About OVG Real Estate

EDGE Technologies is owned by OVG Real Estate, with offices in Amsterdam, Berlin, Hamburg and New York and incorporates a technology-driven operations platform directed at delivering best in class solutions for ambitious customers worldwide.
A clear solution to give the world better buildings
1

The evolution of buildings

EDGE TECHNOLOGIES
The traditional key components of a building, like POWER, HVAC, LIGHT and others had limited software and were integrated into the Building Management System by protocols like BACnet, DALI and others. The building operator would have access to the building systems from the BMS or a PC running BMS software.
While the BMS has evolved into a much more capable system, many of the vendors of key components also provide PC or web-based interfaces to their technologies. Software inside the components is growing as the capability of the underlying silicon is almost endless.

As more technologies are applied into the building the fragmentation of systems, data island and a complex set of username/password and systems emerged. Such a situation may not at all lead to better buildings. Owners, managers, tenants and employees are now dealing with an abundance of data cross many different systems.
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An IoT building will have an IP-based backbone that connects all the building-related technologies, allows access to the internet and cloud as well as combines all the tenant-related technologies. This type of networking is referred to as a converged network.
Abundance of choice
Cloud computing
With the move to cloud computing the vendors are changing their business model as well as their capability in maintaining, upgrading and deploying of new features on their technology. The computing and storage capacity in the cloud is without limits and the cloud model allows easy scaling without upfront investments.

Software
The software inside the key components is becoming more important, on top of the silicon more sensing, monitoring and predictive maintenance is possible. In general the cost of the components go down, it becomes easier to upgrade and control the assets throughout a building.
Sustainable, Healthy and Intelligent buildings are no longer the domain of real estate companies, a much larger role and number of technologies is now part of the portfolio, many of them don’t come from the traditional building tech companies, they do not adhere to their standards but are using IP based communication technologies, software API’s based on JSON and REST. Typically systems integrators. Even if large effort are put into the integration it is still far from an ideal situation.
With all the different building technologies, tenant systems and communication technologies a large amount of different cloud systems are introduced. While cloud is the strategic way to go it introduces a complex set of privacy (GDPR), compliance, e-discovery and other issues. While technology allows to be connected it creates a complex system, many dependencies and by default data isolation, a far from ideal situation.
Use case scenario’s

Persona’s

Over the last three years we have developed over 125 use case scenario’s, using well know Persona’s approach from software development methods. Persona’s are people that either work in the building, visit the building, contractors, maintenance or in any other way are related to the building. The use cases define the day-to-day routine of such individuals, from their wake-up in the morning, travel to the building, park at the building, manage their work day and leave and go back later that day.
<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
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<tbody>
<tr>
<td>Centralized</td>
<td>All data sources, buildings and identities are living in one centralized platform.</td>
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<tr>
<td>Extensible</td>
<td>The platform is easy to extend with other data sources and additional buildings.</td>
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<tr>
<td>Interfacing</td>
<td>Connecting to other systems is done using industry standards</td>
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<tr>
<td>Data</td>
<td>Data is flowing in its most raw form directly into the platform.</td>
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<tr>
<td>Identity &amp; Access</td>
<td>Identity and access is managed within the platform. No personal data is stored unless strictly needed.</td>
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<tr>
<td>Configuration before Customization</td>
<td>Minimize the use of custom code to minimize complexity and cost.</td>
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Data Lake

Edge Technologies intelligent building platform is a combination of all the technologies integrated into a single cloud platform. It is based on Microsoft Azure IoT and Digital Twin technology (actually the only one operation as of today). It has a single data model that allows for all of the traditional reporting based on a single truth of source data. From the data lake it allows data analytics across all of the building systems and cater for machine learning in an unprecedented way.
User experience
Better buildings require better user experiences, irrelevant of the use case scenario. Everyone would be better served with a seamless user experience across all the different use cases.
Here is our first huge opportunity, as we build and standardize, maintain and run, we’re able to create the seamless experience across those systems, like no-one else!

IOT Cloud
As more companies are moving to the cloud they also start to adopt the IoT offerings from the cloud vendors. Due to the scale, complexity and demand for data analytics, machine learning and even voice control it is no longer economically viable to take care of those themselves. The IoT Cloud allows all of the vendors to use a slice of the system, while the vendors takes care of day-to-day availability.
The EDGE Cloud

EDGE Cloud

Each and every underlying technology will have a cloud presence, for the simple reason of providing the business model of perpetual licensing/pay-as-you-go and maintenance and support. On top of those each company wants to learn from the data by applying machine learning and AI, as well as moving into predictive maintenance and optimization.

Here we have a our second unique opportunity. Each and every vendor will have data analytics and machine learning as well as data on their own domain (elevators, light, access, lockers, coffee) but not across it. It is very unlikely than one of them will move into another domain, as the barrier for entrance is huge.

Combing the user experience, data gathering, machine learning, optimizing and prediction across those domains and over multiple building all starts by standardizing the underlaying technology in the building, as we do, access and control over the data and the ability to learn from it and optimize the buildings for occupancy, energy and other area’s is only possible if you ‘own’ all the data.
EDGE / Occupancy Overview

Key Metrics
Quick overview the most important air quality metrics in selected time period.

- Average Occupancy: 70%
- Lowest Occupancy: 0%
- Highest Occupancy: 100%

Select Date
- All

Or Select Time Frame
- Year
  - 2019

- Quarter
  - First

- Month
  - February

Select Room Type
- Optional
  - All

Occupancy % Over Time

Average Best Performing Rooms
- Recursion Area: 95%
- Room 1.8: 90%
- Room 1.6: 90%
- Room 1.7: 89%
- YC Cafe: 87%
- Studio 1.15: 88%
- Studio 3.17: 85%
- Studio 1.2: 85%
- Studio 0.11: 85%
- Studio 1.17: 84%

Average Lesser Performing Rooms
- 1.3 Lucid: 0%
- 3.3 Hypnotic: 0%
- Studio 0.12: 10%
- Studio 1.16: 12%
- 3.4 Identity: 12%
- 1.2 Dream: 19%
- Studio 3.24: 22%
- Revelation Space: 22%
- Studio 3.21: 23%
- Studio 3.25: 24%
Key Metrics
Quick overview the most important air quality metrics in selected time period.

Select Date
Year: All

Select Time Frame
Year: 2019
Quarter: All
Month: All

Air Quality Score
80.67%
Productivity
82.46%

Click to select Floor (Optional)

WELL Performance
How our air quality performs according to the International WELL Building Institute.

- CO2: 441 ppm
- Temperature: 22 °C
- Relative Humidity: 29%

This page provides an overview of the air quality metrics we measure at our buildings. Scroll through the rest of the report to gain more in-depth insights. For further assistance you can click on the help button.
Upgradable Sensors & Light Infrastructure

EDGE buildings are equipped with state of the art sensing and controls all integrated within a seamless, pre-fabricated smart ceiling.
Mobile & Modular

As technology is progressing in a fast pace, we have started to develop a complete range of mobile no screwdriver needed technology. This technology includes a range of sensors that each ingest data directly into our Edge Technologies platform. We take a stepped approach to make any building an Edge building. The sensors include environmental sensors and occupancy sensors, we can now use the BLE beacons from the WiFi systems as well as WiFi analytics for localization. With people counting we can get very accurate on space utilization and room usage, driving HVAC and cleaning. With the next 6 months we will have extend our sensor capabilities to include none intrusive machine learning / prediction for machinery like chillers and pumps.
Connecting to the smart city
Partner eco system