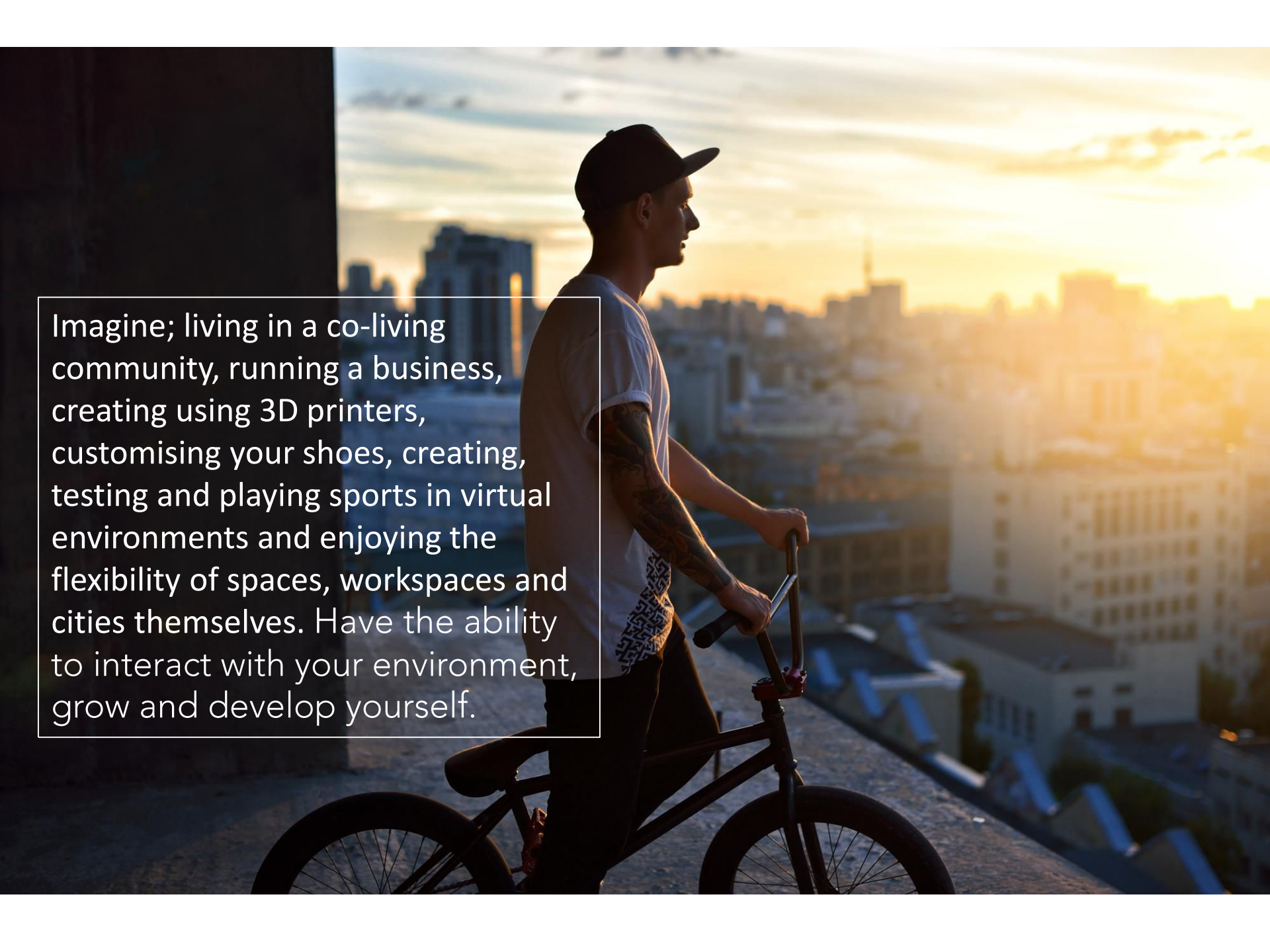


# **DO WE REALLY NEED INNOVATIONS?**

Goals and visions for the commercial real estate sector.



Imagine; living in a co-living community, running a business, creating using 3D printers, customising your shoes, creating, testing and playing sports in virtual environments and enjoying the flexibility of spaces, workspaces and cities themselves. Have the ability to interact with your environment, grow and develop yourself.

# Challenges

# Urban challenges

- Talent attraction and retention
- Funding and economic growth
- Demographic changes as housing shortages

(2017 Most cited city leaders in US)

- New expectations and acceptance of new models

# Higher Flexibility

You can observe an vast emergence of businesses based on offer of flexibility

- In commercial real estate
- Workplace
- Hybrids
- Living and working
- New financing models

# Values & users

Sustainability

Health & Well  
being

Productivity

Tech and  
value of data

CO2 Negative

According to The World Green Building Council report on Health, Wellbeing & Productivity in Offices, there is clear evidence that office design impacts productivity output and staff morale.

