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52 digital solutions scanned: what they really cover

Technical and asset management of buildings: 52 offers read on the same grid

PPA/PPAT · Operation and maintenance · Energy · Assets · Decarbonisation · ESG · AI

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Summary of the contribution to Les Cahiers du CRDIA · September 2026 · Documentary scan as at 30 June 2026

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THE READING GRID

Six axes, four layers, one AI scale

01

Six functional axes

Multi-year plan (PPA/PPAT), operation and maintenance, energy and control (EMS), assets and compliance, decarbonisation, ESG. Four levels of coverage: native, partial, integration, absent.

02

Four management layers

Building and data, run management, knowledge and planning, arbitration and value. Each solution is attached to the layer where it mainly creates its value.

03

An AI maturity scale

From IA0, no AI claimed, to IA3, predictive, prescriptive or dynamic control. AI is assessed separately from the six axes: it can enhance each of the layers.

The rule: the positions rest on the information published by the vendors, as at 30 June 2026. They qualify the coverage claimed, not the performance observed in operation.

Fifty-two solutions promise “end-to-end” management. Twenty have no native and complete axis.

This finding is not an indictment: it reflects a market whose sales pitches have converged faster than the capabilities of the solutions.

No ranking, no winner: a reading grid that converts a sales pitch into verifiable criteria.

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1 FINDING 1 OF 4 · BREADTH AND DEPTH

Displayed breadth masks depth

Every vendor claims “end-to-end” coverage. Once native is told apart from partial and integration, depth becomes concentrated: only seven solutions are native on three axes or more.

SOLUTIONS WITH NO AXIS COVERED NATIVELY AND FULLY

38%

Twenty solutions out of 52: their coverage rests mainly on partial functions or integrations with third-party tools

Operation and maintenance: 28 solutions partial, 4 native

ESG: no solution ignores it, but 26 handle it indirectly and 5 as a core function

This finding does not invalidate the value of these tools: it invites us to distinguish their core use from their declared coverage

EXIMIUS REA study, documentary scan as at 30 June 2026; Les Cahiers du CRDIA, September 2026 · Level: information published by the vendors

2 FINDING 2 OF 4 · ENERGY AND CONTROL

Acting on energy remains a niche

The study distinguishes two purposes that are often confused: reporting data, through dashboards or reporting, or connecting to the BMS and to equipment to detect drifts and re-optimise setpoints. Only the second acts on consumption.

SOLUTIONS NATIVE ON ENERGY AND CONTROL (EMS), OUT OF 52

12

The least covered axis of the panel: 17 solutions with no identified coverage, 21 native or partial

At the other end, assets and compliance: 43 solutions native or partial, 16 of them native; 47 with integrations

Six markers to check: connectivity, data quality, analytics, control, measurement of results, integration and security

EXIMIUS REA study, documentary scan as at 30 June 2026; Les Cahiers du CRDIA, September 2026 · Level: information published by the vendors

3 FINDING 3 OF 4 · ARTIFICIAL INTELLIGENCE

AI remains, for the most part, a promise

Behind the word “AI”, the study distinguishes four levels, from absence to autonomous prescriptive. The reality is sober: most solutions go no further, at best, than descriptive analytics or alerting.

SOLUTIONS AT LEVEL IA0 OR IA1

60%

31 solutions out of 52; only five reach a prescriptive level (IA3)

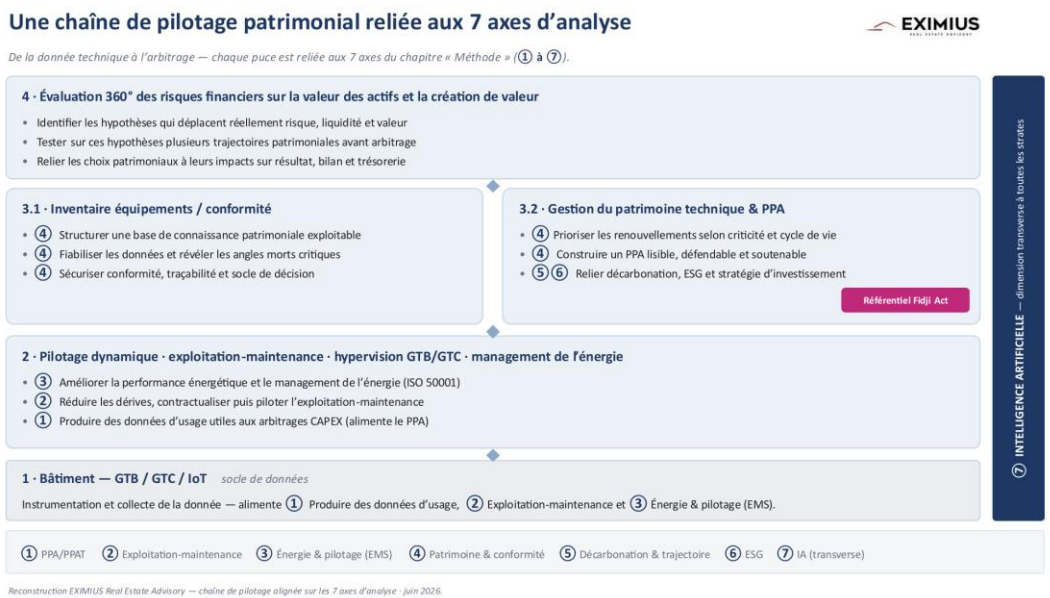
IA0: no AI claimed. IA1: automations, alerts or rules

