P2BIM

Unlocking the Value of Building Data.

Points2BIM makes existing buildings machine-readable

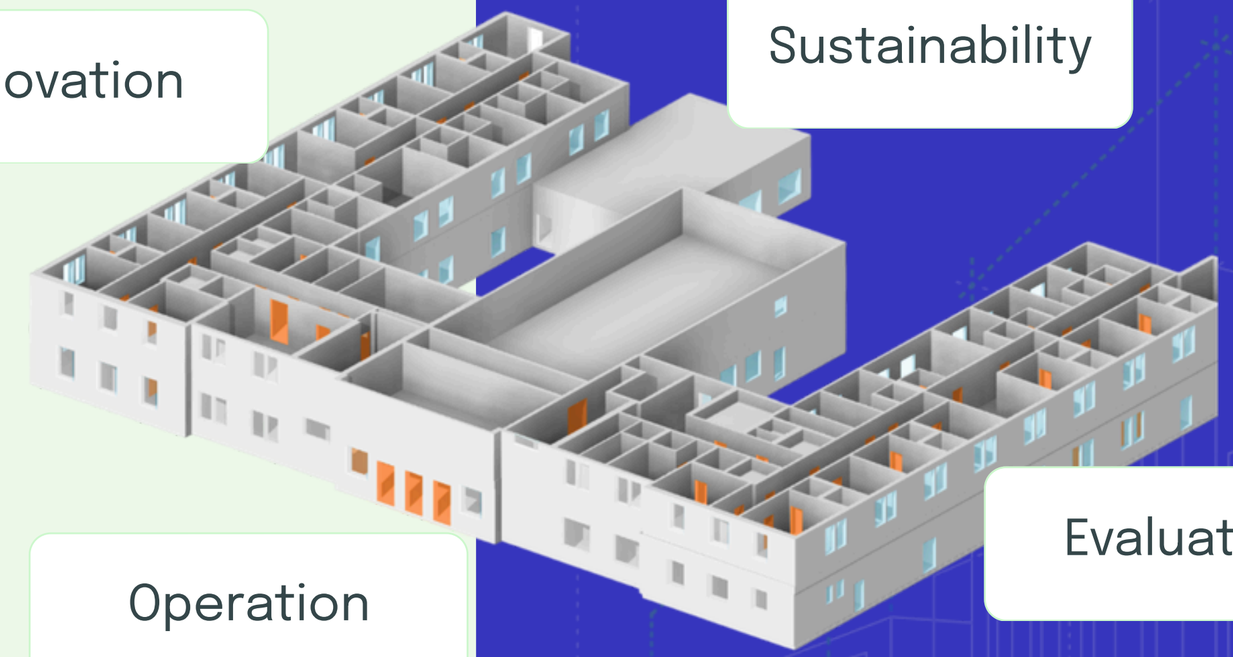


Dr. Mario Geissler, CEO & Co-Founder Points2BIM | mario@points2bim.de
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Most existing buildings lack structured, reliable data.

This leads to problems with:

