



Successful joint co-operation



Test project

The Åhléns department store building in Gävle was considered to be a suitable place for a test installation, as Diös had in the previous years implemented a number of successful energy-saving measures in the property, which had already reduced energy consumption by 50% (1,500 MWh). Diös considered it to be a challenge to find further profitable measures. This would be perfect for the evaluation of a product which was claimed by the supplier Kabona and its certified integrator ZControl to be able to save a further 20% of heat energy. The Ecopilot system was installed into the Åhléns building during February 2015 and became completely functional in the following March.

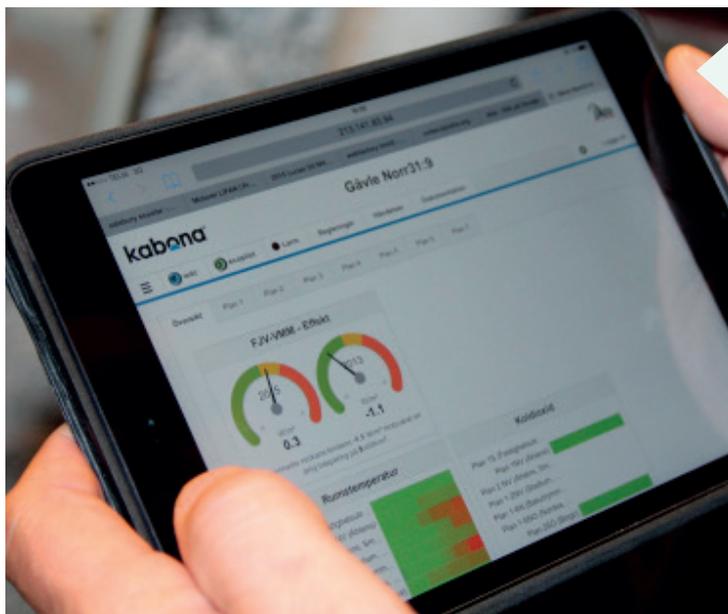
PARTNER:
ZCONTROL

PROPERTY OWNER:
DIÖS FASTIGHETER AB

THE DIÖS ESTATE AGENCY IS A PROPERTY OWNER THAT INVESTS A GREAT DEAL OF EFFORT IN REDUCING THE ENERGY CONSUMPTION IN ITS HOLDINGS. THE COMPANY CURRENTLY HAS A COMMITTED ORGANISATION THAT STRIVES TO CONTINUOUSLY REDUCE THE ENERGY CONSUMPTION OF THE BUILDINGS.

THE AIM IS A REDUCTION OF 5% PER YEAR OVER TIME. THIS IS TO BE ACHIEVED BY IDENTIFYING AND IMPLEMENTING PROFITABLE ENERGY-SAVING MEASURES AND COMBINING THESE WITH DEDICATED LONG TERM PROPERTY MAINTENANCE.

AS PART OF THIS EFFORT, DIÖS HAS INTERACTED WITH ZCONTROL AND CONNY LARSSON SINCE THE MID-2000S TO MODERNISE AND IMPROVE THE COMPANY'S CONTROL AND REGULATION INSTALLATIONS. A FRUITFUL COLLABORATION THAT HAS RESULTED IN DIÖS BRINGING DOWN THE ENERGY CONSUMPTION IN ITS PROPERTIES. AT THE END OF 2014 DIÖS DECIDED, VIA ZCONTROL AND CONNY LARSSON, TO FIT AN ECOPILOT TEST INSTALLATION INTO THE ÅHLÉNS BUILDING IN THE TOWN OF GÄVLE. THIS INSTALLATION WAS CARRIED OUT WITH THE AIM OF EVALUATING THE ECOPILOT PRODUCT TO SEE IF IT WOULD FIT INTO THE DIÖS ENERGY-SAVING CONCEPT.



Results

In March 2015 the heat consumption in the Åhléns building fell by 26%, in April by 41% and in May by 44% compared to the 2014 levels. This was due to the Ecopilot installation taking into account the internal energy assets in the building (people, computers, lighting, etc.) and storing the surplus energy in the building's structure as well as fittings and fixtures. By thus intelligently (implementing energy intelligence) using the stored energy instead of purchasing power when the need arises, large savings are achieved. The internal climate in certain parts of the building was improved, while in other areas it remained unchanged. A positive trend of decreased complaints in respect of the internal climate was noted for the property after the installation of Ecopilot. Among other things, thanks to the Ecopilot graphical analysis tools, imbalances in the Åhléns building's heating system have been identified. This fresh knowledge about deficiencies in the building's media system means that Diös has been able to develop a basis for new energy-saving measures. At the same time the comfort of the building could be increased as the result of an improved indoor climate. Thanks to the Ecopilot graphical interface, Diös could then, after implementing corrective measures, quickly follow up the results of the actions taken to see if they have had the desired effect.

Conclusions resulting from the co-operative project

The results from the Ecopilot installation have certainly fulfilled what the supplier (Kabona) and the certified Integrator (ZControl) promised before installation. The economic return from the Ecopilot has also exceeded by a good margin the yield required by Diös for energy-saving equipment. Altogether, Diös will continue co-operation with ZControl and implement more installations of Ecopilot in the company's large stock of commercial real estate.



About Diös Fastigheter AB

With approximately 353 properties, a lettable area of approximately 1,400,000 sq m and a market value of about 12 billion Swedish kronor, Diös is northern Sweden's largest privately owned property management company. The extent of the market for Diös is from its southern boundary at Borlänge to Luleå, in the north of Sweden. The head office is located in Östersund and Diös shares are listed on the Nasdaq OMX Nordic Exchange Stockholm, Mid Cap list.

About ZControl

ZControl is a technology company based in Gävle, and is a certified integrator of Ecopilot. The focus of the company is on the installation of Ecopilot and energy-saving control and regulation equipment. ZControl is owned by Conny Larsson who, together with other local installation companies, implements technologically intensive projects in the Norrland region.

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