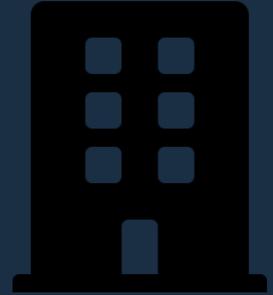FASTIGHETSÄGARNA

# One Platform.
# Infinite Synergies.

Why building on RealEstateCore — and demanding vendor compliance — is the highest-leverage decision a property company can make.

*Based on REDI City research reports: Spatial Data, Digitalization Update 2025, and the Data Quality Guide*

# Today's Digital Reality: Fragmentation Everywhere

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| BMS System | ✕ | IoT Sensors | ✕ | Energy Data | ✕ | FM System | ✕ | "OVK" PDFs Excel Word Etc. | ✕ | ERP / Finance | ✕ | ESG Reports |

## Data Trapped in Silos

Hundreds of disconnected systems that cannot talk to each other — costly custom integrations for every connection.

## Mounting Technical Debt

Each new vendor adds proprietary formats, lock-in clauses, and manual workarounds that compound over time.

## No Single Source of Truth

Same data exists in multiple versions across Excel sheets, PDFs, and databases — nobody knows which is right.

"OVK" represents all compliance reports in the industry

# What is RealEstateCore?

FASTIGHETSÄGARNA

RealEstateCore (REC) is an open, semantic ontology developed by Sweden's leading real estate companies and several universities and other talented contributors — the common language that makes buildings, systems, and data universally understandable.

*Think of REC as Google Maps for your buildings — a shared coordinate system so every sensor, component, and system speaks the same language, regardless of vendor.*

*— REDI City, Spatial Data Report*

## Open Standard

Not owned by any vendor. Freely available and interoperable by design.
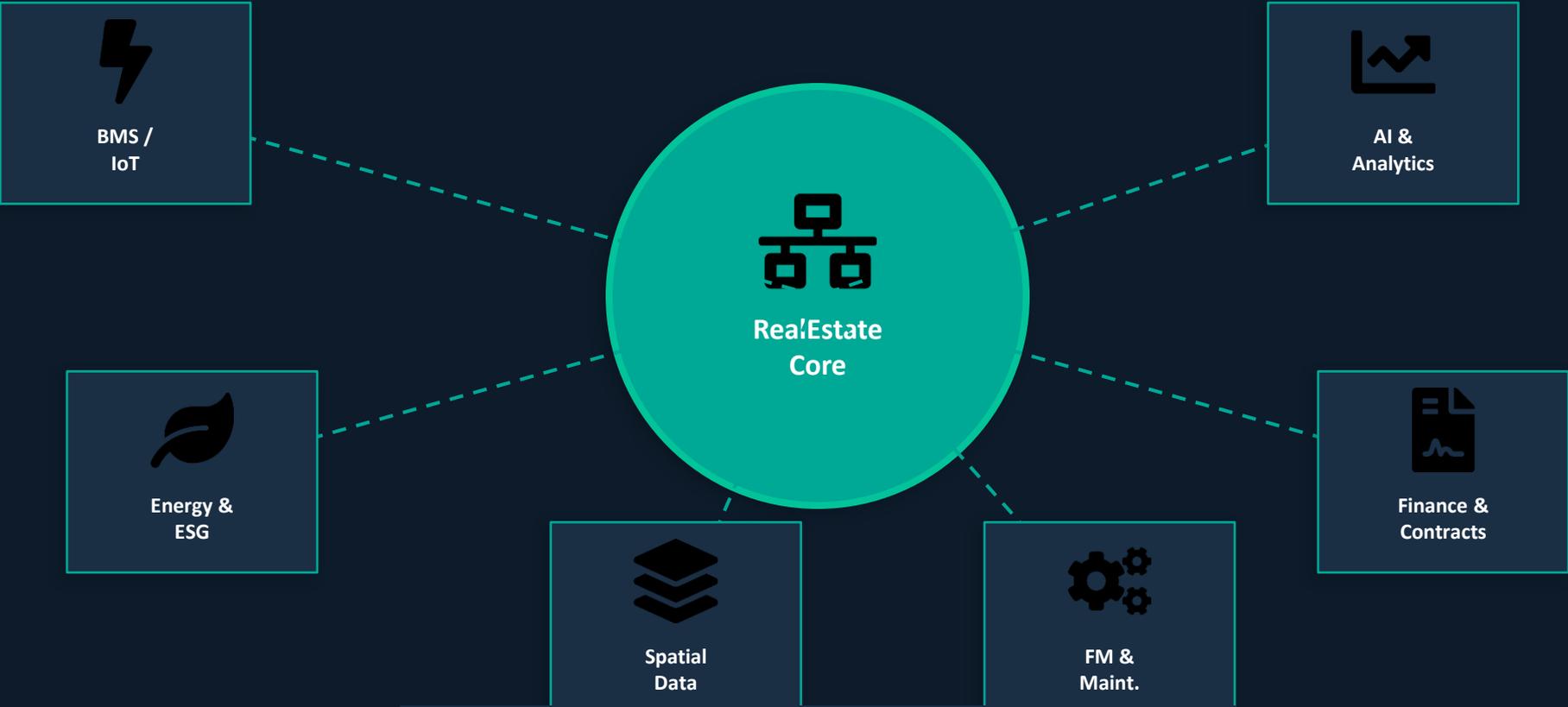
## Semantic Ontology