- Renovation
- Sustainability
- Operation
- Evaluation

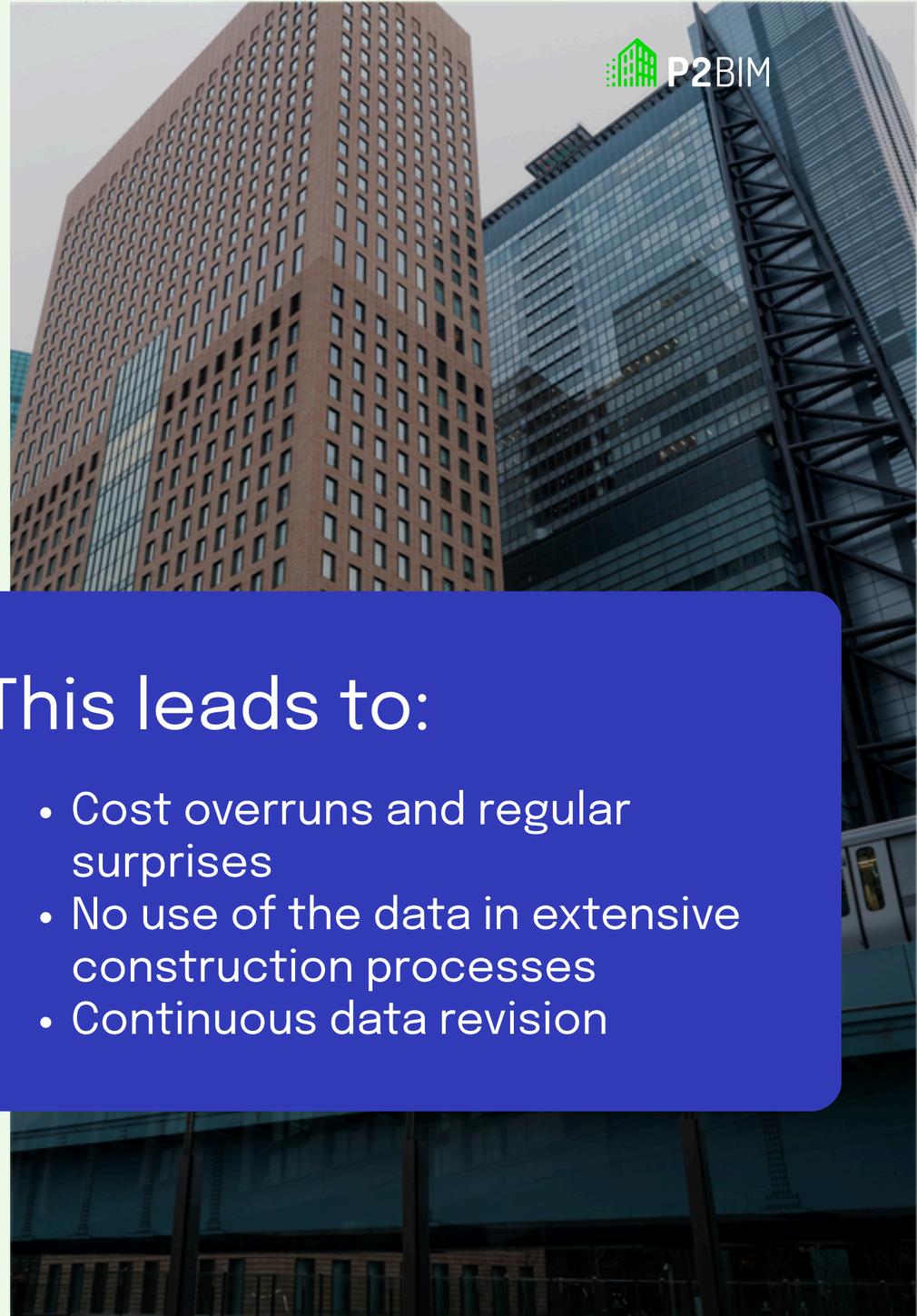


Real estate decisions are often made without a reliable digital building data foundation.

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The digitization of buildings is still done manually today.

- Manual modeling takes several weeks and costs thousands of euros per object (3–8 €/m²).
- The results are project-specific and not reusable.
- No learning effects between the buildings



This leads to:

- Cost overruns and regular surprises
- No use of the data in extensive construction processes
- Continuous data revision

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P2BIM

We transform buildings into scalable, decision-ready data.

From point clouds to standardized, analyzable building data

Core Data Engine

- AI-based modeling from point clouds
- Standardized digital building information (BIM)
- AI-based detection of technical systems
- **70–80% faster than manual workflows**

Data products and platform

- Portfolio-wide analyses and simulations
- Modular results for multiple stakeholders
- **cumulative data advantage**



Point cloud ⇢ AI ⇢ Decision-ready data ⇢ Portfolio applications

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Our roadmap:
From AI-powered scan-to-BIM to building intelligence

4x YoY Revenue Growth in H1

Live

Renovation & Operation

Owners, operators, architects

Product
Geometric BIM model



70-80% faster than manual workflows

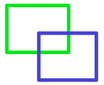
Market entry

Live

Automated construction billing

Construction and demolition companies

Product
Room-by-room quantity lists



25% fewer site managers required, faster invoicing

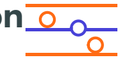
First pilot partner

In development

Facility Management

Owner and operator

Product
Digital representation with intelligent POIs



15% reduction in search time for assets and optimized processes

Ecosystem Scale

Vision

Owner & Operator AI

Owner and operator

Product
Building data on demand & automatic exports



80% reduction in licensing costs and increased autonomy.

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Renovation and operation

Reduction of audit and dispute cases

Reliable surfaces create security in rent, billing and valuation.

