



CAPACITY

How our smart parking and EV platform
can help you maximize your parking assets

As a parking owner and operator, you know better than anyone the difficulties that come with **managing and operating parking locations.**

Spaces are scarce, users complain about difficult access or being stranded at the exit, mobility services and payments are fragmented, invoicing your tenants is a lot of work...

With office use, customer demands, mobility trends and technology changing ultra-fast, parking is set to change too ...

What if your parking locations could intelligently identify drivers and behave according to the tenants' preferences? What if it could reallocate and optimize space based on real time demand and supply and self-correct? What if drivers could reserve their parking spot online in advance, access super easily, plug in and charge their electric vehicles (EV), and digitally pay for all their mobility services all at once?

The cloud-based Capacity platform helps you do just that – and much more, in a seamless, frictionless way, boosting your ROI and removing all the hassle.

From business parks, mixed-use developments, campuses, all the way to retail real estate: wherever your buildings are located, make sure to futureproof them and do it in a smart way.

Explore true smart parking and e-charging with Capacity



Market trends

**As our world is changing faster than ever,
so is our mobility – and consequently,
the parking landscape.**

**The following trends are shaping
the future of parking.**



1. Businesses are shifting to hybrid work

Office parking used to be scarce, and it was a privilege for employees to have their own private parking spaces. That has now changed, as the coronavirus pandemic has accelerated the hybrid work trend. With long-term office parking rental agreements being less preferable now, how do you, as a building owner, ensure optimal use of your parking space capacity?

+43%

electric cars
sold in 2020 vs. 2019¹

2. The rise of electric vehicles

Fueled by a growing awareness of climate change, consumers and businesses are seeking alternative modes of transport. As the number of EV charging points increases, EV battery life extends, and carmakers add more new EV models to their lineup, the demand for EVs is growing fast.

*With EV adoption increasing rapidly, **easy charging solutions** that are fully integrated to the parking system are becoming a must in every parking lot.*

3. Consumers demand instant, digital experiences

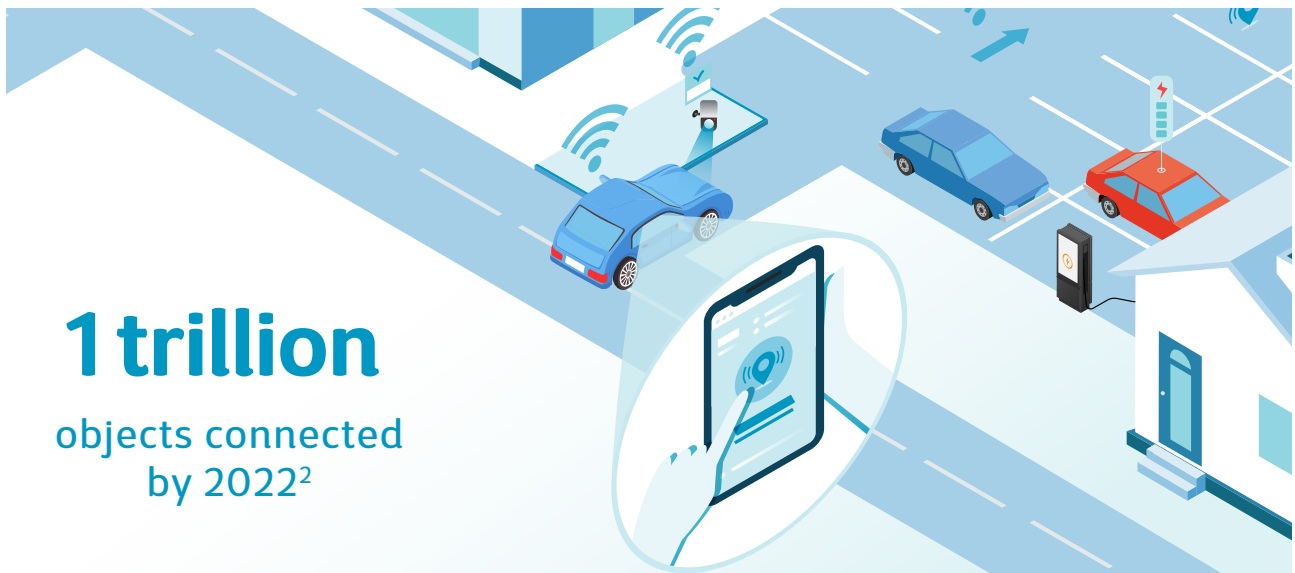
Digitalization is fundamentally changing how society operates. Today's consumers have embraced technology at a rapid pace and have come to expect instant, seamless, digital, and mobile-first experiences.

