

MYRSPOVEN

Energy optimization in buildings with AI

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STandUP for Energy 2026

Carl-Johan Fredman
Chief Product Officer
carl-johan@myrspoven.com
+46 70-813 15 02

Market leader in AI-based property optimization

The technology has already proven effective in commercial real estate.

4,300,000 m²

1,800 properties

34 logos

13 countries

5 enterprise agreements

Global partnerships

Predictive autonomous holistic optimization

The system optimizes the entire property based on energy, cost and comfort, turning it into a dynamic asset in the energy system.

Autonomous optimization

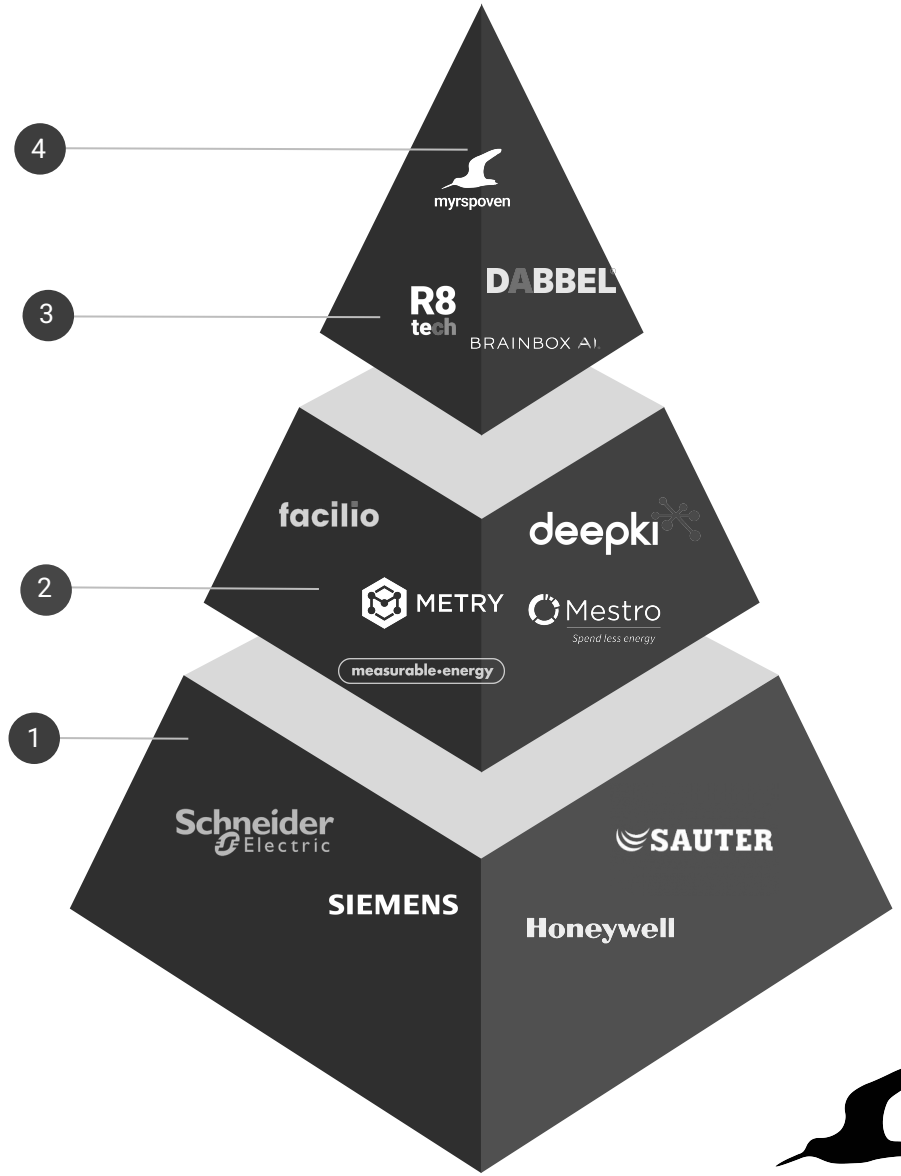
The system automatically optimizes energy use based on internal and external factors for each individual system.

Property data and insights

Insight providers that continuously optimize the property for better energy performance.

Automation systems

BAS or BMS systems that use a supervisory system to control the property.



Our customers

REGIO

ATRIUM LJUNGBERG

HEMSÖ

skandia fastigheter

CPI Property Group

CATELLA

Fabege

corem

RECORDE

NOVIER

KLEPIERRE

Alma Property Partners

AMF Fastigheter

SEB TRYGG LIV

revelop

mint. investments

University of St Andrews

G City Europe

VACSE

platzer

PRIME HOLDINGS

Schneider Electric

SISAB

AKADEMISKA HUS

"We are very pleased with the results. Myrspoven's myCoreAI helped us reduce energy use by 40% […] Improving the EPC rating from D to B is a big step forward in our sustainability work."

I Anna Brännström I Head of Sustainable Transformation at Revelop I

"The results speak for themselves. By 2023, Atrium Flora had achieved significant energy savings compared with 2019 - electricity: 30% & natural gas consumption down 40% […] the integration was smooth and fast, with no need for hardware. Setup was completed in about a month. Given the success at Atrium Flora, we are considering expanding myCoreAI to more properties in our portfolio."

