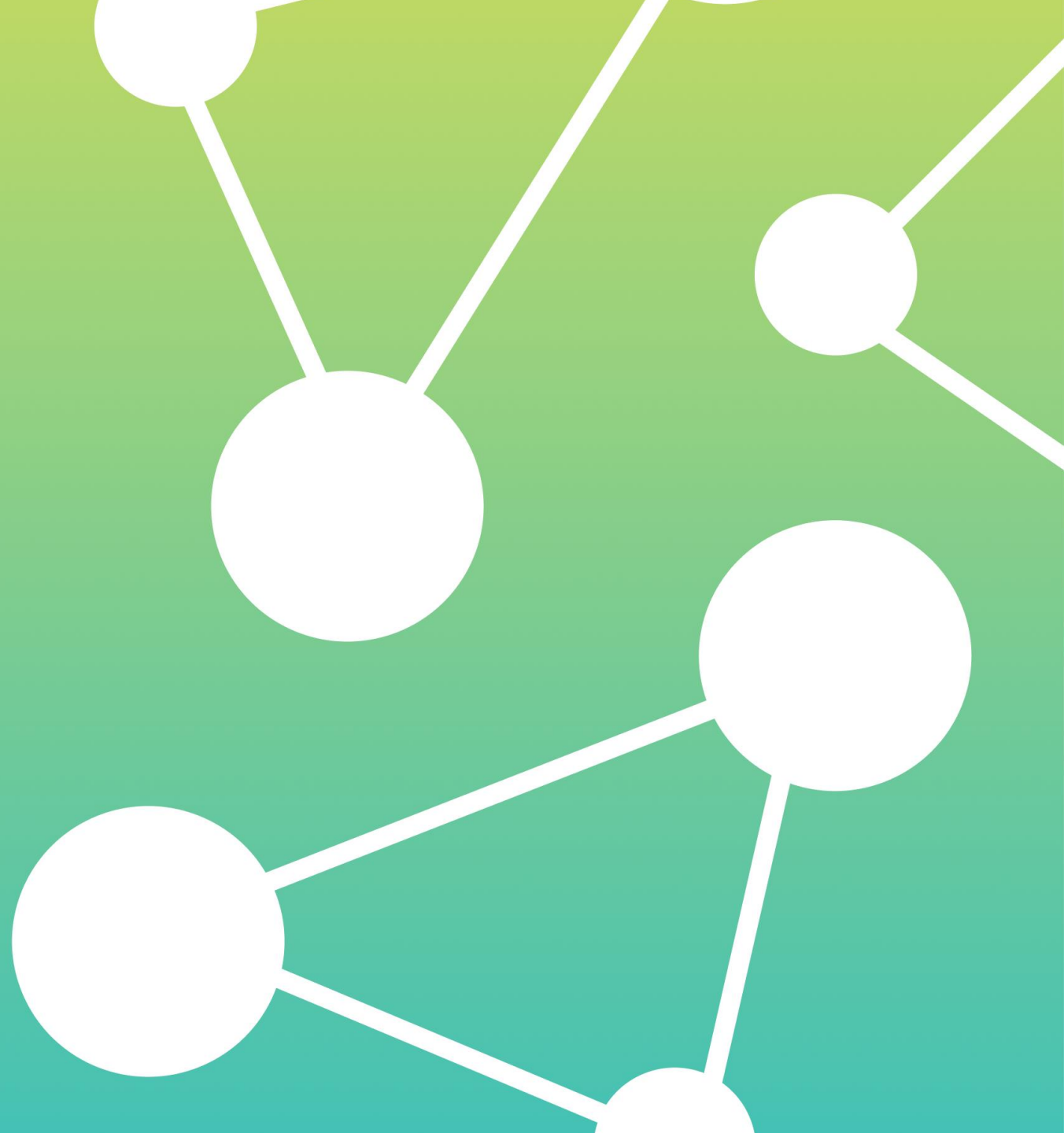
European Commission

GovTech
Connect
Transforming Government, Together

Skenario Labs

SkenarioLabs Presentation



Key Info

GovTech Connect

SkenarioLabs

https://www.skenariolabs.com/about-us/

Finland

2015

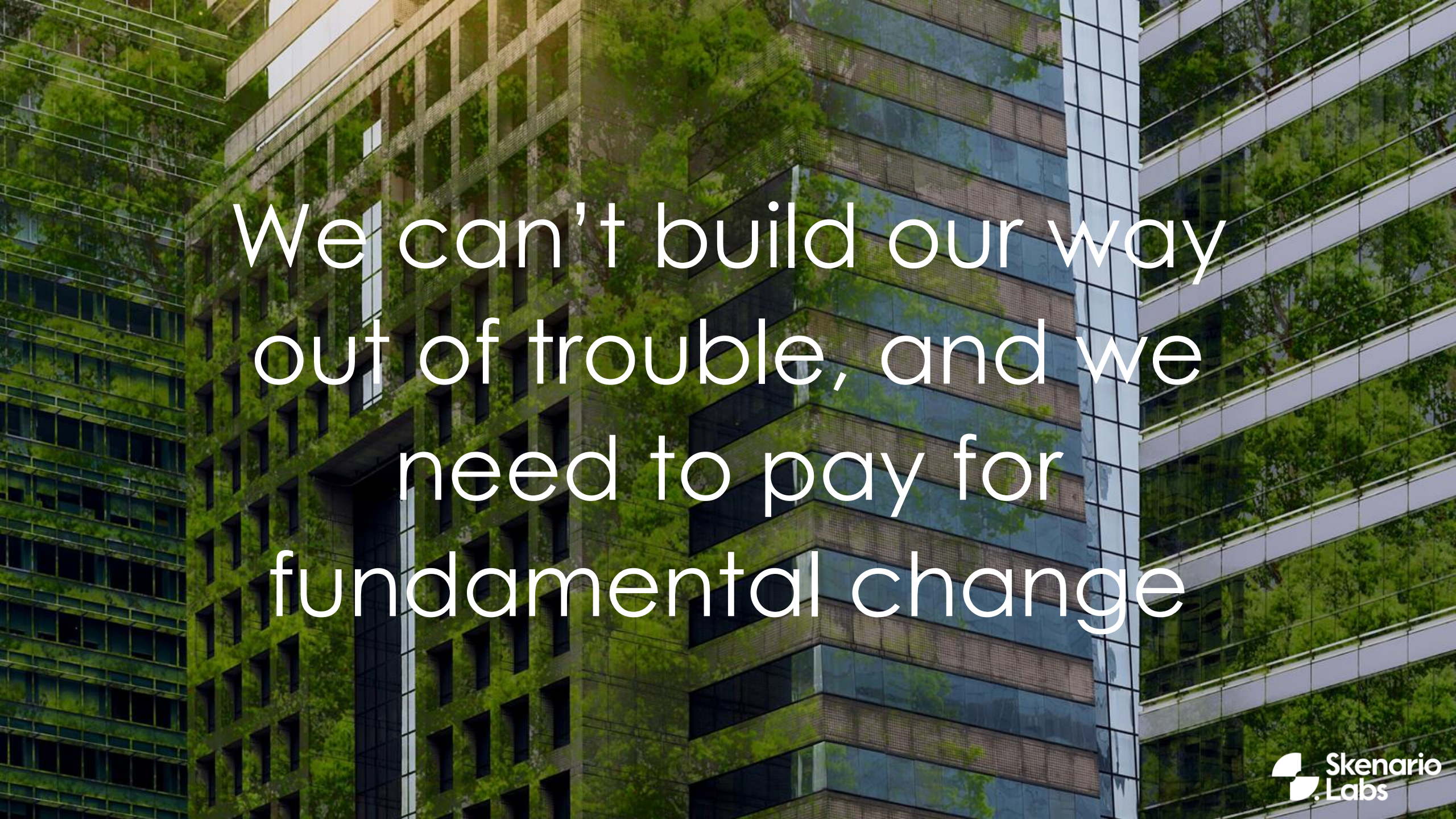
>20 People

Topi Tiihonen, Timo Valsi, Hannu Nikupeteri

Skenario
.Labs
We predict the future of
sustainable real estate

Real estate
generates **40%**
of carbon
emissions.

In **2050**, at least **80%**
of the buildings we
will live, work and
play in will still be
standing.
Skenario
Labs



Skenario Labs

We provide the link between value, risk and ESG performance for **all buildings, everywhere**

