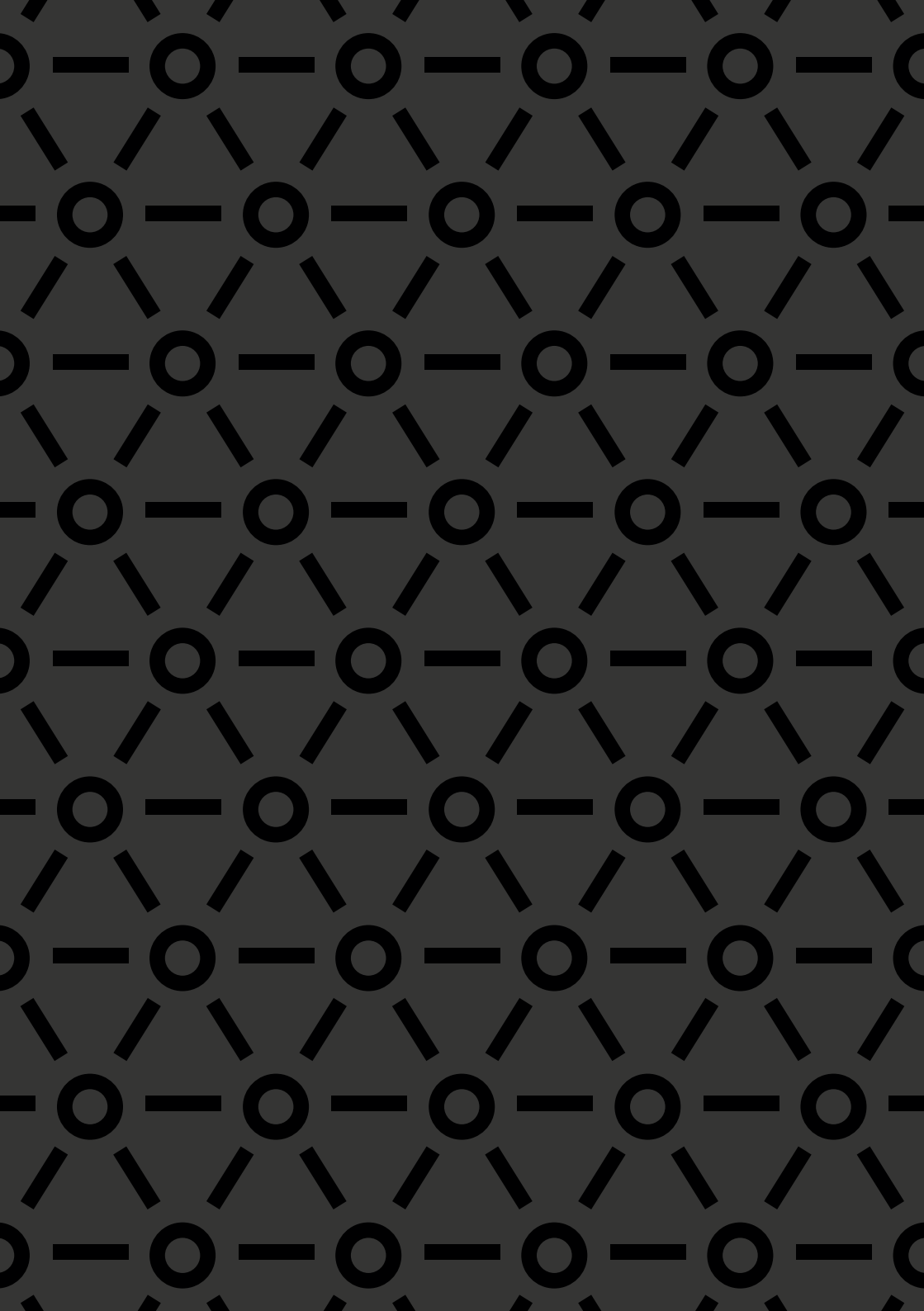




**e-shelter  
security**

# — Smart Building Solutions

How Innovative Building Technologies  
Contribute to Company Success



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We set standards in building digitization and ensure sustainable success



