DATA

BuiltMind, Inc.
Country: USA
Funding stage: seed
Money raised: 200K€ / 700K€ committed
Year of creation: 2021
More information: www.builtmind.com

Dynamically pricing residential real estate using AI to maximize profit. Real Estate is the largest asset class in the world, but its pricing is still many times determined subjectively according to intuition. At BuiltMind we're challenging this thinking with a data science dynamic pricing solution for multi-family assets. Our solution lies in unique algorithms that can predict prices much more accurately than a human analyst and initiate an immediate response to market changes optimizing for higher revenue.

Problem solved: Real estate developers cannot accurately determine the value of condos and apartments and thus lose profit. They also cannot respond to changes in the market quickly enough as they use Excel lacking real-time data while being constrained by the capacity of a human analyst.

CentralF
Country: Israel / USA
Funding stage: seed
Money raised: 450K€
Year of creation: 2020
More information: https://stayhome.ai

Analyzing non-connectable data inputs to Optimize Critical Workplace and Workforce Strategies and Decisions
CentralF is an analytical tool providing multi-scenarios analytics based on true data, boosted with 3d party data sets, and benchmarks created on industry/client type bases, all in seconds! We are able to help both brokers and workspace strategists to work simultaneously on X10 deals and clients. We help companies leadership to make data-reliable decisions on optimization of their facilities and workforce management strategies

Problem solved: The great resignation is shuttering businesses. Companies miss management tools and relevant data to redesign workforce and facilities today and make better long-term decisions for employees' flexibility and inclusivity. Brokers are acting reactively to the situation. Workspace strategy departments are trying to help clients to reevaluate their needs in facilities, when struggling with a high demand - they are missing a lot of opportunities.

DATA

coworkintel

SONEKA

CoworkIntel
Country: France
Funding stage: Pre-seed
Money raised: 220K€
Year of creation: 2019
More information: www.coworkintel.com

Competitive intelligence for the new office. The office is fast becoming distributed. This trend has been growing for over a decade under the influence of internet. Covid has been a large scale experiment showing that working outside of city centers and closer to where people live is feasible. This brings a once-in-a-lifetime opportunity for real estate operators and investors.However, without accurate performance data operators and investors will miss out on this opportunity. We bring the power of the hotel concept of Comp Set to offices.

Problem solved: Flexible workspace is very opaque and industry players lack access to key operational and financial performance metrics. This leads operators and their landlords to lack the tools to make informed investment or pricing decisions.

SONEKA
Country: France
Funding stage: n/a
Money raised: n/a
Year of creation: 2017
More information: www.soneka.am

Boost your asset management productivity and facilitate your decision-making process. SONEKA is the first integrated solution for real estate asset management. It is built by experienced real estate professionals, designed for the asset managers and fund managers. We automate real estate business plans, improves data quality and enables high visibility of the portfolios, and ultimately allows asset managers to focus on their core mission: creating values on their assets.

Problem solved: 1/ Operational staff spend too much time on low value-added tasks; 2/ No one in the organization trusts the data coming out of the systems; 3/ Every new analysis or pitch requires starting from scratch; 4/ Too many systems and files cohabit. It takes time to maintain and reconcile them; 5/ Excel is too often used as a database; 6/ Systems are seen as constraints, not as opportunities to work better

INVESTMENT

Apricot
Country: UK
Funding stage: Pre-seed
Money raised: 100K€
Year of creation: 2021
More information: https://joinapricot.co.uk

Enabling anyone to become a homeowner. We enable someone who is not yet mortgage to find their dream home, which we will purchase on their behalf and rent back to them. Every month, we will take a portion of their market-level rent and put it towards them building up a deposit. Finally, at the point at which they are mortgage ready, they can purchase the home back from us at a pre-agreed price. On the other side of our platform, we give investors access to a diversified portfolio of single family assets with a planned exit.

Customers / Problem solved: self-employed individuals who are part of the growing freelance/creator/entrepreneur community. These individuals are currently unable to access traditional home finance products in the UK without several years of tax returns from their business. We require a small deposit of 1-2% (instead of 5%) and will put our customers on the path to mortgage readiness by helping them increase their attractiveness to lenders during their lease term.