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We collect

Materials

Location

Demographics

Grid Efficiency

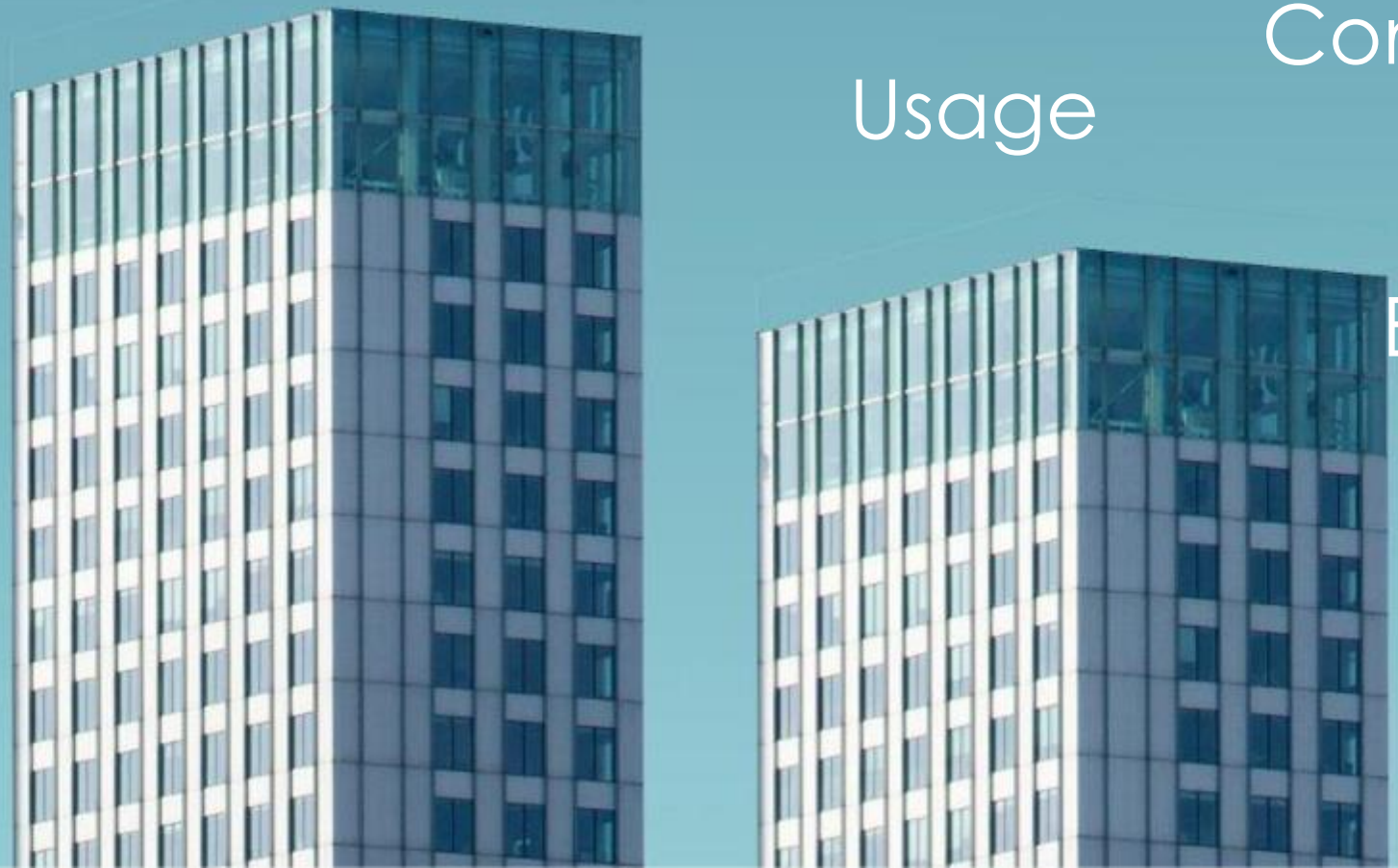
Components

Usage

Budgets

Existing Data

Building Age



Skenario Labs

We provide

Compliance

Embodied Carbon

Capital/ Rental Value

Carbon Efficiency

Retrofit Options

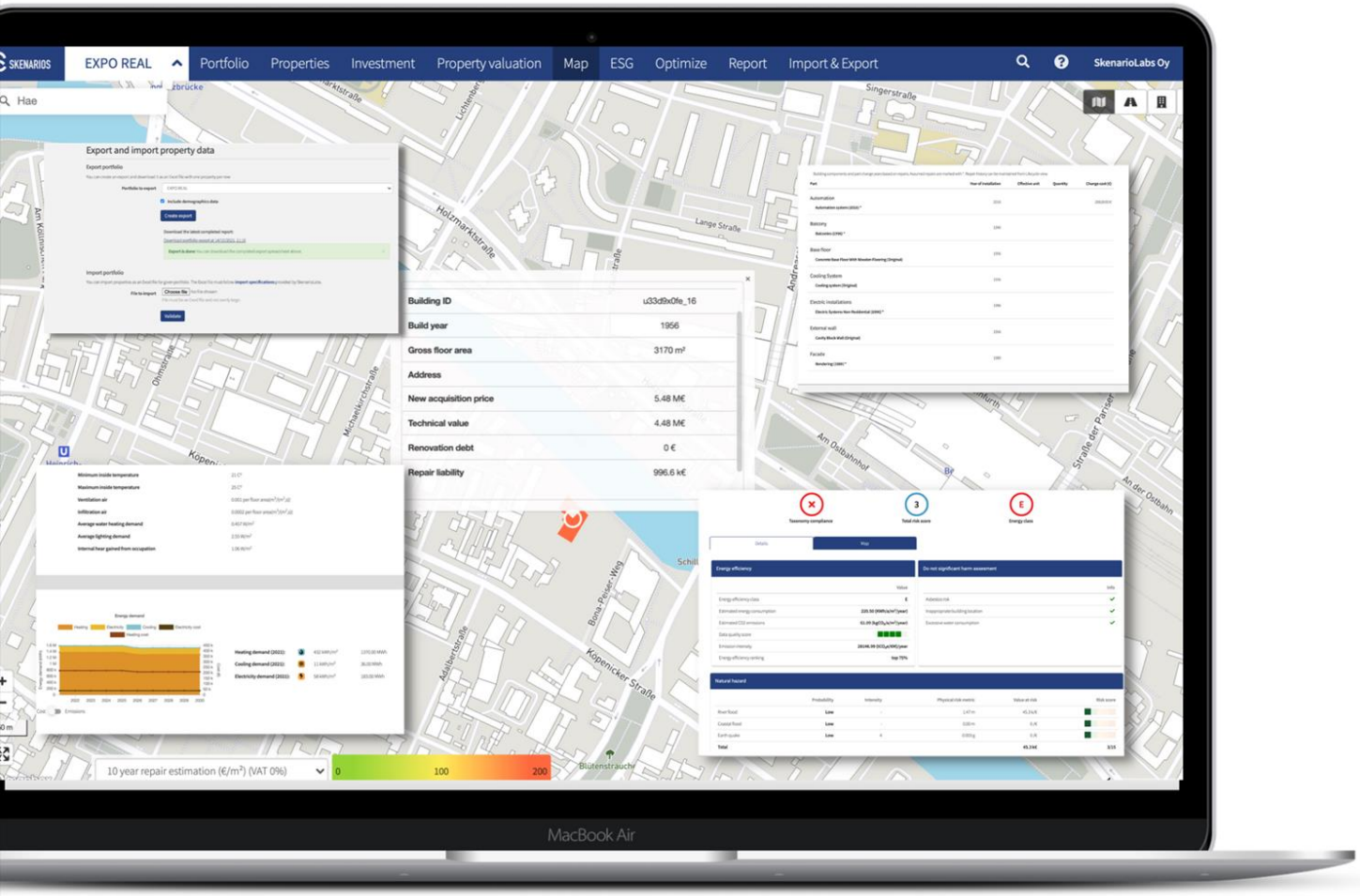
Climate Risk and Resilience

