

smart
vatten®
UNDERSTANDING WATER

20

ANNUAL WATER REPORT

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Introduction

Climate change, pollution, and an ever-increasing population are profoundly changing the European water landscape.

Water shortages have already led to property devaluation across Northern, Central and Southern Europe, and investors are now prioritizing sustainable assets that mitigate these risks. Both the European Union and the United Kingdom have introduced legislation demanding careful management and transparent reporting when it comes to water, and the EU just adopted the first ever Water Resilience Strategy, highlighting that a serious focus on sustainable water management is urgently required.

At Smartvatten, we are committed to deliver data-driven insights across the water cycle, based on scalable digital solutions that help water utilities and real estate owners achieve both environmental and business goals. Our solutions help deal with challenges like water losses in distribution networks, leakages and overconsumption of water in buildings, stricter regulatory requirements, aging infrastructure, and sewage overflows and spills.

Our Annual Water Report exists for one reason: to turn data into insights. Because we don't just collect water usage numbers – we analyze trends, benchmark performance, and identify hidden risks. With those insights, our clients

can take action that leads to measurable environmental and financial impact. Here, we share the latest data and our insights into water management – based on the wealth of water data and experiences we have collected from over 30.000 properties and 200.000 apartments across 36 countries (and counting). Information that provides valuable insights into average use and waste, as well as key insights to improve the use of natural resources and reducing our footprint.

In the following pages, you'll find our views on current challenges, key regulatory developments, data-focused insights from the past year, and how we put all that knowledge into practice on a daily basis. And while our products, services and team continue to make water data easily accessible and understandable for more and more clients, we're also constantly working to further develop our software, hardware, and create new features.

Thank you for reading, and thank you for joining us on the road to a water efficient future.



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Here's what you'll find:



What we're facing.

Our thoughts and strategies on challenges in water and water management.



What we're seeing.

Our collected and analyzed data on water consumption, waste, leaks, mitigation, and carbon footprint.



What we're doing.

Our knowledge and experience in action through products, new features, use cases, and partnerships.

What we're facing.

Water is an essential ingredient for a sustainable future – invaluable to our health, food, housing, and livelihood. That's why its availability, accessibility, and affordability are so important. Smartvatten is committed to saving as much water as we can – all year, every year. And for that, knowledge about the challenges we're facing is key. Here's what we've been thinking about.

The Water Crisis: Why the Real Estate Sector Can't Afford to Wait

Two-thirds of the earth's surface is covered in water, but less than 1% is both drinkable and accessible. And those resources are dwindling across the world. The global water crisis is no longer a future threat – it's happening right now. And it's not just a challenge for governments or water utilities: it directly concerns the real estate sector.

The real estate sector is one of the biggest consumers of water globally, but many of its properties are still relying on outdated infrastructure and tools to track or manage water effectively. Every unnoticed leak and inefficiently managed water system adds up to both environmental and financial waste.

As floods, droughts, and rising water costs hit cities across Europe, the risk to property portfolios can no longer be ignored. For owners and investors alike, water is no longer just a utility line item – it's a strategic risk.

Growing Water Stress in Europe

Extreme weather events are becoming more common around the world. Due to the worst droughts in centuries, water scarcity is reaching extreme levels, with climate models predicting the worst is yet to come. The numbers are sobering:

- **703 million people** don't have access to clean drinking water;
- **1.5 billion people** live without proper sanitation; and
- more than **90% of climate-related disasters** are water-related.¹

And this is not just a problem in the Global South. According to the European Environment Agency (EEA), water scarcity in Europe has continuously intensified since 2010 with now 34% of EU territory affected during at least one season in 2022.²

Southern Europe is dealing with repeated droughts that are drying up aquifers and

forcing cities to restrict water use. Meanwhile, in the North, aging infrastructure leaks millions of liters before water even reaches end users.

From Madrid and Paris to Stockholm, cities are waking up to water as a business risk. As availability decreases and pressure on supply grows, water scarcity is starting to shape everything from property values to operational strategy.

From Risk to Resilience

For real estate stakeholders, water isn't just an environmental issue anymore – it's a business-critical one. Increasing water prices, tougher regulations and municipal water restrictions can disrupt property operations, raise operational costs, and pose long-term risks to asset value – particularly in high-risk areas. Water impacts ESG performance, especially with growing compliance demands under regulations like the Corporate Sustainability Reporting Directive (CSRD). And finally, it also affects tenant expectations, as sustainability becomes a key decision factor.

But here's the good news: buildings don't just face water risks – they also have the power to reduce them. With smart monitoring systems, real-time leak detection, and data-driven insights, property owners can take back control. You can help ease pressure on local water systems, preserve freshwater resources, and ensure the availability of water for the billions of people who need it. And you're not just meeting your sustainability targets: you're building resilience for your portfolio, boosting ESG scores, and turning sustainability into a strategic advantage.



¹ UN-Water & WaterAid.

² 'Almost two-thirds of EU water in bad condition, report shows', *Financial Times*.

What we're facing.

€ Save Energy? Conserve Water!

Improving your properties' water efficiency does not just affect your water bill. Responsible consumption can help cut down on both water and energy costs.

The production of clean water requires a lot of energy. Before you can even turn on the tap, it has to be extracted, purified, transported, and distributed to your property. And after it goes down the drain, it needs to be treated to make it safe for release into the natural water cycle again. Every step along the way costs energy. And we don't just use cold water. We heat it, too. Approximately 40% of the water used by households is hot water. The more water that needs to be heated and the higher the temperature, the more energy is required.

In cutting down your energy use and costs, and reducing your impact on the environment, taking (hot) water consumption into account is a smart move. On average, reducing your properties' water bill by 20% leads to about 5% less energy costs. And with prices of energy and water going up, that's getting more and more interesting.

INSIGHTS

How Smartvatten Helps Reduce Costs

With our remote monitoring solution, you can check, track, and record every property's water use and waste. No manual labor or input required – and no more human error. With our thorough water surveys, you can easily adjust inefficient pressure and flow rates and cut costs in no time. And on top of that, you'll save on your energy bill. Get in touch to find out more about creating a custom water efficiency strategy.