Problem:

- Unclear or unreliable area information
- Risk in rent, billing, valuation

Solution:

- Digital area basis from central model
- Standard-compliant evaluations (e.g. GIF / DIN)

Added value:

- Reliable rental and billing basis
- Optimizing rental income
- Reduced risk of disputes and audits

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P2BIM



Plans & Documentation

Floor plans and area calculations are automatically generated from your building model.

Renovation and operation

Reducing cost uncertainty in renovations

Reliable inventory data reduces cost and procurement risks.

Problem:

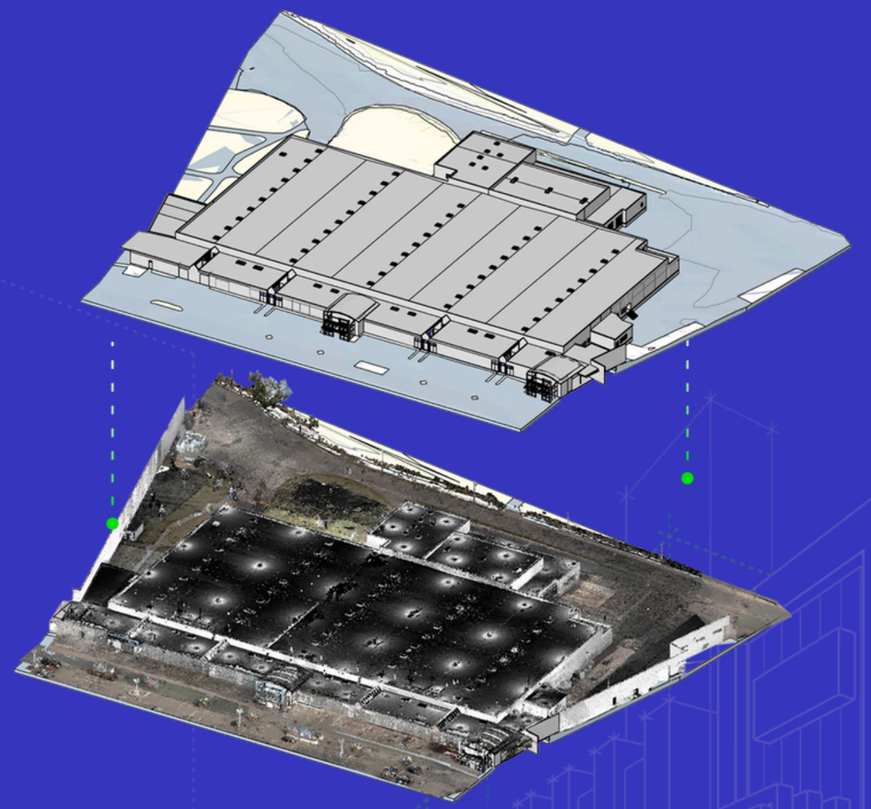
- Lack of reliable inventory data for conversions and repairs
- Uncertainty regarding quantities, offers and tenders

Solution:

- Central digital model as a common, current basis

Added value:

- Faster planning and simulation
- Greater security regarding costs and contracts
- Improved auditability of external services



Example Kaufland

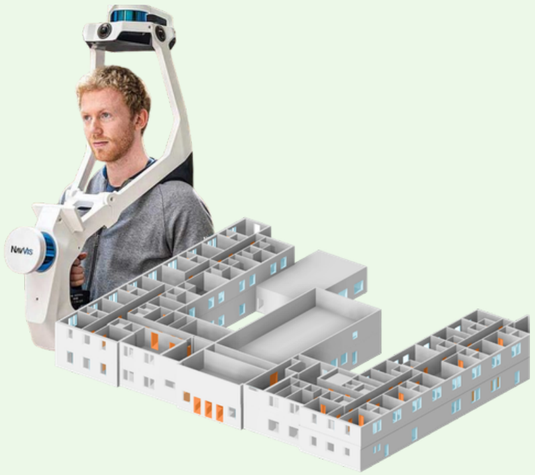
Creation of a digital building model according to the BIM standard as a basis for architects and MEP engineers.