Opex Prediction

Repair Liability

Skenario Labs

We provide accurate unit-specific insight



Our platform allows our users to simply click on a building and get instant comprehensive analytics on a unit or building's value, risks and related parameters.

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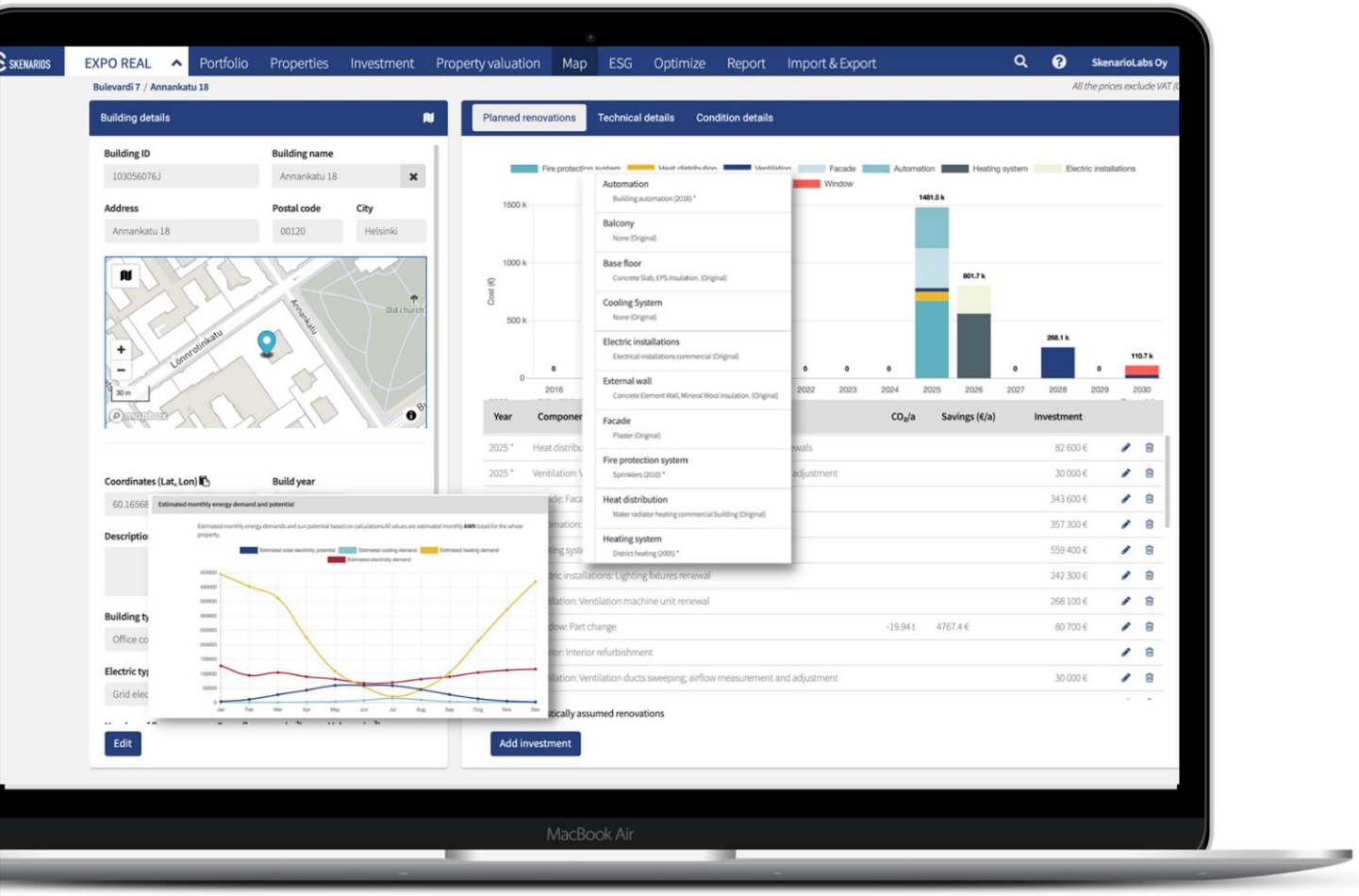
Energy demand and efficiency