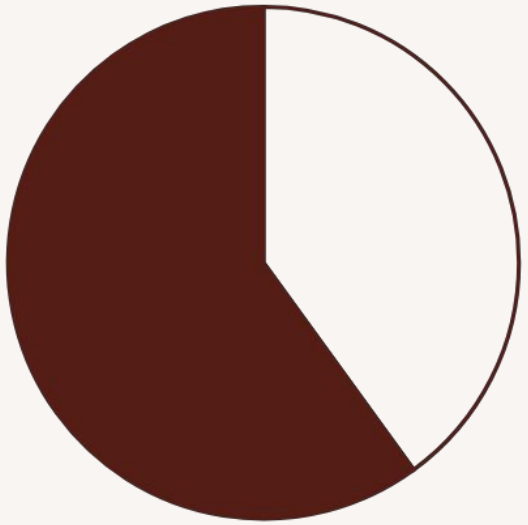
I Ondřej Jirák I Managing Director I COO (CZ&SK) at G-City I

why now?

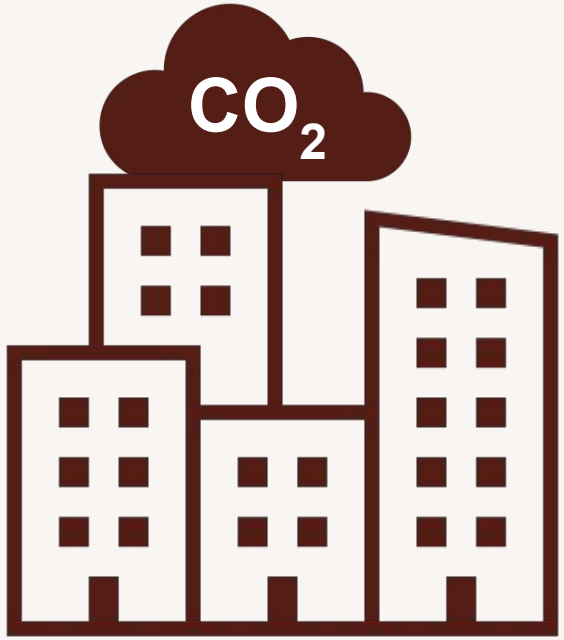


... and why AI?





