



smartspace[®]

unity place

Powered by
 **Santander**

 **smartspaces®**



INTRODUCING



Award-winning London based Smart Occupier Engagement Platform .

Powering over 60 million sq ft of global real estate.

Founded in London 2010





J.P.Morgan
Asset Management

Ashby Capital



THE CROWN
ESTATE

HELICAL



CBRE
GLOBAL
INVESTORS



Revantage

GPE.

S E L L A R



Hines



OUR PROJECTS

BANKSIDE YARDS

LONDON

Native Land

2,000,000 sq. ft



YY LONDON

CANARY WHARF

Quadrant Estates

400,000 sq. ft



GRAINSTORE

LONDON

Hines

100,000 sq. ft



PADDINGTON SQUARE

LONDON

Sellar

760,000 sq. ft



HYLO

LONDON

CIT

278,000 sq. ft



22 BISHOPSGATE

LONDON

AXA IM & Lipton Rogers

1,375,000 sq. ft



HANOVER SQUARE

LONDON

GPE. Portfolio

500,000 sq. ft



THE JJMACK BUILDING

EC1

Helical & Ashby Capital

280,000 sq. ft



WE DELIVER SMARTSCORE PLATINUM



7 x



SmartScore
PLATINUM

7 x



Delivered the world's first SmartScore Platinum rated operational building

A further 10 Smart Spaces' buildings in the pipeline targeting SmartScore Platinum



HOW SMART SPACES IS DIFFERENT

Smart Spaces continually innovate and invest, to provide cutting-edge mobile apps that seamlessly connects landlord systems and their client services teams, to their occupiers.

- Highly customisable branded app that will be unique to Landsec
- The ability to add tailor-made integrations, with a fast turnaround
- Integrated with over 25 access control systems
- The ability to join-up Landlord and Occupier access control systems
- Established Integrations with all leading BMS, Lighting and IAQ providers
- Experienced, London-based team of Technical Project Managers, Customer Success Managers, Support Team and Commissioning Engineers
- Proven live across the central-London portfolio of GPE with 60 buildings enjoying unprecedented levels of engagement



4:30

unity place

Powered by
Santander

4.0 °C

- Desk Booking
- Meeting Rooms
- Food & Beverage
- Car Park Availability
- Visitor Management
- Building Consumption
- Offers
- Events
- Transport
- Weather
- Support



OS App!



Visitor Booking

INTRODUCING
SMART SPACES 360° ENGAGEMENT
PLATFORM
iOS & Android Application





Offers

Search

All

GYM BOX™

From 08 Jun to 08 Sep
GYM BOX Corporate Rate

Welcome neighbours!

From 07 Jun to 08 Sep
Energy Fitness Corporate Deal



A DAY IN THE LIFE OF AN LANDSEC APP USER



Morning

- Check live travel updates and shower availability
- Order breakfast on your way to work
- Read magazines and listen to audio books
- Read important notifications
- Access your building and find your assigned seat or Teams room



Noon

- View offers and shop for essentials or special gifts
- Meet friends and clients for lunch
- Peruse upcoming events with invite a colleague
- Book learning, fitness and wellbeing classes
- Find quiet spaces for mindfulness and wellbeing time out



Afternoon

- Greet clients on your floor using contactless QR access
- Control the meeting room scene and comfort levels
- Raise a support ticket internally or externally
- Give feedback on improving the service and take surveys
- Check quiet times to travel home



Night

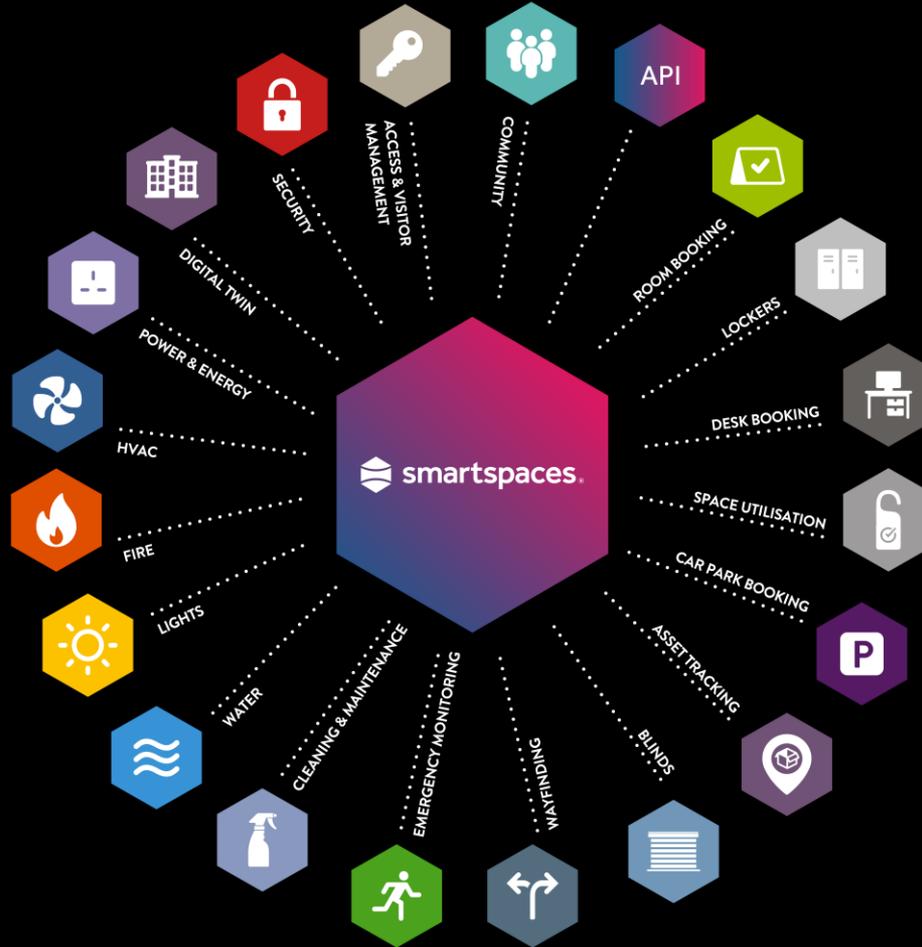
- Secure a meeting room for tomorrow, invite guests and pre-order refreshments
- Secure a desk for the next day
- Collect your retail purchase / post before heading home
- Join friends and colleagues for drinks or dinner