Our algorithms are able to automatically determine and report building or unit-accurate and locally specific technical states, energy demands & energy efficiency classifications for an entire portfolio.

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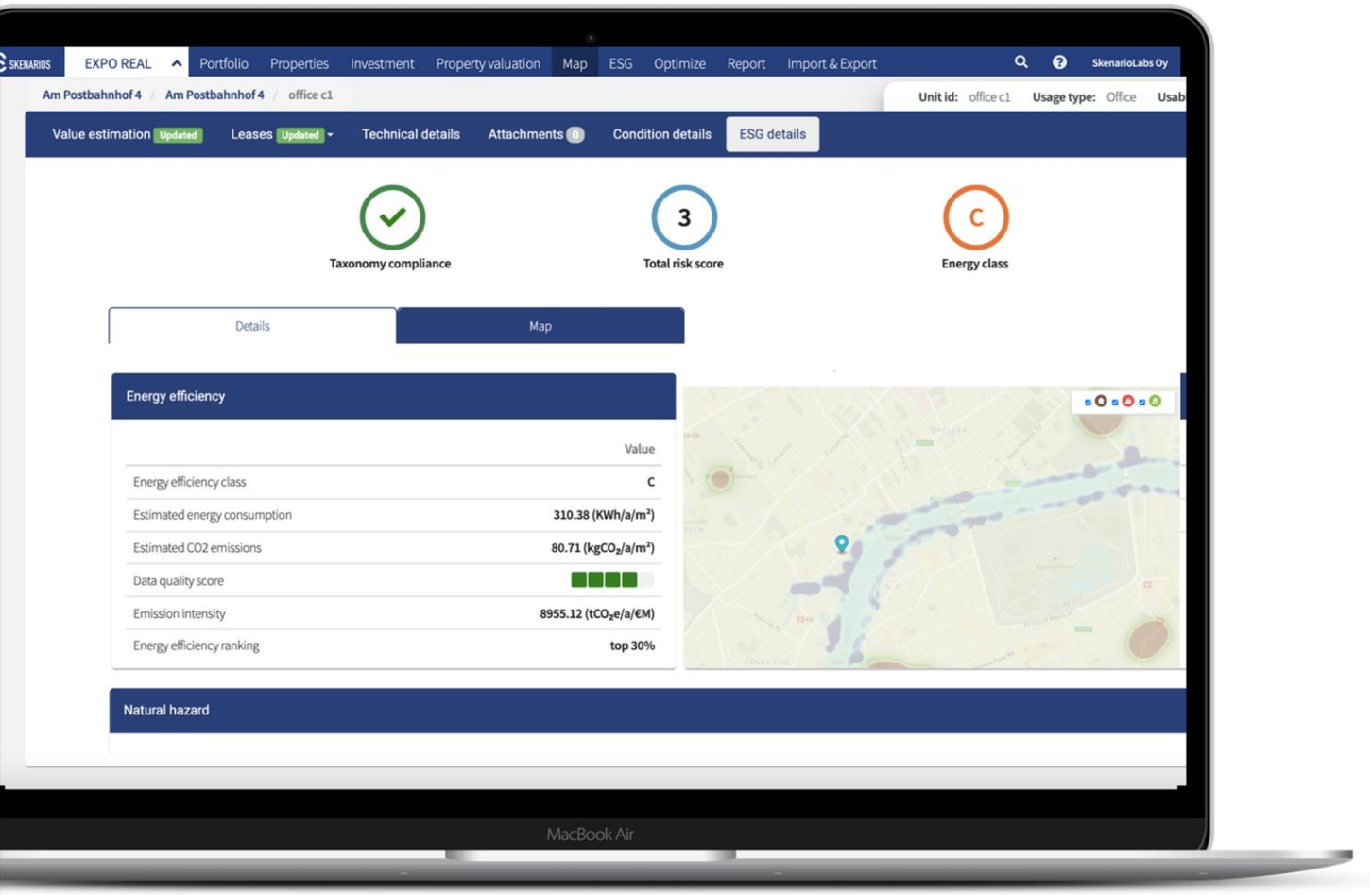
Climate related risks



We provide individual risk scores for every property unit in a portfolio derived from the characteristics of the property unit and locally accurate natural hazard data.