IA2: analysis, extraction, recommendation or detection. IA3: predictive, prescriptive, dynamic or automatic control

To require: the real level, the data used, explainability, human control and a measured gain

EXIMIUS REA study, documentary scan as at 30 June 2026; Les Cahiers du CRDIA, September 2026 · Level: information published by the vendors

Value comes from continuity, not from the tool



SOLUTIONS ANCHORED BY LAYER, OUT OF 52

14 · 12 · 21 · 5

Layers 1 and 2, building and run management: 14

Layer 3.1, equipment inventory and compliance: 12

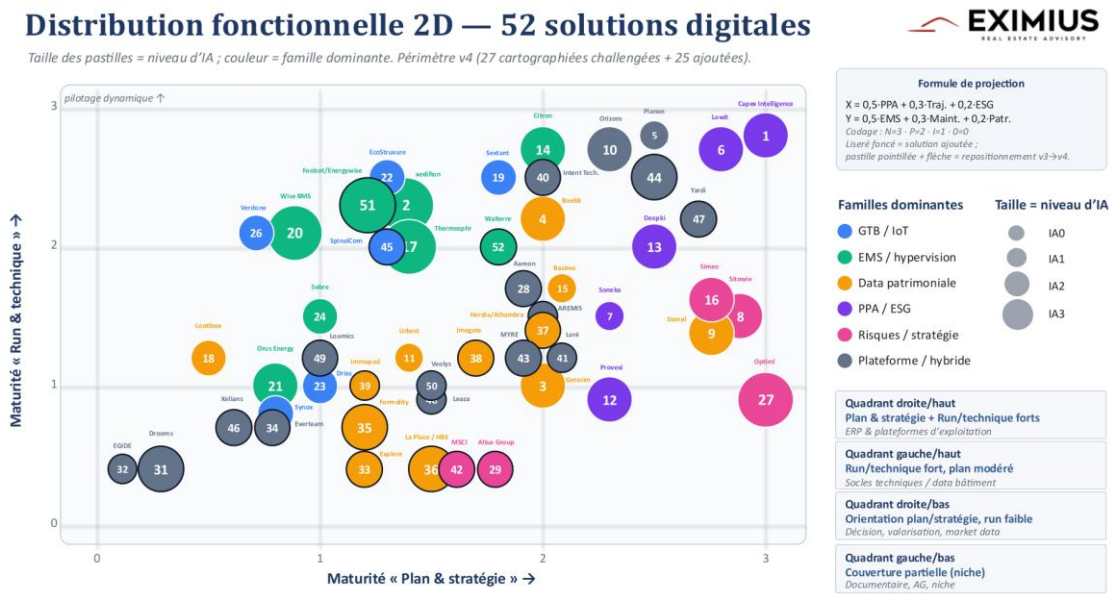
Layer 3.2, technical assets and planning: 21

Layer 4, arbitration and value: 5

Data that does not rise as far as arbitration remains a collection cost; a decision that does not come back down as an action remains an intention

Figure 1 of the article (in French): from data to arbitration, four management layers, six functional axes and a cross-cutting AI component · EXIMIUS REA study, June 2026

A map to bring profiles together, not to name a winner



SOLUTIONS PROJECTED ACCORDING TO PLAN AND RUN

52

Top right: the most integrating ERPs and operating platforms, strong plan and run

Top left: technical foundations and building data, strong run, moderate plan

Bottom right: decision, valuation and market data, weak run

Bottom left: partial niche coverage

A high score signals broad weighted coverage, not universal superiority

Figure 4 of the article (in French): 2D functional distribution of the 52 solutions. Horizontal axis: planning and arbitration; vertical axis: run · EXIMIUS REA study, June 2026

SIX FAMILIES, A READING BY LAYERS

Six families, each anchored in a layer

IN CONTACT WITH THE BUILDING AND ITS DATA

1 BMS and IoT foundations (layer 1): they capture and supervise technical data. Strong on the run, weak on the strategic plan.

2 EMS and hypervision platforms (layer 2): they go further by acting on energy and operations.

3 Asset data (layer 3.1): native on assets and compliance, partial elsewhere.

FROM PLAN TO ARBITRATION

4 PPA and ESG pivots (layer 3.2): the most multi-axis native coverage, natural candidates for the role of asset conductor.

5 Hybrid platforms and ERPs (layer 3.2): they cover a wide range, but often partially or indirectly. Their value lies in integration.