UN SDG 6: Clean Water & Sanitation

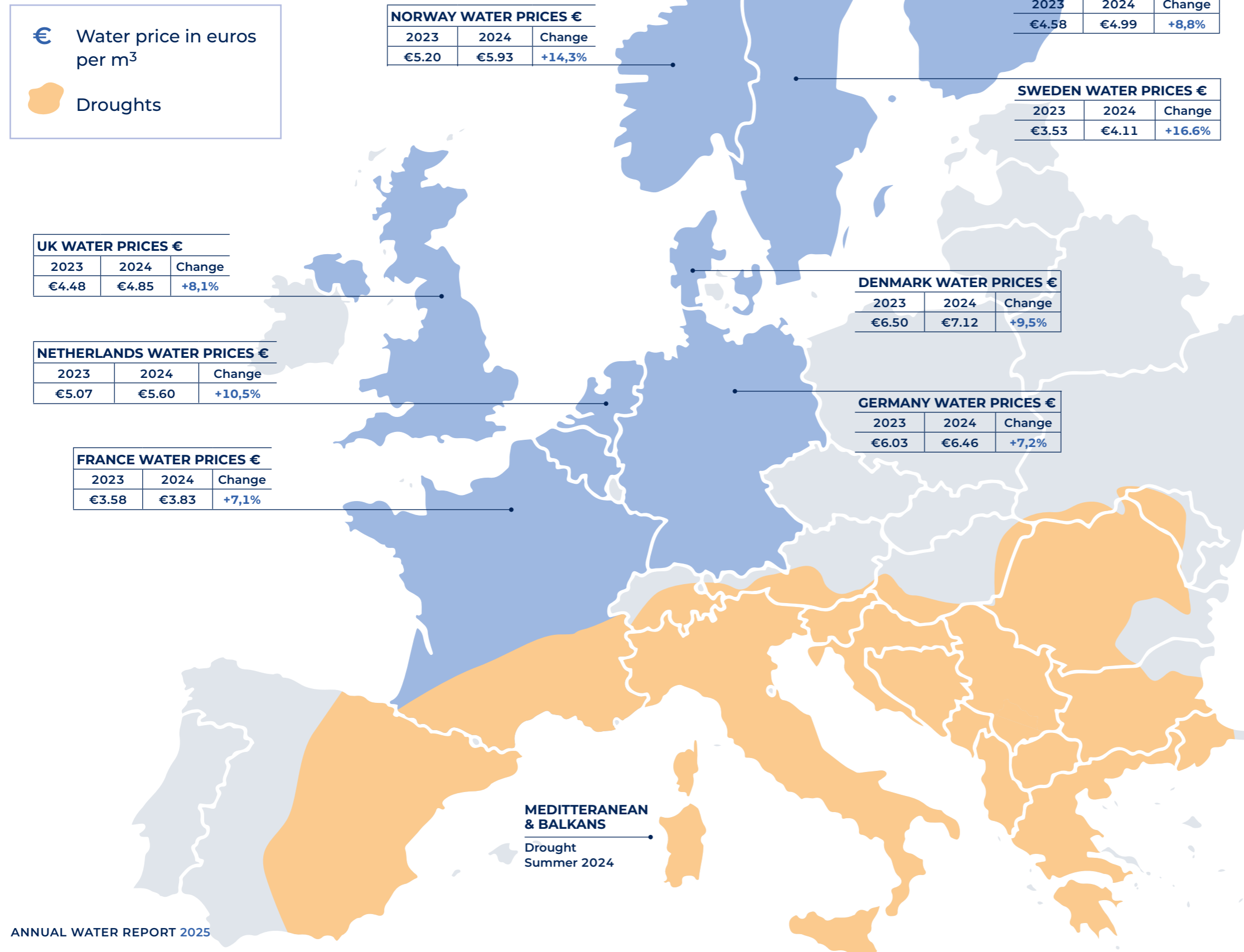
One of the biggest challenges around the world is access to clean water and sanitation: it's number 6 of the UN's [17 Sustainable Development Goals](#). Increasing water-use efficiency and ensuring freshwater supplies is one of its subcategories and an integral part of that goal, as is the improvement of water quality, wastewater treatment, and safe reuse.

“The good news: buildings don't just face water risks – they also have the power to reduce them.”



What we're seeing

WATER CHALLENGES ACROSS EUROPE



Rising Water Tariffs in Northern Europe: A Growing Concern for Utilities and Consumers

Across Northern Europe, water tariffs have seen a significant surge over the past year, and it is vastly outpacing general inflation.

The average increase is close to 10% between 2023 and 2024, compared to a general inflation rate of approximately 4-5% in most of the region. In some countries and cities, the increase has been even more striking. Sweden leads with a 16.6% hike in average water tariffs, followed by Norway at 14.3% and the Netherlands at 10.5%.

The average cost of water per cubic meter (m³) varies considerably across the region. Denmark remains the most expensive at € 6.90 per m³, while Sweden and France – despite their significant price increases – still maintain some of the lower average tariffs at €3.70/m³ and €3.42/m³ respectively.

Aging Infrastructure & Regulatory Requirements

This rise in water tariffs is not arbitrary. One of the primary drivers is the urgent need to invest in aging water infrastructure. Much of the region's water systems were built decades ago and are now in critical need of repair or replacement. Leaks, inefficiencies, and outdated treatment facilities are forcing utilities to accelerate capital investment projects. Additionally, increasing regulatory requirements, environmental goals, and climate resilience measures are pushing utilities to modernize operations and improve service quality – costs that are ultimately reflected in consumer bills.

As utilities confront these infrastructure and sustainability challenges, the pressure on water prices is expected to continue. This highlights the importance of efficient water management, advanced metering, and digital monitoring solutions to mitigate rising costs and ensure long-term sustainability.

What we're seeing.

For our real estate clients, clear data on water consumption, waste, leaks, and the impact of water on CO₂ emissions is essential in working toward sustainable water management and compliance in reporting. It's information that helps us to understand and benchmark regional efficiency and identify best practices across borders. Here's what stood out in our data in 2024.



Water Consumed

In our analyses here, we've included **5370 properties** that were monitored consecutively over 24 months (2023-2024). But, of course, not all of those properties are the same. To be able

to share clear conclusions, we've categorized our data and explored patterns per property type and country.