=67%



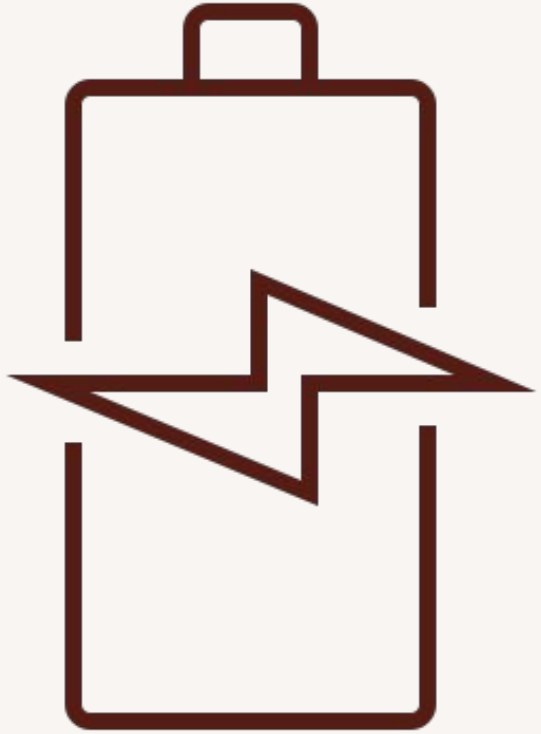
=30%



=16%

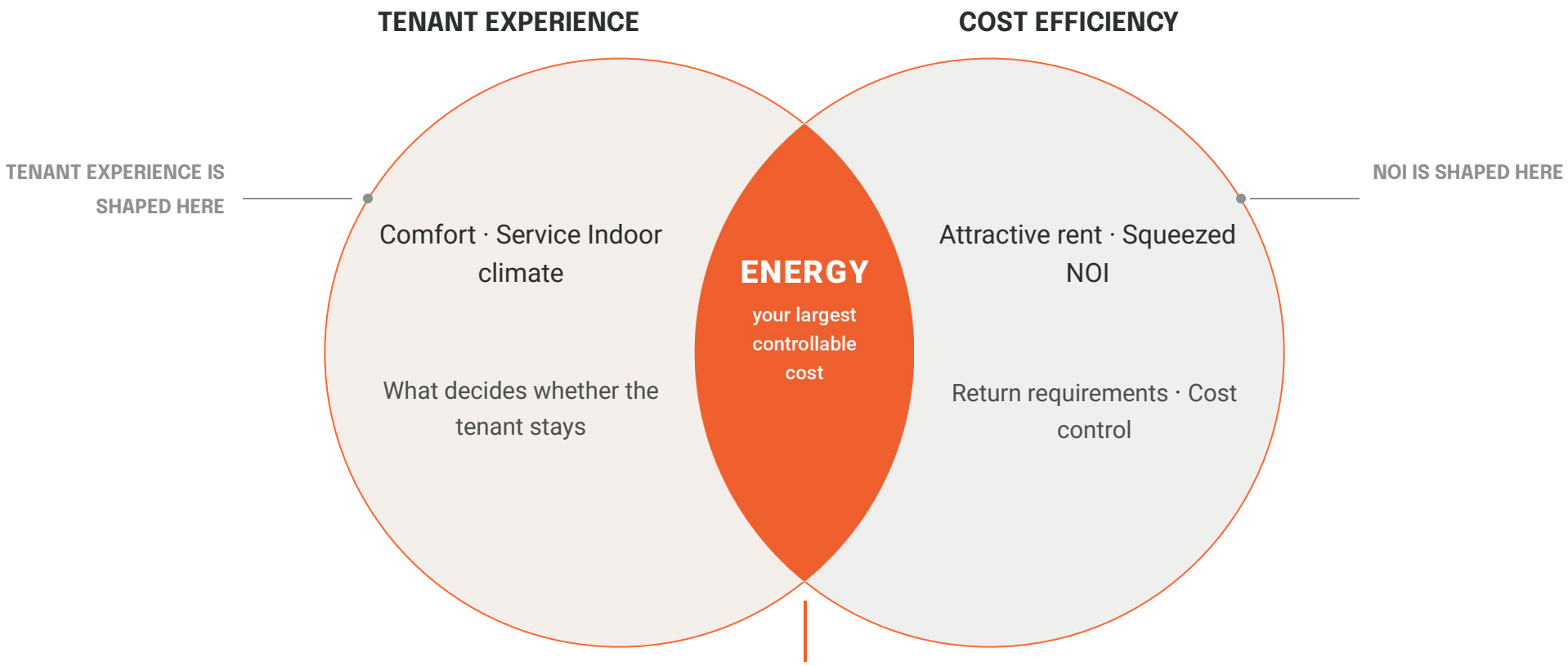


>100%



≠100%

Comfort and cost meet in energy use



WHERE WE COME IN

Same comfort, less energy

Savings through precision, not sacrifice

We don't solve the whole vacancy issue, but we can influence the point where cost meets experience.

OUR OFFERING – THREE TOOLS, ONE LOGIC

Control by actual demand – factor in actual cost

myPortal | Operational overview of connected buildings

DEMAND
Comfort & indoor climate

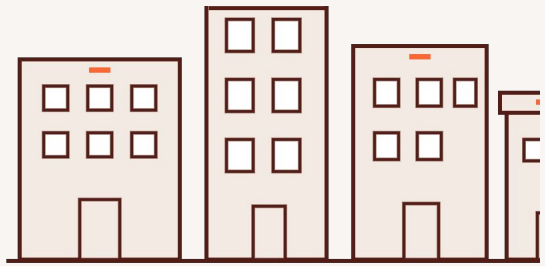
PRICE
Spot price · Tariffs

myCoreAI
Optimizes for low energy use while maintaining comfort
– every 15 minutes, 24/7

myLoadShift
Takes into account when energy is used and what it costs.

CONTROL

YOUR BUILDINGS
Same comfort, less energy



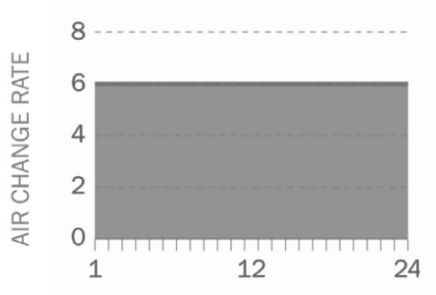
DATA & INSIGHT

THE FUTURE OF BUILDING CONTROL

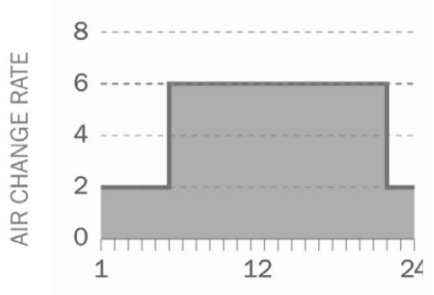
myCoreAI delivers continuous HVAC optimization

Next generation **Buildings are no longer static energy consumers – they are dynamic and active resources**

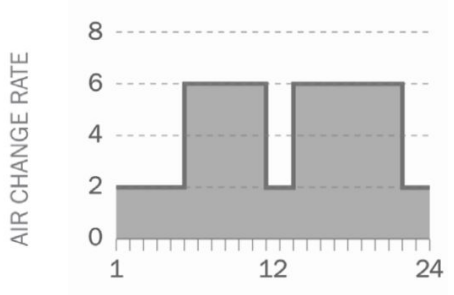
Baseline control



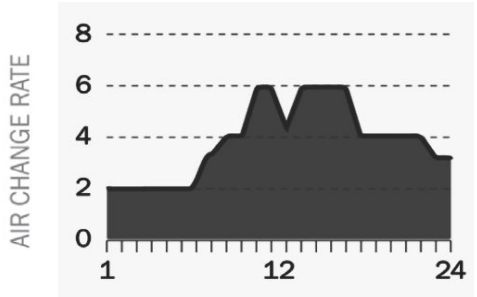
Programmed control



Occupancy-based control



myCoreAI control



Evolution of HVAC control

~20%

reduction in energy use for heating and cooling

~25%

reduction in electricity use

~23%

reduction in comfort-related complaints

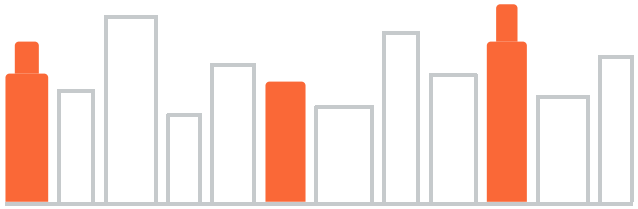
WHAT MAKES A BUILDING WORTH CONNECTING?