Future-proof parking systems must be open, cloud-based, connected, mobile-first, AI-driven and intelligent.

*“The shift to a hybrid world of work spurs a need for flexible use of office and parking spaces – and, consequently, solutions to **flexibly manage parking capacity.**”*



¹ <https://eu.boell.org/en/european-mobility-atlas-2021-preface?dimension1=euma2021>



1 trillion

objects connected
by 2022²

4. From on-street to off-street parking spots

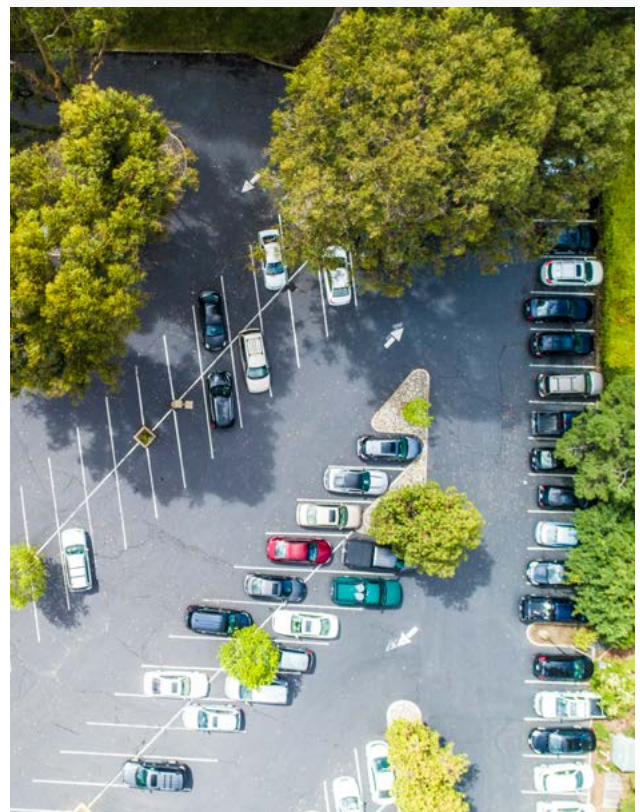
Cities are increasingly banning on-street parking spots in order to make the city a more enjoyable place for cyclists and pedestrians. To offset the declining number of on-street parking places, some cities require commercial and residential buildings to provide a minimum number of off-street parking spaces.

5. Mixed-use development and multi-mobility are growing trends

Many new real estate development projects blend living, working, recreation and culture in one, single building. When it comes to mobility, mixed use is on the rise too: cars, e-bikes, e-vehicles and e-steps increasingly coexist on the same roads and public spaces – including parking lots.

As mixed environments are complex to manage, parking systems need to become smarter and integrate with third-party solutions.

As cities are reclaiming their streets, more – and more flexible – off-street parking spots are needed.



² https://medium.com/@john_wilkins/20-iot-statistics-defining-the-future-of-internet-of-things-iot-prompt-softech-24a2c7f89d37



Benefits of a smart parking management platform

As an owner or operator of parking assets, you know the challenges that come with managing and monetizing your assets today better than anyone.

Here's how the Capacity platform can help you tackle them – or even more: how it offers opportunities to boost your ROI.

