

Press Release

MORNING CAPITAL FOCUSES ON TECHNOLOGY IN “SMART” MANAGEMENT OF REAL ESTATE ASSETS

Digital helmets for remote support in real-time, reduced response times, fewer on-site visits and problem-solving 4.0.

Milan, June 8, 2020 – In this period of major difficulties for getting around physically due to the Covid-19 pandemic, technology can be a fundamental tool for expert technicians involved in structure or building maintenance and who find it difficult to reach worksites within a reasonable time frame. Even prior to the outbreak of the current health emergency, as part of a far-sighted process of digital transformation and disruption whose benefits are even more evident in this difficult context, **Morning Capital**—the real estate full-service provider—chose to equip itself with “**Digital Helmets**”: helmets with built-in digital controls to provide remote support in real-time and designed to reduce response times and costs using problem-solving 4.0 solutions.

Thanks to this project, Morning Capital’s expert technicians are equipped with helmets that make it possible to perform on-site operations without the need to have the in-house manager present, thanks to the integrated monocular visor that receives the images from a remote computer, and the built-in camera that sends high-resolution images from the worksite. Each helmet is equipped with a bluetooth/wi-fi audio-video link and the proprietary software manages the opening and closing of the job ticket, the authorization process, real-time feedback and forensic acquisition of the paperwork.

*“One of our priorities,” notes **Maurizio Monteverdi, CEO of Morning Capital**, “is to improve the service offered to both the owners and tenants of the over 3,000 properties we manage in Italy. Our innovative vocation continues to focus on digital transformation and disruption and involves all in-house expertise. This is why we have chosen to develop this project together with Digitalnology, in order to have a revolutionary impact on the work of our building, facility, development and project managers. In fact, the use of these helmets allows our technicians to communicate more rapidly and efficiently among themselves and also quickly involve specialists via remote simply through a video call without the need to have them come to the site in person.”*

Thanks to the use of these digital helmets, from February to now, as part of a process to redefine in-house processes and the company’s organizational model, Morning Capital has already seen a major increase in efficiency in ordinary and extraordinary maintenance, thus improving activity control indices in its various areas of service.

The Digital Helmet

In this era of smart-working, in which anyone can be digitally connected and it is possible to work from anywhere, there are still many job categories that do not have this type of opportunity, for example blue collar workers and technicians. It is for them that the company **Digitalnology** has developed the innovative voice-controlled digital helmet that makes it possible to make a video call to a technician or supervisor for remote support. Being able to see what the worker sees, the technician can provide step-by-step guidance to solve the problem. In addition, the small monocular display mounted on the helmet allows the user to see product photos, drawings and manuals, and the high-resolution camera makes it possible to send in remote photos to the technician to have additional information. All fully secure and with hands free to work. Those adopting this technology can also take advantage of 40% Industry 4.0 tax credit.

The **Digital Helmet** (www.digitalhelmet.tech) comes with a case for safe transport, as well as to guarantee: (i) full connectivity using a wi-fi router that always remains connected and can accept up to 3 SIM cards; (ii) continuous device charging using a built-in power bank that can be connected to an external power socket; (iii) impact-protection for the device when being moved thanks to the contoured rubber lining. The case conforms to airline restrictions for hand luggage.

Digital Helmet e
valigetta di supporto



Tecnico sul
campo

Digital Helmet and support case
On-site technician



Software di
comunicazione



Bulding Manager - Centro
assistenza centralizzato

Communications software
Building manager – Specialized Support Center



Founded in 2019 from the rebranding of Gestimmobili, Morning Capital Srl is an investee company of Vittoria Assicurazioni SpA and manages over 3,000 properties throughout Italy, in Milan, Rome, Turin, Genoa, Parma and Florence. As a strategic real estate full-service provider, it specializes in Asset & Investment Management, Deal Origination & Transaction, Property & Building Management, Facility Management, and Project & Development Management services, and follows the entire life-cycle of an asset, from identification to sale or leasing, from engineering to work on-site. Through digital transformation, the company combines state-of-the-art expertise in real estate finance with traditional technical/administrative activities, while also offering innovative vertical management solutions in the area of urban redevelopment.

Morning Capital projects guarantee advantageous, long-term investments with constant improvement not only in portfolio risk management but also in the yield and return profile of the capital invested.

Digitalnology is an innovative start-up founded in 2019 that develops 4.0 solutions for the construction and infrastructure sector. It is already working for some of the world's leading construction firms and it won the Made 2020 – Politecnico di Milano tender with its project, *"TUNNELING 4.0: il cantiere digitalizzato dallo scavo alla prefabbricazione"* ("TUNNELING 4.0: the digitalized worksite from excavation to prefabrication"). Among its solutions already on the market are the Digital Helmet for remote support to workers, and KYP, 4.0 software for digitalized management and traceability of prefabricated installations. The use of long-range wireless sensor technology to gather data from the field and expertise in integrating a range of industrial technologies represent the distinctive achievement of projects developed by Digitalnology.

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