Enterprise makes the entire portfolio worth connecting

A lower cost per m² makes it possible to include the entire portfolio and create a common way of working for control and follow-up.

BEFORE — THE PILOT QUESTION

“Which buildings have a strong enough business case?”



Only buildings with a strong enough standalone business case were selected.

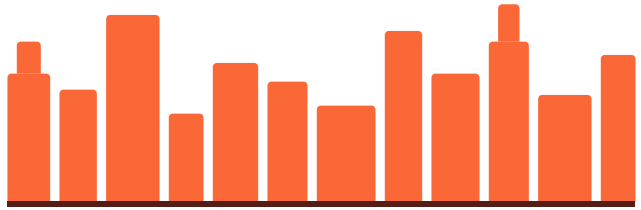
ENTERPRISE

~50% Lower cost per m²

Each building no longer needs to carry its own business case.

WITH ENTERPRISE — THE ENTIRE PORTFOLIO

The entire portfolio can be connected the same way



myPortal and data across the portfolio

Same infrastructure and way of working, with a shared overview and control.

Fabege · AMF Fastigheter · corem · HEMSÖ · revelop

Practical, real-world examples

1. Flexibility at SISAB – Skolor i Stockholm AB
2. New control functionality “Over-The-Air”

SISAB and Myrspoven develop together