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Automated Construction Billing

Reducing workload for construction site managers

Faster invoicing with less staffing effort



3D Laser Scan and BIM Model

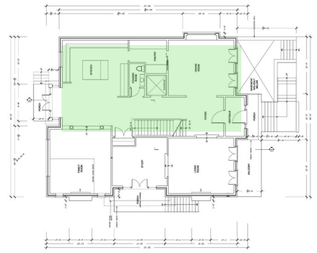


Image-Based Recognition of Objects and Materials



3D Data Fusion and Analysis

Level 2
Room 32



Size: 60 m²
Doors: 2
Windows: 3
Radiators: 4
Toilets: 6
Flooring: Tiles
Wall material: Plaster, Tiles
Power outlets: 25

Room-by-Room Quantity Take-offs

KEY BENEFITS

Faster Invoicing:
Significant reduction of the billing cycle for core renovations, optimized cash flow

Optimized Resource Utilization:
Relieves site managers of administrative tasks and reduces staffing needs for billing processes

Improved Liquidity:
Faster payment processing and healthier cash flow with significantly less operational resource input

Facility Management

Shorter search times, faster repairs

For the first time, technical assets become fully visible and analyzable.

Problem:

- Lack of overview of existing facilities
- High manual data entry and documentation effort
- Maintenance and liability risks

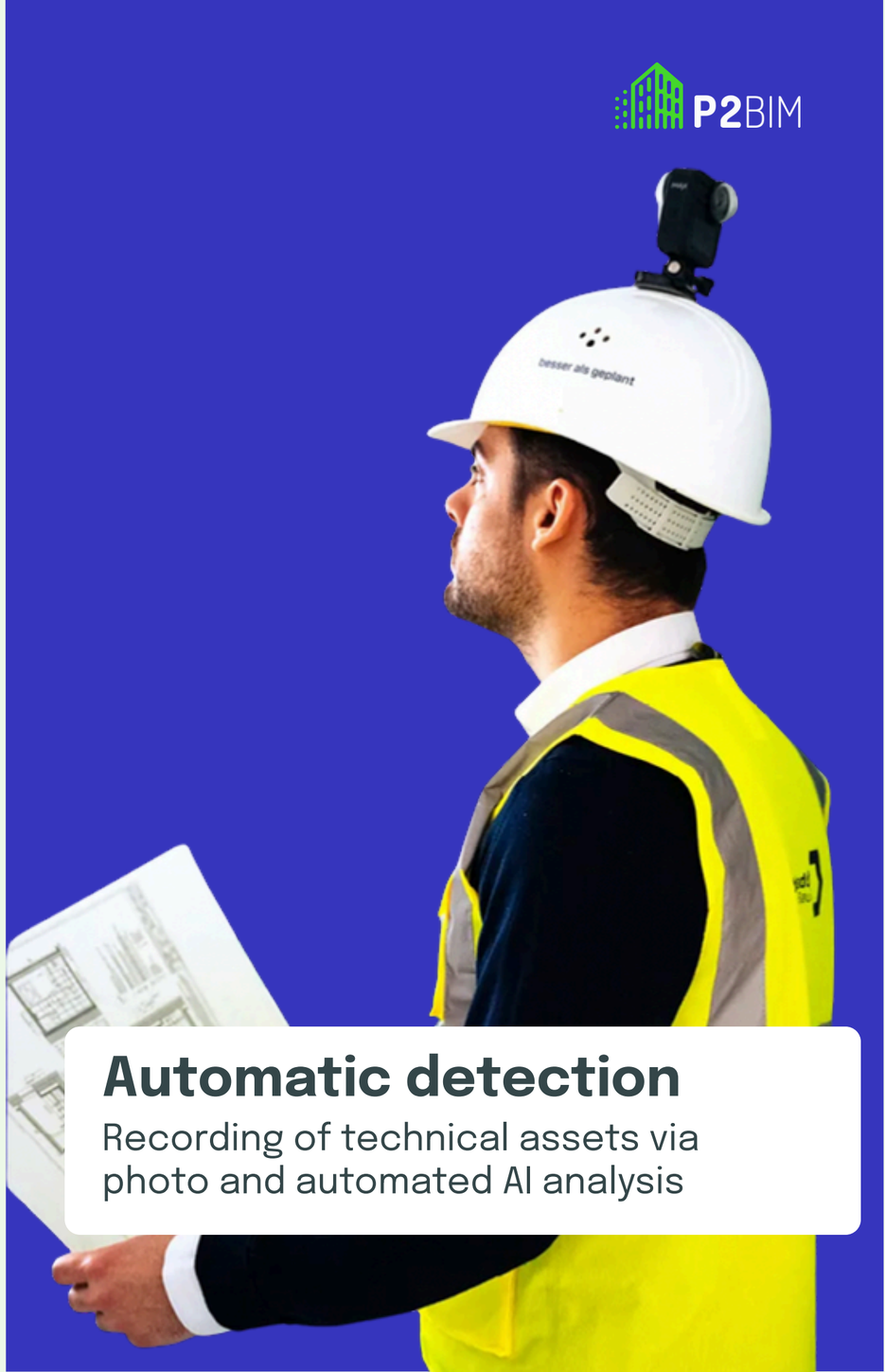
Solution:

- Location of technical facilities in the digital model
- Structured, enriched technical data

Added value:

- Significantly lower personnel costs
- Faster evaluations (maintenance, defects, inspections)
- Improved ability to prove and recourse claims

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Every building strengthens our data moat

Our compounding competitive advantage.

01. Verified Ground Truth

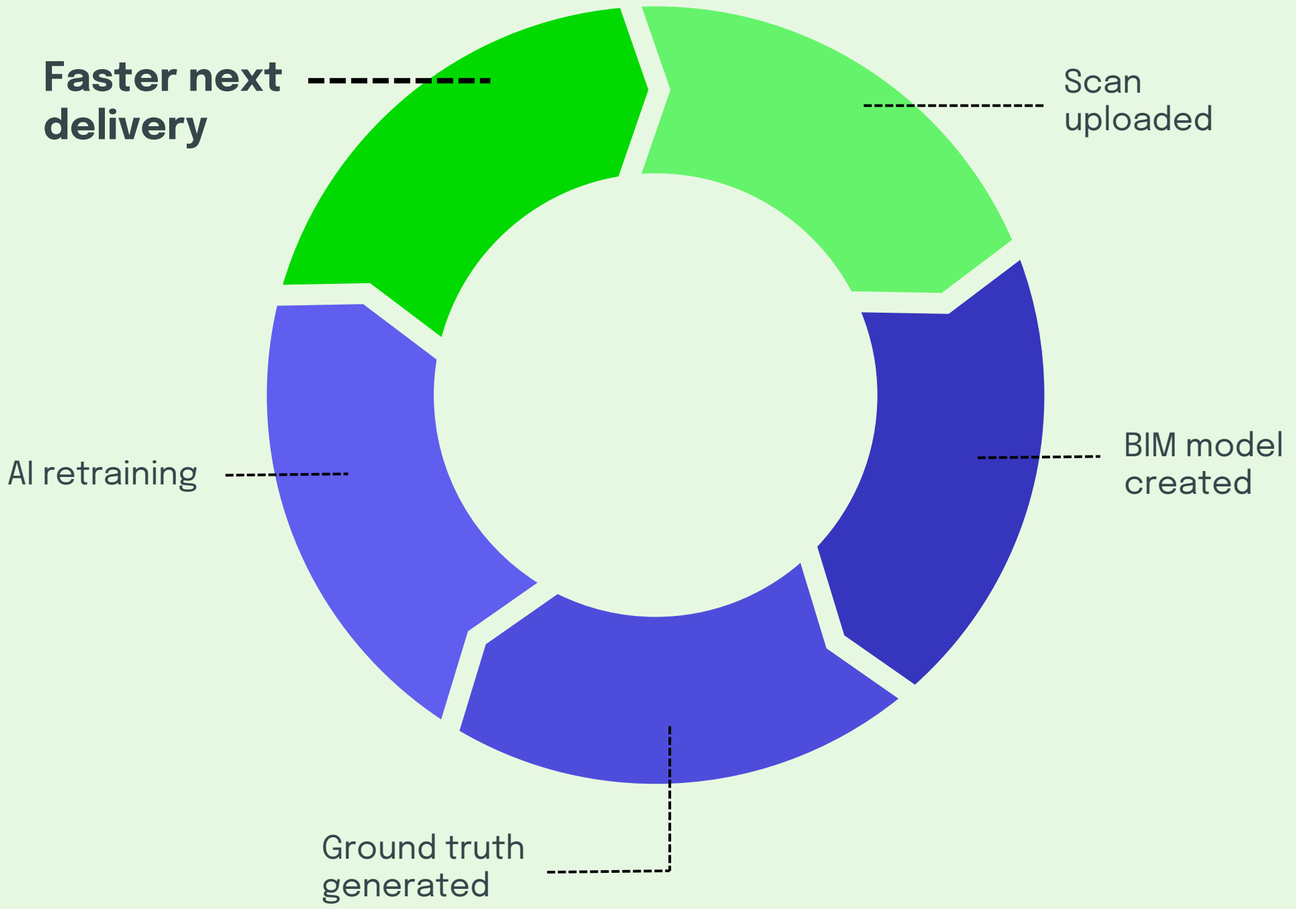
100% engineer-validated models. Generates flawless AI training data.