SMART SPACES

ECO SYSTEM

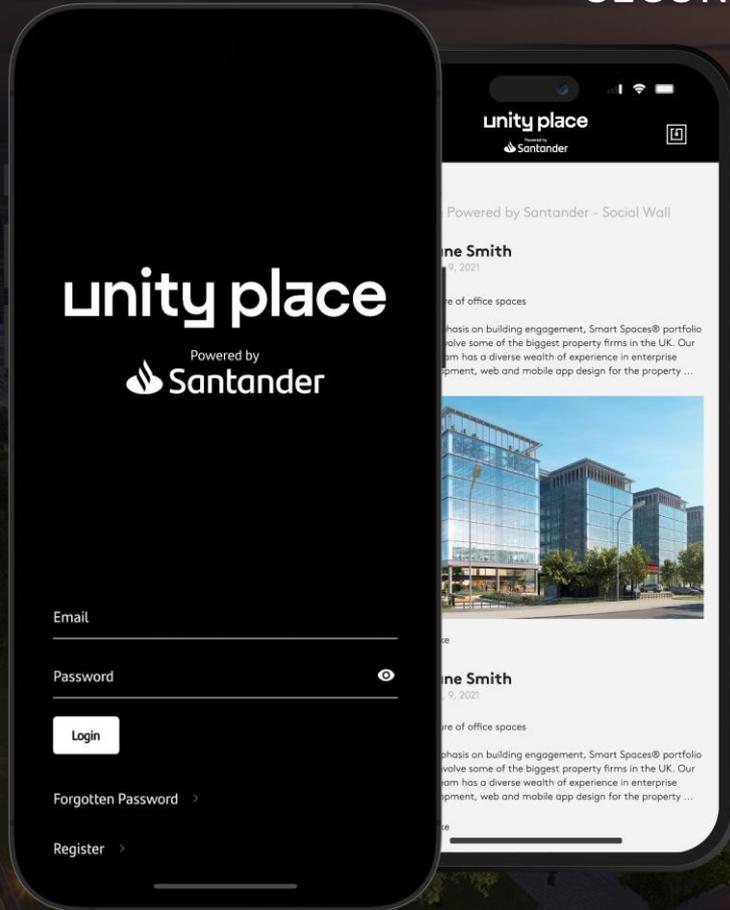


ALL DELIVERED VIA A
SINGLE PLATFORM





SECURE REGISTRATION

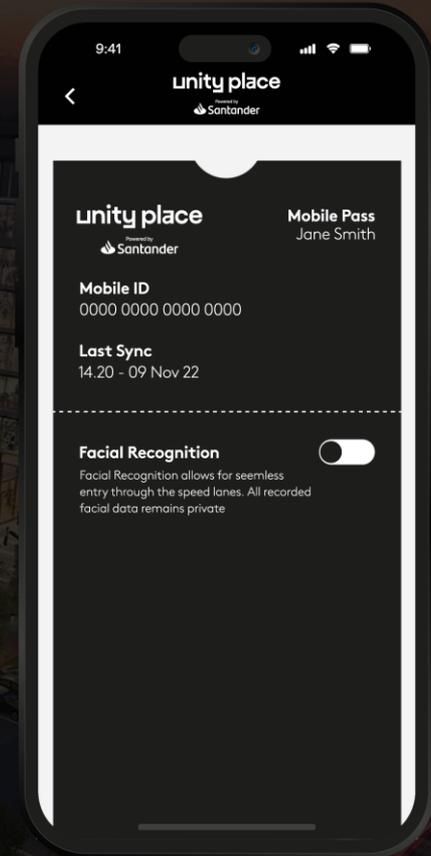


- Self registration with approval process
- User database import
- Roles & permissions-based access
- Automated access pass activation & deactivation
- Support for face id and biometric
- Active Directory & SSO support
- Multi Factor Authentication support
- Customisable Profile with private feature



CONTACTLESS ACCESS

- Apple Wallet NFC Enabled
- HID Partner with access to competitive credential rates
- Multi provider access wallet including:
 - HID, Salto, Gallagher, STid, Brivo, Safetrust
- Synchronisation between landlord & occupier systems
- KONE, OTIS & Schindler Partner with FAT Certification
- Locker & Kiosk Support



CONTACTLESS ACCESS





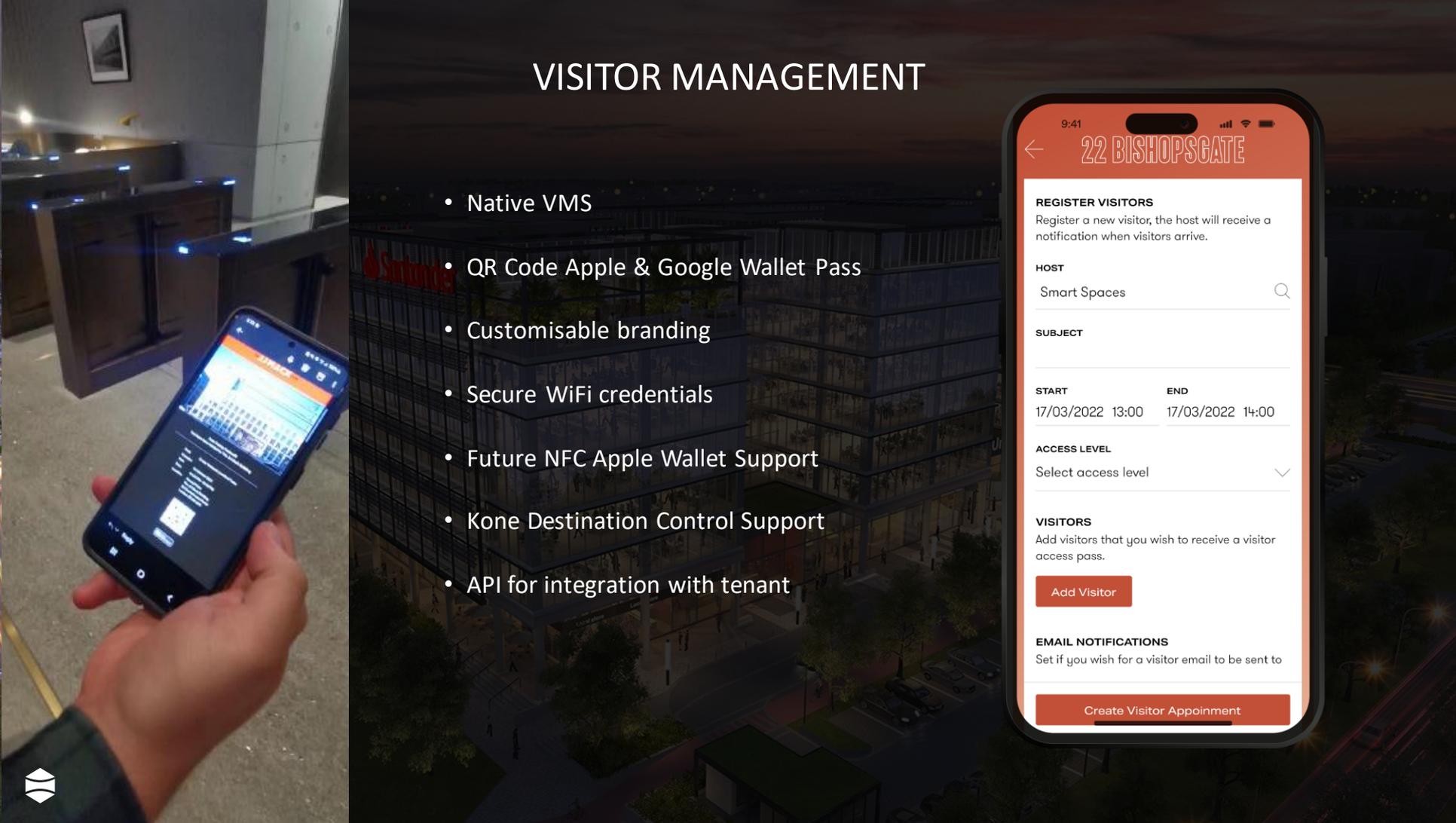
Gates

EF



VISITOR MANAGEMENT

- Native VMS
- QR Code Apple & Google Wallet Pass
- Customisable branding
- Secure WiFi credentials
- Future NFC Apple Wallet Support
- Kone Destination Control Support
- API for integration with tenant



9:41

← 22 BISHOPSGATE

REGISTER VISITORS
Register a new visitor, the host will receive a notification when visitors arrive.

HOST
Smart Spaces

SUBJECT

START 17/03/2022 13:00 **END** 17/03/2022 14:00

ACCESS LEVEL
Select access level

VISITORS
Add visitors that you wish to receive a visitor access pass.