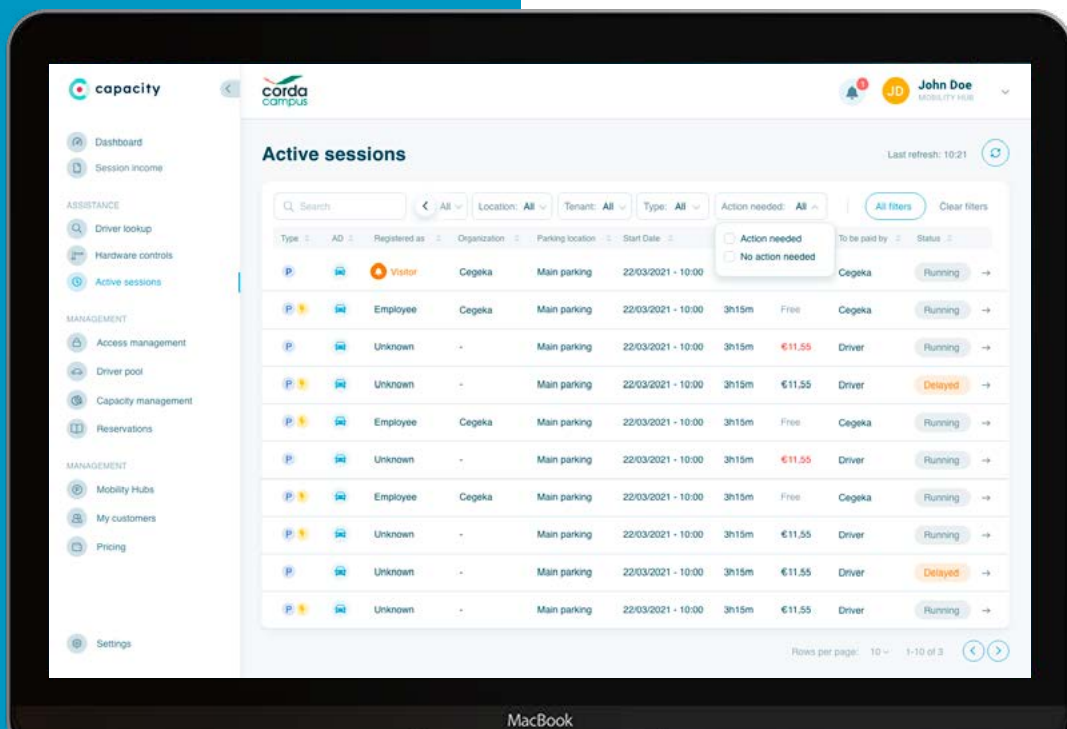
Generate new sources of revenue and maximize the return on your assets

Since the cost per parking space is high, you want to ensure an optimal occupancy rate. Yet how can you make sure your parking spots are rented out to the max, while trends like hybrid working require more parking flexibility? And are there ways to make your parking infrastructure more profitable?

- Flexible rental agreements and subscriptions
- Dynamic capacity
- Smart allocation
- Integration with EV charging, payment platforms, invoicing systems, etc.

Capacity lets you make the best possible use of your parking space and monetize your assets in multiple ways, by:

- offering flexible rental agreements and subscriptions
- reallocating capacity among your tenants
- creating commercial opportunities providing new integrated payment options
- opening up underutilized space to all types of users
- offering new services, like EV charging



Help parking operators manage parking spaces with ease

The operation and maintenance of a parking facility is complex. Manual processes, malfunctioning hardware, and complex customer journeys are recurring frustrations. While there is a growing array of tools and solutions on the market to help parking operators, these are hard to integrate or limited in their capabilities, which increases costs and complexity and makes it impossible for you to grasp new business opportunities.

Capacity is a user-friendly, self-operating, smart platform that uses the power and flexibility of software to take over your operators' daily tasks – and is, by the way, pretty darn easy to install and configure.