02. Enriched Databases

Moving beyond 3D models. We deliver actionable asset insights and automated 2D plans.

03. Enterprise Focus

Secures exclusive access to large, proprietary portfolios via deep client integration.



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P2BIM

Why now?

Portfolio owners and construction companies are under pressure to digitize – and finally can.

01. **Renovation pressure**
Aging buildings require modernization

02. **Efficient growth**
Manage portfolios without additional staff.

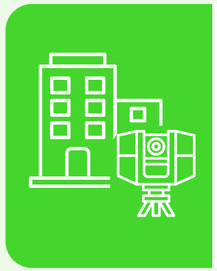
03. **The technology is ready**
Scanning is fast, and AI enables large-scale automation.

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The Market Potential of Our Platform

From scan to digital building platform

Three interconnected multi-billion-euro markets



1 **Scan2BIM**

Digitalizing existing buildings

≈ € 20bn

Global market



2 **Data Products & SaaS**

Building data is continuously leveraged

≈ € 44bn

Global market



3 **Platform**

The operating system for digital buildings

≈ € 60-120bn

Global potential

P2BIM

Why now?

- **Building renovation is booming**
- **BIM is becoming an industry standard**
- **Digital twins are growing rapidly**
- **Facility management is becoming data-driven**

> € 120bn

Total Potential

Global addressable market

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Our next step: Focus on automated construction billing

From data creation to platform advantages

Data products for efficiency in construction management in Germany (TAM)

2.5 billion €

Today, industry-wide expenditures for measurement/invoicing include: Construction volume “Building in existing structures” ~150–175 billion €, DIW/BBSR, 1–1.5% share of surveying costs *

Addressable with our product & pricing in Germany (SAM)

€45 million

800 target customers in the construction sector, specializing in building renovation and demolition, refurbishment (50+ employees)

Realistic goal, year 3 (SOM)

€2.3 million

Assumption: Founder-led sales, 3-6 month sales cycle, average €30,000–90,000 per customer per year

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*The TAM calculation is confirmed by a second, independent method: Based on estimated inefficiencies due to non-value-adding manual activities by construction managers (20–30%), a comparable value of ~€2.5 billion p.a. is obtained for Germany."

Points2BIM: Making Scan-to-Value a Reality for Existing Assets at Scale

Lower total cost. More data. Built for existing assets.

	Raw Data Capture	Baseline: Scan-to-Geometry			Differentiator: Scan-to-Value
	Hardware Laserscanner e.g., Trimble, Navvis, Matterport	**Manual Scan2BIM Providers** e.g., local CAD firms	**Semi-automated Tools & Startups** e.g., Aurivus, Bimeto, IPX	**Large BIM Software** Autodesk, Nemetschek	**Points2BIM** Build for existing assets & MEP infrastructure
Semantic Intelligence	None (Raw points)	Human-interpreted	Geometry only	Geometry only	Deep context (Brand, material, logic)
Primary Deliverable	"Dumb" Point Clouds & Panos	Static CAD / 3D Files	Building Geometry	Unenriched CAD / 3D files	Structured Asset Database
Workflow Integration	Data silo	Manual file exchange	CAD Export only	Proprietary lock-in	High integration into customer workflows
User Skillset	High (Data processing)	Elite level	High for point cloud, low for geometry	Elite level	Zero training
Scalability	Linear (Hardware-bound)	Low (Labor bottleneck)	Expensive object retraining	Low (Labor bottleneck)	High, low training costs
Unit Economics / ROI	High CapEx, no direct ROI	Expensive (€3–8/m²), slow	Low - medium for geometric models	High license & labor costs	Lowest TCO (€0.50/m²), instant ROI

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From project revenue to recurring ARR

We acquire corporate clients through projects and convert these into fixed, recurring contracts.