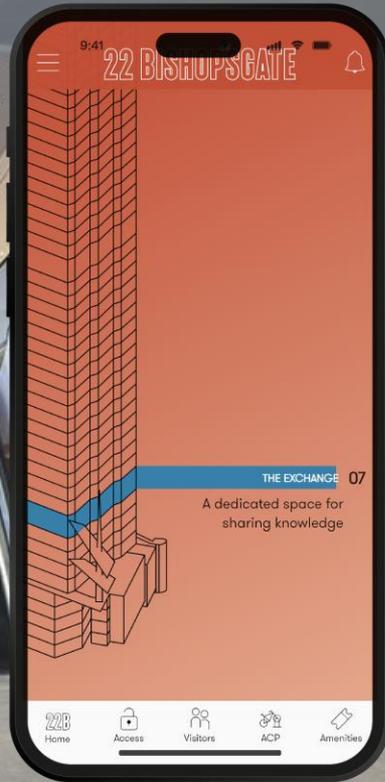
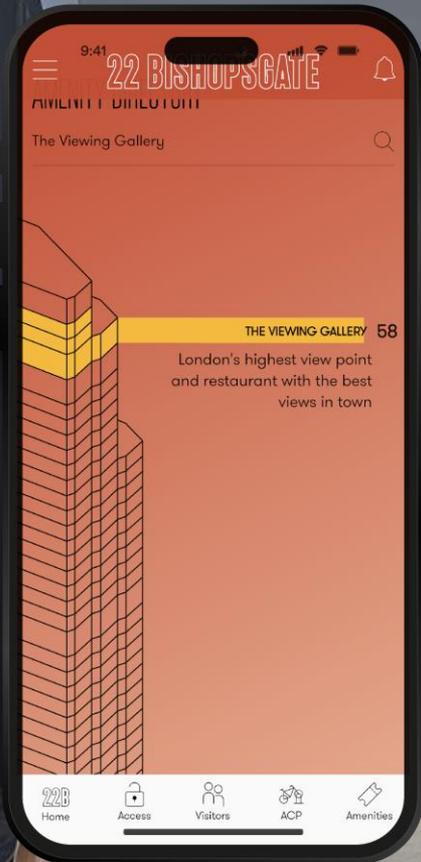
[Add Visitor](#)

EMAIL NOTIFICATIONS
Set if you wish for a visitor email to be sent to

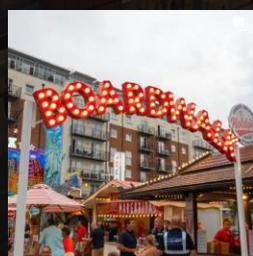
[Create Visitor Appointment](#)



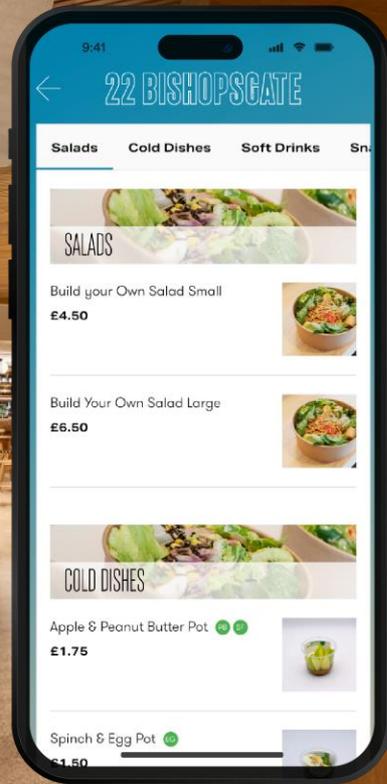
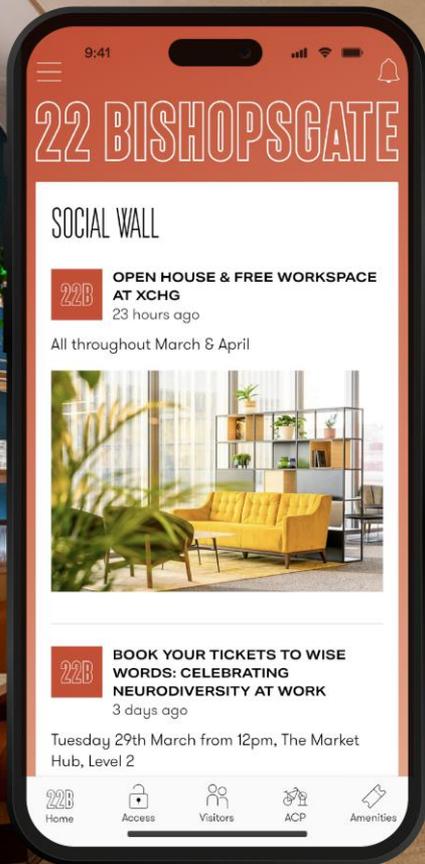
EXPLORE & DISCOVER