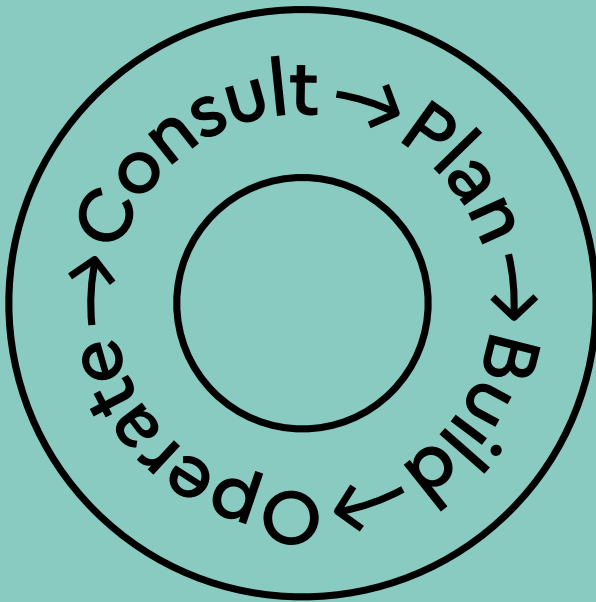
# — Innovative Smart Buildings Implemented Without Issue

With our modular Smart Building solutions, we enable new, flexible office concepts that ensure optimized space utilization and greater energy efficiency. In the process, we create a new digital user experience with enhanced security that seamlessly integrates into everyday office life.

We guarantee sustainable success by providing full services from conception, planning and construction to the operation your customized solution - all from a single source. In doing so, we integrate different building systems and IT applications through the intelligent digitalization platform Thing-it. We provide building users with a Workplace App as a central communication, booking and operating element. Thus, we realize the New Work environment for you with greater sustainability for both new and existing buildings.

# — All Services From One Source

As a technology and service provider with many years of experience within the data center industry and corporate real estate, we keep an eye on the entire lifecycle of a networked building.



Our service profile - we manage  
the entire lifecycle of IoT systems

We integrate security technology and IoT into the buildings of the future



## — 1 Concept

We analyze your needs, review your current digital building infrastructure and systems and develop the right smart building solution for you.

## — 3 Implementation

We install the hardware and software needed to operate your systems with expertise in the areas of project management, systems integration and software configuration to enable a smooth implementation.

## — 2 Planning

We plan the technical execution of the Smart Building solution with the integration of different solution modules for energy management, room and workstation bookings and smartphone-based access, for example.

## — 4 Operations

We also support you during the operating phase with maintenance, 24/7 monitoring and support as well as guidance regarding modifications, updates and enhancements of the self-learning smart building platform.

# — Your Benefits

Digital Workplace  
Experience, more efficiency  
and security.

Unique digital workplace  
experience while at  
the same time an  
increasing security



— Supporting activity-  
based working

Up to **20%**  
cost savings through  
usage-based energy  
management\*

— Return to work

Simple and fast implementation of  
flexible office concepts

— Supporting  
Covid-19 prevention

through integrated features such as distance  
notifications and proximity tracing

Up to **25%**  
higher space utilization  
through innovative booking  
and analysis options



High user acceptance with  
the best possible data  
analysis through an  
integrated solution that  
replaces stand-alone ones

Up to **90%**  
faster processing of visitor management and  
parcel logistics.\*



# Our Experience and Quality

With over 200 employees, we protect critical infrastructure, people and assets in the best possible manner through innovative technical solutions and services. At the same time, we enable intelligent, networked buildings that set the standard in terms of efficiency and digital workplace experience.

## 200+

Security, IoT and IT experts, project managers and technicians in Berlin, Frankfurt and Munich



Top partner of leading PropTech providers such as essentry and Thing-it



— Certified  
Systems

ISO 9001:2015, VdS  
Errichter, VdS 3138, DIN EN  
50518

## 15+

years of experience

in systems integration with a focus on real estate and critical infrastructure industries



We provide integrated solutions that work

# — The Smart Building Platform



Our Smart Building solutions are based on the integration and analysis platform Thing-it. We integrate various building systems such as intelligent lighting control, building automation, elevator control and access control systems. We also integrate IT applications such as Office365, CAFM and service management systems to create an integrated system architecture and end-to-end processes.



cube berlin - one of the most intelligent buildings in Europe thanks to the Thing-it platform

