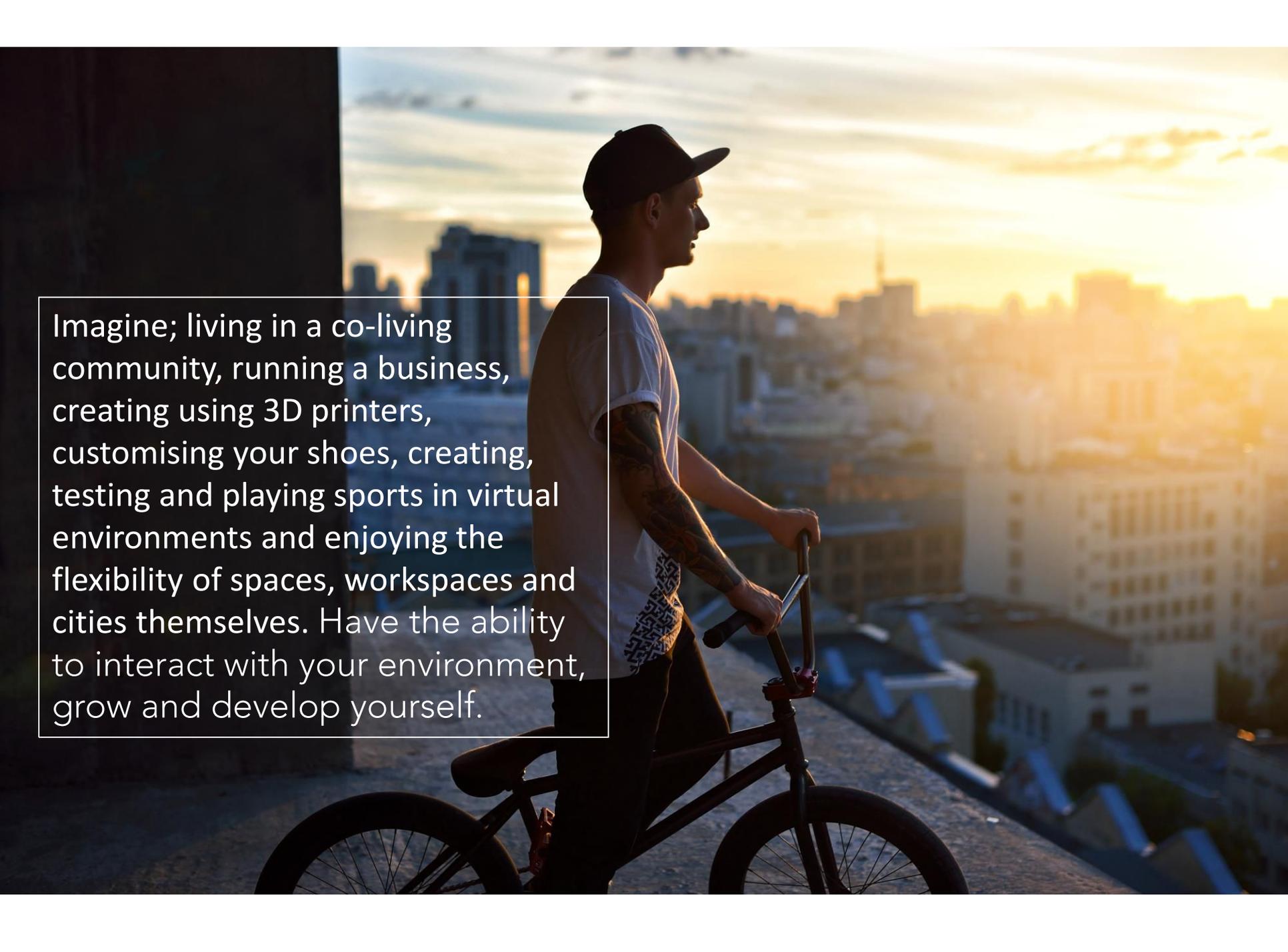


DO WE REALLY NEED INNOVATIONS?

Goals and visions for the commercial real estate sector.