Describes buildings, rooms, components, and their relationships in machine-readable format.

## Ecosystem Ready

Supported by Siemens, ProptechOS, Twinfinity, and 100s of PropTech platforms.

# Six Areas Where Synergies Compound

**15–30%**
energy cost reduction

## Energy Optimization

Unified energy data across sensors, BMS, and meters enables real-time optimization and ESG reporting from a single source.

**40%**
fewer unplanned outages

## Predictive Maintenance

Asset data + IoT signals + maintenance history in one model enables AI-driven fault prediction before failures occur.

**80%**
faster reporting cycles

## ESG & CSRD Reporting

Traceable, validated data flows from source to report. No more manual Excel compilation — auditable by design.

**100%**
accurate contract data

## Space & Area Management

Spatial data linked to leases, invoicing, and usage analytics ensures NOI calculations are always correct.

**0**
custom integrations needed

## Vendor Independence

Open APIs and shared ontology mean any REC-compliant vendor can be swapped in or out — you own your data.

**Real-time**
portfolio-level insights

## Portfolio Intelligence

Benchmark properties against each other, identify underperformers, and make data-driven investment decisions.

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# The Foundation Everything Else Rests On

AI · Predictive Maintenance · Portfolio Benchmarking

ESG Reporting · CSRD · OVK · Compliance

Analytics · Dashboards · Work Orders · Energy Management

IoT · Sensors · BMS · Spatial Data Integration

🏛 **RealEstateCore Ontology — Open, Standardized, Shared**

*Fit-for-Purpose Data*

*"Datakvalitet är inte ett tekniskt delprojekt — det är en affärsstrategisk fråga."* — *REDI City, Data Quality Guide 2025*

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# Demanding Compliance Is Non-Negotiable

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## What to Require in Every Procurement

RealEstateCore-compliant data model and tagging

Open, documented APIs (REST/MQTT minimum)

