Redefining energy efficiency: Revelop and Myrspoven's AI-driven transformation in real estate

	PROJECT: **Nattvakterna**		COMPANY: **Revelop and Myrspoven**		LOCATION: **Sweden**

Challenge

Like many older office buildings, Nattvakterna had struggled with high energy consumption and inefficiency. A challenge Revelop systematically addresses through a comprehensive business plan focused on energy-saving measures.

Solution / Approach

Revelop re-uses and redefines existing buildings by upgrading and refurbishing rather than rebuilding. This extends the life of the buildings while reducing environmental footprint.

Anna Brännström, Head of sustainable transformation at Revelop says:

> "When we acquire a property, we conduct a full technical due diligence with our internal team. From there, we set up a business plan that includes all potential energy-saving measures – whether it's new insulation, modernised HVAC systems, or AI-driven energy management.
>
> **Anna Brännström**
> Head of sustainable transformation
> Revelop

This business plan came to life with the refurbishment of the Nattvakterna office buildings, totalling over 16,000 square meters. After making the necessary infrastructure updates, such as a new plant room and upgraded ventilation with integrated cooling,

Revelop has partnered with Myrspoven to significantly improve the energy efficiency of its properties.

Myrspoven's, myCoreAI, was integrated to optimise energy use. myCoreAI analyses data from within the building as well as external sources, such as social patterns and weather conditions, to create a unique algorithm tailored to each building's specific usage and consumption requirements. This platform leverages indoor sensors to consistently deliver energy savings while maintaining a comfortable indoor climate. The extensive data points collected by myCoreAI can be utilised to identify occupancy and energy consumption patterns, support predictive maintenance needs, and adapt to real-time conditions. By learning from historical energy usage trends, the system predicts future demand up to 48 hours in advance, enabling the automated control of heating, cooling, and ventilation.

Results

The results were remarkable: up to 40% reduction in energy consumption.

Building	Type	Year	Size (sqm)	EPC Before	EPC After	(kWh/m²) Before	(kWh/m²) After
Nattvakten 6	Office	1998	1150	D	B	103	67
Nattvakten 7	Office	1985	2496	D	B	103	68
Nattvakten 10	Office	1988	12721	D	B	100	60

> Energy reduction **40%**   > EPC from **D to B**

> **We're very pleased with the results. Myrspoven's myCoreAI helped us reduce energy consumption by 40% across Nattvakten 6, 7, and 10. Improving the EPC rating from D to B is a major step forward in our sustainability efforts.**
>
> **Anna Brännström**
> Head of sustainable transformation
> Revelop

Outcome

The successful transformation of the Nattvakterna office buildings demonstrates Revelop's commitment to sustainable real estate management, showing that older properties can be modernised to meet today's energy standards.

By combining Myrspoven's AI technology with their own sustainable redevelopment strategies, Revelop is not only improving building performance (energy performance and other aspects such as operational efficiency and maintenance), but also reducing emissions and improving indoor quality (both thermal comfort and air quality which will also have a

"**We see AI as an important tool in the sustainable transformation of real estate and to achieve our Net-Zero targets – Net-zero operational emissions by the end of 2028. As we continue to grow our portfolio, we will continue to work with Myrspoven's as one of the solutions needed to help us meet our ambitious energy targets ahead."**

Thomas Sipos
CEO, Revelop

Company

Revelop is a Swedish real estate company with the business model of transforming undermanaged "brown" assets bringing attractiveness. They re-use and redefine existing buildings by upgrading and refurbishing rather than rebuilding. This extends the life of their buildings while reducing their environmental footprint.

Technology partner:

Myrspoven AB revolutionises energy optimisation for buildings with cutting-edge AI technology, reducing energy use and supporting sustainable, stable energy systems.