A man with tattoos on his arms, wearing a white t-shirt and a black cap, stands on a rooftop with a bicycle, looking out over a city at sunset. The scene is bathed in the warm, golden light of the setting sun, with the city skyline visible in the background. The man is positioned in the center-right of the frame, facing right. The bicycle is a dark-colored, possibly black, with a simple frame. The rooftop surface is visible in the foreground, and the city buildings are silhouetted against the bright sky. The overall mood is contemplative and serene.

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

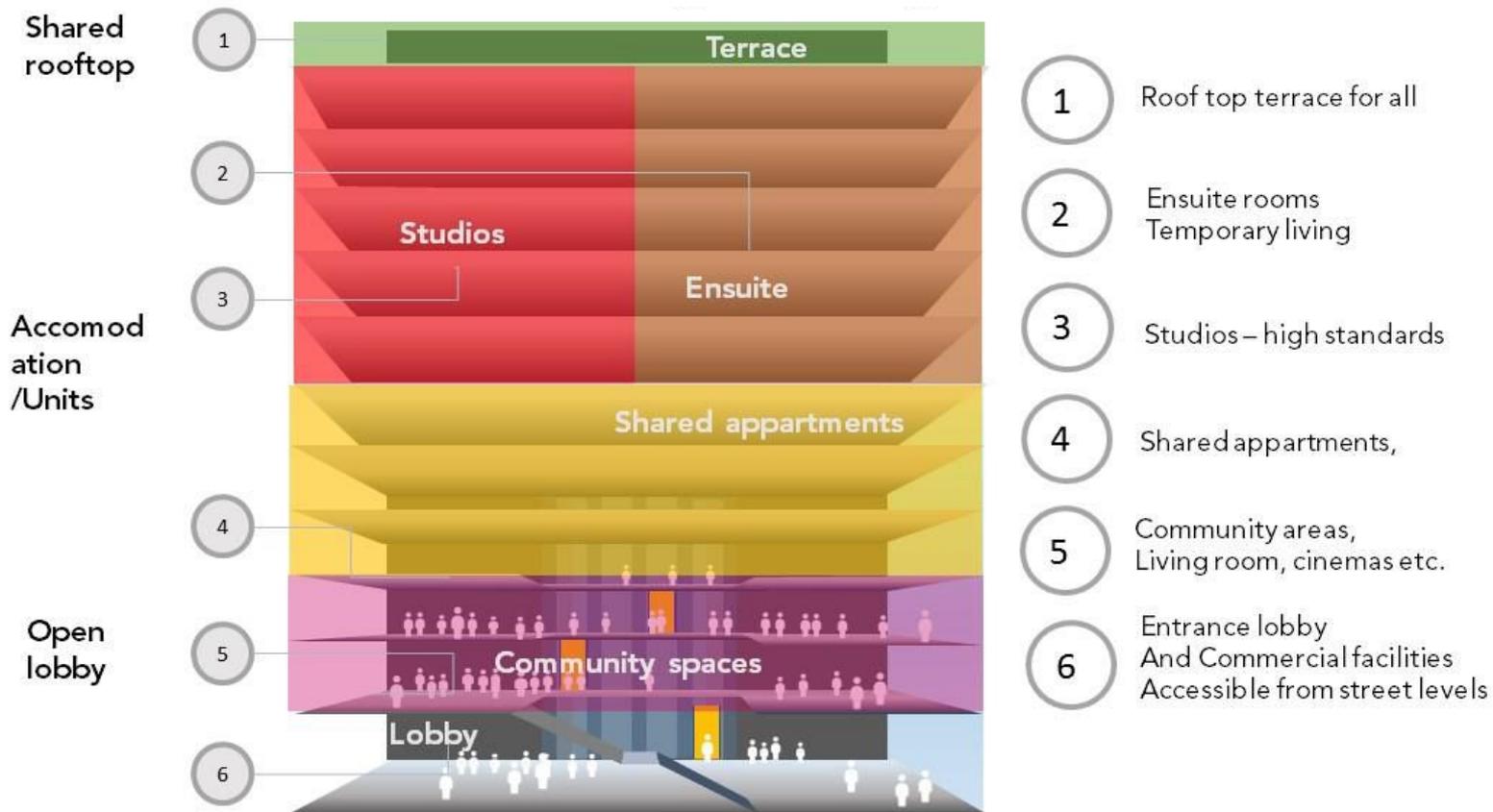
Why?