# — BIM-centric Thing-it Architecture

## User Interface Devices

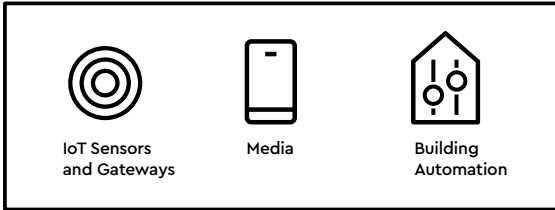
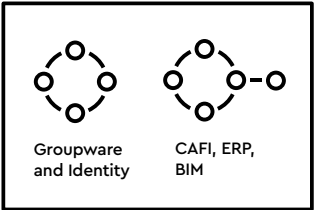


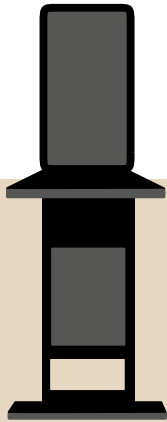
## Digitization Platform



Process Integration  
and Task Management  
zegl.: REST, UI, etc.

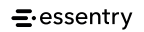
System and  
Device Integration  
BACnet, KNX, Bluetooth,  
Wifi, Beacons, LoRa, etc.





Kiosk

### Integrations



Thing-it  
Analytics/  
Management



Access Control  
and Transport



Lighting



Parcel Stations  
and Lockers



# — Integrations- platform with BIM-centric Architecture

As a Building Information Modeling (BIM) centric platform, Thing-it provides an accurate representation of the building and its current uses. Monitoring devices, sensors and usage data, anomalies can be detected, preferences learned, building functions controlled (based on usage), and automated tasks started. In this way, we reliably enable more efficient building operations.

# — All Functions in One App

With Thing-it, we combine all functions in one app for the building user. This turns the smartphone into a universal workplace tool for access control, workplace bookings, smart locker systems, room control, indoor navigation, notifications and more. In this way, we streamline the system architecture and create a new experience for employees and visitors.



Main menu of the workplace app














# — Modular Solution Concept – Groundbreaking and Future-proof

Thanks to its modular design, our Smart Building solution is easy to adapt to individual needs and growth. You can start with a Smart Office solution that focuses on the Digital Workplace experience, and expand it at any time into a comprehensive Smart Building or Smart Campus solution.



# — Digitization Use Cases at a Glance

		Process efficiency productivity	Digital work- place experience	Room efficiency, activity based working	Energy efficiency
Smart Office	 —1 Digital Visitor Management	•	•		
	 —2 Smartphone-based Access	•	•		
	 —3 Bookings and Live Occupancy Detection	•	•	•	
	 —4 Indoor Navigation	•	•	•	
	 —5 Position-related Information and Chat Channels	•	•	•	
Connected to Building Automation	 —6 Usage Analysis	•		•	
	 —7 Usage-based Energy Management			•	•
	 —8 Room Control through App	•	•		
	 —9 Workflows and Service Management	•	•		
	 —10 Order Management	•	•		
	 —11 Smart Cleaning	•	•	•	
Smart Building					

## — Broad Range of Applications

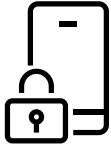
All use cases can also be implemented into existing buildings as retrofit solutions. We implement our smart building solutions for a wide range of building types from multi-tenant office buildings to city districts as well as for companies with multiple site locations and with different building infrastructures.

In the intelligent building, the smartphone serves as the access medium



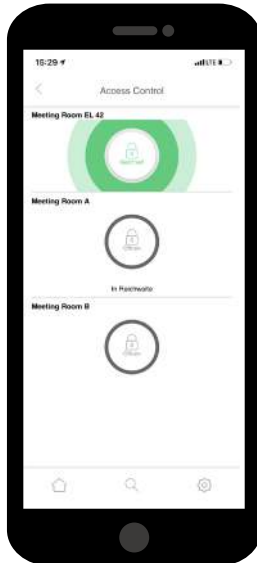
# — Safety and Comfort

A digital access process for employees and guests that increases security at the same time.



# Smartphone-based Access

Users of the digital office need neither a key nor an RFID card. The smartphone serves as the access medium with communication with the access control system reader or the electronic door lock and is encrypted through Bluetooth Low Energy. Intelligent lockers can also be conveniently and securely booked and opened conveniently and securely through the smartphone. The Thing-it platform controls authorization management and synchronizes processes with connected systems, so that even smartphone and conventional RFID cards can be used in parallel.



