

Dynamic, real-time HVAC optimisation - delivering energy savings automatically.

G City Europe - Atrium Flora

Dynamic HVAC optimisation across retail and office environments

25%	11%	15%
Electricity saving common areas	Electricity saving tenant areas	Gas saving building result

39,800 m² shopping centre & offices | Central Prague | Existing BMS integration | myCoreAI optimisation

Executive summary

G City Europe selected myCoreAI to optimise energy use at Atrium Flora, a 39,800 m² mixed-use property combining a shopping centre with office space. The building serves tenants with different indoor-climate requirements, making energy optimisation dependent on maintaining comfort across varied operating conditions.

myCoreAI integrated with the existing Building Management System and used building sensor data to optimise HVAC operation automatically. The system sent optimised signals to the BMS every 15 minutes, allowing the existing controls infrastructure to remain in place.

The project reported a 25% electricity saving in common areas, an 11% electricity saving in tenant areas and a 15% gas saving, while G City Europe reported that indoor comfort was not compromised.



Optimising a complex mixed-use building

Atrium Flora combines retail and office environments within one property. The two tenant types have different requirements for indoor climate, creating a more demanding operating profile than a single-use building.

DIFFERENT TENANT NEEDS

Office and retail occupiers require different indoor conditions, so optimisation must respond to more than one operating pattern.

EXISTING BMS

The technology integrated into the installed Building Management System rather than requiring an additional controls platform.

COMFORT RETAINED

The client reported strong energy savings while indoor comfort in the building was not compromised.

How the optimisation works

myCoreAI integrates with the BMS and uses building sensor data to optimise HVAC operation around actual building needs.

Optimised signals are sent to the BMS every 15 minutes, allowing the system to adjust operation continuously while the existing BMS remains the building's controls platform.

For G City Europe, the integration was described as straightforward and required no additional optimisation hardware.

Measured results

Area / energy source	Reported saving	Context
Common-area electricity	25%	Electricity consumption in common areas
Tenant-area electricity	11%	Electricity consumption in tenant areas
Gas	15%	Building gas consumption

CLIENT PRIORITY

"We have to keep operating expenses within acceptable ranges for our clients while maintaining a certain level of comfort in our buildings."

Ondrej Jirak - COO (CZ/SK), G City Europe

Client perspective

G CITY EUROPE

"As a landlord, we face many challenges in today's energy environment, particularly because of the high cost of energy, especially natural gas. At the same time, we have to keep operating expenses within acceptable ranges for our clients while maintaining a certain level of comfort in our buildings."

"...we have achieved impressive savings in energy and natural gas consumption, while the indoor comfort in the building has not been compromised. And this building is complex since we have two different types of tenants, both office and retail, who don't have the same requirements in terms of indoor climate, but myCoreAI handles that very well."

"The integration into our existing BMS was fairly easy for us as a customer since no hardware was needed, and I think it took only about a month to have it all up and running."

Ondrej Jirak - COO (CZ/SK), G City Europe

What the client highlights

ENERGY SAVINGS

Reported electricity savings across both common and tenant areas, alongside lower gas consumption.

COMFORT MAINTAINED

Indoor comfort was maintained despite the different requirements of retail and office tenants.

EASY BMS INTEGRATION

The client described integration with the existing BMS as straightforward, with no additional optimisation hardware required.

What the project demonstrates

MIXED-USE COMPLEXITY

Dynamic optimisation can operate across a property where retail and office tenants have different indoor-climate requirements.

LOW-DISRUPTION INTEGRATION

The client described integration with the existing BMS as straightforward, with no additional optimisation hardware required.

ENERGY + COMFORT

The project combined reported electricity and gas savings with maintained indoor comfort across a complex building.

Why this reference matters

Atrium Flora provides a useful European reference for applying autonomous HVAC optimisation to a large mixed-use asset rather than a single-use office or public building.

The combination of retail and office space creates different occupancy and indoor-climate requirements within the same property. The results show that myCoreAI can respond to that complexity while working through the existing BMS.

The client's comments also reinforce an important operational point: the value is not limited to energy reduction. Maintaining comfort and integrating with minimal disruption are central to the business case for occupied buildings.

Conclusion

G City Europe - Atrium Flora demonstrates strong HVAC optimisation performance in a large retail and office environment. With reported savings of 25% electricity in common areas, 11% electricity in tenant areas and 15% gas, the project adds a valuable mixed-use commercial reference to the wider myCoreAI evidence base.

A European retail and mixed-use reference for dynamic HVAC optimisation.

Existing BMS retained | Retail and office comfort requirements managed within one building.