THE TOTAL CLIENT WATER CONSUMPTION WAS

13.5 BILLION LITERS

That is the equivalent of approximately

 **5,408**
OLYMPIC SWIMMING POOLS

WITH 5370 PROPERTIES, THAT MAKES AN AVERAGE OF

2.5 MILLION LITERS PER PROPERTY

The average consumption per square meter is

 **743** LITERS PER YEAR



Exploring Water Consumption Patterns

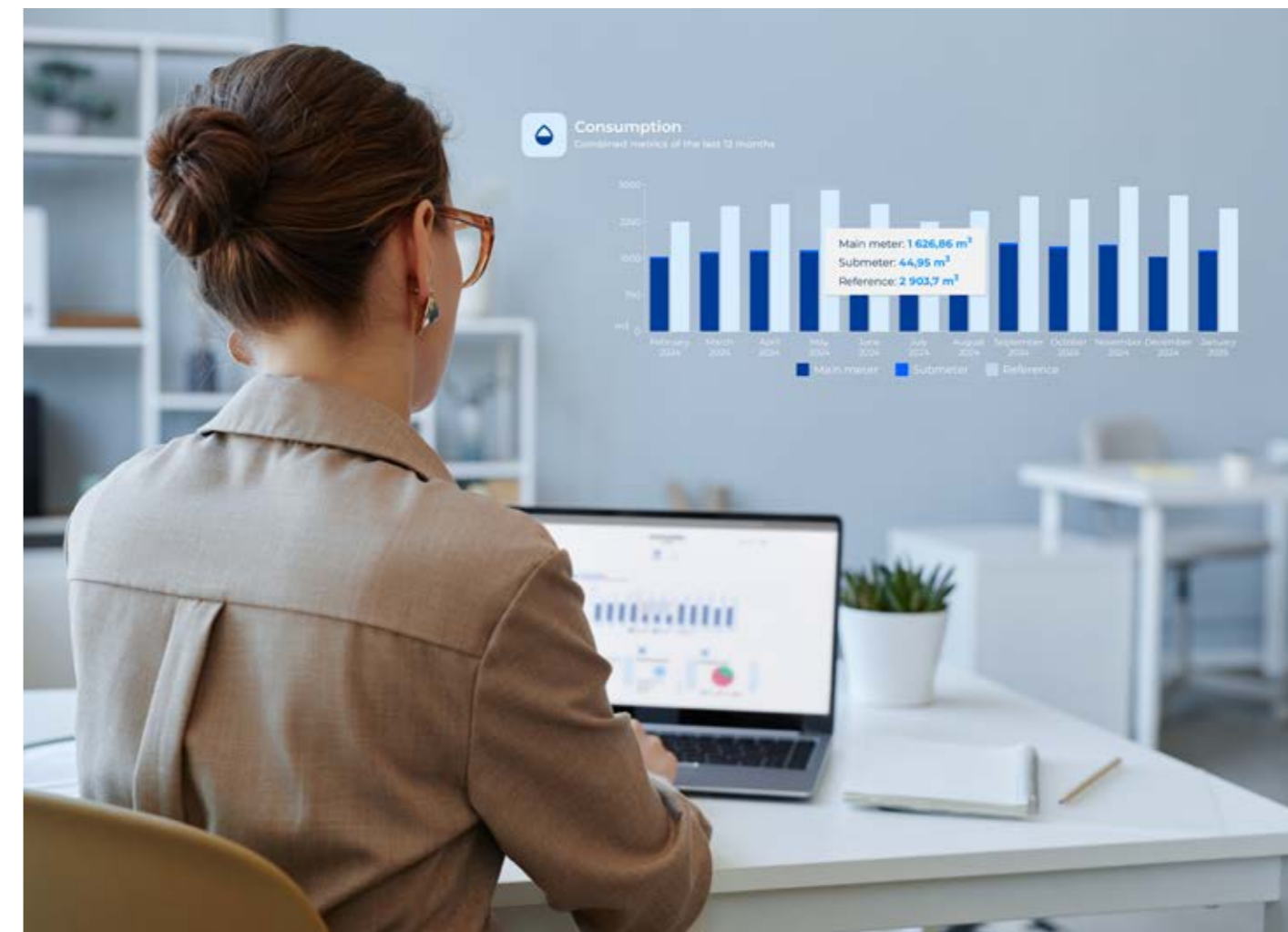
Water consumption patterns naturally vary, depending on the way and for what purpose the property is used. When we divide our data into property sectors, however, you can see distinctly similar weekly patterns.

In residential apartment buildings, for example, peak consumption might take place in the mornings, evenings, and weekends, while offices see the most use during business hours. And the type of business matters, too: there's a big difference between cubicle-lined floors and a space filled with installations and machinery. Also think of sports facilities like stadiums, where consumption is a lot higher due to the large number of visitors at peak times (and unmonitored downtime in between) and a

high concentration of food and beverage services.

These patterns can be used to predict typical consumption, which informs Smartvatten's leak detection systems. We also use it to benchmark individual properties and identify those that show significantly different behavior than the expected consumption patterns. This type of data can be used to find root causes and take specific actions to increase water efficiency and reduce unwanted waste.

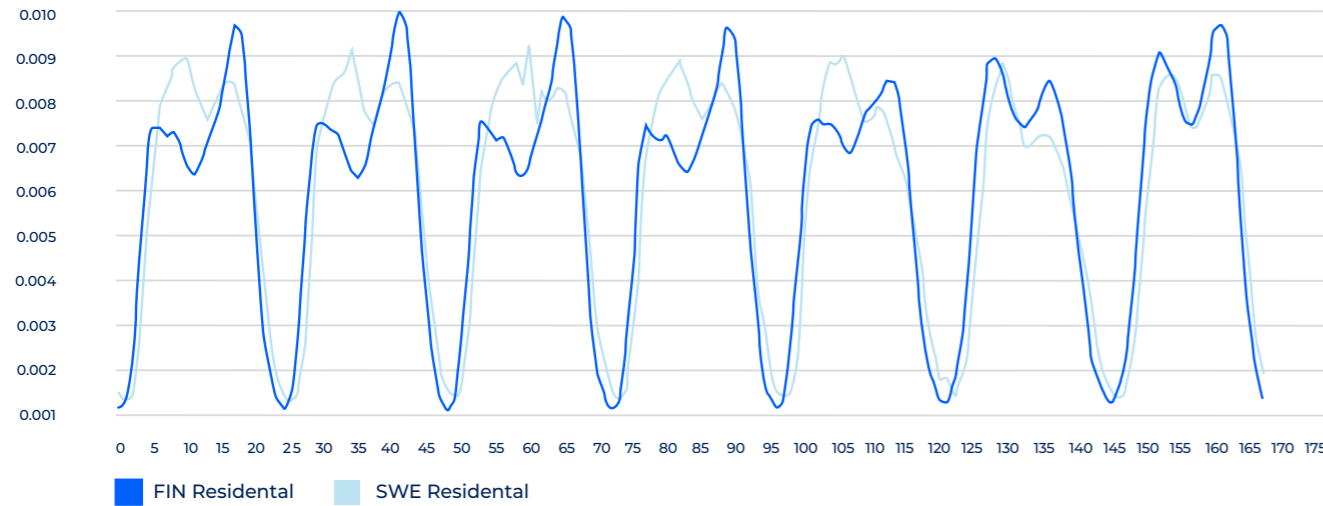
By visualizing the water patterns, you can also find interesting differences between countries in the way we use water and utilize our properties.



Residential Properties

The weekly pattern in residential properties (indicated as % of total usage by hour of the week) in Finland and Sweden shows the highest usage during weekday mornings and evenings, and a clear pattern of near zero consumption during the late-night hours. During weekends, consumption is generally

and naturally more evenly distributed throughout the day, as more people are staying home from work or other daytime activities. In the graph, however, you can also see that habits can differ between countries. Weekday water consumption peaks in the mornings in Sweden, but it's evenings for Finland. Why? We call it the sauna effect!