30% higher revenue

New market segment

60% space needed in traditional offices

Future of Living: Coliving



Shared rooftop

1

Terrace

1

Roof top terrace for all

2

Studios

2

Ensuite rooms
Temporary living

3

Ensuite

3

Studios – high standards

Accommodation /Units

Shared apartments

4

Shared apartments,

4

5

Community areas,
Living room, cinemas etc.

Open lobby

5

Community spaces

6

Entrance lobby
And Commercial facilities
Accessible from street levels

6

Lobby

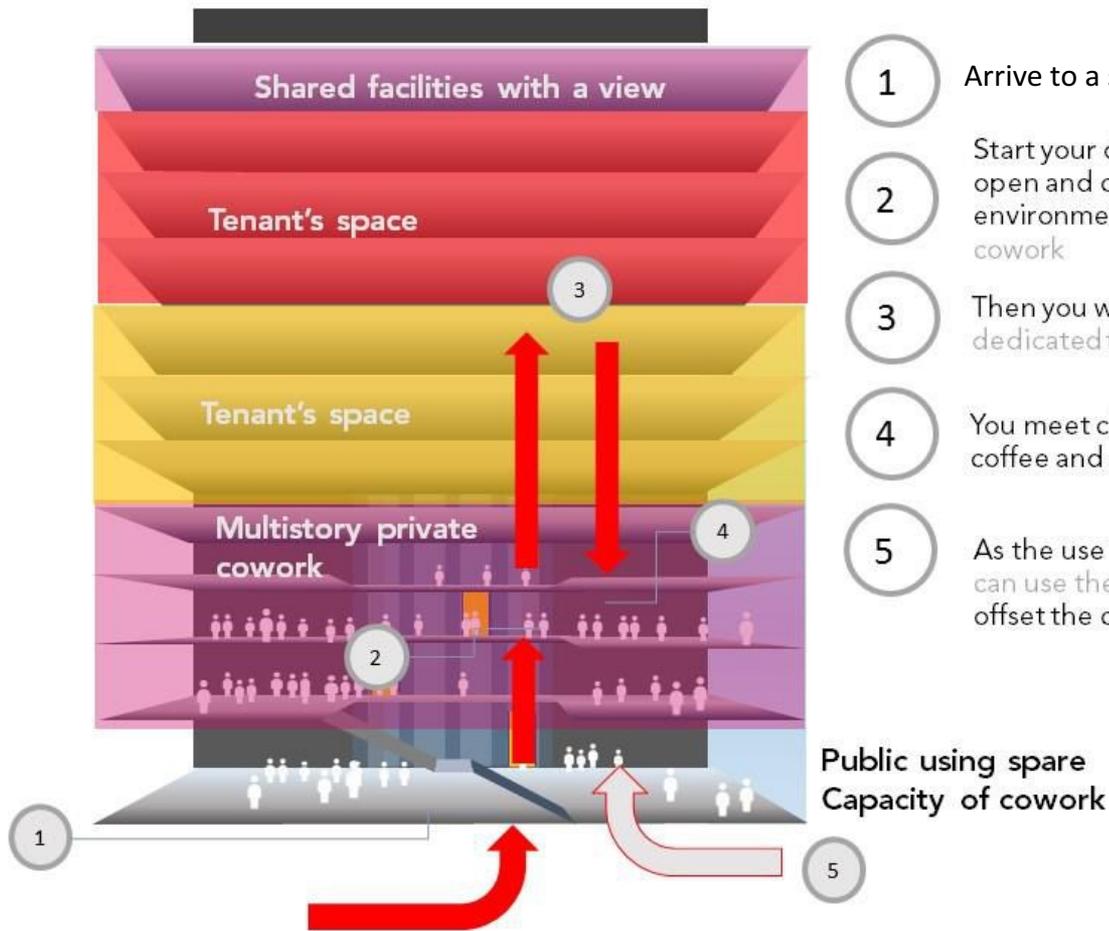
Future of Work: Private cowork

**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



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