

The background of the slide is a complex 3D abstract graphic. It features thick, flowing red and grey ribbons that curve and twist across the space. Interspersed among these ribbons are numerous small, red, circular data points and some grey rectangular blocks, suggesting a digital or data-driven environment. The overall aesthetic is futuristic and high-tech.

# **THE IMPACT OF TECHNOLOGY IN REAL ESTATE**

**WHERE YOU NEED TO BE IN 2030**

- Michael Davis

Technology × (Organisations reorganised) =

**Dramatic real estate change**



# The digital ecosystem

## Exponential advances in computational power

Exponentially faster processing speeds and new forms of computer architecture are powering technologies previously written off as impossible



## Internet of things

Billions of smartphones, wearables and Internet of Things sensors that are transforming business models and ways of working



## Ubiquitous connectivity

Faster and near ubiquitous connectivity is connecting more devices and people to the Internet

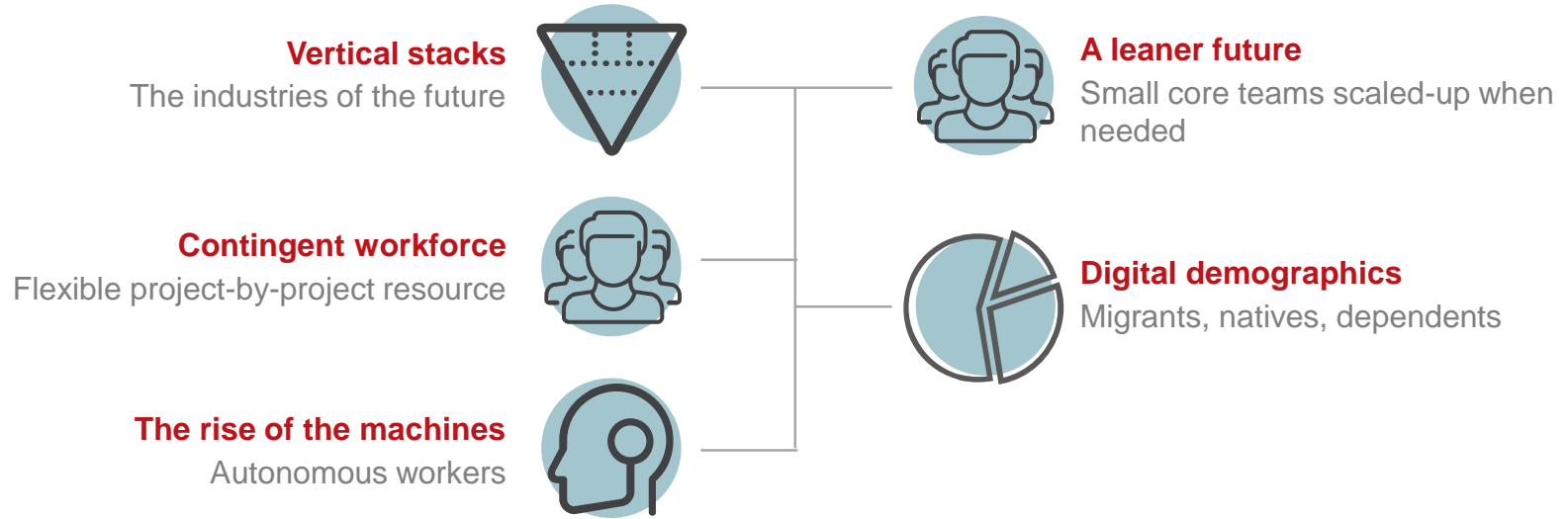


## The data revolution

Data production is expanding at an exponential pace, giving businesses new insights into their customers and their operations