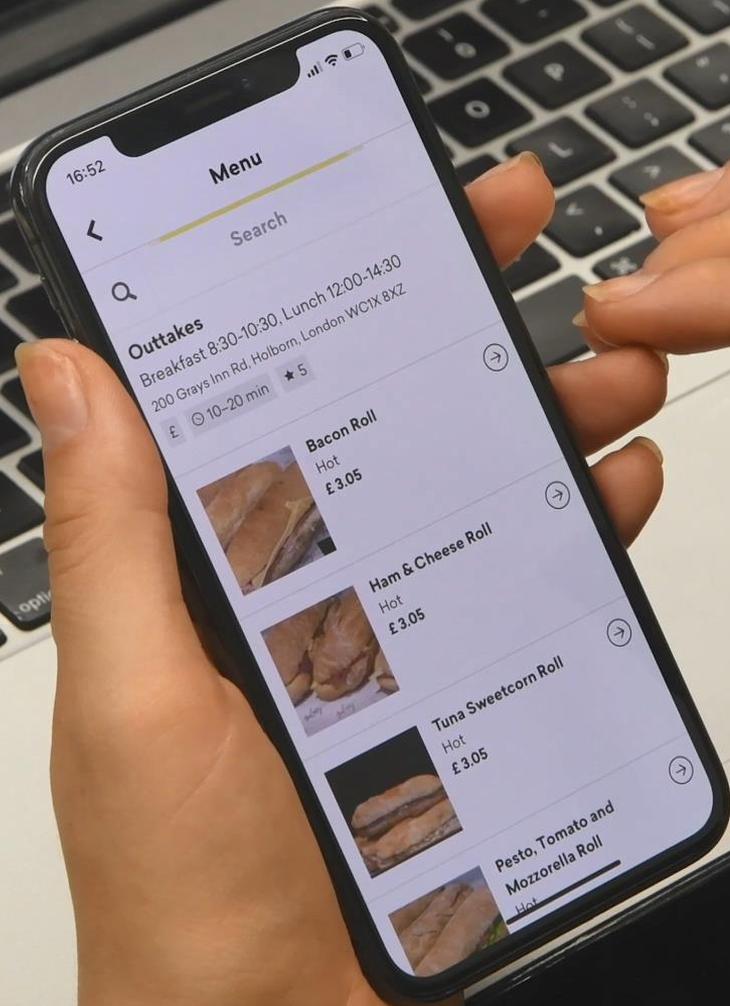


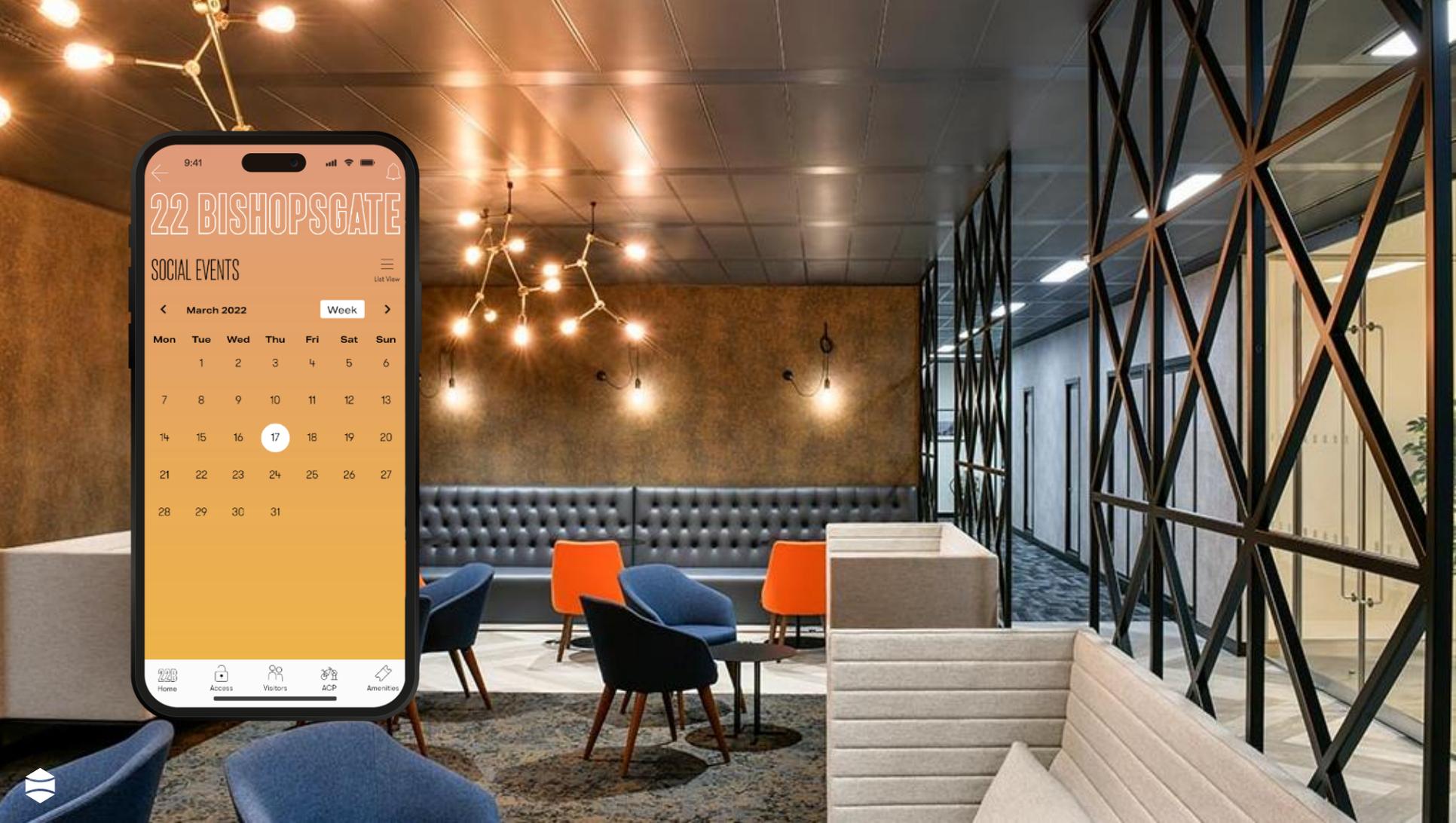
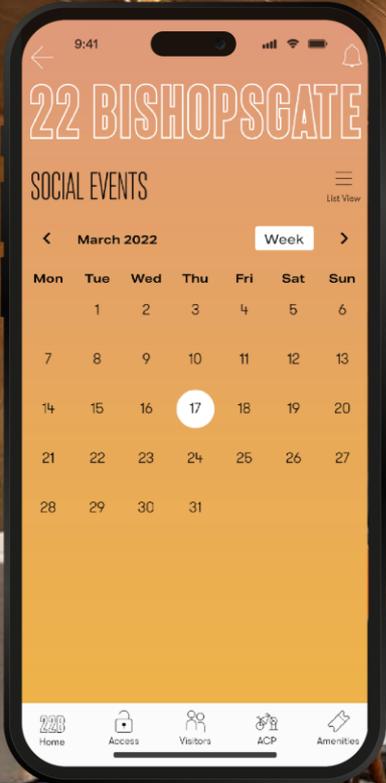
YOUR LANDSEC EXPERIENCE APP CONTENT



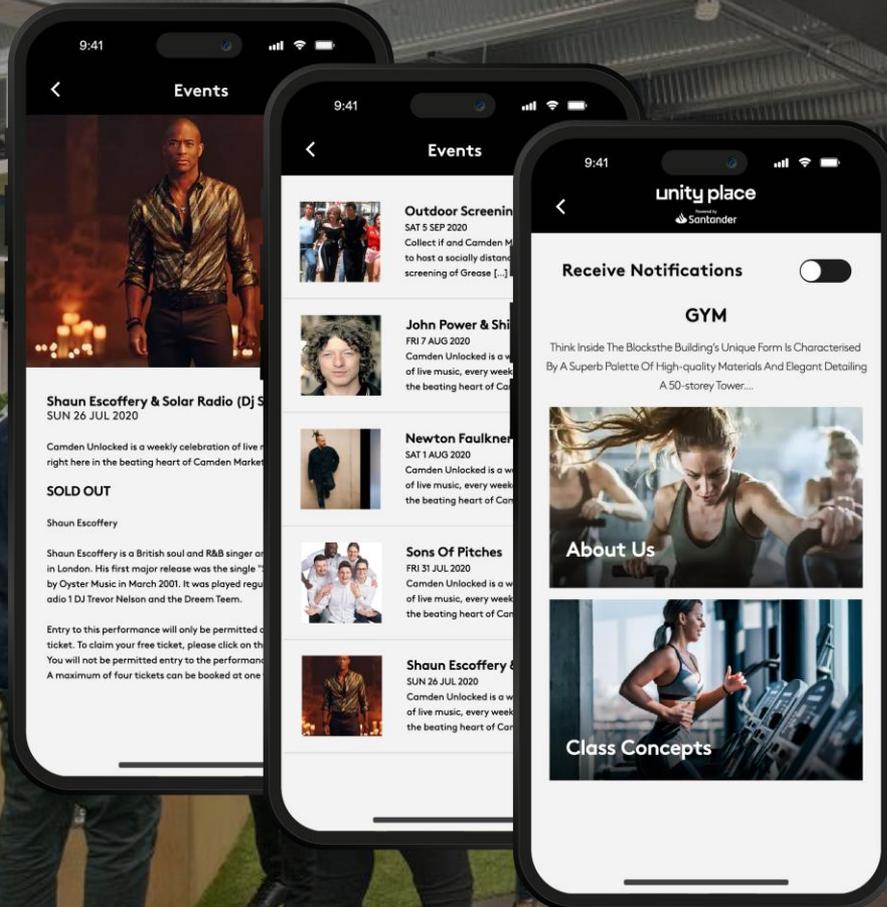
IN APP OFFERS, LOYALTY & PRE ORDERING







EVENTS, AVAILABILITY & BOOKING





LIFT DESTINATION CONTROL



CYCLE AVAILABILITY & LOCKER BOOKING



- Bike tagging with find a space and find my bike
- BLE and API Locker Integration
- Book a locker
- Locker Analytics
- Bike Analytics
- Book a shower
- Live shower availability