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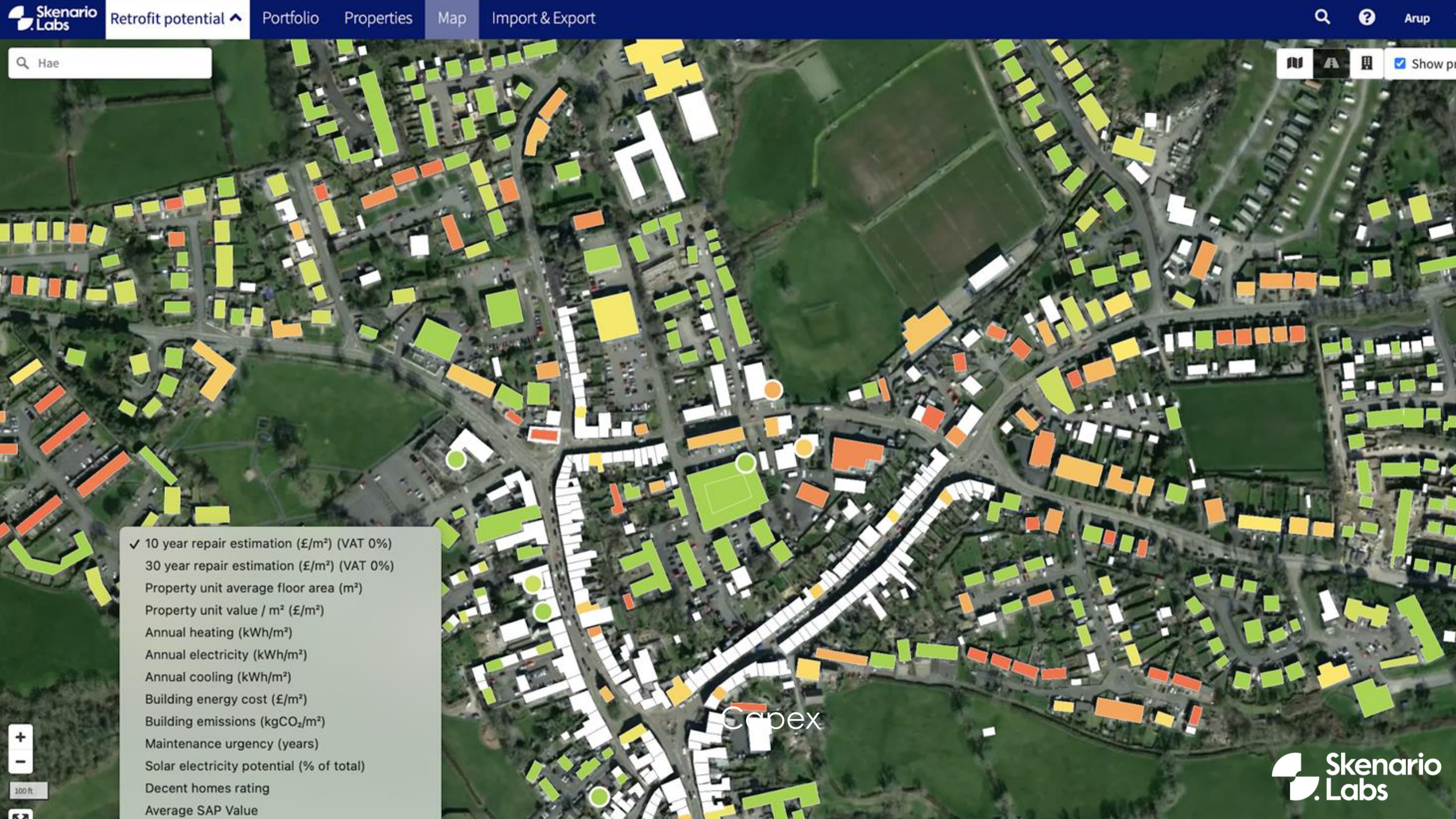
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Retrofit potential
Portfolio
Properties
Map
Import & Export
Arup
Hae
Show pr
✓ 10 year repair estimation (£/m²) (VAT 0%)
30 year repair estimation (£/m²) (VAT 0%)
Property unit average floor area (m²)
Property unit value / m² (£/m²)
Annual heating (kWh/m²)
Annual electricity (kWh/m²)
Annual cooling (kWh/m²)
Building energy cost (£/m²)
Building emissions (kgCO₂/m²)
Maintenance urgency (years)
Solar electricity potential (% of total)
Decent homes rating
Average SAP Value
Capex
100 ft
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Skenarios Real Estate