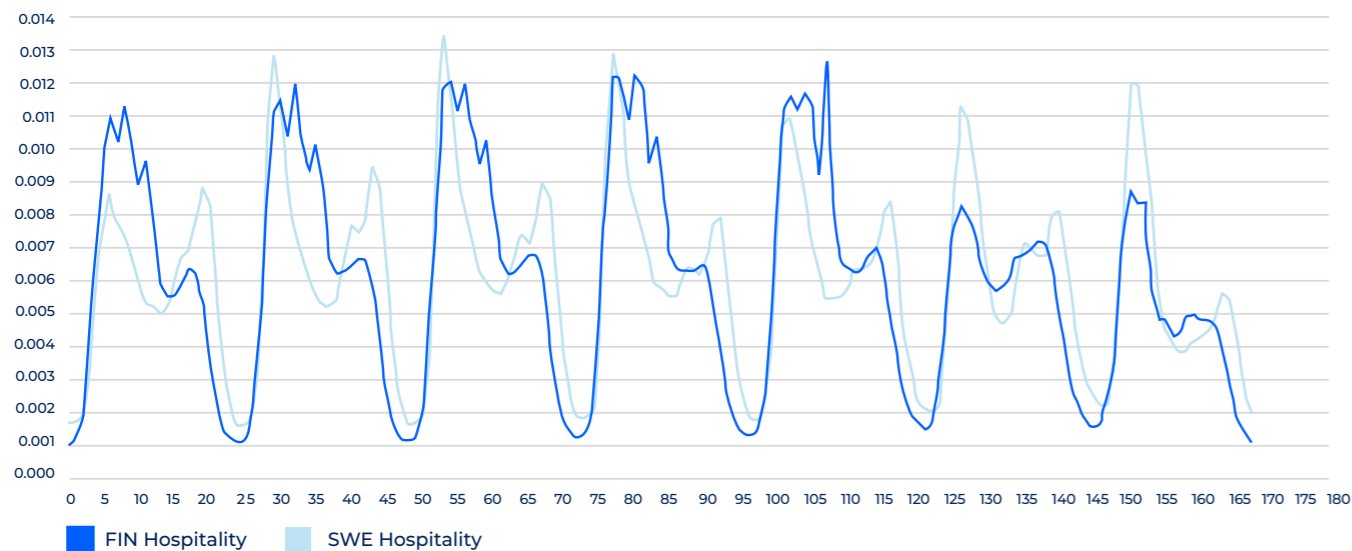


Hospitality Properties

The hospitality sector is one of the most water intensive sectors, as guests tend to enjoy the use of long showers or taking a bath more frequently at a hotel than they would at home. There's also a high ratio of leaks detected in this type of properties and our customers in this segment achieve significant savings by applying a systematic approach to their follow-up of all identified leaks.

utilization of hotels in Finland is more concentrated on weekdays, with a peak on Wednesdays to Fridays – apparently the days with the highest occupation rate of hotels. In contrast, Swedish hotels see more evenly distributed patterns with higher utilization during weekends, with the exception of Mondays as the day with lowest weekday consumption. What also stands out: water consumption in the hospitality segment is more heavily concentrated in the morning hours, as opposed to residential properties.

A per country comparison reveals some differences in the weekly patterns. Water

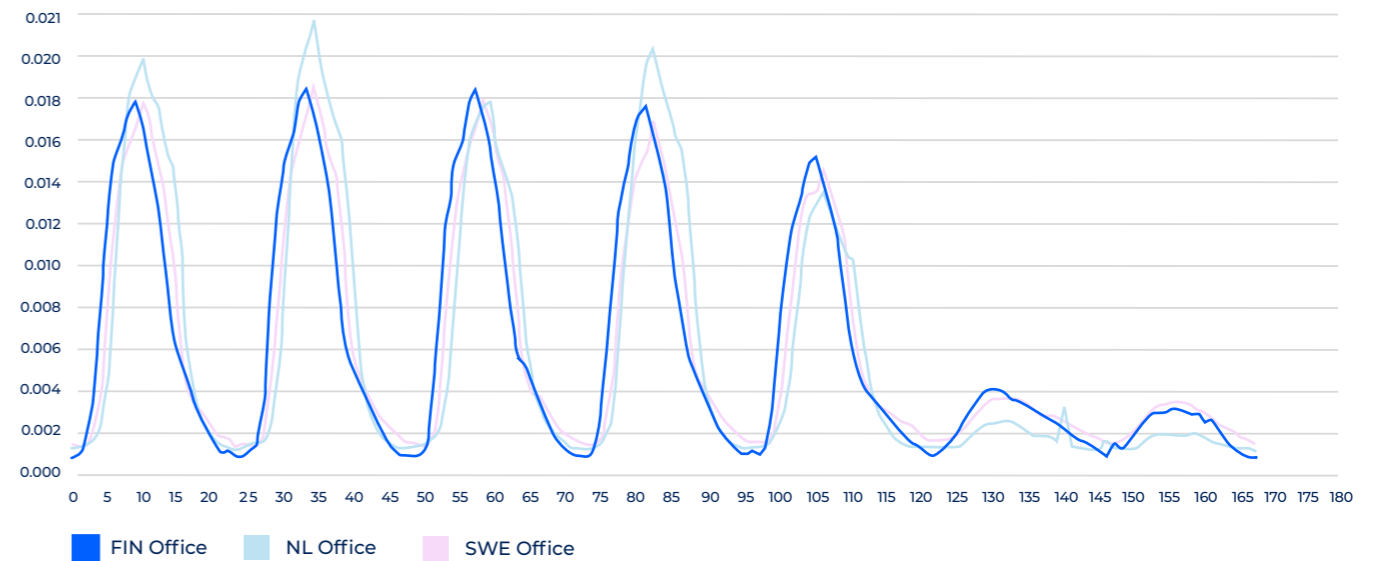


Office Properties

In offices across countries, we see very similar patterns, with a clear mid-day peak during lunch hour. A more detailed review also reveals that a Finnish lunch hour starts about an hour earlier than in other countries. Another clearly visible pattern is that Fridays see a significantly lower water intensity than other working days – likely because remote working is most prevalent on Fridays. Also noteworthy: the utilization of office spaces is pretty similar throughout other weekdays, which we can conclude from a very similar water consumption pattern. It does seem like

Dutch office spaces are far less utilized during weekends, compared to Sweden and Finland.

From a leak detection perspective, these patterns show that leak alerts need to be dynamically adapted to the day and time of the week. Smartvatten automatically configures these settings depending on the day of the week and the actual consumption of the property, making sure that 'average' values don't trigger an alert. For example: what's considered general weekday use won't set off any alarms, but during weekends the same consumption level will be properly categorized as a high flow incident.

