Buildings
Simply Made
Better



Smart Cloud Technology for Sustainable Real Estate Funds

Case Study: Portfolio Rollout BNP Paribas REIM

Gross floor area: approx. 1 045 000 m² | Year built: 1930 – 2022 | Building type: Mixed

BNP Paribas Real Estate Investment Management ("BNP Paribas REIM") is one of the leading real estate investment managers in Europe, managing assets worth EUR 28.47 billion. The enhancement of property values through active asset management is a key component of the company's objectives, which are focused on sustainability and future viability. By actively integrating the aedifion solution into BNP Paribas REIM's sustainability strategy, energy consumption and the carbon footprint are reduced at the portfolio level. In addition to energy and cost savings, owners and asset managers gain full transparency into opportunities for both economic and energy optimization as part of the company's ESG strategy.

Significant energy, CO_2, and cost savings across the entire portfolio.

Compliance with the national law requirements of Section 56 (1), (2) and (3) of the German Building Modernization Act (GModG).

Comprehensive database for reporting and future decarbonization measures.

Project Execution

Following the successful pilot projects, nothing stood in the way of rolling out the aedifion cloud platform to a portfolio of approximately 60 buildings across ten well-known funds. The portfolio analysis is currently underway, during which each property is categorized based on ist technical equipment. In many cases, a direct connection to the cloud platform is possible (plug-and-play). If necessary, individual modernization and retrofitting measures are carried out in close coordination with asset management.

The AI-driven operational optimization with autonomous and demand-based system control continuously ensures savings. For a comprehensive optimization, external factors such as building occupancy, real-time consumption, and weather forecasts are also taken into account. Based on the data and analyses, further actions, such as partial renovations, can be derived.

Challenges

- Extensive and diverse portfolio
- Diverse user requirements
- Multi-layered stakeholder structure
- Retrofit measures required in approx. 37 % of buildings

Success Factors

- Early and comprehensive provision of technical building data
- Open and transparent communication with all stakeholders involved
- Open interfaces and fast integration of third-party systems, e.g. Deepki
- Easy scalability to all buildings in the portfolio
- Compliance with § 56 (1), (2), (3) GModG in all activated buildings

Successes in Pilot Project

117 t CO_2

annual CO_2 savings in the pilot project I/D Cologne A2

Equivalent to the carbon offset of approximately

9 360 trees

Customer Feedback

"By leveraging modern technologies, we are not only ensuring the future viability of our real estate funds in an era of increasing regulations but also the satisfaction of our clients and investors. We have achieved excellent results with aedifion's software solution and are now expanding its use to the entire portfolio."



Tim Säuberlich
Asset Manager ESG | BNP Paribas REIM Germany GmbH