**Smart estates finance structure** 

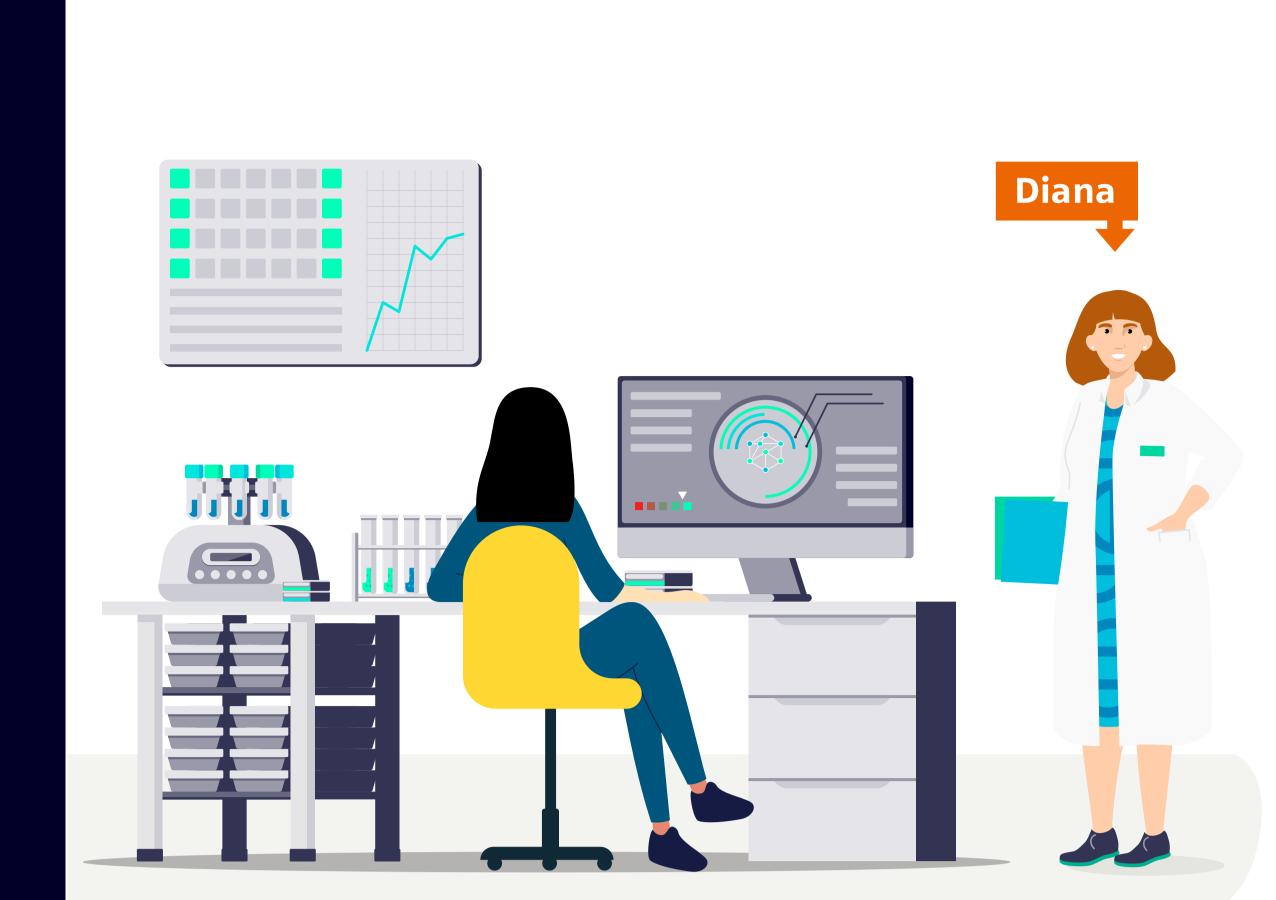
# Your world through finance:





