

PACED ADOPTION TO FULLY OPERATING SMART ACCESS PLATFORM

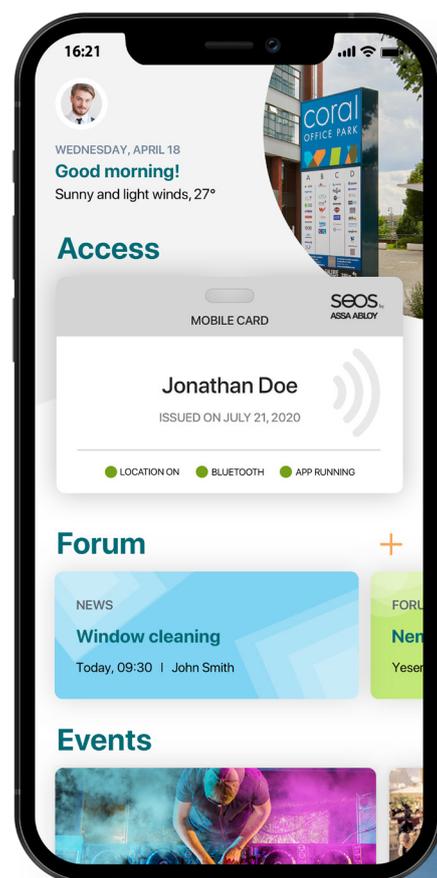
From stand-alone mobile application boosting the building's community to a fully integrated smart access platform available for all tenants, visitors, and drivers. Portland Trust chose a sequential roll-out of deploying Sharry Workplace solution at Coral Office Park, a complex of four A-class office buildings located in Prague, Czech Republic.

This approach allowed them to be very agile early. Every phase was evaluated continuously as a springboard before moving to the next innovation. As a result, the new digital layer of the building has further raised the value for the occupiers.

The property upgrade

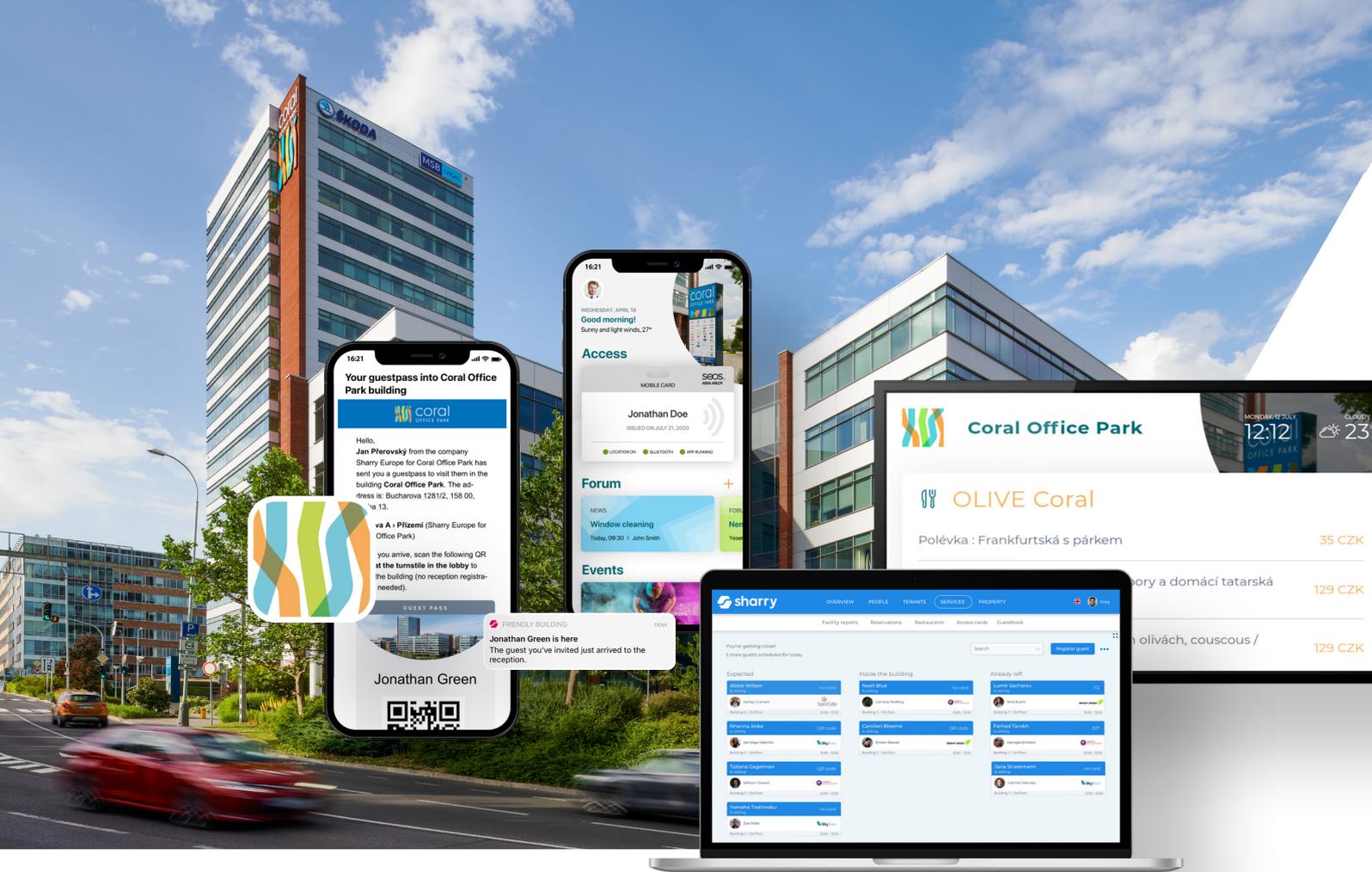
Coral Office Park was purchased by Portland Trust in 2016. Shortly afterward, the complex went through a systematic refurbishment process, which included especially the reception areas, lift lobbies, car park, landscaping, numerous tenant amenities and BMS.