Which has been a prerequisite for making the entire portfolio more efficient

600 +

schools and preschools

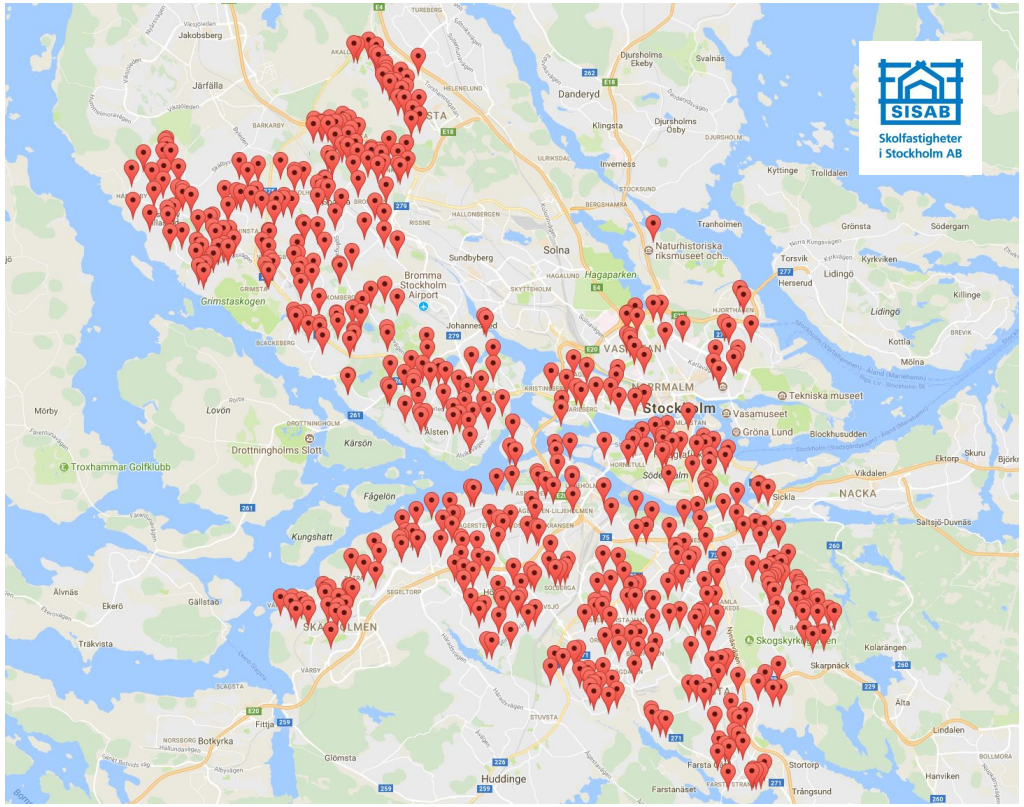
1.8 million m²

Over SEK 325 million

in annual energy costs

≈ 250 million kWh per year

annual energy use



Prices are soaring



Optimized price control across the portfolio

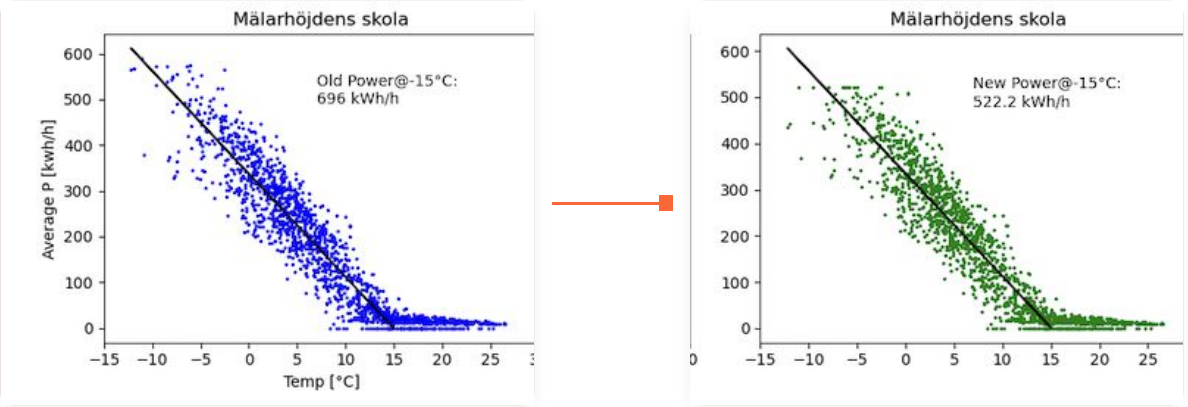
A targeted feature, developed together with SISAB.

INPUT DATA

- Main meter
- Weather
- Thermal impact

→ **Modeling** → **Optimized power demand** → **Lower costs**
with maintained indoor climate

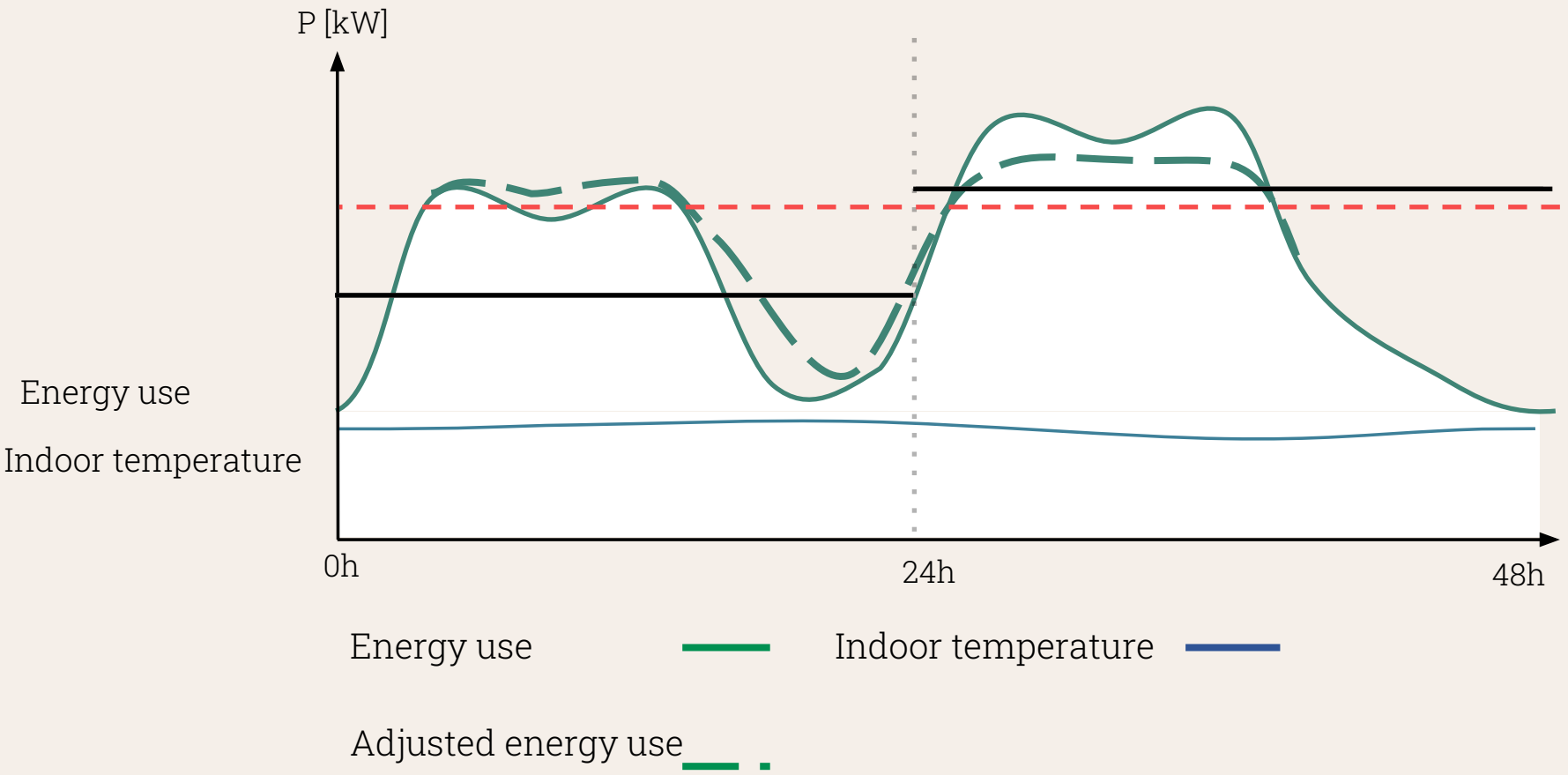
EXAMPLE: MÄLARHÖJDEN SCHOOL



-25%

design power demand

Flexibility – Staying one step ahead



- **Uncapped control**
- **Daily average cap applied**
- **Energy use shifted**

Results of flexibility

4 MW
lower billable power
–6%

SCOPE



80 schools
Power cap equal to the highest value measured over the past four years