Customers for the scan-to-BIM implementation of large building portfolios

STADT KREFELD – KREATIV – INNOVATIV – WELTOFFEN

geiger

ZÜBLIN

bundesbau

WÜRTH

VIE Vienna Airport

Pilots with:

STRABAG

GOLDBECK

Henkel

Continuous inquiries from architects and surveyors

P2BIM

Today (project revenue)

4X revenue increase from 2026 to 2025
€370,000 revenue target for 2026
€270,000 qualified pipeline
€188,000 in revenue YTD (until July 2026)

Transition to ARR

First ARR contract: 120,000m²

scaling model

- Development into a tool for a core process in construction companies
- Expansion to portfolio contracts Facility Management

Status: July 2026

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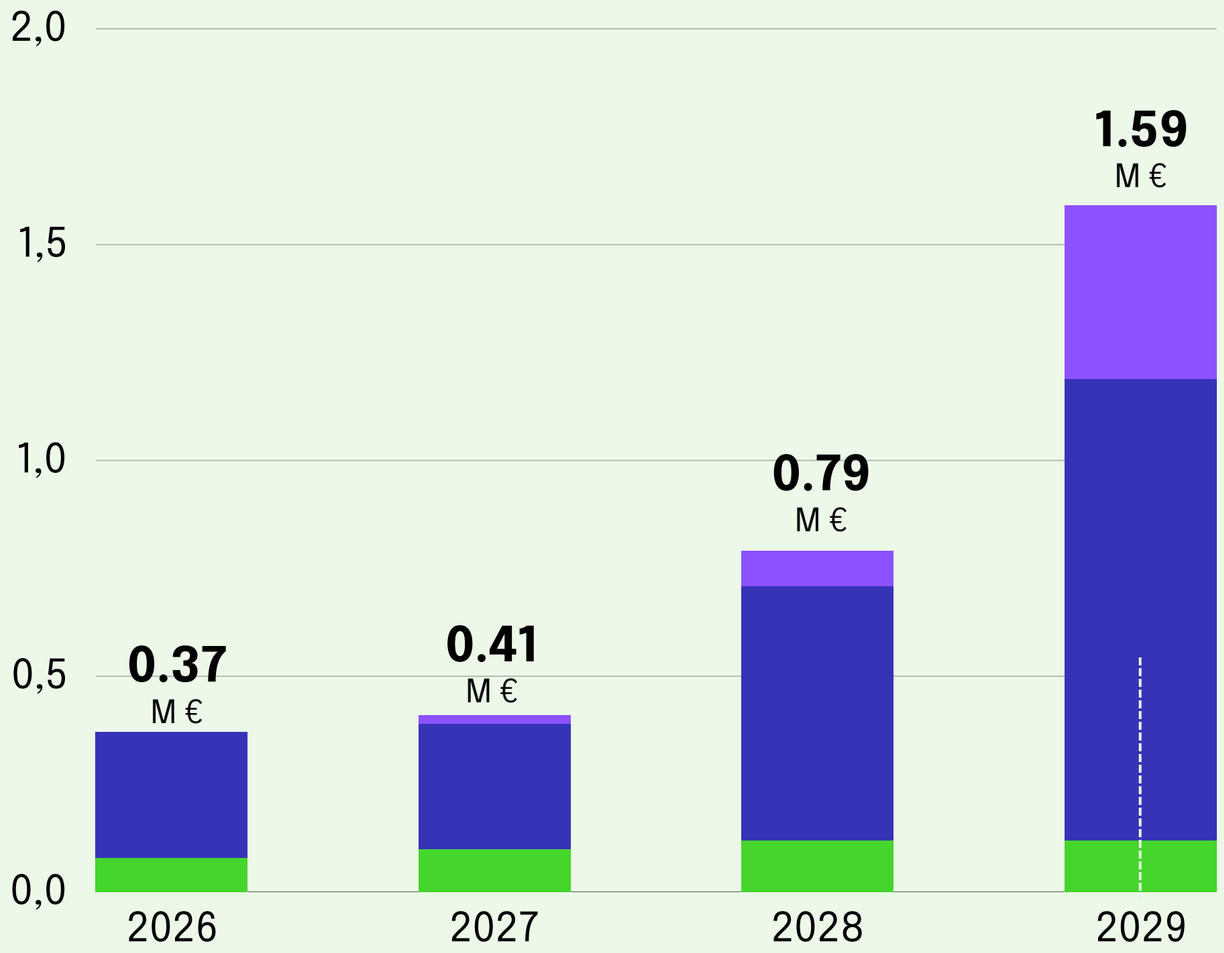
Revenue development by business segment

in Mio. €

Scan2BIM
Project-based

Construction / Build Market
Measurement & Construction Progress

Facility Management
Owner & FM



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P2BIM

Why our business model?