FinLoop
Country: Switzerland
Funding stage: Seed
Money raised: 1.8 Mio €
Year of creation: 2021
More information: https://www.finloop.com

Pan-European B2B Real Estate Debt Software Provider and Marketplace
1.) A slack or teams for real estate that enables its users to digitize and streamline the full loan closing process. Borrowers and lenders can by the use of FinLoop technology increase their efficiency by 30%.
2.) FinLoop run in their first year aprox. 5 billion of financing requests via their platform and has over 1.500 lenders using the platform. FinLoop just signed his first white label product with the largest Dutch debt broker Adelaer who will run their complete business via our software.

Customers: Banks, Alternative Lenders, Insurances, Developer, Investment Manager, Debt Advisors/Brokers

Problem solved: Efficiency, Transparency, Regulation, Reporting. Differentiation: Only truly Pan-European platform and no clear focus on only scalable technology related parts of the business.

INVESTMENT

Profitus
Country: Lithuania
Funding stage: n/a
Money raised: 46 743 590 €
Year of creation: 2018
More information: www.profitus.com

Reinvest24
Country: Estonia
Funding stage: Self-funded
Money raised: n/a
Year of creation: 2018
More information: www.reinvest24.com

Profitus property-backed investment for everyone! Profitus is a crowdfunding platform for business loans and investment. An intermediary between investors who want to employ their free money and those who want to get financing for their business ideas and real estate projects. Profitus evaluates borrower and their projects, supervises and administers financing and settlement processes with investors, manages documents and represents investors to ensure their interests.

Customers: Investors and business.

Real estate investments accessible for everyone. Reinvest24 is real esate crowdfunding platform, operating from Tallinn, Estonia, since 2018. Currently we finance different types of real estate projects (rentals and developments) from 5 different countries in Europe (Estonia, Latvia, Moldova, Germany, Spain). Our 12 000 + investors community have funded 100 + projects, in total more than 15m EUR. Our goal is to make real estate investment accessable for everyone.

Problem solved: Real estate investments require big amount of money, we bring the entry barrier down to 100 EUR. Our projects have generated on average above 14% returns, while our default rate is 0%

SUSTAINABILITY

Flexistore

INOVUES
ADAPTIVE GLAZING SHIELDS

Flexistore AS
Country: Norway
Funding stage: Series B
Money raised: 6 Mio €
Year of creation: 2019
More information: https://en.flexistore.no

Digitized Self-Storage platform that efficiently re-purpose commercial property. We are a three-year-old startup focusing on next-generation self-storage. Our differentiator is our end-to-end digital system with a consumer app handling payments, digital locks, stock lists, etc - all the way to a complete integrated back-end that streamlines the business of self-storage. We expand fast with 2 new branches opening up every month in Norway this year and startup in the USA, South Africa, and Denmark in the first half of this year.

Problem solved: People lives in smaller spaces, we make it possible for them to store their belongings closer to where they live than what is otherwise available in the sector. Our branches are complete self-service, we can therefor operate profitable in much smaller properties closer to where people live.

INOVUES
Country: USA
Funding stage: Series A
Money raised: 2.5 Mio €
Year of creation: 2017
More information: www.inovues.com

Develop facade and window retrofit systems for buildings. INOVUES transforms existing building windows into high-performing systems that incorporate the latest energy-saving and smart glass innovations without removal, replacement, or disruption. Through its non-invasive insulating glass retrofits, INOVUES offers building owners a high-ROI, low-carbon solution to save up to 40% on energy consumption, improve occupant thermal and acoustic comfort, and increase the value and sustainability of the building.

Problem solved: Most existing buildings today were built more than 20 years ago with thermally inefficient windows, responsible for up to 40% of building energy loss. Replacing the windows is often not a feasible option for building owners due to the associated high costs, business disruption, and prohibitive payback periods.

SUSTAINABILITY

Oaktree Power

Country: UK
Funding stage: 1st external funding round
Money raised: 3 Mio €
Year of creation: 2020
More information: www.oaktreepower.com

Reduce carbon & energy & be financially rewarded to do so. We are a new Green Demand Side Response (DSR) aggregator who monetises the ability of commercial buildings to reduce electricity use at certain times, effectively 'selling' the reduction into various flexibility markets using our novel digital technology. We reduce carbon emissions & electricity costs and generate a new income stream. We take a % fee to provide this. In addition our DSR solution increases the BREEAM rating of the building. And all without the need for capital investment.