3 – 30 – 300

Data is transformed into dashboards for day-to-day property management purposes, energy reporting, or occupancy detection.

# Opportunities and business models

# Opportunity

## 1. Future of Living - Coliving

Would you live in high-standard shared accommodation?

## 2. 1 Future of Work – Workspace 4.0

Would you start a factory at your desk?

## 2.2 Future of Work – open coworks

Open coworking community – evolution of building lobby

## 3. Future of Retail – Digital

## 4. Future of entertainment – eSport

....

# Needs

- Cheaper than flat, rent with 3 months contracts, community driven
- Clean manufacturing, 3D printers wider adoption, deliveries with a van, High added value products
- Sharing the most popular part of the building, buzz and inspiration

# Why?

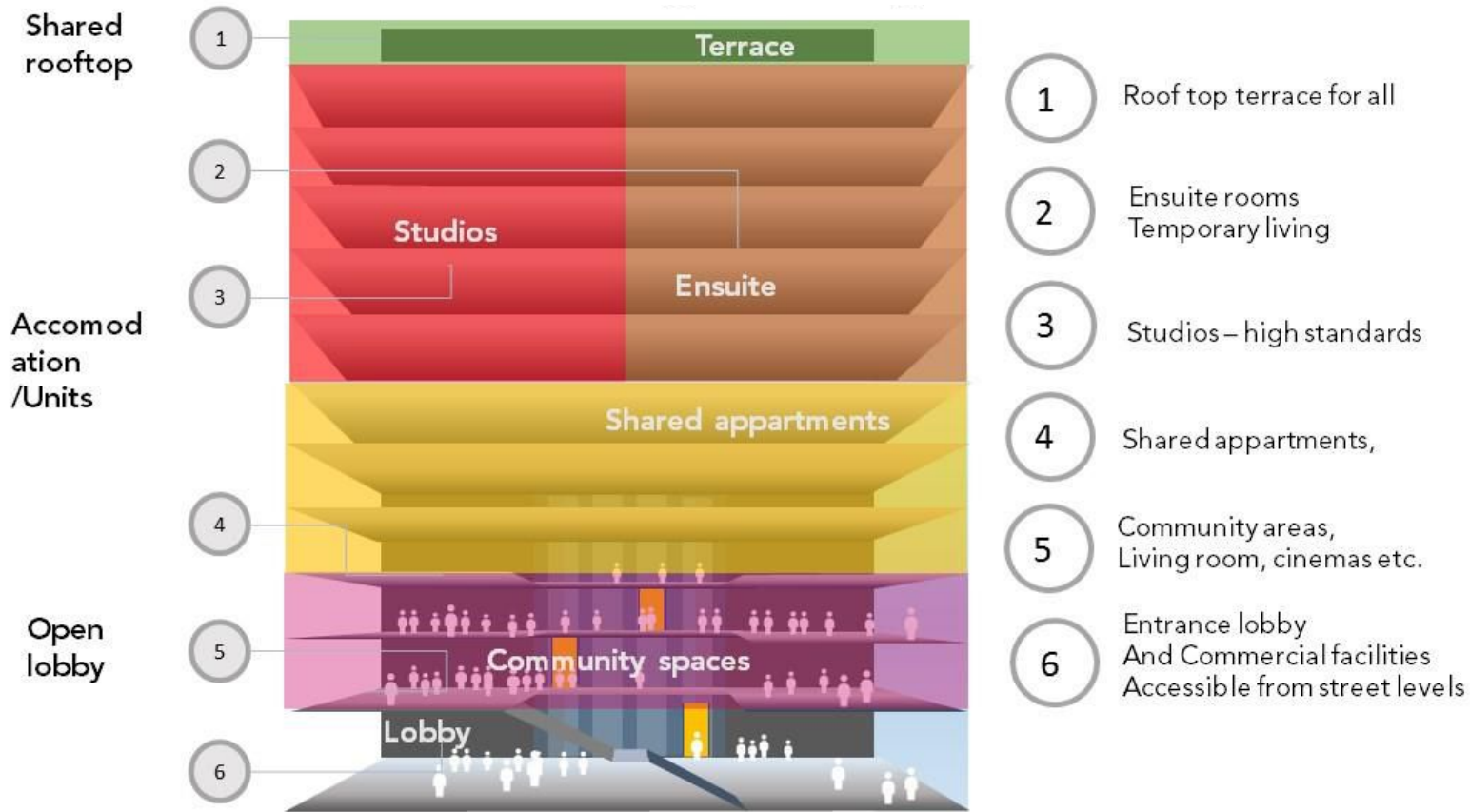
30% higher revenue

New market segment

60% space needed in traditional offices



# Future of Living: Coliving



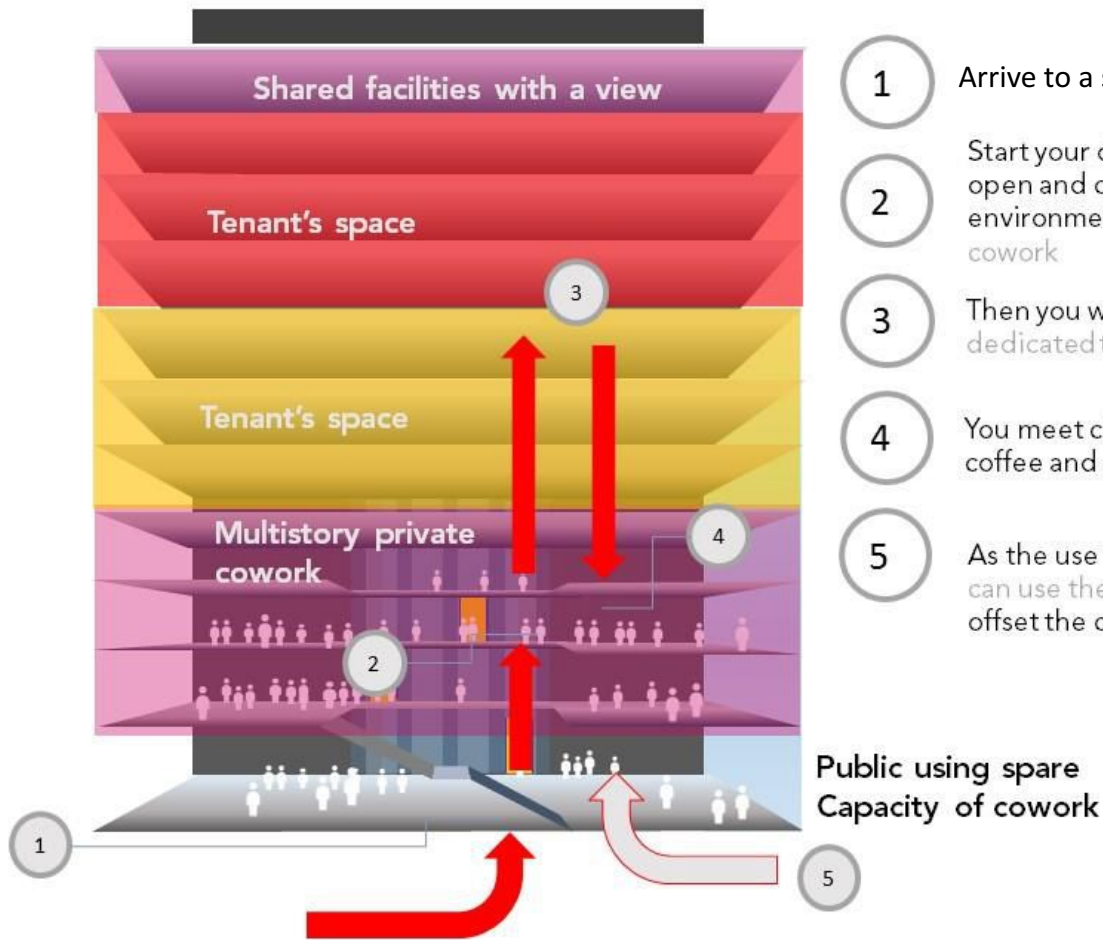
# Future of Work: Private cowork

**Top roof cowork extension,**  
bookable board room, meeting rooms and cafes

**Tenant 01**

**Tenant 02**

**Semi private cowork** is shared between all tenants and extends to roof terraces, with bookable board rooms and cafes



1

Arrive to a super lobby

2

Start your day in a buzzy, open and café-like environment-your private cowork

3

Then you work in area dedicated to your company

4

You meet clients, and take a team for a coffee and enjoy the variety of choice

5

As the use is low, members of the public can use the free capacity of cowork and offset the cost to standard tenants

# Proven technologies



## **Book a room**

Find space when you need it.



## **Desk planning**

Maximize space for the benefit of all.



## **Light intensity**

Create a perfect working environment.



## **Humidity**

Create a perfect working environment.



## **Temperature**

Adjust temperatures to your liking.



## **Tenant features**

Discover your neighboring offices.

# EDGE TECHNOLOGIES

## The world needs better buildings

Real estate meets tech

In January 2018, Coen van Oostrom launches EDGE Technologies :

“attentive computers with a roof” that have a solid capacity to foster strong, thriving communities, and to open up tremendous opportunities for inter-personal development.

Sustainability led us to technology, technology led us to health, and so - we begin to realize our dreams



## EDGE Olympic

2018: INTRODUCING A NEW GENERATION OF SMART BUILDINGS



...because we can

we're the only species designed to imagine a future that doesn't exist today and to coordinate action with other human beings to make our visions reality.

Janet Crawford – Neuroscience in business