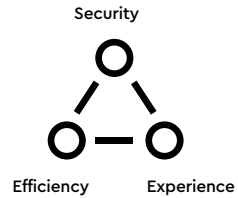


# Digital Visitor Management

The self-service visitor kiosk



Verifying physical identity and, subsequently, verified access at corporate facilities, is a major challenge. Companies with high-security requirements always must compromise among the important requirements of experience, efficiency or security. essentry, an modular and customizable enterprise-grade visitor management platform, solves this challenge by applying the full cycle of visitor operations. From border control-grade identity verification technology in combination with the latest facial recognition technology to seamless integration into existing processes and IT systems until its fully automated self-service process and provided as managed service - the system gives you the ability to know who is in your facility at all times, streamline processes and improve the visitor experience.



## — Benefits

### Improve Security and Compliance

- Identity verification with border control authentication
- Auditable reports and dashboards in real-time
- GDPR compliant visitor logs
- Business continuity support with body temperature measurement (COVID-19)

### Cost Savings

- Significant savings potential around the reception staff through stringent automation of manual tasks
- Consistent and integrated processes at all locations and reduction of stand-alone solutions
- No capital commitment through a full-service model

### Improved Visitor Experience

- Modern and seamless digitalization - a strong first impression to support your brand
- Reduction of the visitor registration process by 90% along with improvement of data protection and security



#### — Administration

Guest and appointment management, manage integrations, optimizations and configurations of the reception process.



#### — Invitation

Send invites and pre-register guests; exchange information such as directions for easier navigation to the building.



#### — Check-In

Security and safety enhancement using a thermal sensor for temperature measurement.



#### — Access

Badge or RFID card creation with predefined access rights so that your guests can only access authorized areas.

essentry's fully automated visitor management process provides guests with a digital user experience even before their appointment. Guests receive their invitation as a usual through the email system along with an online check-in function. This enables the visitor to read safety instructions and sign documents in advance. On site, check-in takes place at a kiosk in a matter of seconds by scanning a QR code, whereupon the host is automatically notified. For high-security areas, the identity of the guest can be verified by means of biometric facial matching.

»The platform is characterized by rapid deployment, easily scalable and has integration capabilities, as well as high security.«

# — Room Efficiency and Information

Simple and fast workstation bookings,  
lockers and meeting rooms via app.



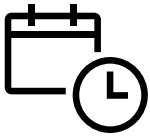
Ad-hoc booking of  
rooms via touchpads



Smart locker system as part of the digitization solution of Hypoport AG

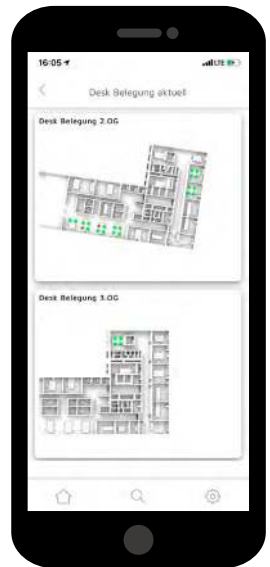
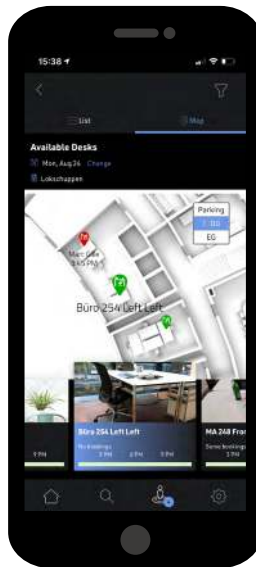
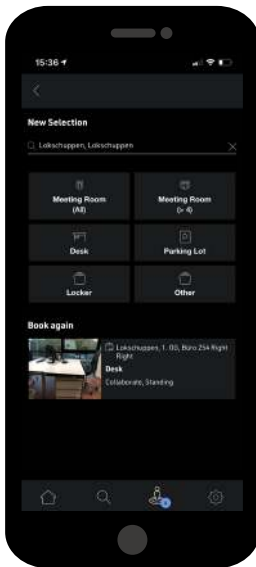
The workplace app supports collaboration in modern offices and city districts



