

Buildings
Simply Made
Better

aedifion



Industrial Heritage Meets Digital Building Efficiency

Case Study: New Eastside, Munich

Gross floor area: 21 806 m² | Year built: 2022 | Building type: Office building |

Owner: AEW Invest GmbH

Located in Munich's up-and-coming Berg am Laim district, the New Eastside sets new standards for modern office buildings. Inspired by industrial architecture, the design concept combines historical references with contemporary aesthetics. In addition to modern coworking spaces and generously landscaped recreation areas, sustainability plays a central role. The building holds the internationally renowned LEED Gold certification (Leadership in Energy and Environmental Design), confirming its energy-efficient construction and environmentally friendly features.



24 %

reduction in operating costs

(4.20 €/m²/a)



26 %

reduction in energy consumption

(33.23 kWh/m²/a)



34 %

reduction in CO₂ emissions

(1.66 kg/m²/a)

Objective

Despite the building's already state-of-the-art technical equipment, aedifion was commissioned to further identify savings potential by optimizing system operations with its AI-based software solution. The goal was to create transparent insights into operational processes, reduce energy consumption, and at the same time increase tenant satisfaction through a demand-driven indoor climate.

Project Process

Rapid implementation and intelligent real-time data utilization: Thanks to the building's existing digital infrastructure, the aedifion cloud platform was fully operational within 14 days of commissioning. Since then, the system has continuously collected more than 11 000 data points from 250 rooms, provided by IoT devices and automation systems. The data are centrally structured in the cloud and analyzed using artificial intelligence.

Targeted optimization for greater efficiency and comfort: Since then, the software has generated specific recommendations to improve building operations. In particular, the open-space design of the New Eastside, with its modular office areas, places high demands on demand-based ventilation and air conditioning.

Key Measures

- Optimization of HVAC systems through precise adjustment of time schedules
- Ensuring consistently high air quality and comfortable temperatures for an optimal working environment
- Identification and replacement of faulty sensors to further improve operational reliability

To ensure that all measures are seamlessly integrated into ongoing operations, implementation is always carried out in close coordination with asset management and facility management.

In the future, the software will not only provide recommendations for action but also enable predictive and autonomous control of technical systems – fully automated and in real time.



Energy, cost, and CO₂ savings



Efficient system operation in accordance with § 71a GEG



Improved indoor air comfort



Comprehensive data and operational transparency

Customer Feedback

“The rapid implementation of the aedifion solution at New Eastside impressed us. Within just a few days, the AI-based optimization was active and delivered tangible results. This shows the difference intelligent technology can make, even in modern buildings.”

Dominik Krygier

Director Asset Management |
AEW Invest GmbH