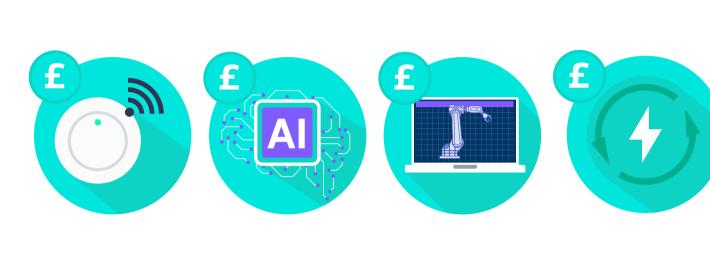
Our relationship with buildings has been forever changed. From hybrid working to connected campuses or hotels, we move through our environment differently and technology is evolving to help our buildings intelligently adapt to occupants' needs. Here Toby Horne, Siemens Financial Services (SFS), discusses the innovative technologies that make our buildings more energy efficient, adaptable and connected. Wherever you are in the UK, you're likely to enter or even interact with some of the smart building estates that are changing the way we work, learn, rest, and recover. Together with cutting-edge technology from Siemens, SFS is supporting the digital buildings revolution with innovative finance solutions for a range of assets.

# Take a look at the breadth of equipment and technology funded by SFS below:



At the university labs **Diana** is supervising a PhD student on the topic of **digital twins** and decarbonisation. The student's research incorporates and analyses data gathered from the campus' own digitals sensors, and energy generation systems. These systems not only help monitor and manage the university's current energy use – contributing to a significant reduction in annual carbon emissions – but also provide a digital testbed for student and staff research projects and innovations. These dynamic, interactive and flexible workplaces deliver unique research and study experiences and help to attract the next generation of workers and researchers to the university.

The IoT sensors, AI, digital twin, and energy generation systems are all funded by SFS.



Bryn is staying at a city centre branch of a well-known hotel group. Alongside its great location, he chose the hotel for its reasonable onsite **eCharging facilities** and green credentials – the chain boasts **solar panels** on many of its UK-wide sites. Unbeknownst to him, the utilities like the **HVAC system**, boiler and electrical systems are also data-driven to increase energy efficiency and meet the changing demands of seasonal occupancy and variable energy supply. So when Bryn leaves his room to check out, the **lighting** and **heating** automatically switch off, ensuring efficient and eco-friendly use of the space while saving the hotel energy and money.

The eCharging unit, solar PV, HVAC system, smart building control and lighting are all funded by SFS.