Customers / Problem solved: Owners, managers & tenants of large commercial buildings / Enabling them to lower their building's carbon footprint to help them achieve their net zero goals, reduce electricity costs & gain higher rental rates from the increased BREEAM rating of their building, all at no investment.

Woodsense

Country: Denmark
Funding stage: Seed
Money raised: Approx. 500K€
Year of creation: 2020
More information: https://en.woodsense.dk

Extracting data from wooden constructions, empowering sustainable buildings. Woodsense utilizes sensors that measure wood moisture content, humidity and temperature and benchmarking these against local weather conditions. By using machine learning, we can detect and predict damages in the construction of the building. This minimizes the risk of large damages in buildings and therefore lowers the final price of the building, while also being able to document a 'healthy' end product. Choosing a sustainable material as wood over CO_2 emitting concrete has never been easier.

Customers / Problem solved: Developers, contractors and insurance companies / Quality assurance in the construction process, detecting damages before they develop in the maintenance phase.

USER EXPERIENCE

Beagel

Country: Ireland
Funding stage: Bootstrapped. Grant aided by Irish State.
Money raised: n/a
Year of creation: 2019
More information: https://beagel.io

Digital real estate offers. Built by Beagel, designed by you. At Beagel we recognise that managing offers is the most sensitive part of your business. That's why we provide an open-API infrastructure so you can efficiently integrate and embed digital offers in a way that suits you. It's your business after all. The Microsoft supported technology is designed to work with clients existing applications so they can have the Best in Class service without having "reinvent the wheel". And don't worry if you don't have any, Beagel works right out of the box.

Customers / Problem solved: MLS. portal. Agencies. CRM. Front end developers. Real estate developers / 48% of industry leaders recognise that customer experience is a major pain point and is where technology can help.

HeyHub

Country: UK
Funding stage: Series A funding (2021)
Money raised: 1 Mio €
Year of creation: 2016
More information: https://heyhub.com

Community engagement and tenant experience platform connecting real estate spaces. Since conception, social engagement has been at the heart of HeyHub as we endeavour to build thriving communities for our clients. Our focus is to develop cutting-edge technology to improve the customer experience and enhance operational efficiency across real estate spaces. With a human-centric focus, the HeyHub platform supports customer wellbeing and provides all-inclusive offerings, giving customers various opportunities to connect, interact and build relationships with like-minded people.

Problem solved: Helps combat the lack of social presence within real estate spaces and aids to prevent the impacts of the pandemic compromising partner operations. At the core, HeyHub opens customer, staff and service communication channels to transform physical spaces into engaged communities, while enabling digital access to service teams and streamlining operations.

USER EXPERIENCE

parametric SOLUTIONS

Ringo

Parametric Solutions AB
Country: Sweden
Funding stage: Pre-seed
Money raised: n/a
Year of creation: 2020
More information: www.parametric.se

Parametric solutions provides a platform for automated architecture . We generate buildings in minutes rather than weeks.
Parametric Solutions is a Swedish startup within the proptech field, providing a SaaS platform for automated architecture. Founded in august 2020, the company helps architects and property developers to make informed decisions in early stages of the design process. With smart algorithms and AI we generate a multitude of building options in minutes rather than weeks. All options are evaluated on cost and sustainability KPI:s and presented in a digital catalogue.

Problem solved: Normally architecture and urban planning is a complex process. There are several parameters to take into consideration and the planning processes take weeks and requires a lot of resources. In our SaaS platform options/scenarios can be generated in minutes. This saves time, reduces cost and increases efficiency.

Ringo
Country: Slovenia
Funding stage: Seed
Money raised: 54k€
Year of creation: 2020
More information: www.ringolock.com

We digitise doors - We turn any door into a SMART door. Ringo is a smart device that turns door of your home, office or holiday home into a smart door. Your phone now becomes your new key. Ringo gives you the ability to open the door with your phone, unlock it from anywhere and assign a digital key to people who can open the door themselves. FEATURES: • Remote door opening • Distribution of digital keys • Simultaneous opening of multiple doors • No registration or login required • History logs of door openings • Interaction with smart home devices

Problem solved: Customers can control doors via their mobile phone or their management system: open/close, entry logs, distribution of digital keys. We optimise their workload and at the same time provide transparency of users.