Decarbonisation at city scale

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Skenarios Finance

Sustainable finance decisions

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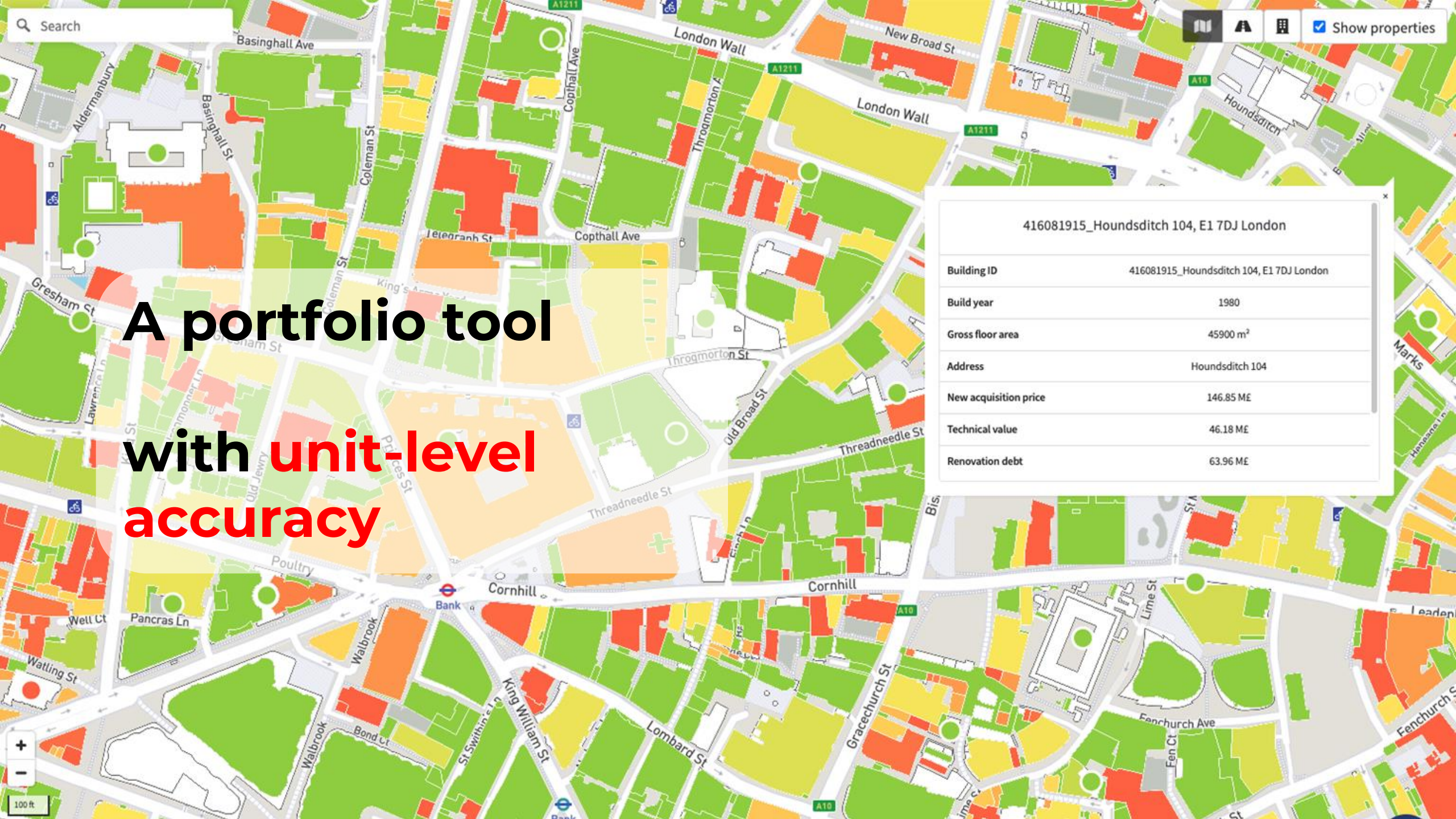
Search
Show properties
416081915_Houndsditch 104, E1 7DJ London
Building ID 416081915_Houndsditch 104, E1 7DJ London
Build year 1980
Gross floor area 45900 m²
Address Houndsditch 104
New acquisition price 146.85 M£
Technical value 46.18 M£
Renovation debt 63.96 M£
A portfolio tool
with unit-level
accuracy

We collaborate across sectors

We work with the financial sector:

We work with the public sector and real estate:

32 people
2 countries
19 nationalities
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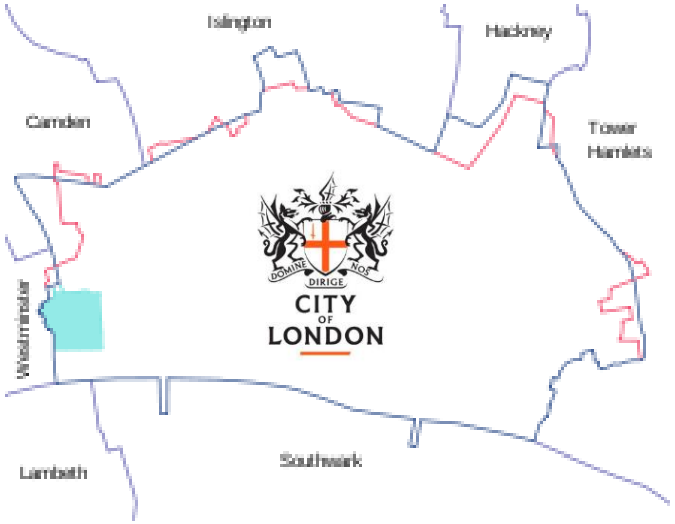
Supporting Arup with city-scale decarbonisation

ARUP



Arup approached us to work with them on energy planning for the **City of London.**

We provided a baseline including **every building** in the city.