# The organisation re-organised



# Real estate. Redefined.



1. Tech and RE collide

2. Data defined real estate

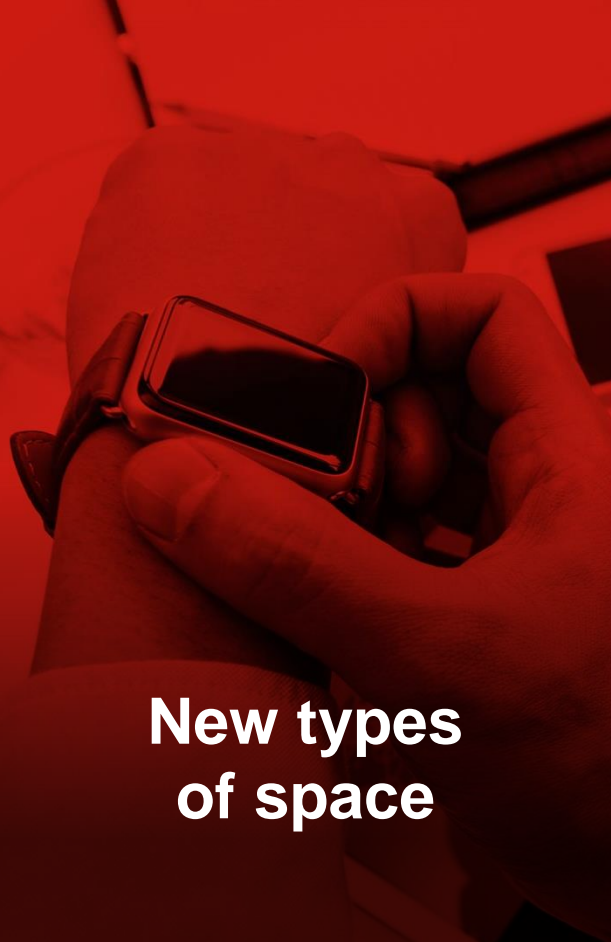
3. Workplace as a service

4. Connectivity: the fourth utility

# Technology and real estate collide

Firms of all sizes face competitive pressure to innovate and the role, function and design of the workplace is being challenged

**Consolidated & flexible portfolios**



**New types of space**



**Tech enabled workplaces**

# Data defined real estate

Offices as destinations where employees, contingent workers and partners come together to create new products, services and ideas

**Smart buildings**

**Smart workplaces**

**Adaptive design**

# Workplace as a service



## Experience-led workplace

The workplaces of tomorrow will focus on user experience to attract and retain talent



## Diversification and choice

A network of liquid spaces will develop around core space, serving corporates, startups, microbusinesses and freelancers



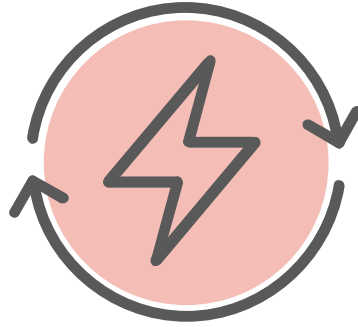
## Growth of Coworking and flex space

Continued growth in Co-working provision





# Connectivity, the fourth utility



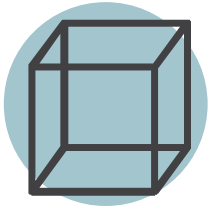
# The roadmap to 2030



Corporates will have streamlined their portfolios into strategic locations supplemented by space to support innovation



Technology will become far more embedded into workplaces



Thirty percent of corporate portfolios will be flexible space



Optimal connectivity will become a key competitive advantage



# The future of real estate | by 2030



Offices will become locations for employees, contingent workers and partners and outside experts to work in dynamic and fluid teams.



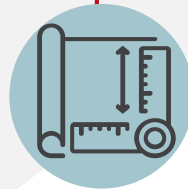
Portfolios will be streamlined into core locations situated in strategic sites that bring together partners, clients and employees and support talent attraction.



Accelerator, incubator and innovation spaces will be a core component of real estate and innovation strategy.



Virtual and augmented reality will become mainstream in office environments to support immersive collaboration.



The design of office environments will be guided by user experience, providing office users with more flexibility and choice over their working environment and a greater range of amenity spaces.



**Thank You.**

**<http://ridethewave.jll.com/>  
**#ridethewave****