Project business finances growth
Scan2BIM provides fast market access and high-quality building data.

Recurring sales
Construction and facility management services increase customer lifetime value.

Break-even as early as 2029
Increasing software and automation share leads to positive operating cash flow.

Scalable platform
Each new customer expands the same data platform and increases margin and company value.

Our path

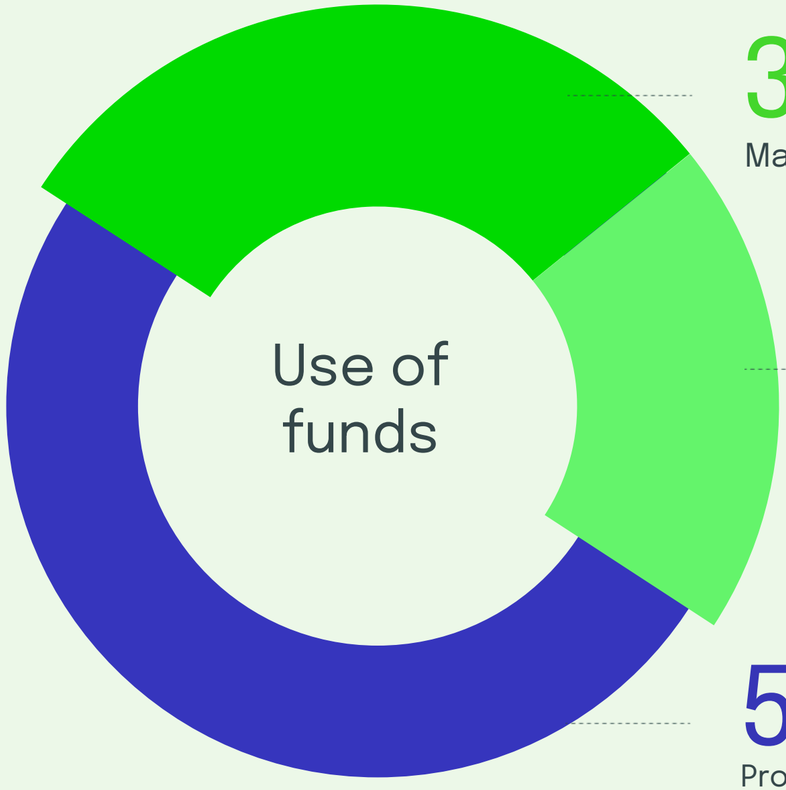
Scan2BIM → Build → Facility Management → platform

Collect data. Automate. Scale.

SEED INVESTMENT OPPORTUNITY: UP TO €700,000

Milestones

- 90% automation
- Bringing scalable products to market
- Go-to-market construction companies
- Serie A ready



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A team combining platform thinking, AI & real-world delivery



Dr. Mario Geißler
CEO & Co-Founder

- Academic excellence in **entrepreneurship** bridges venture building and **market execution**
- international marketing project experience (**BMW**)
- Leads vision, GTM & operations



Kevin Meitsky
CTO & Co-Founder

- Ex-**Management consultant** in data & software for large enterprise (**Zeppelin, Hermes, HHLA**)
- Leads AI-driven automation & platform development
- Responsible for product scalability



Marlena Ludwig
Product Lead

- Bridges user needs with real-world BIM workflows
- Ensures products deliver decision-ready outcomes



Ahmed Kadri
AI-Development

- Leads AI & computer vision development
- Focus on automation from real-world building data



Nina Scheuerle
Quality Assurance

- Ensures accuracy & consistency of BIM outputs
- Validates models as ground truth for AI learning

Strategic partners & early supporters

Karsten Schulze
Early technical partner, co-developed core system



Oliver Wuttke
Industry expert in laser scanning & BIM modeling



Frank Steinert
Early supporter with real estate portfolio perspective



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One building at a time. One market at a time. Take the first step with us.

Building Data. Built to Scale.



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CEO and Co-founder

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