SEK 4 million
in lower power charges

VANTAA ENERGY & VAV

Flexibility control at scale

240

Apartment buildings

~ 800,000 m²

Total floor area

Up to 15%

Lower peak power

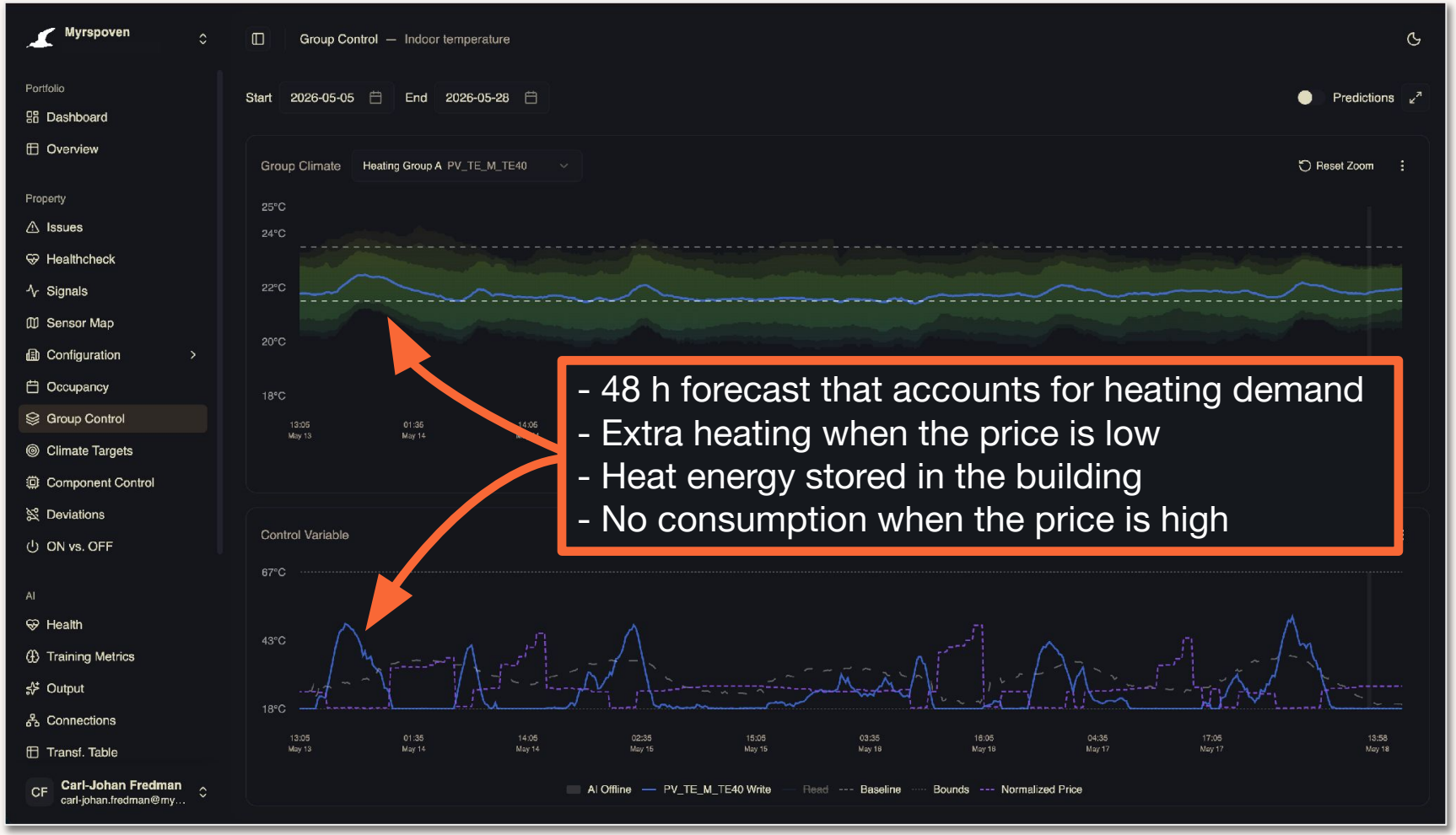


VAV has 11,600 rental homes spread across more than 40 districts in Vantaa

“myCoreAI delivers a stable indoor climate through autonomous optimization, on top of energy savings and flexibility control.”

VANTAA ENERGY & VAV

Flexibility control at scale



VANTAA ENERGY & VAV

Flexibility control at scale



SMART CONTROL

From insight to results – automated



REAL-WORLD EXAMPLE

CHALLENGE & SOLUTION

- Shopping center – 90,000 m² – 49 air handling units
- Ventilation operating hours relative to usage patterns – a complex analysis to perform manually
- No wish to change on/off operating hours, given certain operations

- Automated analysis of CO2 patterns → Quantification of usage patterns
- Greater freedom for the AI in the hours before and after “occupancy” → increased savings