→
City Bike Club
Electric Bikes
Bike Stores 6-15

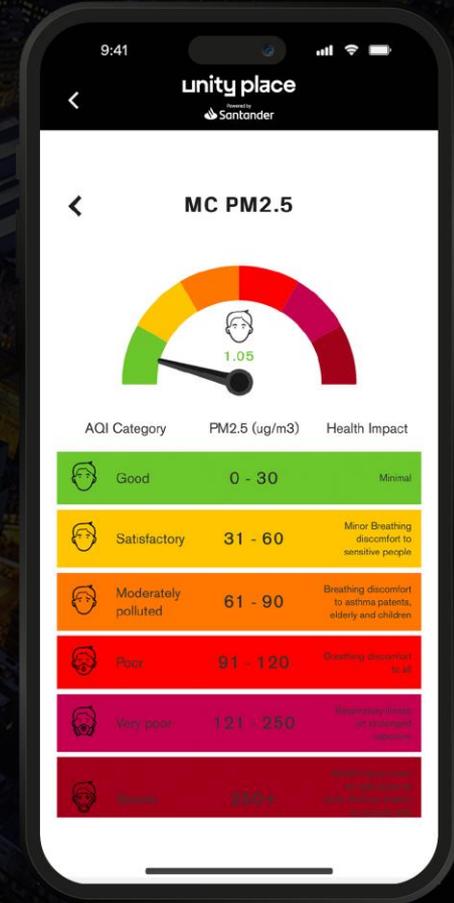


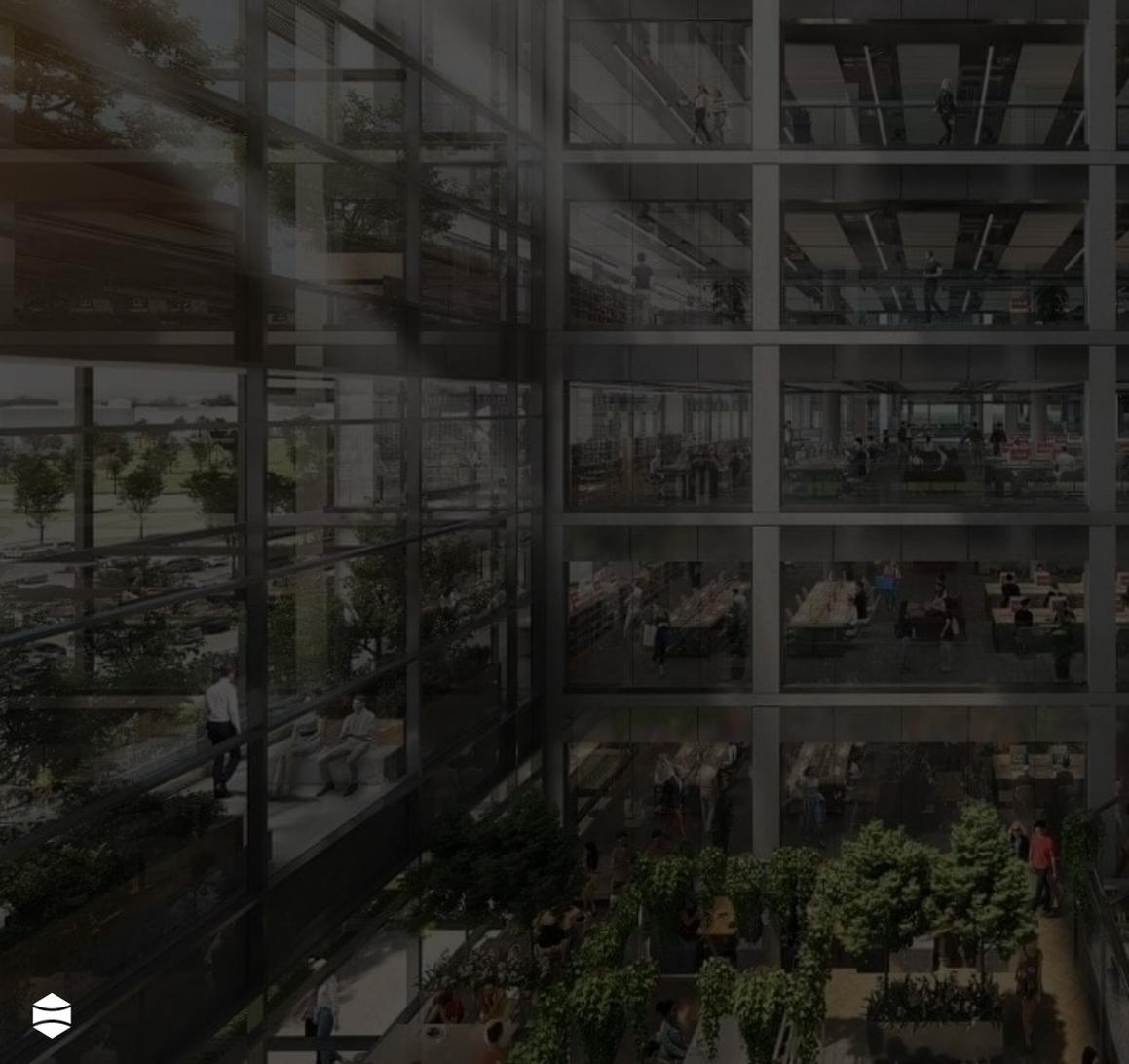
AIR QUALITY & ENVIRONMENT MONITORING

WHY MEASURE IAQ?

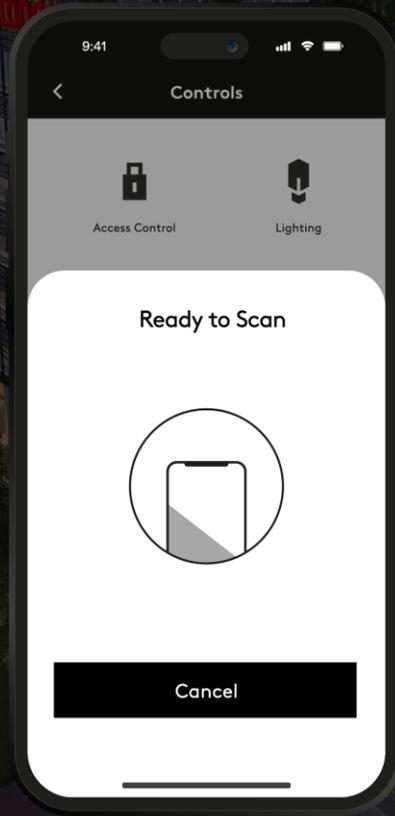
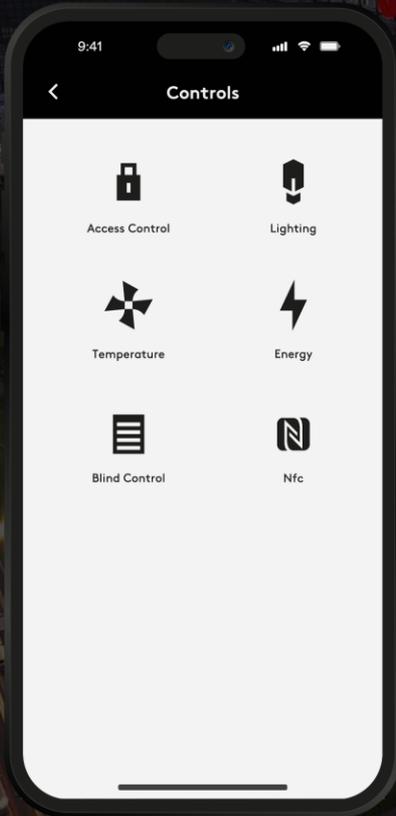
Smart Spaces data shows that the Indoor Air Quality Inside an office building with a Air Handling Unit is typically 15x better than the outside air quality. 95% of residential buildings do not have a Air Handling Unit leaving the air unfiltered and polluted.