- Enhanced AI license plate recognition
- Advanced smart access logic
- Automatic Blacklisting
- Remains operational when disconnected from the internet
- Self-service portal for admins and end-users parking

Ensure a seamless digital parking experience for your tenants and visitors

From being stuck in front of a blocked barrier, looking for a spot and maneuvering the car in a tight space, to desperately searching for their parking ticket: many users find parking frustrating. And nowadays, they're used to utter convenience. How can you provide your tenants as well as other visitors – be it office workers and residents or occasional shoppers – an exceptional parking experience?

Capacity takes the friction out of parking. It provides administrators and drivers with a user-friendly, mobile-ready system that enables smooth entry and exit via automatic plate recognition and contactless digital payments, working seamlessly together with other platforms.

- Digital and mobile ready
- Intuitive and simple
- Self-registration, reservations, payments and more

Integration with existing hardware and third-party systems:

- Parking resellers
- Workspace management systems
- Access management and security systems
- Payment Service Providers and Terminals
- EV charging and e-Roaming networks

Parking and EV charging become one

There's no escaping the trend towards E-mobility. Access to charging stations is a must to drive the adoption of electric vehicles. Does your parking lot provide the charging services that EV drivers are looking for? Can you provide them with a frictionless charging experience?

Make sure that smart parking and EV charging work seamlessly together from start to finish, managing all operations and invoicing under the same platform – in order to provide one single customer experience.



Capacity platform: the main features



Built from the ground up, taking into account the challenges of building owners and operators, the Capacity platform redefines the parking management system, providing you with the following features:

Smart parking allocation

Automatically allocates parking space based on supply and demand and the hierarchy of the different drivers, intelligently assigning and distributing parking spots across users.

Dynamic capacity

Allows users or tenants to automatically reduce or expand their rental agreements on a 'pay-per-use' basis, and self-corrects if rented spots become available again.

Intelligent digital access controls

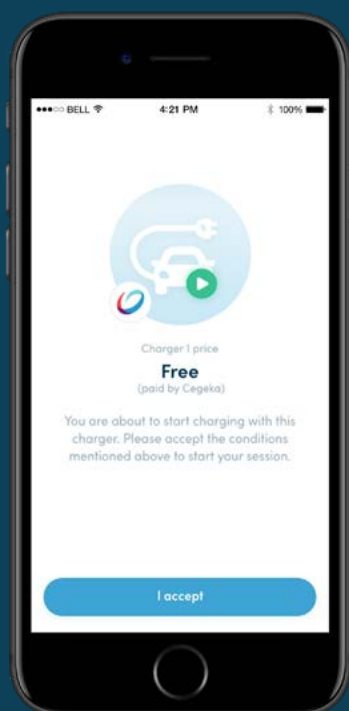
Manages parking access without any intervention via AI-driven ANPR technology and the MyCapacity App. Smart access rules allow or deny access, redirect drivers to other locations, or automatically blacklists users that do not comply with the established rules.

Real-time management and insights

Provides users with a single place to manage all their parking locations, rental agreements, capacity, access, and prices in real time, with reports and dashboards that show overviews of occupancy, revenue, and trends, to generate powerful insights.

MyCapacity App

Lets users manage their information, check parking occupancy, start EV charging sessions, make reservations, pay and control hardware with just one click or swipe.



Smart EV charging integration

Ensures frictionless management of EV charging. From reserving an EV charging spot and getting charging notifications to payments and invoicing: everything is managed from the Capacity portal and app, together with all parking-related activities.

CAPACITY: the technology

The Capacity platform is a user-friendly cloud-based platform that brings together state-of-the-art technology and partners into one single, open ecosystem.

Cloud-based

Since Capacity runs in the public cloud, it can be developed and managed without extra investments in complex hardware. It also means that you pay per use, and can scale as you grow. The license fee model is straightforward and transparent, without hidden costs.

Hardware-agnostic

Designed from a digital-first perspective, the Capacity platform does not rely on specific hardware suppliers and can connect to almost any device.