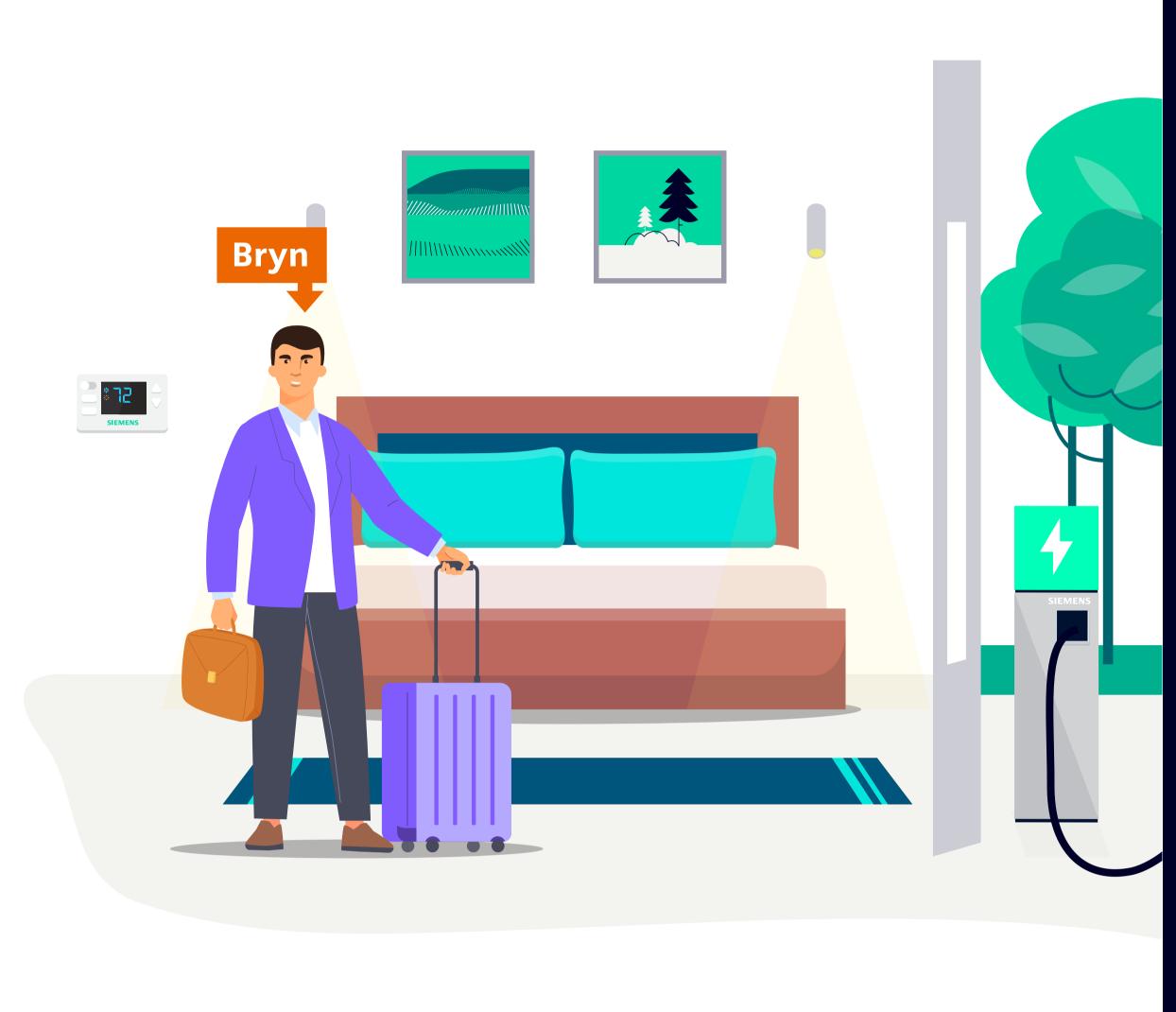








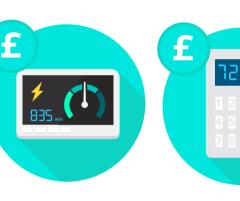






At a nearby hospital, Akin is manning the reception desk. From his computer he can easily monitor bed occupancy, air flow, lighting and other matters relating to patient wellbeing. He's not worried about stepping away from the desk because he also receives mobile notifications about the entrance and the site's perimeter benefits from 24-hour **CCTV**. These smart integrated systems not only keep patients and staff safe and happy, but also help to make processes more efficient and save energy, while improving air quality.

The intelligent energy management systems, door system, smart phone, and CCTV are all funded by SFS.









At a local office building, Kerry is hotdesking before her meeting. An app lets her know that more colleagues are working upstairs and joining them can reduce energy consumption and earn her a free coffee from the vending machine. After lunch she and her colleagues head to the meeting room. Kerry pre-booked the room on her app, and automated controls have efficiently prepared optimal lighting and temperature conditions for the expected occupancy. The same app also lets her book an EV charging spot for her next visit. As she pulls up to the building an ANPR camera identifies her vehicle registration and grants her entry.

The eCharging unit, lighting and smart building controls are all funded by SFS.

