



IBPDI expands Common Data Model for Real Estate

- Integration of a total of 22 standards
- Initiative grows to 38 members from all sectors of the real estate industry

Berlin, 2 June 2021. The International Building Performance & Data Initiative (IBPDI) has released a new version of the Common Data Model (CDM) for Real Estate, which is already available on an open-source license from GitHub. In particular, the new version significantly expands and integrates the Digital Building Twin, Energy & Resources, Portfolio and Asset Management, Financials, and Property Management clusters.

Since BuildingMinds, pom+, Microsoft and RICS joined forces to launch the International Building Performance & Data Initiative (IBPDI) last year, the initiative has grown to include 38 members from all sectors of the real estate industry, including corporate real estate managers, investors, industry associations, research institutions, consulting firms and technology companies.

“The IBPDI is making great progress as it forges a path towards a more sustainable future, and this is not only evident from our growing roster of members”, says Rebekka Ruppel, President of the IBPDI. “The Common Data Model for Real Estate has long moved beyond the conceptual and has already developed into a specific and actionable data model”.

Expansion of the Building Operations, Energy & Resources and Property Management clusters

The CDM for Real Estate establishes a universal data language for the real estate industry and integrates existing industry-wide standards. In the new version, the Digital Building Twin cluster has fully integrated material and equipment entities based on the COBie standard (Construction Operations Building Information Exchange). Other standards that have now also been integrated include IFC, CAFM connect, ISO81346, DIN 276, ebkp-h and IPMS. The Energy & Resources cluster, based on CRREM, GHG protocol corporate standard and GRESB, now also includes aspects for the application of circular economy criteria and all aspects relating to retrofitting entities, while the Property Management cluster has also been expanded to include numerous data



entities based on gif and RICS standards, including, for example, on all tenant relations issues.

Integration of the Portfolio Management, Asset Management and Financials clusters

Moreover, the Portfolio Management and Asset Management clusters, which are based on gif and RICS standards, have been linked to the Financials cluster, which forms the basis for uniform reporting of numerous KPIs. The Financials cluster integrates a range of international accounting standards, including IFRS and MSCI, and now also includes a generic chart of accounts, which can be used to generate standardised analyses of financial KPIs across all sectors. The Financials cluster also includes life-cycle costs, which are defined in detail by RICS.

“Connecting Portfolio Management and Asset Management to Financials creates a strategic, big-picture view of real estate portfolios”, says Tobias Decker, Chief Product Officer at BuildingMinds. “Only a detailed definition of the Portfolio and Asset Management clusters, and their alignment with Financials and established accounting standards, enables a process and overall view of the portfolio”.

Further developments in the pipeline

The IBPDI’s members are working to further develop the CDM for Real Estate. The initiative’s primary focus is now on the CDM’s Facility Management and Organizational Management clusters, which define the entities of human and organizational perspectives in the building context and, in particular, processes and roles along the entire value chain of building systems. The expansion of the Digital Building Twin cluster is currently prioritising the integration of IoT data in coordination with standards such as Real Estate Core and Project Haystack.



About IBPDI

The International Building Performance & Data Initiative (IBPDI) was launched in 2020 to develop the first global data standard for the real estate industry. Based on existing international standards, the initiative's members and partners work in different working clusters to develop the open-source Common Data Model (CDM) for Real Estate Estate.

The integration of a Common Data Model provides a new level of consistency and coherence for industry-related data. This enables the integration of industry-specific KPIs into real estate management and the application of national and international benchmarks. A uniform data language is also a prerequisite for the use of advanced technologies such as machine learning and artificial intelligence in real estate management applications

Alongside the initiative's founders Microsoft Switzerland, RICS, pom+ and BuildingMinds, members also include aedifion, agradblue, Allianz Suisse Immobilien, Alpha IC, alstria office REIT, BASF, Bayer, ChillServices, Coros, CoreNet Global Central Europe Chapter, Dassault Systems Germany, DATA AHEAD ANALYTICS, Deutsche Unternehmensinitiative Energieeffizienz (DENEFF), German Facility Managers Association (GEFMA), Dussmann, ekkodale, energie-cluster.ch, F.Hoffmann-La Roche, Gegenbauer, Fresenius University of Applied Sciences Heidelberg, Institute of Real Estate Economics – CRREM, Karlsruher Institut für Technologie (KIT), LIBAL Schweiz, LineMetrics, Madaster, Metabuild, Plutinsus, Project-Haystack, Schindler, Sevan Multi-Site Solutions, STREETS, TheSmarterPlace, vrame Consult and Zurich Insurance Group.

For more information on the IBPDI and its members, please visit: <https://ibpdi.org/>

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