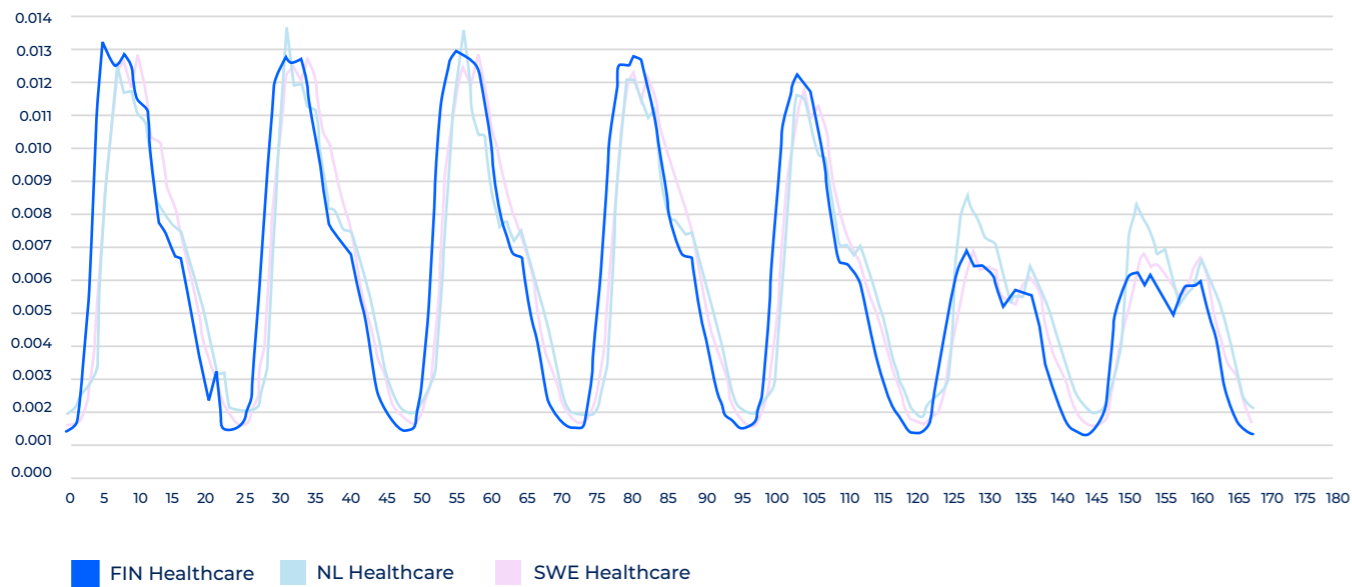




Healthcare Properties

With both day and night usage, healthcare facilities display a remarkably similar consumption pattern across countries. High use in the morning hours is followed by a decreasing pattern throughout the day. The nighttime consumption is naturally low, but compared to other property types, it never fully reaches the point of zero consumption – even in the quietest nighttime hours.

In this type of property, water intensity can be high and the number of water installations is significant. With constant water consumption round the clock, standard algorithms will not suffice to accurately detect leakages. That's why you need granular monitoring in real-time to provide accurate insights and leak alerts.



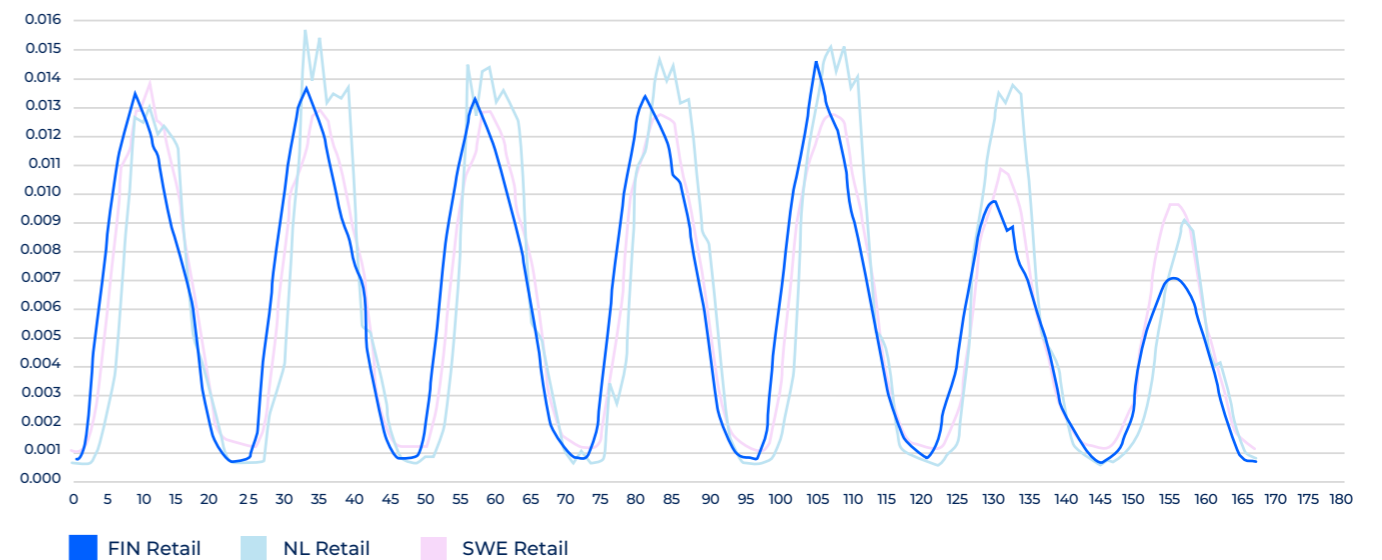
Retail Properties

For retail properties, the data shows another cyclical pattern with daily peaks typically occurring during mid-day, and troughs during nighttime. There are, however, notable variations in peak intensity and timing. Sweden's retail properties show consistent high peaks throughout the week, with a slightly higher overall consumption compared to Finland and the Netherlands. Finnish retail properties display similar daily cycles, but with slightly lower peak values than Sweden.

longed hours of high usage from mid-day and onwards, while Swedish properties have the most evenly distributed pattern between week and weekends, including Sundays.

On an individual basis, each retail facility might vary from the typical pattern due to the size and mix of tenants included. Smartvatten has seen significant amounts of leakages in several of these properties and annual water savings of up to €50,000. For more complex properties, it's been increasingly common to also install water submetering, which enables different sections and/or tenants of the buildings to be measured separately. This also enables more prompt identification of leaks.

In Finnish properties, we can see more pronounced fluctuations between peak and off-peak periods, and sharper mid-day peaks. Dutch properties appear to have more pro-



What we're seeing



Water Leaked

In 2024, **67% of monitored properties experienced leaks**, and **15% had to deal with more than one leak alert per month**.

57,943 LEAKS DETECTED

with **71,356 liters leaked per property** across an average of **7 leaks** per property.



771,320,000 LITERS

of water was wasted due to leaks.

That cost – when conservatively estimated at a price of €4/m³ – more than **€3 million euros**. Millions of euros, literally going down the drain.

That's an astonishing figure — but just how much is it, really? Let's put it into perspective:

1. THIS YEAR'S TOTAL LEAKAGE COULD FILL OVER

300 FULL-SIZED OLYMPIC SWIMMING POOLS

An Olympic swimming pool holds about 2,500 m³ of water. This year's total leakage could fill over 300 full-sized Olympic swimming pools – enough to host a world-class swimming event with water to spare.

2. The amount of water lost due to leaks would be enough to cover the entire annual water consumption of

14,600 PEOPLE

The average European consumes around 144 liters of water per day, roughly 52,500 liters per year.

3. THIS WASTED WATER TRANSLATES TO MORE THAN

77,000 TRUCK-LOADS

A convoy that would stretch hundreds of kilometers. A typical water tanker truck holds around 10 m³.



BIGGEST LEAK

18.86 MILLION LITERS

15% of all detected leaks lasted more than 5 days, but together represented **63% of the total leaked volume**.



AVERAGE WATER LOSS PER LEAK EVENT

13,463 LITERS



Leak Patterns by Property Sector

Leak behavior varies significantly across sectors and by understanding these differences we can help prioritize risk.

Hospitality properties are the **most leak-prone**, with nearly **22 leaks per year** per site, losing an average of **485,000 liters annually**. The sector accounts for only 4.5% of connected properties, but nearly 11% of the total leak volume – largely due to continuous operation and delayed detection of long-term leaks.

Retail and **Office** buildings suffer from **frequent moderate-to-severe leaks**, often driven by complex plumbing and nighttime inactivity. Quick response to alerts can prevent high water loss – over **230,000 liters per year** in retail.

Due to irregular use and idle periods during which leaks go unnoticed, **sports facilities** experience the **largest leaks per incident**: over **33,000 liters**.