- Demonstrate a healthy environment to your occupiers
- Adaptive plant controls based actual conditions
- Prevent over conditioning of the space and save energy
- CO₂, Temp, RH, TVOC, PM0.5 - PM2.5, Sound, Light, CO, NO_x, VOC





IN APP CONTROLS



SUBJECT TO COMPATIBILITY

LIGHTING CONTROLS

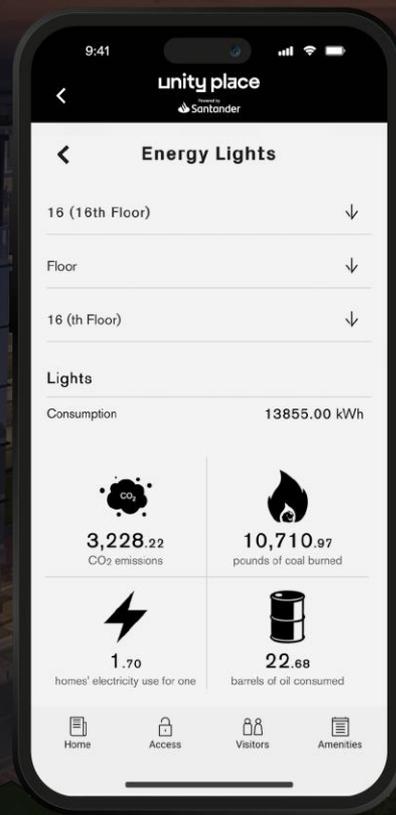
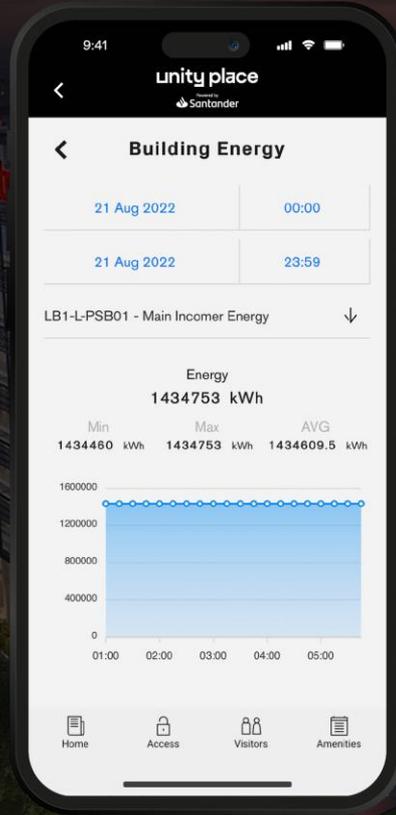
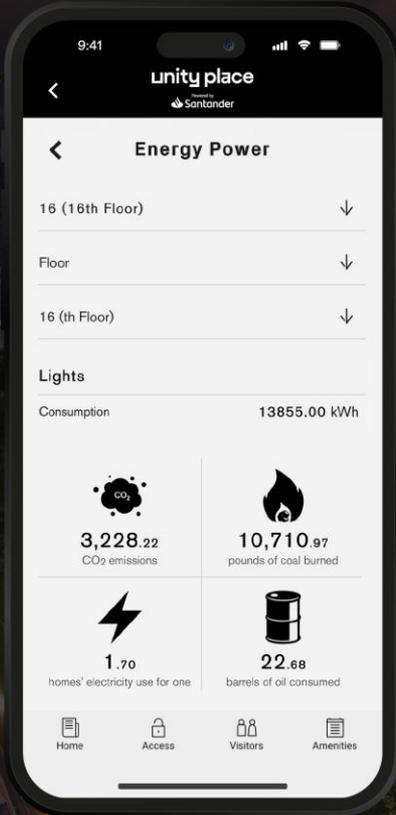




CLIMATE CONTROL



ENERGY MONITORING & OCCUPIER FEEDBACK



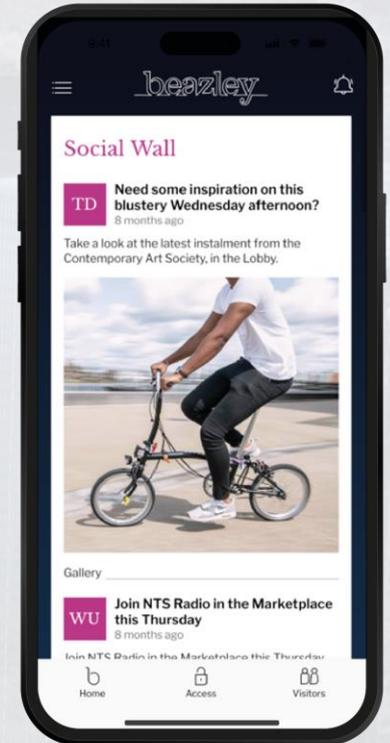
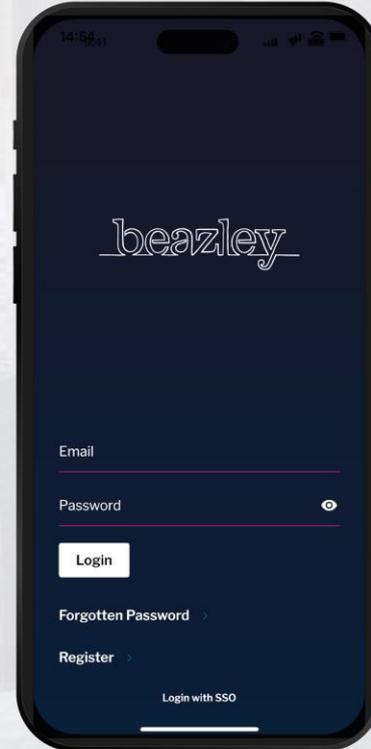
CREATIVE PRESENTATION OF DATA ON SCREENS



BEAZLEY GROUP CASE STUDY: LEVEL 12 & 13

- 60% of 22 Bishopsgate Occupiers have extended the 22B app with:

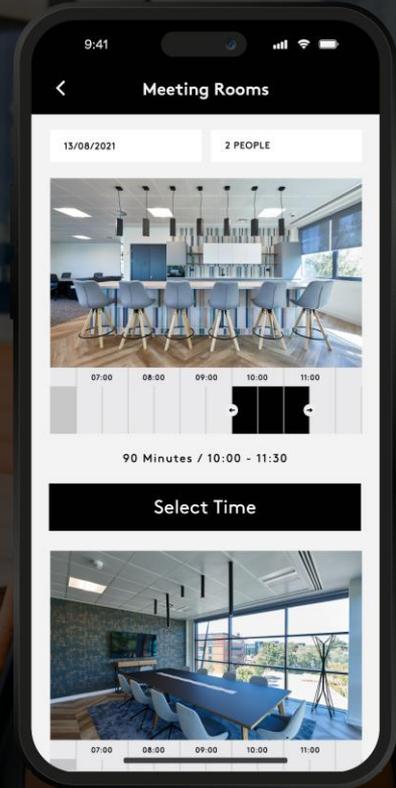
- Single Sign-On
- Integrated Access Control
- Desk & Meeting Room Booking
- Visitor Management
- Support & Helpdesk
- Occupancy and IAQ Sensors
- Digital Twin
- Global Workplace Roll-Out



MEETING ROOM BOOKING

Meeting Room Booking System Features:

