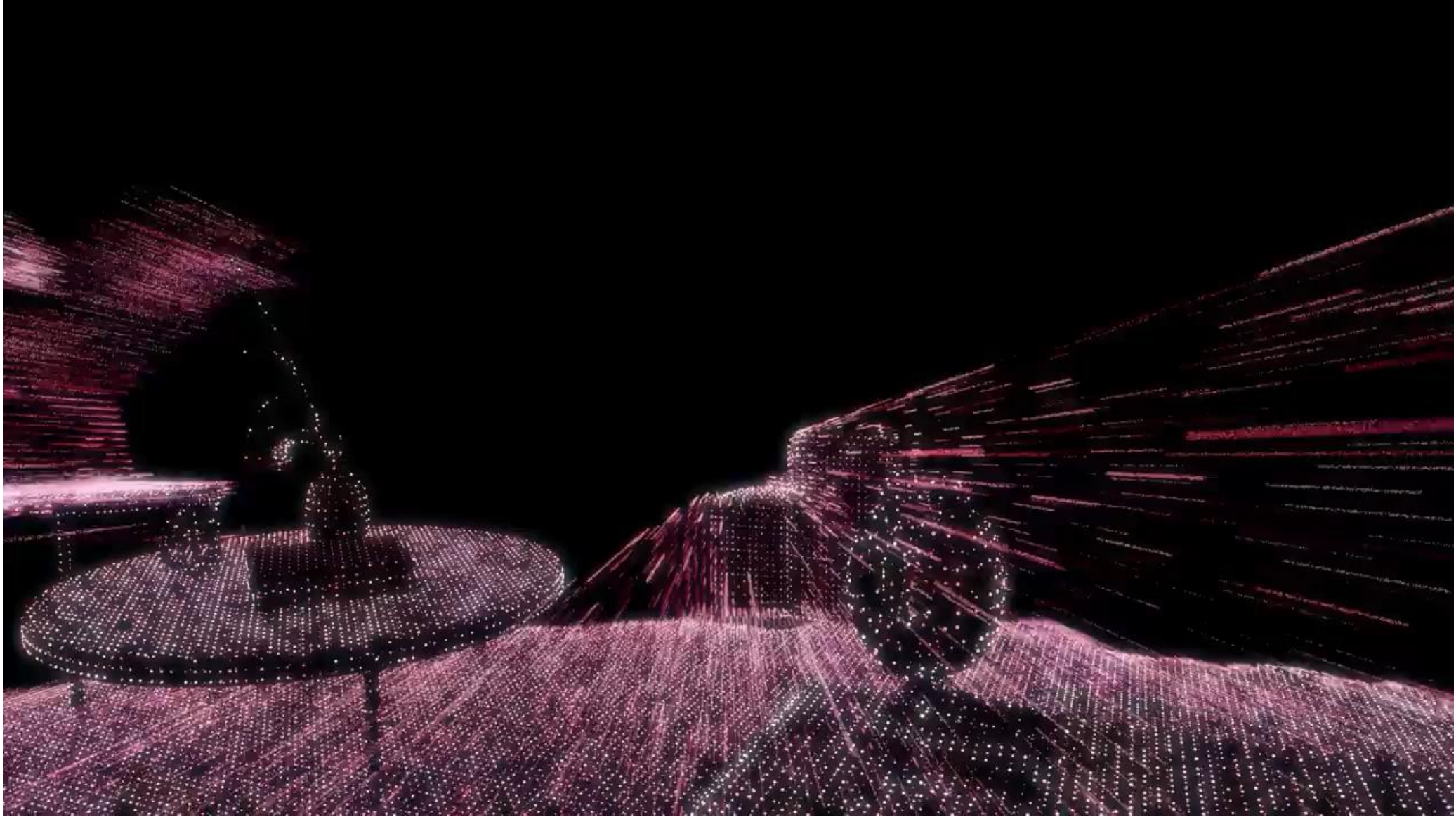




# 10<sup>th</sup> Tall Buildings Conference

May 20th 2026





# Digitising the Built World



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1. Matterport Market Context
2. The Need To Modernise
3. Historical Data Gaps & Scan to BIM



# Decisions About Facilities; Often Based on Outdated, Inconsistent Records

Every stakeholder is working from **static, inconsistent,**  
and **outdated records:**