6 Risk and strategy tools (layer 4): they excel at decision-making, valuation and trajectory, but neglect operations.

The families are a typology built for the study, not exclusive categories: several solutions combine several layers.
The assignment reflects the role judged to be the main one in the light of the documentation available.

THREE CROSS-CUTTING DUE DILIGENCE CHECKS

What sales pitches rarely raise

01

Cybersecurity

Public information is heterogeneous. Ask for evidence: governance, OT/IT segmentation, identities, encryption, logs, patches, penetration tests. Benchmarks: ISO/IEC 27001, IEC 62443, NIS2.

02

Hosting and reversibility

The location of the cloud is not enough to qualify sovereignty: operator, jurisdictions, subcontractors, control of the keys, export formats and APIs, exit times and costs.

03

Long-term viability of the vendor

The market is consolidating: the article cites three mergers between 2023 and 2026. To be assessed: shareholding, financial trajectory, support, service commitments, continuity and fate of the data.

These three subjects were not scored in a homogeneous way: they do not signal demonstrated absences among vendors, but points to be documented before any choice.

LESSONS FOR DECISION-MAKERS

Choosing a target architecture, not a tool

THREE LAYERS AND A FRAMEWORK

1. A reliable data and asset foundation (layers 1 and 3.1).
2. An EMS and control layer that really acts on the installations (layer 2).
3. A PPA and ESG decision layer linked to financial arbitration (layers 3.2 and 4), rather than a single platform supposed to do everything.
4. An overall framework, BIS/BOS: interoperability, shared data reference, governance of access, maintenance in operational condition (Smart Buildings Alliance, 2026 review).

FOUR SELECTION REFLEXES

1. Be wary of displayed breadth: require proof of native coverage on the two or three axes that structure the asset, backed by use cases and measured results.
2. Favour action over observation: on energy, prefer the solutions that interface with the BMS and control the equipment.
3. Write into the specification the long-term viability of the vendor, interoperability, data reversibility and cybersecurity requirements.
4. Measure value, not functionality: which asset decision does the tool make possible?

The question is not “which of these 52 solutions should I adopt?”.
It is: which two or three building blocks, in which architecture, make my decisions faster, more traceable and more defensible?

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BEFORE PRE-SELECTING A SOLUTION

Seven proofs to require, three due diligence checks

PLAN, RUN, ASSETS

1 PPA/PPAT: show a scenario that is quantified, prioritised, versioned and linked to its assumptions.

2 Operation and maintenance: follow a drift from its detection to the action, the owner and the contractual indicator.

3 Energy and EMS: specify whether the solution observes, recommends or controls, and demonstrate the rights, the safeguards and the results.

4 Assets and compliance: open the record of a piece of equipment with its source, its history, its evidence and the associated obligation.

TRAJECTORY, ESG, AI

5 Decarbonisation: link a portfolio trajectory to actions per asset and to their CAPEX.

6 ESG: distinguish what is calculated natively from what is imported, transformed or only exported.

7 AI: demonstrate the real level, from IA0 to IA3, the data used, explainability, human control and a measured gain.

\+ Three cross-cutting due diligence checks: cybersecurity, reversibility and long-term viability of the vendor.

These proofs go into the specification: they rule out, at pre-selection, whatever does not stand up to demonstration.
The positions of the study inform a pre-selection; they are to be revalidated at the date of the decision.

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The dividing line does not separate good tools from bad ones.

It distinguishes isolated coverage from coverage that an architecture ties together.

From the building to arbitration: proof, decision, action and measurement of the result. Technical data then becomes an asset: it reduces uncertainty, makes arbitration governable and makes it possible to stand by a CAPEX/OPEX trajectory.

Full study to download from eximius-rea.com.

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ANNEX · NOT PRESENTED

Notes on method, limits and sources

METHOD

1. 52 solutions contributing to the technical and asset management of buildings, analysed in two rounds; documentary scan as at 30 June 2026.
2. Six functional axes scored on four levels: native (3), partial (2), integration or indirect (1), absent (0). AI follows a separate scale, from IA0 to IA3.
3. Three outputs per solution: a footprint by axis, a main anchoring layer and a dominant family.
4. 2D map: X = 0.5 PPA + 0.3 decarbonisation + 0.2 ESG; Y = 0.5 EMS + 0.3 maintenance + 0.2 assets. Conventional weightings.

LIMITS AND SOURCES

1. Sources: vendor websites, public documentation and press releases. The study qualifies the coverage claimed, not the performance observed in operation.
2. It is neither a product audit, nor an independent benchmark, nor a cybersecurity, financial or contractual due diligence.
3. The positions are relative. The identification of vendors, the figures claimed and the capital transactions are to be revalidated at the date of a decision.
4. Frameworks cited by the article: Éco Énergie Tertiaire, RE2020, Omnibus I package (CSRD), ISO/IEC 27001, IEC 62443, NIS2 directive, the Smart Buildings Alliance's 2026 BIS/BOS review.

Summary of the article “Analysing 52 digital solutions for real estate management”, Les Cahiers du CRDIA, September 2026.
Full study to download from eximius-rea.com.

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