new enlarged restaurant	new and safer mobile-enabled access card readers
new conference center, new gym, nursery, pharmacy and healthcare center	improved access control system and other BMS upgrades
bicycle stands and showers	stylishly designed turnstiles with QR code readers
professional car wash	digital signage for elevators
fast-charging station for electric cars	QR code printers at receptions
improved landscaping	smart Blocks lockers in the lobby
new LED entrance canopies	Laundry Box – smart cleaning and laundry services
LED lighting throughout	Rohlik Point - a refrigerated kiosk for grocery deliveries



Coral Office Park

Client/owner: Portland Trust
Location: Bucharova 1314/8, Prague, Czech Republic
Type: Commercial office building
Floor area: 34 000 SQM



Step 01

Tenant experience app

► App release: 4 weeks

Step 02

Visitor management system

► Time to deploy: 2 weeks

Step 03

Parking system for visitors

► Prepared in: 2 weeks

Step 04

Mobile access

► Ready to use in: 6 weeks

Step 05

Fully-integrated reception

► Integrated in: 4 weeks

Next step

Parking access & management

► Time to deploy: 8 weeks

Ondřej Veselý
Leasing & Asset Manager
Portland Trust

"We have been striving to improve Coral Office Park continually to provide our tenants with the best-in-class comfort. I am glad that Portland Trust has appointed Sharry as our PropTech partner, who keeps up with us and provides very responsive technical support. I can definitely recommend Sharry's solution to already built commercial properties."

GRADUAL ROLL-OUT TOWARDS FULLY INTEGRATED BUILDING

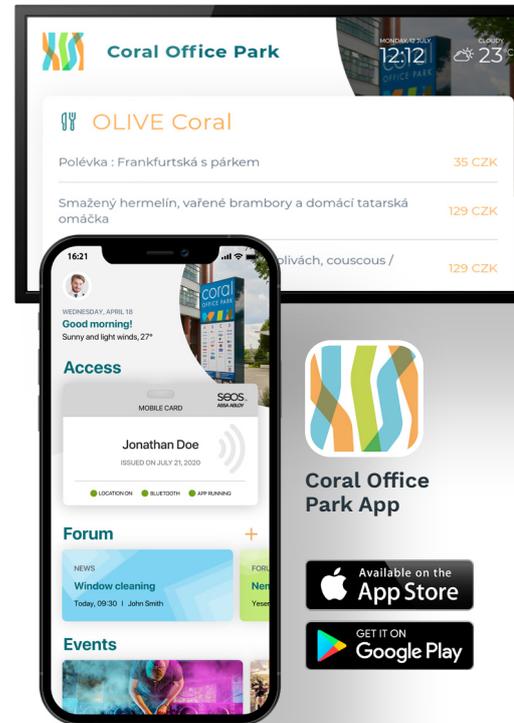
Step 01

Tenant experience app

The initial service introduced by property management provided occupants with a tool to easily communicate directly with the whole building community (including all tenants, amenities providers, and property manager).