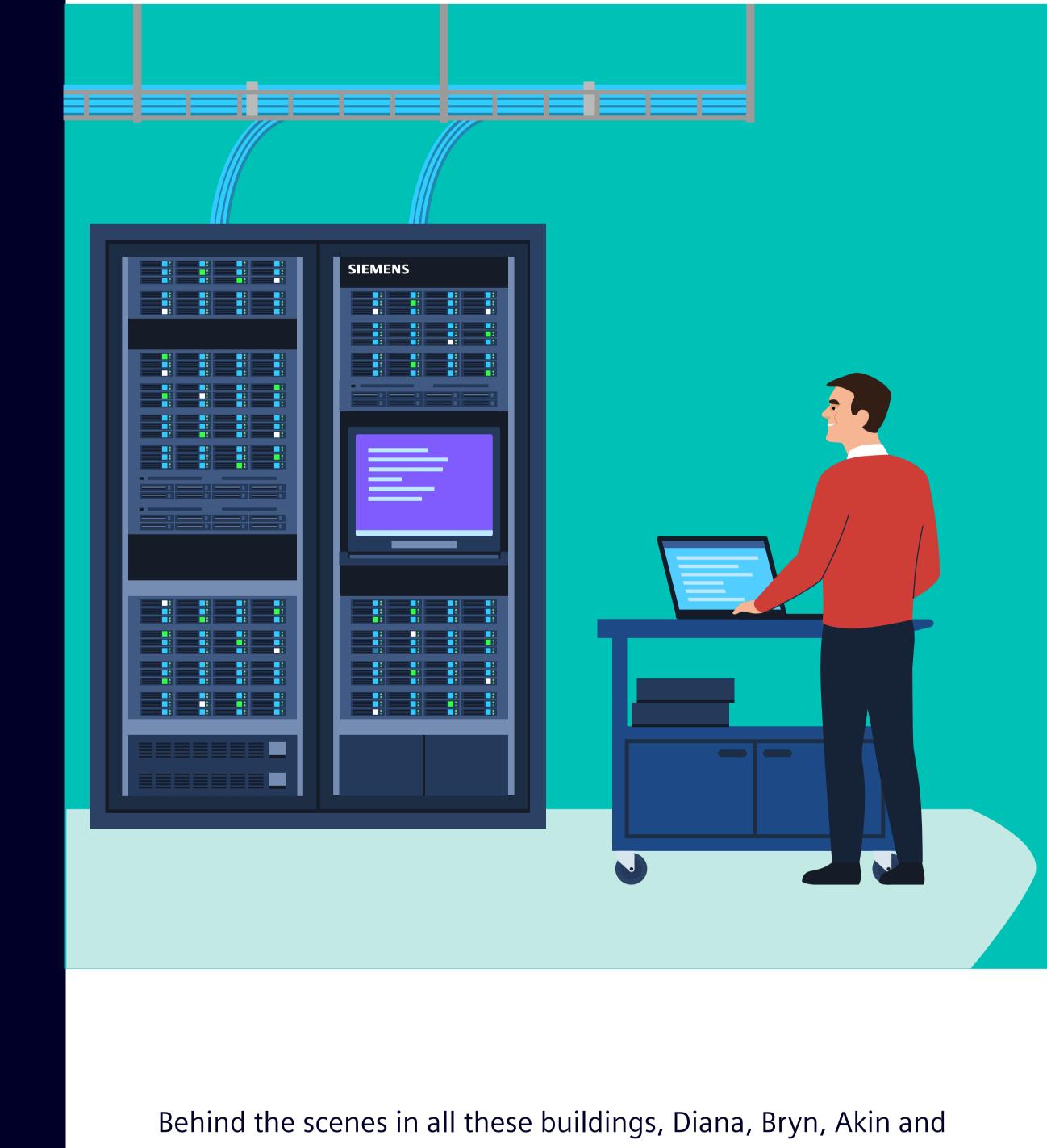












together and intelligently analyse data in the building's control centre. Here real-time monitoring of energy performance, trend data and energy demand Iconsumption dashboards, alongside continued data analysis, enable continuous situational awareness across whole site. This means building operators and users benefit from

In each case, the smart, connected technologies bring

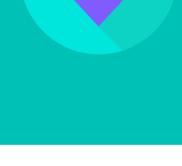
against targets, and immediate response to incidents. This data centre, IT infrastructure and its

ongoing building optimisation, constant performance

data-driven analysis are all funded by SFS.