Industrial sites have fewer leaks, but the ones that do occur are **large** and are often linked to older infrastructure and the physical impact from vehicles and machinery.

Healthcare buildings lose **130,000 liters per year**, with 77% of that volume coming from **long-term leaks**, underlining the need for real-time monitoring in these high-stakes environments.

The **highest number of total leaks** is reported in **residential** properties, but individual events are small. That makes **frequent minor leaks** the norm, which suggests that a focus on tenant awareness and preventive maintenance is the way to go.

INSIGHTS

With residential leaks, up to 1.7 liters of water are wasted per minute. Although that's only 28% of a nominal tap flow (at 6 liters per minute), it can quickly add up in both liters and costs – and that's before taking into account the potential water damage.

What we're seeing.



Water Saved



Detecting a leak early on means saving enormous amounts of water, preventing the unnecessary expense of that spilled water, and avoiding costly water damage. Calculating how much we're saving is, of course, impossible.

But if we assume that long-term leaks – those lasting more than 5 days – would have continued for **30 days on average** without Smartvatten's intervention, the estimated water saved would be almost 1.15 million liters.

THE ESTIMATED WATER SAVED IS



1.15

MILLION LITERS

This is the equivalent of 459 Olympic-sized swimming pools.



INSIGHTS

CO₂ Emissions

Managing your water consumption is not just about water. It's also about energy and your CO₂ output. Of the total production of electricity, 12% is used for water production and the heating of tap water. Purifying (sea) water to get it ready for consumption, transportation to your property, heating water for a bath or shower, and collecting and treating wastewater after it goes down the drain all lead to CO₂ emissions.

And to generate electricity, we need water, too: 90% of global power generation is water intensive. For almost every type of water production, significant amounts of water are required to either produce the equipment or during the generating process itself – that goes for nuclear, fossil, and even renewable energy sources. Water and energy are truly interdependent.

This all means that by improving your portfolio's water efficiency, you not only save water – you reduce your energy consumption and your carbon footprint, too.

What we're doing.

Many property owners have already taken the first step toward smarter water management with remotely readable water meters. And while that's a good start, it's not enough. Real-time monitoring helps collect a wealth of invaluable data that can be used to satisfy every reporting requirement. But it can do so much more. From finding leaks early on to preventing them, from providing insight into consumption and waste to optimizing consumption behavior. Here's how we're putting the data to work.

Creating Added Value With Water Data

Water meters tell you how much you're consuming. But they don't tell you why. Smartvatten's real-time water monitoring and detailed insights help you switch from a reactive approach to a proactive strategy. Because data alone doesn't drive change. Action does.

If your property consumes more water than average – what happens next? If you receive a monthly reading that shows an abnormally high usage, but there's no follow-up, no deeper analysis, and no plan to respond – will anything actually improve? The answer, of course, is no.

Turning Data Into Valuable Action

“Data alone doesn't drive change. Action does.”

Regular water meters don't detect small but continuous leaks. They don't flag anomalies in usage patterns. They don't compare consumption between properties. And they definitely don't help you take action when something goes wrong. Without actionable

insights, high consumption becomes just another number on a report. And even the most advanced monitoring system loses its value if no one acts on the information it provides.

That's why Smartvatten was designed to not just measure, but analyze and interpret both consumption behavior and systems. And then act on those conclusions. By going beyond data collection, real-time insights enable property managers, asset owners, and sustainability teams to make decisions that are both quick and smart.

Water Efficient and Future-Proof

When a leak is detected, you're instantly notified. When water consumption spikes, we trace it to a specific time and place. And when patterns emerge, they're clearly visible in your dashboard – along with benchmarks, historical trends, and cost implications. That means that, from day one, we not only help you find leaks and point out unnecessary waste, but we also help you create a custom and future-proof water efficiency strategy for your entire portfolio. Because we don't stop at finding the problem. We fix it. And then we make sure it doesn't happen again.

CASE STUDY

Quick Leak Detection Saves 432,000 Liters of Water Per Month

After receiving urgent leak alerts, Swedish real estate company LW Fastigheter sprang into action. One of their properties was losing 4-6 liters every minute, which quickly rose to 10 liters. Utilizing Smartvatten's data and insights, they were able to locate and contain the leak – solving a problem that would have become very expensive and potentially damaging to the building.

LW Fastigheter, a real estate company in the Kalmar and Öland municipalities in the Swedish province of Småland, has been a client of Smartvatten since 2022.

From Leak Alert to Excavation

Alerted to an unexpected water leak, LW Fastigheter's technical manager Johan Lindqvist and his team acted immediately. They initiated a thorough troubleshooting process in common areas and the central control room, while also inspecting laundry rooms and other potential leak points.

The team reached out to tenants as well, urging them to check their toilets and faucets for any leaks. But despite all of their efforts, the alerts continued. Lindqvist and his team conducted an extensive inspection of the entire area – including service wells and the surrounding grounds – to find any signs of leakage.

Eventually, the problem was traced to an underground pipe near one of the buildings. To address the leak, the area was excavated and the damaged pipe between the main line and the storage connection was replaced.

Saving Water & Preventing Damage

Thanks to real-time monitoring, detailed insights, and timely alerts, the team was able to take quick and systematic action. LW Fastigheter avoided a water loss of up to 432,000 liters per month, equivalent to a monthly cost of 12,960 SEK or €1,193,40. Had the leak gone undetected, it would have quickly become both costly and potentially damaging to the buildings.



What we're doing.

Smartvatten for Water Utilities.

Water utilities around the world manage our access to one of the most important things in life: our daily water. They maintain our entire water cycle. From countless kilometers of pipes and pumping stations for water distribution, to the entire sewage system and all treatment plants dealing with our wastewater. As climate change accelerates and infrastructure ages, European water utilities operate under increasing pressure – and that's where Smartvatten for Water Utilities comes in.

Tackling Today's Challenges With Smart Technology

Groundwater depletion, chemical contamination, mounting regulatory demands, and aging networks. Traditional water distribution and treatment operations are turning into high-risk endeavors. All over the continent, utilities now have to balance immediate performance demands with long-term sustainability goals.

Much of Europe's water infrastructure is decades or even centuries old. In Finland alone, the water distribution and wastewater systems consist of over 165,000 kilometers of pipes, some of those dating back to the 1870s. These buried networks are leaking, under monitored, and underfunded.

The Finnish Water Utilities Association estimates that 10–20% of treated water is lost to leaks every year. To address this problem and modernize infrastructure, more than €10 billion

in investments by 2045 are required – but many utilities are fragmented and lack resources.

Sweden faces similar concerns, with current investments in infrastructure not coming even close to being enough. With a recurring annual deficit of almost €100 million and a mounting backlog of deferred maintenance, experts suggest that municipal water tariffs would need to double by 2040.

The Role of Smart Technology at Scale

Upgrading infrastructures take time and significant capital, but smart solutions can create immediate value. That's where Smartvatten comes in. Our technology helps utilities modernize without overhauling entire systems. By digitizing analog infrastructure and delivering real-time data insights, we empower municipalities and water companies to improve efficiency, reduce loss, and plan smarter.