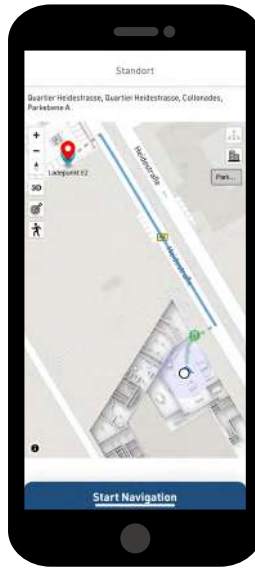
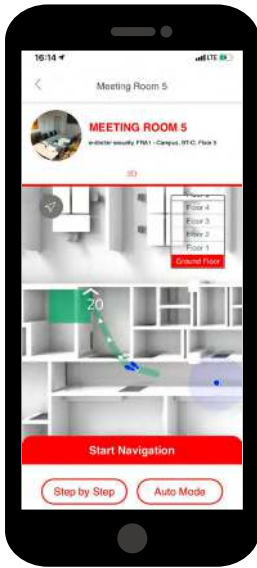


# Bookings and Live Occupancy Detection

We In the digital office, smart technologies enable more flexibility and higher occupancy rates. For example, workplaces, meeting rooms, parking spaces, lockers and equipment can be booked quickly, easily and directly via the app. With easy-to-retrofit sensor technology, we also enable the detection of live occupancy rates. For example, flexible workstations and meeting rooms that have been booked but not used, can be released again. The app also notes user preferences and displays free resources in the immediate vicinity on the digitized building display.







## Indoor-navigation

The app displays destinations on digitalized building displays and guides users along the fastest route to the booked meeting room, workplace, or flipchart. Colleagues can also be found in the building if the users in question voluntarily share their position. The navigation function supports the implementation of modern office concepts such as Activity Based Working and only requires a Bluetooth Beacon infrastructure that can be easily retrofitted.



# Position-related Information and Chat Channels

The smartphone app can be used for company-specific information and communication. With the appropriate beacon infrastructure, users also receive targeted location-based information. Corresponding information pages can be searched for manually but can also be displayed automatically as soon as the smartphone is within the vicinity of the point of interest. Chat channels are used to promote collaboration among building users.





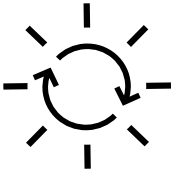
## Usage Analysis

Intelligent data analysis is crucial for efficient building operation and forms the basis for optimizing office concepts. For example, sensors transmit real-time information about the occupancy of rooms and flexible workspaces, but also, about temperature, humidity and air quality. Through the Thing-it platform, this information can be and analyzed via dashboards, heat maps and diagrams. Business metrics can be used to automatically generate tasks for facility management and and building technology can be controlled based on usage.



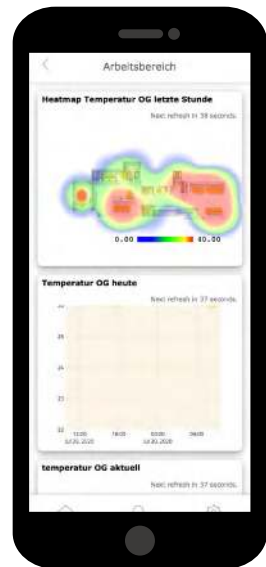
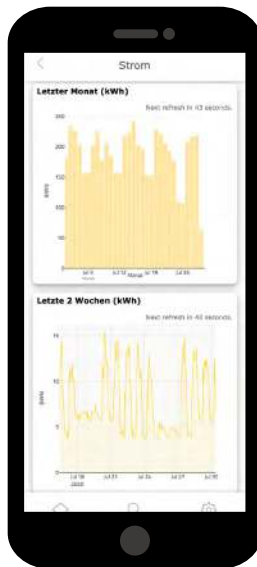
# — Energy Efficiency

Usage-based control of building functions.



# Usage-based Energy Management

With the Thing-it platform, which networks building technology and sensors, we can implement usage-based control of lighting, heating, and air conditioning, which reduces the building's energy requirements and thus reduces CO<sub>2</sub> emissions. In addition, Thing-it can be used to analyze data points from the building technology's BACnet network of the building technology. If anomalies are detected in the monitoring of building operation, the intelligent platform can control predictive maintenance.