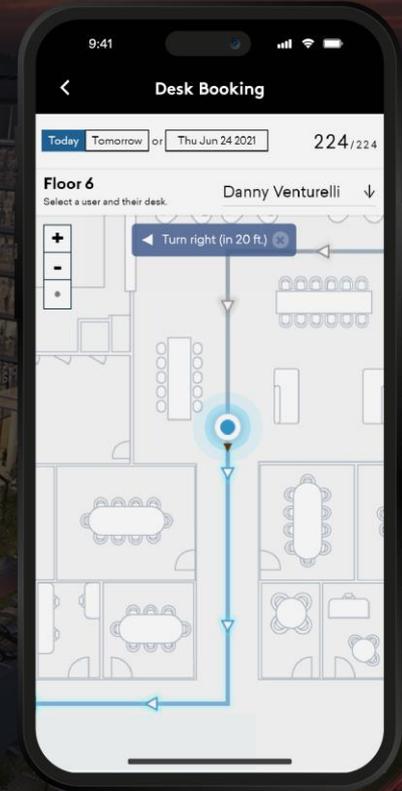
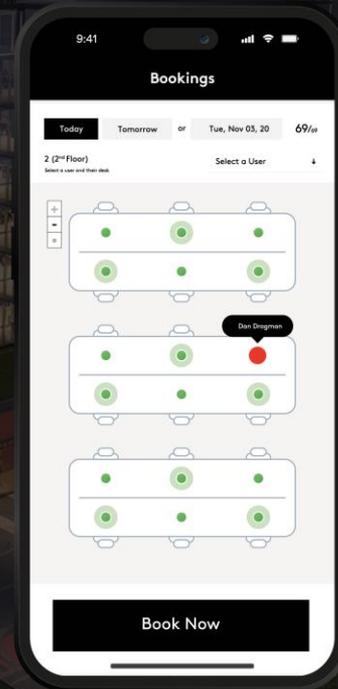
- App and Web Based Booking
- Book via Outlook Calendar (no plugins required)
- Search by
 - Location & Amenities i.e. projector, zoom etc
 - Size & Layout i.e. U Shape, Boardroom
- Room Size Optimisation i.e. 2 person cannot book boardroom
- Interactive Meeting Room Display
- Automated Visitor Invites for External Parties & Zoom Room
- Booking for Remote Participants
- Catering Option Available



REAL TIME DESK AVAILABILITY & BOOKING

Desk Booking System Features:

- iOS & Android App and Web Based booking
- Interactive Office Plan with Desk Selector
- Create Neighbourhoods
- Book real time with Email Confirmation
- Locate with your Team
- Book on Behalf of your Team
- Add Desk Sensor with Environmental Feedback
- Desk Deep Cleaning Roster
- Utilisation Reporting & Optimisation
- Indoor Wayfinding



Desk Booking

Today Tomorrow 18/11/2022

273km

Hello Smart Spaces

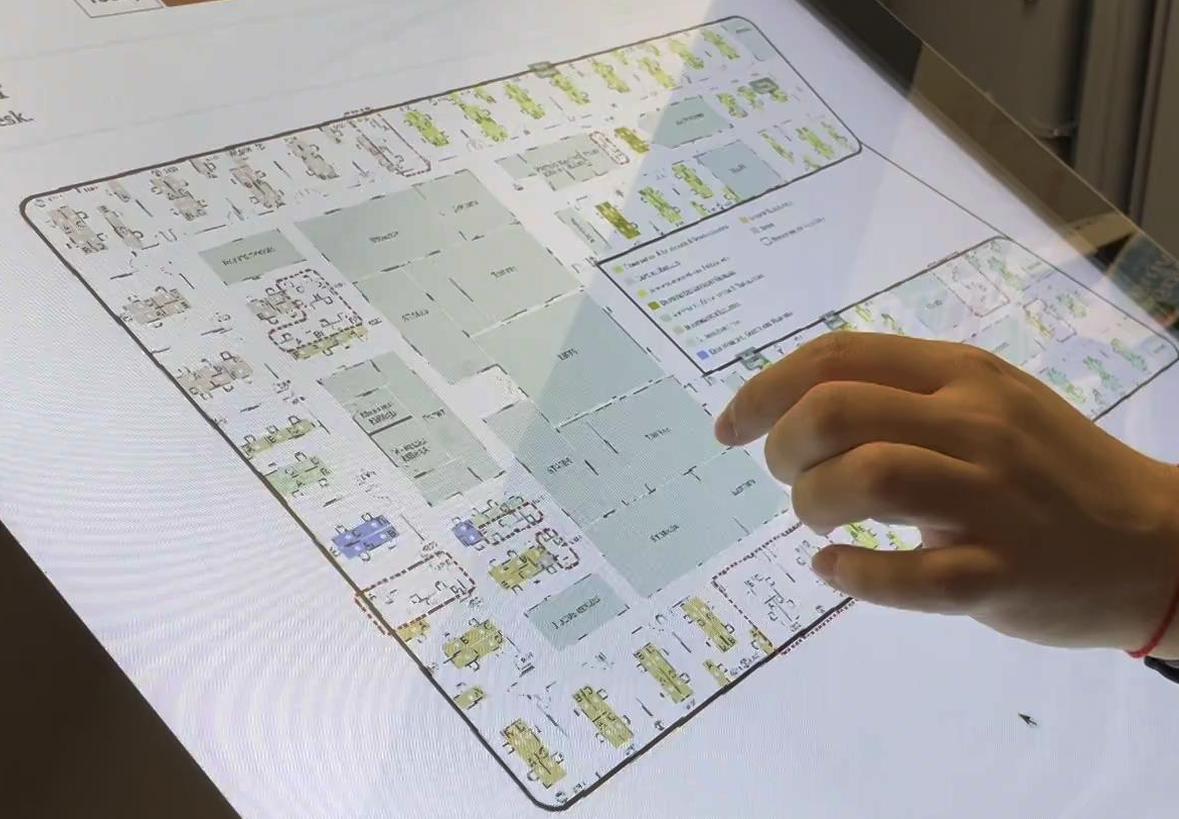
London 6th Floor

Select a user and their desk.

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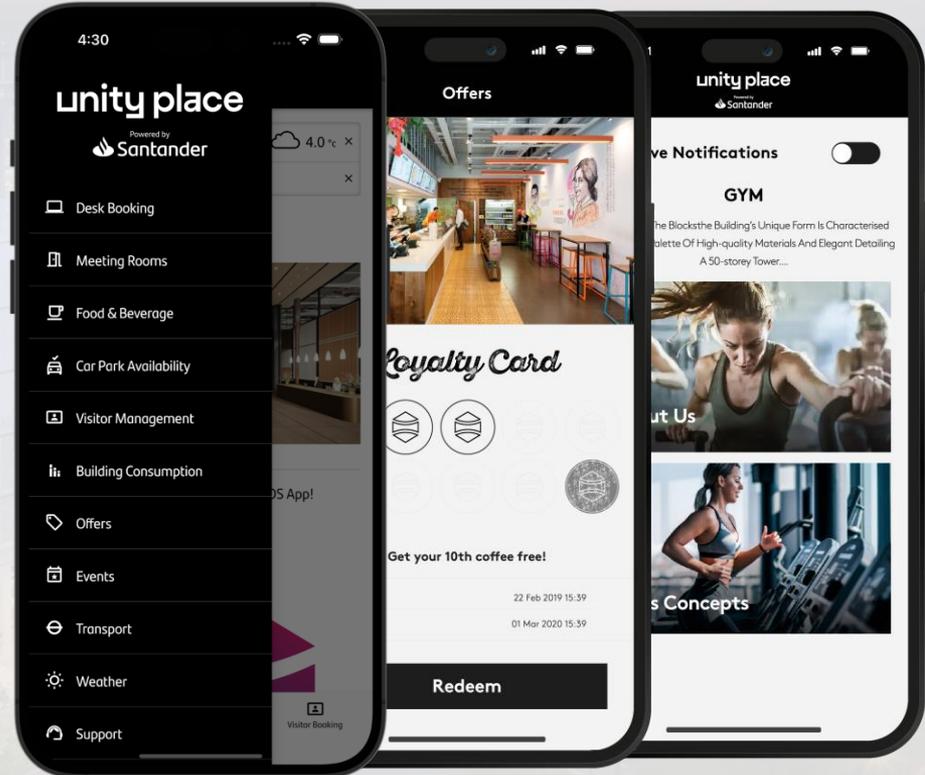