Strategic Impact & Measurable Results

Where our real estate services focus on monitoring, analyzing, and optimizing water consumption at the property level, the utility solution is designed for municipal and regional water distribution and wastewater networks. It targets large-scale systemic issues like inflow and infiltration (I&I) management, climate resilience, and infrastructure sustainability.

Whether it's a rural water network in the arctic North or a capital city utility, Smartvatten scales to meet the challenge.

In 2024, our data helped Nordic utilities identify millions of liters in preventable water loss, while improving response time and planning accuracy. Our scalable, retrofit-ready platform not only supports leak detection, but also compliance with EU water directives and resilience against future climate disruptions.

For Europe's utilities, the future of water management lies in the smart use of data. Smartvatten is here to help build that future – one liter, one leak, and one utility at a time.

What we're doing.

CASE STUDY WATER UTILITIES

Preventing Seawater Saline Infiltration in Norway

The Norwegian city of Tromsø faces unique environmental challenges. It has to deal with substantial spring floods from mountainous terrain, a 4-meter tidal range, Gulf Stream-driven climate conditions that hover around freezing, rising sea levels, and an increase in extreme weather events. This poses a significant problem for the wastewater network: excessive saline infiltration.

An excess of saline in the network creates both economic and environmental strain. It causes corrosion of infrastructure, damaging pumping stations and pipes and requiring costly repairs. Transporting and treating seawater at wastewater plants leads to unnecessary energy consumption and costs. Finally, the excessive infiltration puts a strain on the network, bringing on overflows and bypasses at both pumping stations and treatment plants.

A Proactive & Data-Driven Solution

Since creating a fully impermeable system is not practically achievable, Tromsø opted for the next best thing: a proactive, data-driven approach to manage inflow and infiltration (I&I) in the wastewater system. With the help of Smartvatten's data analysis and technology, the following actions were taken:

- **Strategic Monitoring:** Inflows were monitored using segmented network analysis to pinpoint both timing and locations of saline water intrusion during high tides, spring floods, rain, and wind swells.
- **Targeted Isolation:** Dynamic protocols were developed to shut down pumps at critical stations during high sea levels, preventing saline water from infiltrating the network

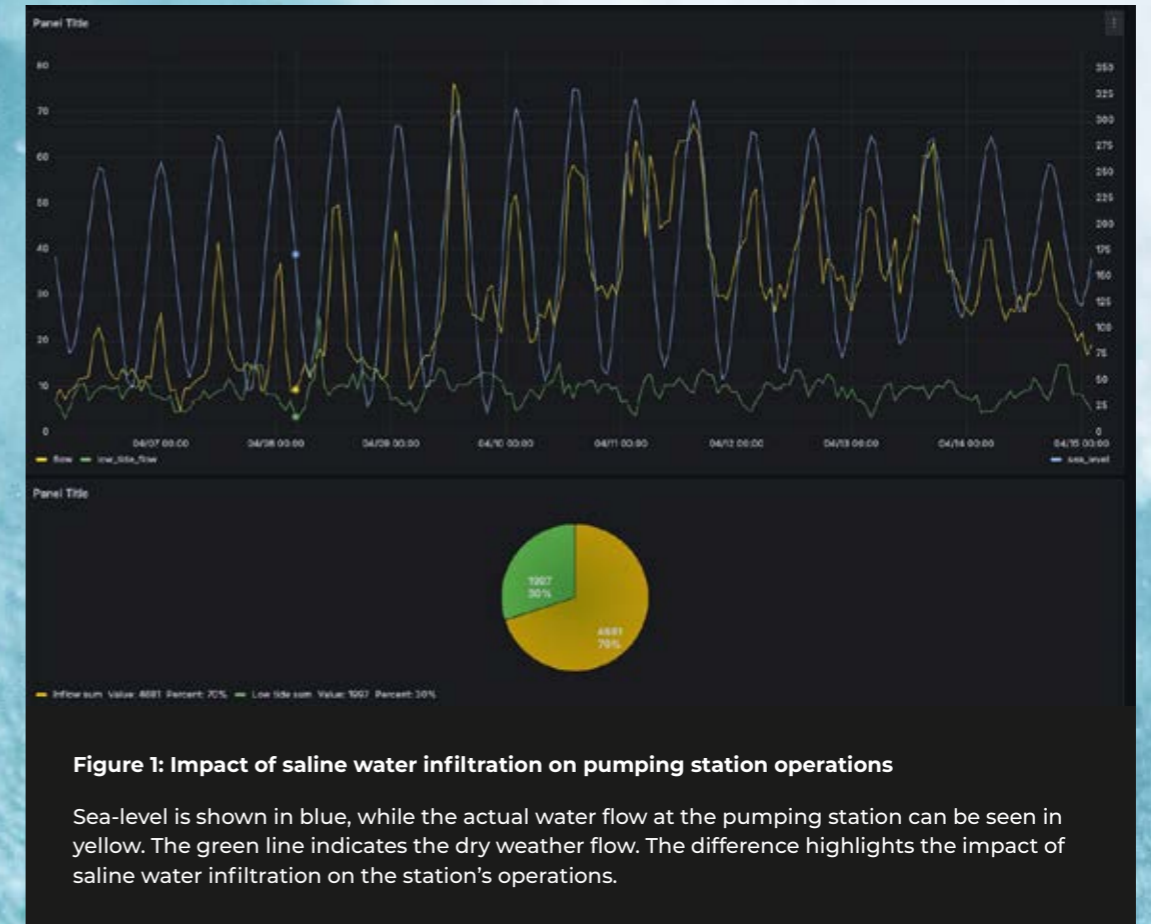
and causing damage. Pumps are then reactivated when sea levels have receded below a safe threshold.

- **Collaborative Technology Integration:** A data analytics platform for analytics and forecasting was implemented. The system integrates real-time data from pump runtimes, flow measurements, energy usage, weather forecasts, and tidal information. This provides actionable insights and improves decision-making.

Combining Pragmatic Containment With Smart Technology

This adaptive approach reduces infrastructure damage by isolating saline water at key points and minimizes unnecessary energy use for seawater treatment. It also enables predictive management of I&I during meltwater periods by leveraging historic snow data and forecasted temperatures, and reduces combined sewer overflows.

Tromsø's strategy shows how municipalities can tackle climate resilience challenges by combining pragmatic containment strategies with smart technology. Their approach offers a scalable and cost-effective blueprint for other utilities, balancing environmental protection with sustainable network management.



Looking Ahead.

This year, Smartvatten is renewing its analytics platforms, adding more options to integrate water data based on the fast rollouts of digital meter technologies, and expanding into new markets.

Platform Enhancements

Smartvatten HUB

In the beginning of 2025, we launched an extensive update of our web-based analytics portal, the HUB. It provides users with more comprehensive dashboards, offers deeper insights into water consumption patterns, and enables enhanced AI-powered leak detection to prevent costly water losses. This directly aligns with the EU Water Resilience Strategy's emphasis on improved monitoring and data-driven decision-making.

The update includes:

1. Trends, graphs, and statistics at the portfolio level.
2. Access to picture validation of meter readings.
3. Improved leakage insights, including developments over time.
4. More flexible reporting, supporting increased data reporting demands for the CSRD, among others.