# — Comfort and Services

Automated processes and digital workplace  
experience with the smartphone as the central  
control element





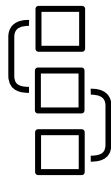
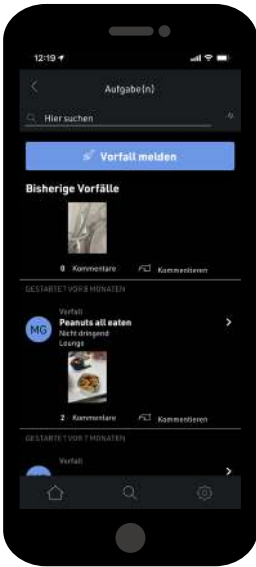
Sensor technology for position-based services and usage analyses at MY.B in the Europacity Berlin



## Room Control via App

In the intelligent building, the smartphone becomes a convenient control element. The app enables simple and convenient room control over lighting, temperature and blinds according to individual preferences. The intelligent system only allows the user to access to the control options for the room he or she is in at the time.

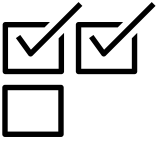




# Workflows and Service Management

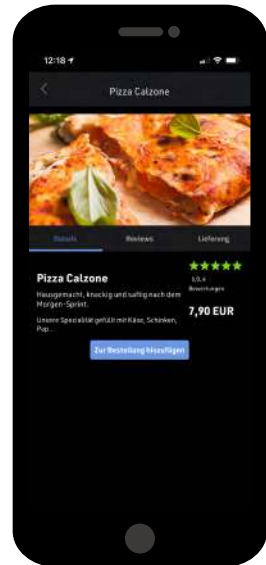
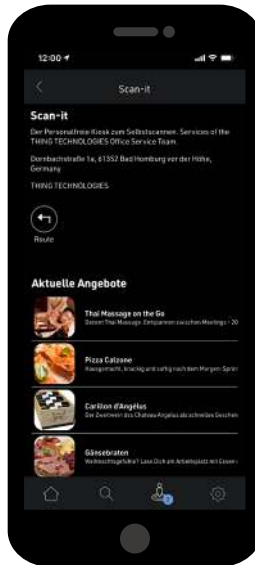
With Thing-it, numerous processes in the building can be automated. For example, users can use the app to easily submit support tickets and document them with a photo. These are then sent to the respective department along with location information, e.g., to facility management. After detection of malfunctions or anomalies in the operation of the technical systems, maintenance processes are automatically initiated. Dashboards show the system status, compliance with service levels and overdue tasks.





# Order Management

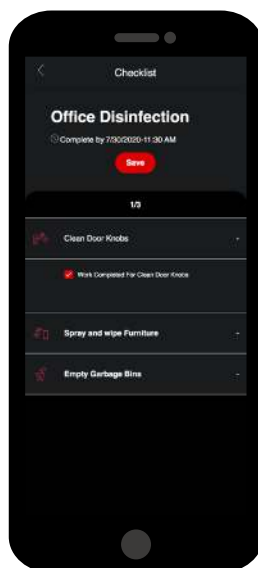
Various services can be offered to users of a smart building, campus or urban neighborhood via the smartphone app. The possibilities range from the simple display of the cafeteria menu to catering services in connection with meeting room bookings. Offers from external restaurants, bars and other providers are available with ordering and payment functions integrated with the app.





# Smart Cleaning

With the Thing-it platform, cleaning tasks can be managed easily and efficiently. Sensors record, for example, the occupancy of meeting rooms or the use of washrooms. When managing cleaning, it can be scheduled based on both actual usage as well as frequency specifications. The cleaning staff receive prioritized orders directly on a mobile device and similarly, reports cleaning tasks online as they are completed.



# — Your Path to the Smart Building Solution

We would be pleased to support you in reviewing the digital status of your building as well as the planning and implementation of a digitization solution that is right for you.

Contact us to arrange a demo with live use case demonstrations.

[info@e-shelter.io](mailto:info@e-shelter.io)

Further Informationen

[e-shelter.io](http://e-shelter.io)

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