EMPLOYEE ENGAGEMENT PLATFORM

• Engagement Services:

- Assign Roles & Permissions
- Curate Intranet Content
- Fault reporting
- Loading Bay Booking
- Support tickets with routing
- Post room and deliveries
- Occupier services contact directory
- Direct messaging & Notifications
- News feeds
- Document management
- Live Weather & travel information
- Wi-Fi connection management
- Adopted as company intranet
- 24/7 365 days a year

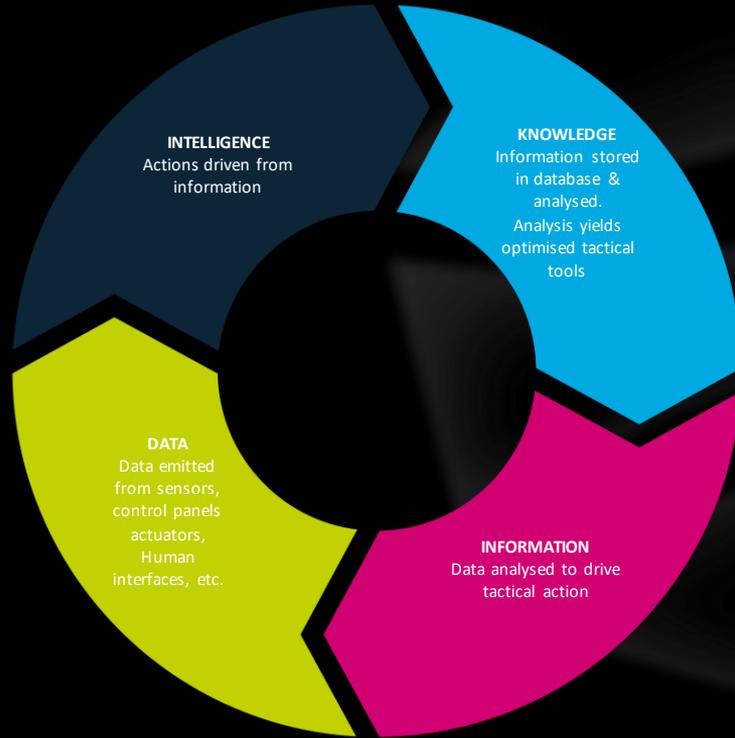


CYBER SECURITY – RELIABLE, RESILIENT & ROBUST

- Secured with 256bit Encryption TLS 1.3 with PFS
(Perfect Forward Secrecy) HSTS
(HTTP Strict Transport Security)
- Uses the industry standard OAuth 2 for authentication of users
- Facilitates the full-control of your users and their permissions/'features' via a RBAC
(Role-Based Access Control) approach.
- Allows for the control of CMS content based upon role or tenant.
- Provides onsite access via a GBAC
(Geofence-Based-Access Control)
- Has been subjected to independent pen-testing via multiple different clients and their own pen-testing providers.
- Safe Contractor approved for on-site commissioning and install



INTELLIGENCE: DATA DRIVEN ACTIONS



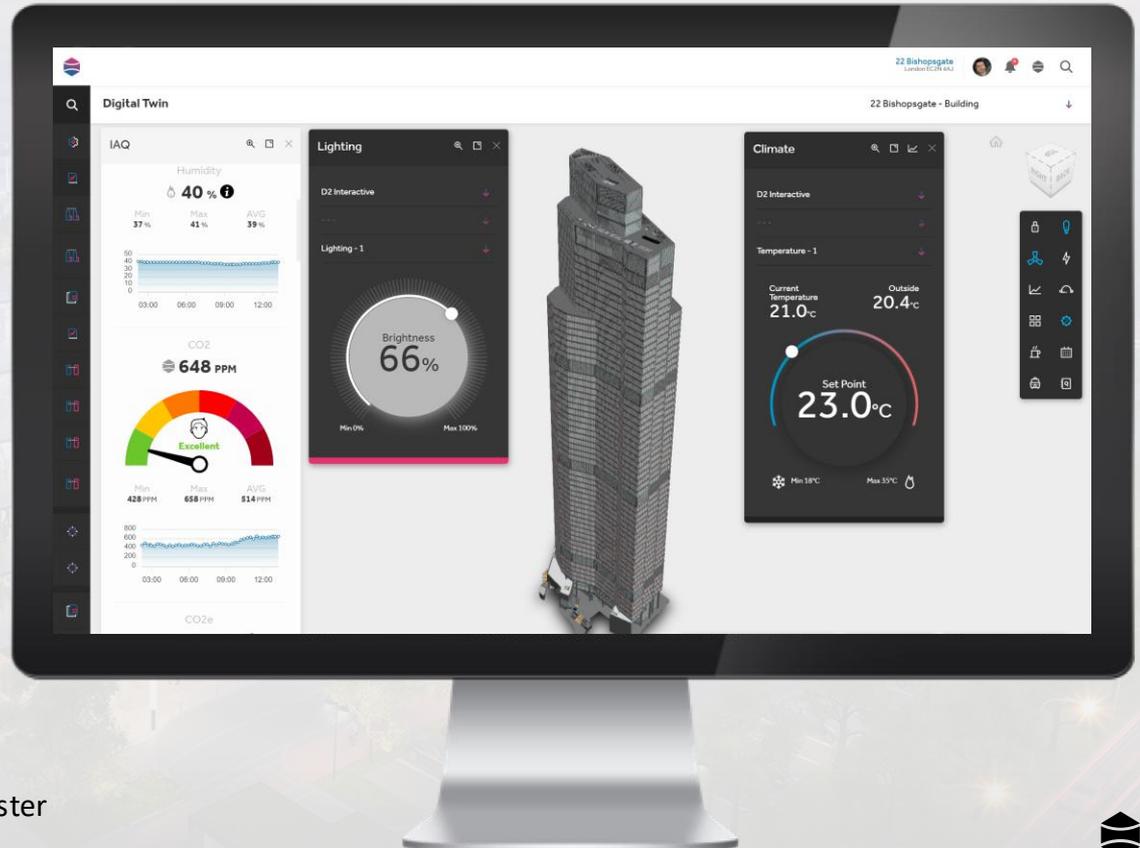
- **Data Capture**
 - How your building performs
 - Data to model new developments
 - Dashboards, benchmarks, portfolio comparison
- **Automation**
 - Predictive lighting & temperature control
 - Plant monitoring – rules and alerts to avoid waste
- **Safety & Security**
 - Employees leaving, lost passes, evacuation alert
 - Cybersecurity, detection & prevention
- **Risk Analysis**
 - Occupier downsize prediction
- **Sustainability**
 - Real time energy saving, reporting and monitoring



YOUR SMART BUILDING OPERATING SYSTEM

The Smart Spaces Digital Twin provides full control, analysis and real time reporting for:

- Access Control & Security
- Lighting Control, Daylight, Presence
- Blind Control, Solar Gain and Glare
- Climate & Fresh Air Control
- Lift Control & Performance Reporting
- Energy Management & Optimisation
- Indoor Air Quality: VOC, CO₂, PM 1.0-10,
- Occupancy Analytics
- Parking & EV Charging
- Location Services & Wayfinding
- Desk & Meeting Room Booking
- Support, Helpdesk, O&M, Commissioning Register





Digital Twin

Building ▾





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