

Buildings
Simply Made
Better

Whitepaper

Securing the Future, Preserving Value

How Companies Are Turning the
Digital Transformation in Existing
Buildings Into a Strategic Success
Factor

aedifion

Table of Contents

Introduction	3
1. WHY: Why Do We Need the Digital Transformation in Existing Buildings?	4
Digitalization is the Solution, Not the Goal.....	4
Embedding Sustainability in Real Estate Portfolios: A Strategic Framework for Long-Term Value Preservation and Risk Mitigation	6
Key Takeaway: The Digital Transformation as an Enabler for Resilience and Value Retention.....	8
2. WHAT: What Does the Digital Transformation in Existing Buildings Actually Involve?	9
Defining the Concept of “Digital Building Intelligence”.....	9
Cloud Platforms: The Core Operating System for Smart Buildings.....	10
Key Takeaway: Buildings as Digital Ecosystems.....	11
3. HOW: How Is the Digital Transformation Put Into Practice?	12
Digitalizing Existing Properties: Strategic Thinking for Secure Returns.....	12
AI-Powered Optimization of Non-residential Buildings: A Four-Step Path to Futureproof Portfolios	14
Digital Heating Optimization: Paving the Way to Carbon-Neutral Residential Portfolios	16
Digital Efficiency in Building Operations: Meeting Operator Obligations While Protecting Asset Value.....	18
Site-Wide Energy Optimization: How a Centralized Energy Manager Creates Long-Lasting Synergy Effects.....	20
Conclusion	22
References	24
Publication Information	24

Introduction

Yet another paper on the topic of digitalization? Right now, when energy costs are rising, ESG requirements are tightening, and skilled labor is in short supply, many view technology initiatives as just another headache as opposed to a genuine solution. Digitalization projects seem complex, expensive, and slow to deliver results – which is why they all too often end up at the bottom of the priority list (Handelsblatt, 2025). Yet the digital transformation of existing buildings is **one of the biggest untapped opportunities in our industry**.

Anyone treating this as a nice-to-have is missing the strategic potential. We are not talking about an abstract vision of the future, but a real, measurable impact that can be achieved today with the right technology infrastructure: **reducing operating costs, achieving ESG compliance, creating attractive work environments, and staying ahead of regulatory changes**.

This whitepaper, prepared together with leading industry partners, shows institutional owners, investors, and asset managers exactly how to **leverage digital intelligence for resilience, value protection, and stronger returns**. We focus on strategically striking the critical balance between sustainability, profitability, and regulatory compliance. We identify **key technology opportunities** across the real estate value chain and share concrete **practical examples** demonstrating the potential that can be realized today.

Our approach is comprehensive: real-time data and advanced technologies working together seamlessly in the **“digital building ecosystem”** – all orchestrated through a central cloud platform.

Dr.-Ing. Johannes Fütterer, CEO | aedifon GmbH



About aedifion

At aedifion, we operate Germany's leading software solution for building operations optimization. At the heart of our technology is our AI-based cloud platform, which enables asset managers and owners to cut their portfolios' energy consumption, CO₂ emissions, and operating costs by up to 40%.

Our plug-and-play solution captures operating data in real time, automatically detects malfunctions, and provides concrete recommendations

for more efficient, sustainable operations. Additionally, our dynamic electricity cost optimization solution enables smart building-to-energy market connections with automatic electricity procurement control from the grid or self-generation based on current electricity pricing.

This transforms buildings into active energy transition components – safeguarding their environmental and economic value in the long term.

-
- [Get to know us](#) or contact us directly: contact@aedifion.com

Digitalization Thrives on Partnership

We firmly believe that transformation in the real estate industry will succeed only through strong networks where everyone contributes their own unique expertise. We would therefore like to ex-

tend our sincere thanks to the following companies and experts from our partner network for their guest contributions and insights:

Anastasia Petrova, VP Partnerships & Strategic Alliances
[Deepki SAS](#)

Dr.-Ing. Thomas Schild, Senior Manager
[Drees & Sommer SE](#)

Paul Hock, CEO
[Green Fusion GmbH](#)

Dave Gebauer, CEO
[ROM Facility Solutions GmbH](#)

Matthias Mosig, Head of the Digitalization Working Group
[German Facility Management Association \(gefma\)](#)

Sebastian Palmer, Building Technologies Director
[PHOENIX CONTACT Deutschland GmbH](#)



-
- [Learn more about our partner network](#) or contact us directly: partnerships@aedifion.com



Securing the Future, Preserving Value