Full data export in machine-readable formats at any time

ISO 27000 security standards for all data in transit and at rest

Named process owner and SLA for data quality uptime

Contractual right to your data upon contract termination

## The Payoff

### €0
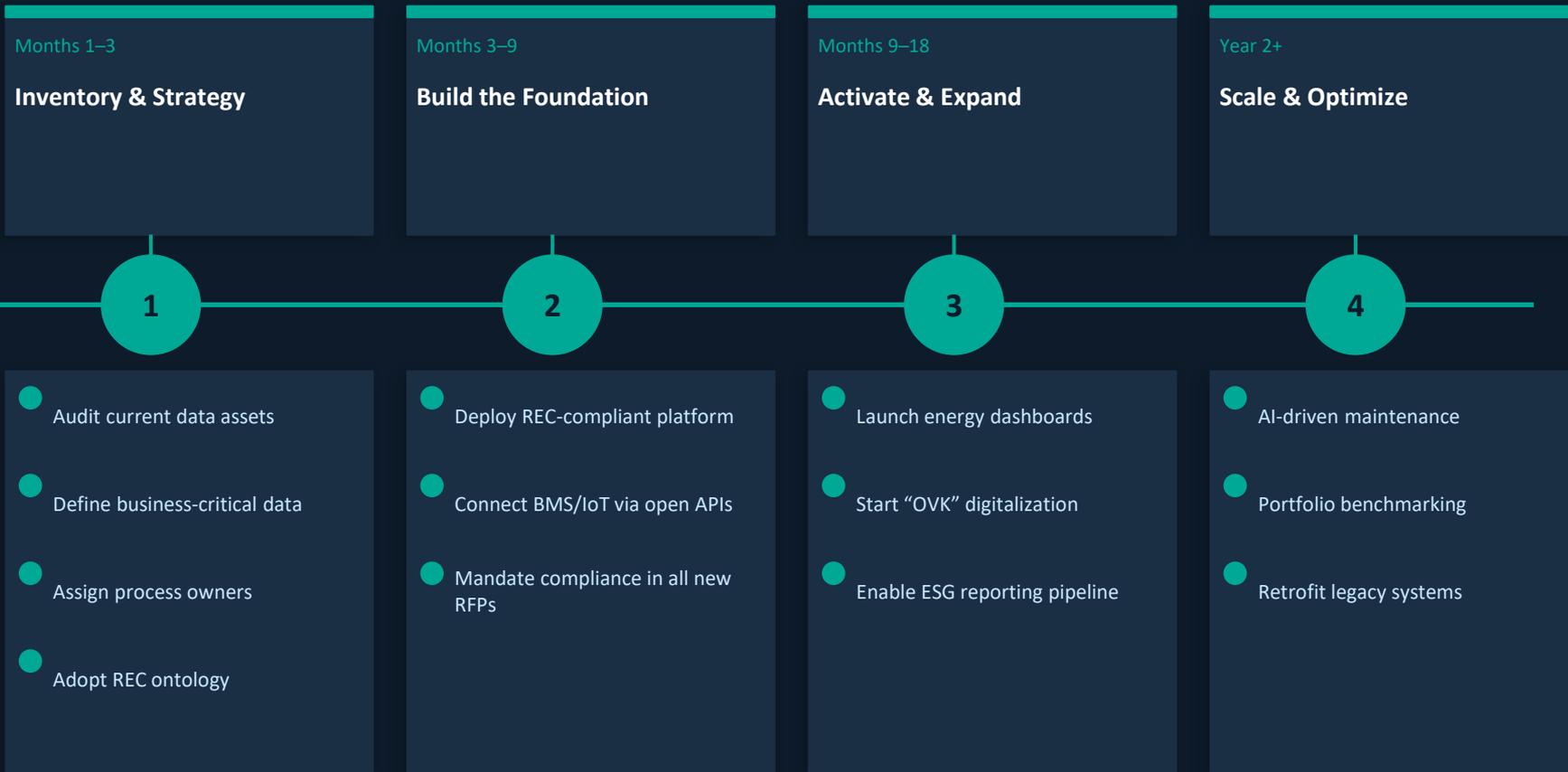Surprise integration costs when adding new vendors

### 1 source
Of truth for energy, area, OVK, and ESG data

### Any time
Switch vendors without losing your data or digital history

### AI-ready
Clean, structured data that AI models can act on immediately

# From Vision to Value — A Practical Roadmap

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**Months 1–3**

**Inventory & Strategy**

**Months 3–9**

**Build the Foundation**

**Months 9–18**

**Activate & Expand**

**Year 2+**

**Scale & Optimize**

**1**     **2**     **3**     **4**

- Audit current data assets
- Define business-critical data
- Assign process owners
- Adopt REC ontology

- Deploy REC-compliant platform
- Connect BMS/IoT via open APIs
- Mandate compliance in all new RFPs

- Launch energy dashboards
- Start "OVK" digitalization
- Enable ESG reporting pipeline

- AI-driven maintenance
- Portfolio benchmarking
- Retrofit legacy systems