For instance, the added safety of **smart fire detectors** eliminates potential false fire alarms due to environmental influences such as dust, airborne particles and steam. Likewise, gas suppression systems are installed across IT rooms and datacentres to protect assets where sprinkler systems would cause irreparable damage. And, public address and voice alarm (PAVA) facilitates safe evacuation in an emergency. These innovative, integrated security and fire safety systems, deliver better situational awareness, resilience and enhanced cyber protections. The fire detectors, gas suppression systems and PAVA are all funded by SFS.

Kerry all benefit from a range of intelligent security features.

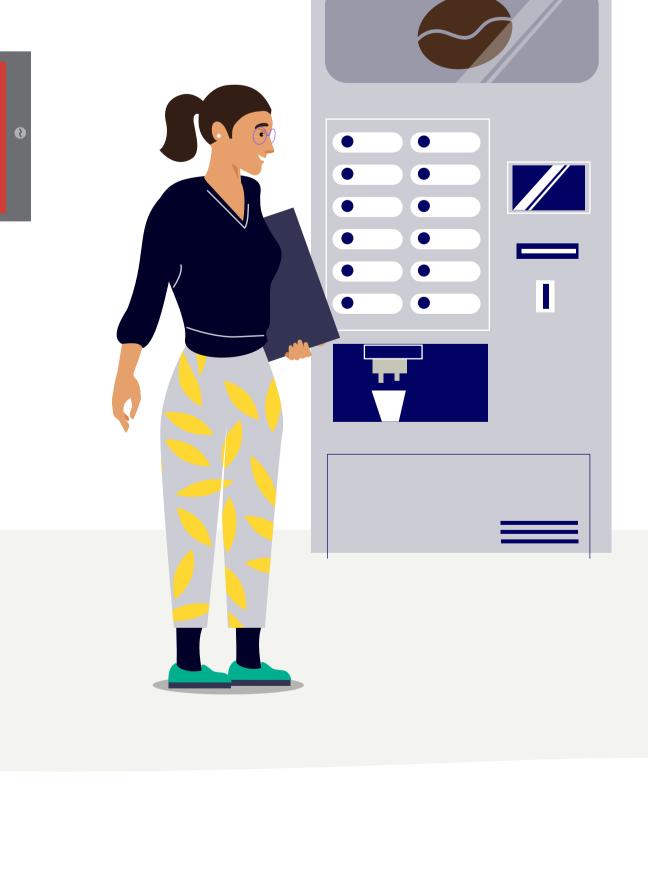














## Smart buildings offer an automated, connected environment where latest technology is creating a more efficient, productive, and healthy place to work. To achieve this relies on multi-disciplinary, fully integrated, smart solutions rooted in connectivity, sustainability, safety and employee empowerment. Siemens Financial Services (SFS) works

Specialist finance transforming the Commercial Building ecosystem

with Siemens Infrastructure and other technology vendors to support the latest innovations and create tailored arrangements designed around savings, efficiencies and outcomes. **XaaS Model** 

X-as-a-Service models provide the financing solution, with future expected savings from energy efficiency being harnessed and used to pay for the capital investment and more. These can be designed around energy efficiency, migration, storage or charging as a service, for example. The solution provider must have a deep understanding of the technology and its practical applications and assumes the risk of achieving the projected energy savings. Because payments are aligned with expected savings, these arrangements can often be made low cost or even budget-neutral for the building owner, avoiding the need for any capital spending at all.



### Data-driven, bespoke business models that spread payments and preserve cash flow Finance and service from a single source 1010101

**Customer benefits:** 

- Exceptional sector-specific understanding Local and international expertise from a leading global provider

toby.horne@siemens.com

07808822572

# We have the technology and finance solutions you need to take your smart building journey to the next level. Whether you're

**Transform your building with Siemens** 

looking for cutting-edge technology, financing for your investment, or both, we've got you covered.