Open and ready to integrate

Capacity works seamlessly together with existing hardware providers (barriers, cameras, etc.) and with 3rd-party systems. Existing integrations include:

- 3rd party parking resellers, generating commercial demand of your assets and bypassing the taxation coming from new parking regulation in urban areas
- Workspace management systems, allowing parking space reservation along with a desk or meeting room
- Access management and security systems with badges, QR codes, and similar
- Payment Service Providers and Terminals
- EV charging providers, Mobility Service Providers (MSPs), and e-Roaming networks
- All open parking hardware providers

User-friendly

The Capacity platform is designed and developed to offer a frictionless user experience, on any device. It's easy to set up, in no time (only 15 minutes!). Once it's live, the platform is self-explanatory and largely autonomous. From self-registration, reservations and payments (end-users), to capacity planning (operators): anyone involved can use it without the need for complex manuals or training.

Smart logic and artificial intelligence: examples

1. A proprietary **AI license plate recognition** algorithm that is able to identify and classify drivers with 99% accuracy
2. **Advanced smart access logic** that avoids drivers from being stranded at entry or exit
3. **Automatically blacklists** drivers that violate parking or access rules configured by the owner
4. Parking brain can continue operating autonomously when disconnected from the internet (**IoT edge**)
5. Administrator and end users have access to their **self-service portal** where they can easily change their preferences, manage their information, and get access to advanced features such as reservations



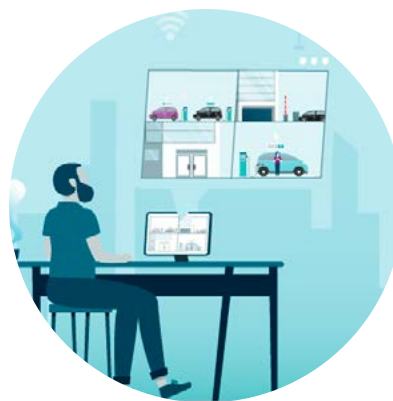
How can you benefit from CAPACITY?

Whether you own parking lots, operate them, or use them, as a tenant or occasional driver: Capacity is sure to offer a abundance of benefits:



Building owners

Manage parking space flexibly to make more money from your assets, accommodate EV charging services and other modes of transport, ensure an exceptional user experience and make your operators' lives easier, all controlled from the same platform.



Building operators

Do away with manual processes, faltering hardware, and complex software: let Capacity autonomously manage parking space reservations, access management, black-listing, EV charging, payments, registrations, and more.



Real estate occupiers/tenants

Ensure you always have the parking spaces you need, allocate your rented spots flexibly, get access to services like EV charging and reservations, and gain insights into your parking usage and trends.



End users

Provide end-users with an exceptional parking experience: help them reserve their spot or easily find the spot they need, get smooth access, update their driver details, charge their EV vehicles, and pay cashless for all services – all in one app.

Why Cegeka?

We combine experience with a continuous quest to learn.

Our mobility team has been developing successful solutions for **leading players in the parking industry** for years. Our experts incorporate that market know-how with more than 25 years of experience in **complex IT solutions** and a continuous focus on learning about the very latest technologies.

We like to work with you

As a family-owned, no-nonsense company, we prefer working in close collaboration with your team. Even long after the go-live of the Capacity platform, you can rely on round-the-clock **24/7 assistance** from a dedicated and multi-lingual team.

We make IT work (but think beyond it)

We're not too keen on innovation for innovation's sake. Aiming for business impact above all, we are **pragmatic, focusing on results** and delivery in both the short and long term.

Cegeka implemented the Capacity platform for the Corda technology campus in Hasselt, Belgium. The result? A great parking experience and time and money savings. Read the story.

“The Capacity Platform can be integrated perfectly with third-party tools. This is crucial, because cooperation is central to our campus.”



ANJA VERSTREPÉN - FACILITY MANAGER AT CORDA CAMPUS

Contact our mobility experts to learn how the Capacity platform can help you future-proof your parking assets

GET IN TOUCH