Since launching the update, over 3,400 clients have used the new AI leak detection feature. In one logistics portfolio, leak response time improved by 42%, cutting monthly water waste by 800,000 liters.

Market Expansion

UK & Germany

Smartvatten's continued growth in the UK and Germany reflects the increasing demand for sustainable water solutions in Europe's largest real estate markets. Case studies from these regions have already demonstrated the financial and environmental benefits of proactive water management, positioning Smartvatten as a trusted partner in achieving sustainability targets.

Collaborations

Smartvatten x WaterAid

In 2025, Smartvatten proudly became an official Climate Partner to [WaterAid](#), the world's largest organization dedicated to increasing access to clean water and sanitation in vulnerable communities. Together, we highlight the human side of the global water crisis:

- Every 2 minutes, a child dies from diseases linked to unsafe water.
- 7 in 10 households rely on women and girls to fetch water, limiting their education and opportunities.
- Millions of people face climate hazard flips – a new threat that means cities suddenly shift from drought to floods, with devastating effects on infrastructure and public health.

By partnering with WaterAid, Smartvatten wants to reinforce the message that every liter of saved water counts – not just for ESG scores or operating budgets, but for people's lives.

Last March, WaterAid published its report '[Water and climate: Rising risks for urban populations](#)', sharing invaluable data and insights on the inextricable ties between climate change and water. Over 90% of all climate-related disasters are water-related, and 70% of deaths due to natural disasters are caused by water-related events. Extreme droughts, heavy storms, severe flooding, and rising sea levels threaten access to clean water and food production, damage toilets and sanitation systems, and expose millions of people to deadly risks. Major investments in sustainable water and sanitation solutions are necessary to withstand extreme weather and safeguard the world's water resources.

Smartvatten x LeAF

In partnership with LeAF, a leading research and consultancy organization specializing in wastewater treatment and resource recovery, Smartvatten is exploring innovative methods to recover valuable minerals from wastewater in office buildings. This initiative aligns with circular economy principles and net-zero goals, transforming waste into resources, and supporting both environmental and economic sustainability.

Over the next year, we'll conduct pilot studies in commercial buildings to assess the feasibility and financial benefits of large-scale mineral recovery. The focus will be on recovering phosphorus, nitrogen, and potassium — essential nutrients for agriculture. Success will be measured through recovery efficiency (kg per m³), cost per kg of recovered material, and overall reduction in wastewater processing needs per building.

LEGISLATION & COMPLIANCE

CSRD & the Impact on Real Estate

The European Union and individual European governments have introduced stricter water regulations over the past years, ensuring the sustainability of our water resources amidst global challenges like overuse, pollution, and climate change. One of the main new standards is the Corporate Sustainability Reporting Directive (CSRD). This year, the first mandatory reports will be handed in.

The CSRD went into effect in January 2023 and mandates that companies disclose comprehensive information on their ESG impact, including detailed reporting on water usage and management practices. The Directive also introduces the concept of double materiality, requiring companies to assess how sustainability issues affect their performance and how their own activities impact society and the environment in turn.

In 2025, the Omnibus proposal was adopted, which simplified the requirements and postponed the application of the CSRD for small and medium corporations. However, Smartvatten's clients have expressed that

they remain committed to their ESG targets and action plans towards increased water efficiency, despite the latest revisions of the regulations.

CSRD Compliance With Smartvatten

To comply with these standards, property owners and water utilities have to keep meticulous records, reduce consumption, and invest in advanced water management technology and systems. Across Europe, many companies are still struggling to align operational data like water and energy use with the CSRD's double materiality requirements.

Smartvatten provides essential support with advanced water data functionalities to make sure your reporting meets the requirements, including:

1. Traceable and Transparent Data

All water usage data is both auditable and verifiable, so your company can demonstrate responsible resource management and compliance with regulatory requirements.

2. Benchmarking

By comparing water usage across similar properties over different time periods, you can track performance, set targets, and continue to improve over time.

3. System Integration Export Functionality

Export and integrate your water data into other reporting or management systems, helping you to harmonize sustainability reporting workflows.

4. Data On Water Loss Due to Leaks

By clearly capturing and reporting water consumption due to leaks, our data is critical in assessing your environmental impact and operational efficiency.

Want to know more about how we can help you streamline your sustainability reporting and improve your water efficiency? Get in touch!

How we work.

At Smartvatten, we monitor, measure, and analyze water consumption and detect leaks in properties. We collect, interpret, and visualize network data for water utilities. Join us to save water and contribute to a sustainable future, while saving money, time, and resources.



For real estate.

With our main meter service, your entire property's water consumption is remotely monitored, measured, and analyzed. Manual readings are a thing of the past, and so are undiscovered leaks. Our submeter service gives you detailed insight into the water consumption of each apartment or unit in your property. Easily pinpoint the location of leaks, provide accurate and fair consumption-based billing, and give users access to their own data through a unit display and mobile app.

Check your water consumption at any time in our online portal, and take the next step in your sustainability journey by creating a custom water efficiency strategy.



For water utilities.

Our data analytics service for water networks collects, combines, and analyzes all available data on your network in real-time. We visualize that information in a user-friendly and interactive digital dashboard, where you can see your entire network status at a glance.

Quickly spot current leaks, blockages, and capacity issues, track long-term patterns, and make informed decisions on maintenance and renovations. No matter the size of your network, we help your company reach peak efficiency with a smart, efficient, and highly secure service.

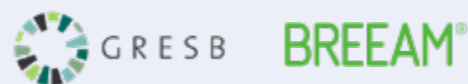


Create Your Water Strategy

Water is one of the biggest expenses in property management. Every tap, shower, toilet, and heating facility adds up to millions of liters of water consumption. Add to that the costs of undetected leaks and excessive use, and there's tremendous potential to save both water and money. [Get in touch](#) to help ensure your properties use water responsibly with a clear water strategy.

Score Sustainability Points

Sustainability certifications ensure that your efforts and progress are properly determined, valued, and ready for comparison. As a Smartvatten customer, you'll hit the ground running with guaranteed points in water performance categories in the GRESB and BREEAM assessments. [Click to find out more.](#)



Company.

Since its foundation in 2013, Smartvatten has been committed to making sustainability user-friendly. From producing energy certificates to providing simple water-saving installation services in Finland, to facilitating remote monitoring of water consumption in Europe, to offering full-service water efficiency strategies worldwide.

Want to know more?

Check in at smartvatten.com.

Contact.

Our services are smart solutions: they work remotely and automatically, and don't require human intervention. But we believe it does add value! That's why our team is always around to check in, share their expertise, ask your input on new features, and help you come up with sustainable ideas and strategies.

Find us online at smartvatten.com, send an email to info@smartvatten.com or call **+31 20 34 58 851**.



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Partners.



Sources.

- [Global Goals: SDG 6 Water and Sanitation](#)
- [Global Water Tariff Survey 2024](#)
- [ESRS E3 Water and marine resources](#)
- [CSRD Simplified: Introduction to ESRS E3](#)
- [Water Aid Report: Water and Climate. Rising risks for urban populations](#)

Colophon.

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The Smartvatten Water Cycle