We then provided **analysis and comparison** between different decarbonisation scenarios.

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Supporting NLB with compliance and risk reporting

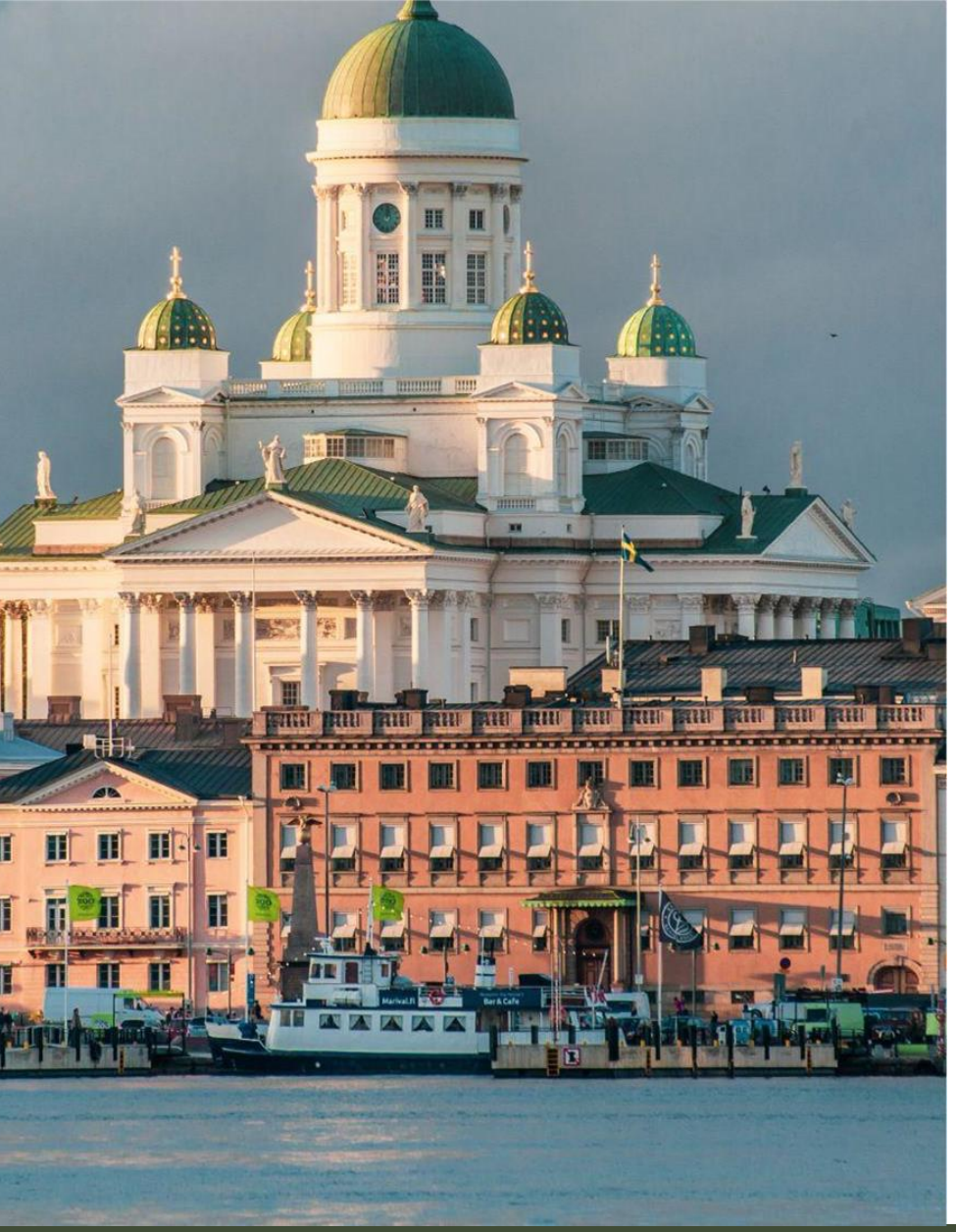
NLB Group, the **largest banking group in Slovenia**, needed to assess their collateral portfolio's energy certificates and CO2 emissions for the **ECB stress test**.

We helped them validate and enrich asset data across six markets, ensuring compliance with PCAF standards. Now, NLB Group can efficiently **meet EBA ESG Pillar 3 reporting requirements** and automate the process.

NLB

EUROPEAN CENTRAL BANK
EUROSYSTEM

Skenario Labs



Working with Senaati to model Finnish real estate

Senaatti faced the challenge of **maintaining property data for hundreds of municipalities**.

We developed user-friendly interfaces for municipalities to make data-driven decisions, optimising **value for taxpayers**.

Currently **serving over 200 municipalities**, our collaboration has streamlined data management and reporting for government initiatives since 2020.

SENAATTI

Skenario Labs

We predict the future of sustainable real estate

Tom Somers
Director
tom@skenariolabs.com