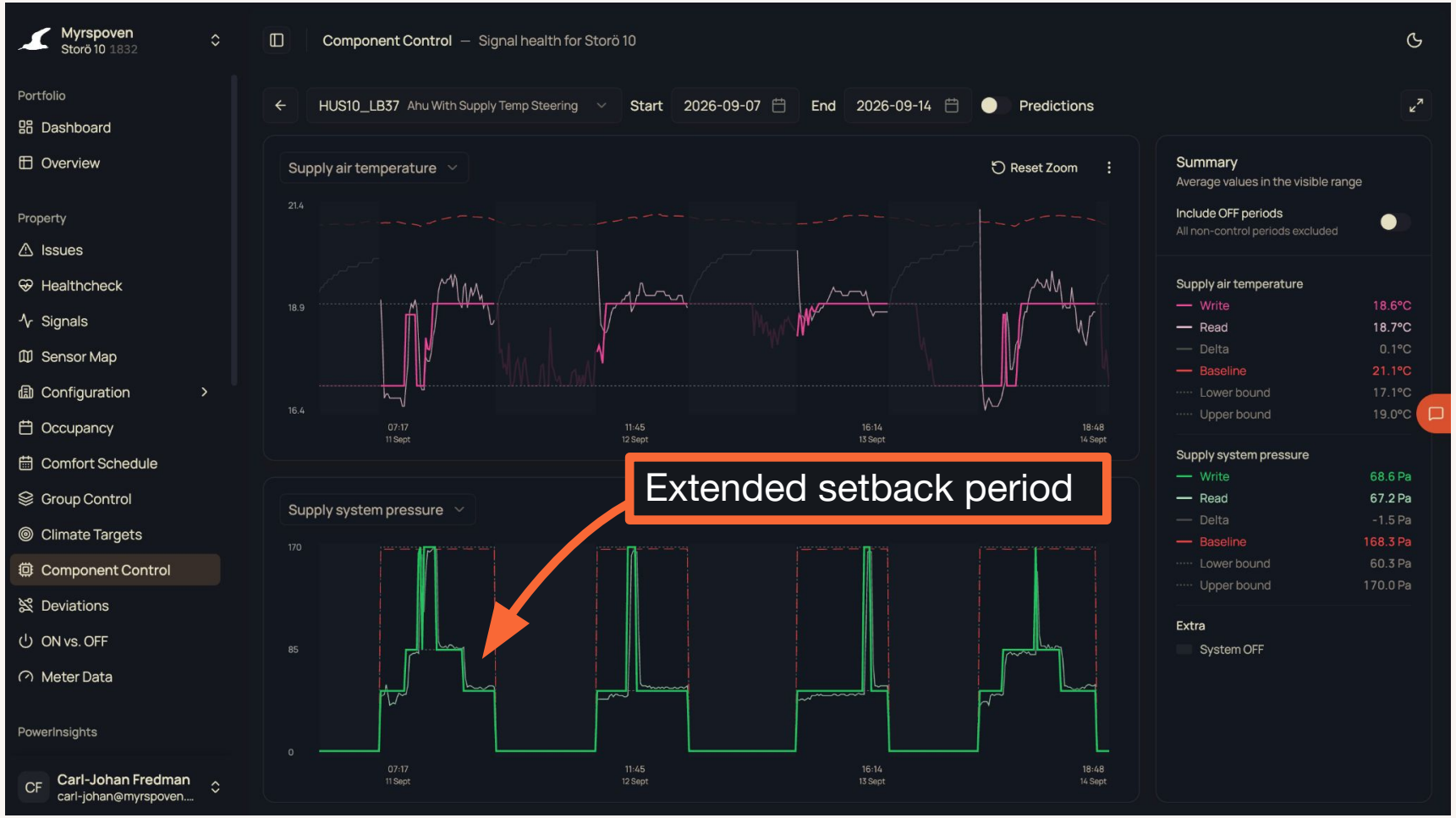
SMART CONTROL

From insight to results – automated



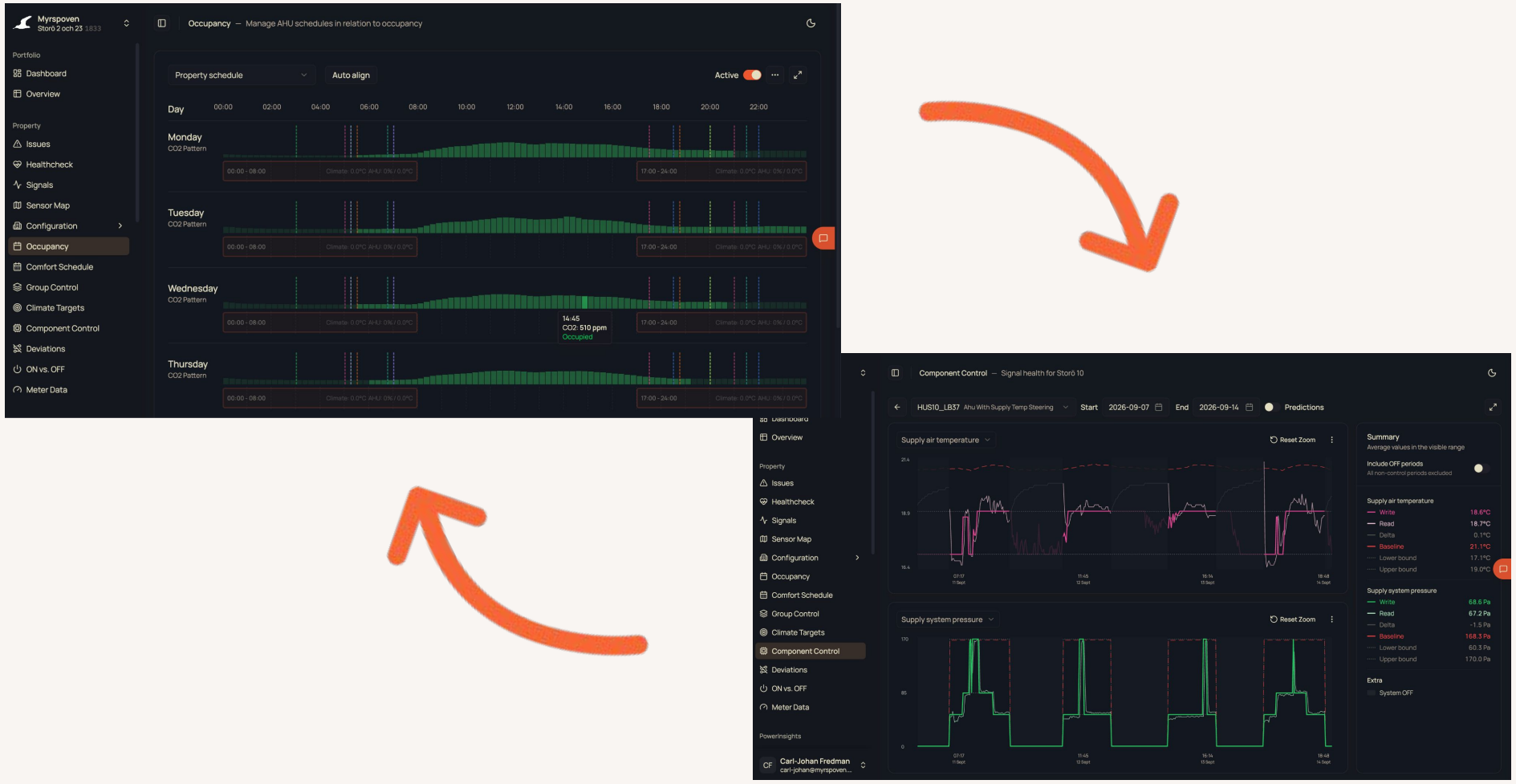
SMART CONTROL

From insight to results – automated



SMART CONTROL

From insight to results – automated



SMART CONTROL

From insight to results – automated



REAL-WORLD EXAMPLE

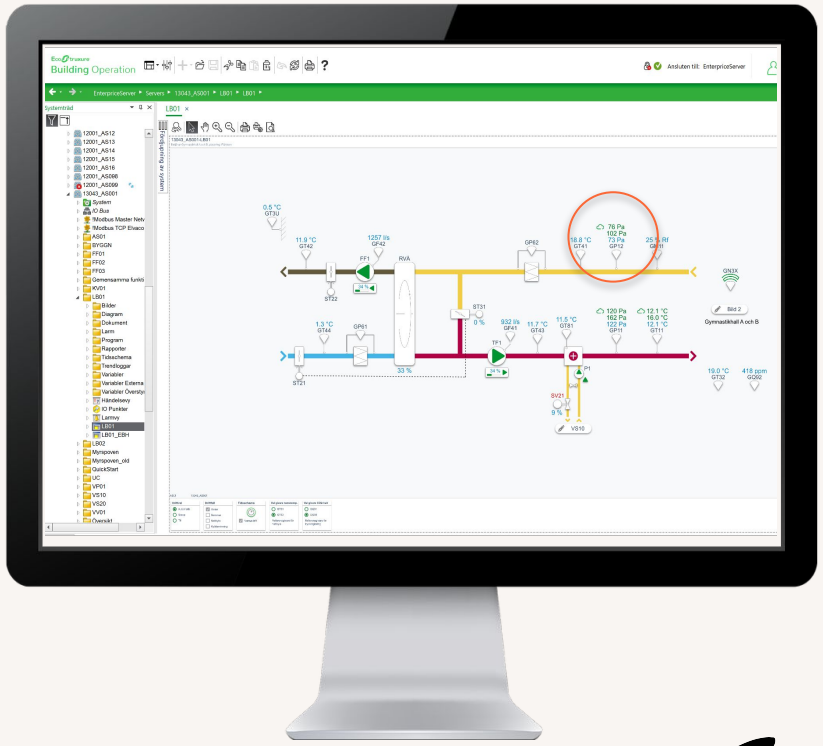
RESULTS

- New control function applied to the building “Over-The-Air”, directly on 49 systems
- 540 h/week of additional pressure setback
- Usage patterns automatically updated from rolling 30-day CO2 data and applied directly in control – no manual effort needed

- New control functionality can be applied to thousands of buildings “OTA” at the push of a button, without hours of reprogramming → lower costs

The outlook for AI-driven HVAC control

Set manually and forgotten	Continuous fine-tuning
Schedule-based	Forecast and predict
Dependent on HVAC engineer	Trained HVAC AI
Local programming	New functionality at scale
Rule-based control	Advanced algorithms
Parallel metadata tagging	Reuse standardized tagging
Wide variation in technology	Harmonized portfolio at scale



FOUR FOCUS AREAS. ONE SHARED POINT.

Digitalization creates a long-term way to create value across the portfolio

ENABLES

Digitalization

Connecting buildings creates the conditions for digital solutions

SCALES

The portfolio

Digital technology streamlines work across the entire portfolio

IMPACTS

Smart control

From static building control to dynamic, data-driven optimization

SHOWS

Insights and results

Deeper, complementary understanding of the buildings, together with results