub>2</sub>. At the same time, a modern and demand-oriented control system was to ensure a permanent high level of comfort in the building. Both aspects contribute to AEW's ESG strategy.

## Solution

With the aedifion cloud platform the energy consumption could be reduced according to demand and thus important energy savings could be achieved. Through the reduction of ancillary costs and greater tenant comfort, the value of the property is additionally increased in a future-oriented manner.

## Identify Optimization Potentials

Since 2021, ONE COLOGNE has been connected simply plug-and-play to the aedifion cloud platform and has been delivering important data in real time ever since. Artificial intelligence continuously analyzes the resulting database and thereby identifies potentials for optimization in building operations. In this way, the platform provides recommendations for improving performance as well as exciting insights into the system functionality.

## Reduce Costs & Increase Comfort

The identified savings are impressive: Permanent reduction of operating costs, reduction of plant downtime, direct CO<sub>2</sub> savings through adjustments in technical operation. Looking to the future, AEW is taking a thoroughly sustainable approach to building operation with the help of the aedifion cloud platform, while demand-driven control also ensures comfort for the building's users.

## Building Blocks of a Future-oriented ESG Strategy

With a focus on sustainable investments, AEW's team at ONE COLOGNE is particularly committed to on-demand energy consumption, ecological operation, low costs, low CO<sub>2</sub> emissions and satisfied tenants. With the aedifion cloud platform, the operating team has a powerful digital tool that takes the ESG strategy into account.

## Customer-Feedback

*"The aedifion solution pays into our ESG strategy: we want to have sustainable buildings whose operation runs completely on demand, without wasting resources and energy. By using the cloud platform, we were not only able to improve our energy efficiency and save CO<sub>2</sub>, but also to increase the comfort for our tenants."*

**Johannes Mayer**

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