Through a building-labeled app, the occupants can reserve shared facilities, report any broken item directly to the facility manager, stay up to date with the latest news from the Coral Office Park, or see the local restaurant's menu. Besides that, elevators are equipped with digital signage that property managers can use as a communication channel for sharing building news and announcements, amenities promotion, or introducing new tenants.

► **App release: 4 weeks**

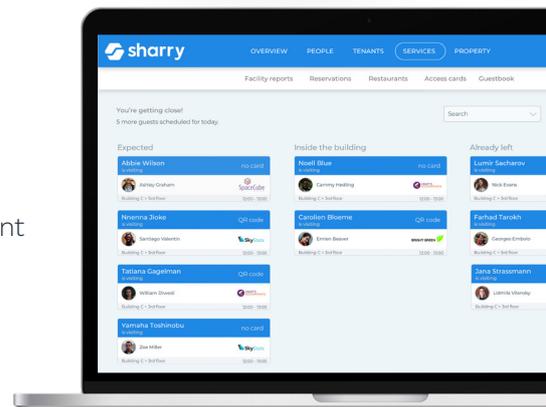


Step 02

Visitor management system

Offering a first-class visitor experience. Visitors are preregistered to speed up their check-in process and eliminate the time spent at the lobby. All data is immediately synchronized between buildings and tenant receptions. At this phase, the visitor management system was deployed without the integration to the access control system. Yet hosts receive automatic notifications that their guests have just arrived to prepare them a warm welcome.

► **Time to deploy: 2 weeks**



Step 03

Parking system for visitors

An additional service for all visitors. Through a guestpass sent to the e-mail, guests themselves are able to reserve a parking spot for their visit at Coral Office Park. They simply put their license plate to an online form (they can always edit it). When they arrive, Sharry Workplace solution will recommend them the best parking spot according to the up-to-date garage utilization.

► **Prepared in: 2 weeks**

Step 04

Mobile access

Tenants have the option to use mobile phones as the key to their workplace. Property or tenant managers can even remotely grant (and also revoke) quick and secure access for entering building lobbies and walking through turnstiles, optimizing the journey from entry all the way to the tenant's place of work. Besides mobile access, Sharry ensures plastic cards management too.

► **Ready to use in: 6 weeks**



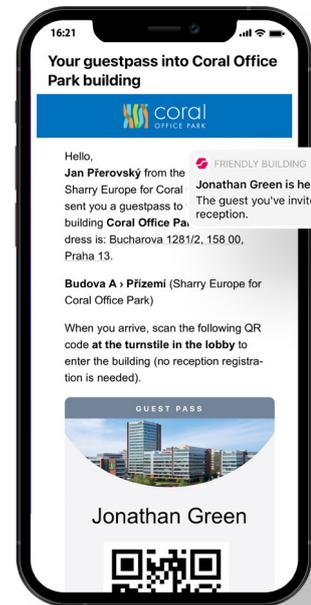
Step 05

Fully-integrated reception

In a similar way as the mobile access, the integration grants smooth access to the building to all visitors. Once invited guests arrive, they can skip the check-in at one of the four complex lobby receptions, open the turnstiles with a QR code based invitations sent via e-mail and proceed directly to the tenant's floor. (Or the receptionist can print the guestpass at the QR code printer without the need to share highly touched plastic visitor badges.)

The guest's QR code is transferred to the building access control system. At this touchpoint, the system also notifies the host that the guest is coming.

► **Integrated in: 4 weeks**



Next step

Parking access & management

Parking access will be provided by additional integration extending the service of mobile access to the areas of the car park. Sharry Workplace will actively monitor the usage of parking slots for employees, visitors, and the public. Places that are not booked, are marked as available and dynamically moved to new "pools". This active management will lead to higher utilization and comfort.

► **Time to deploy: 8 weeks**



For more information

David Hartl
Head of Sales and Business Development
Sharry

hartl@sharry.tech
+420 721 256 569