Paper

Binders

Notepads

Plans

Spreadsheets

Photos



# 4 Questions Shaping the Future of FM

**Self-Assessment:** How  
Well Prepared Are You?

**01** Do you have a complete, up-to-date record of every facility?

**02** Can vendors scope jobs remotely without stepping onsite?

**03** Are compliance inspections fully auditable?

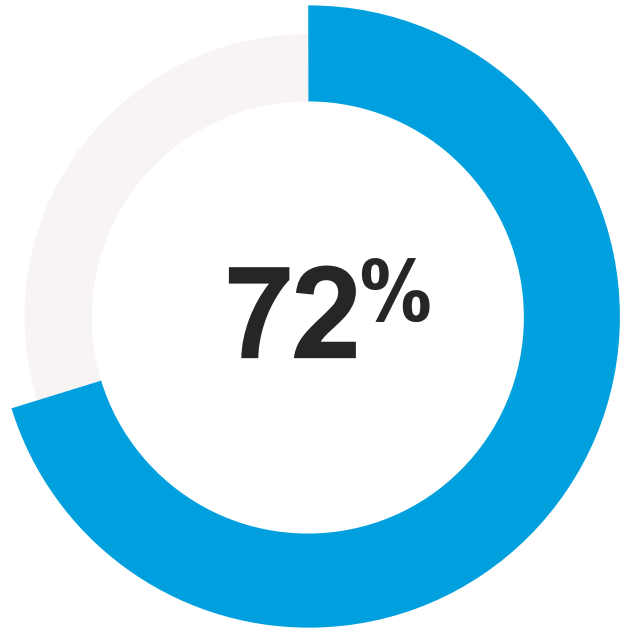
**04** Do executives have real-time visibility across the portfolio?



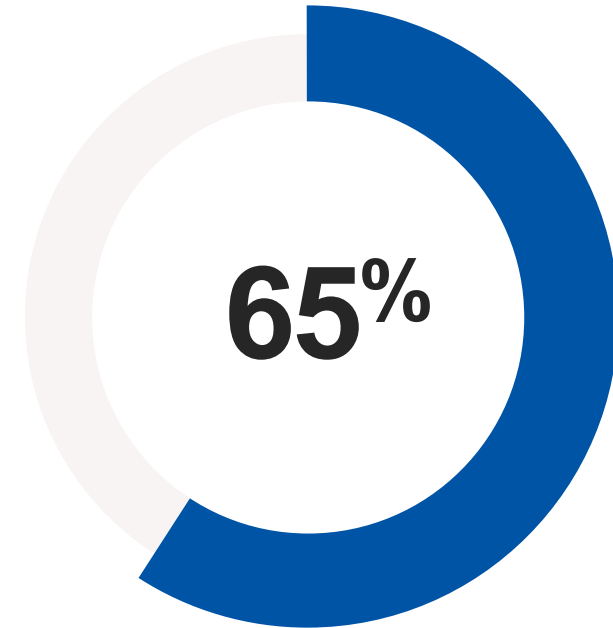
**Only 14%**

of Facilities Management  
leaders can answer "yes"  
to all four.<sup>1</sup>

# Most Teams Can't Answer Yes Because...



of FM teams still depend on floor plans, binders, photos, and spreadsheets.<sup>1</sup>



of Building data is lost or inaccurate within 5 years of build.<sup>2</sup>



# When Outdated Information Takes its Toll



Here is what this feels like day to day:

- I spend more time **hunting down documents** than solving problems
- Vendors call me with **questions I can't answer** without another site visit
- When data is outdated, **I'm the one explaining** cost overruns to leadership
- It feels like I'm **always reacting** instead of leading proactively

# The New Requirements for Modern FM



## Real Conditions, Not Assumptions

FM info must match what's actually onsite, not old plans.



## One Source of Truth

Teams need consistent, current, shared documentation.



## Remote Understanding

FM teams must be able to see the site without going onsite.



## Portfolio Visibility

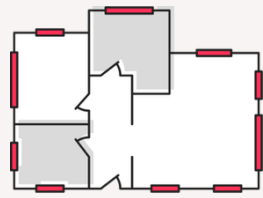
Leaders need reliable, real-time visibility across all facilities.

**FM needs information that's current, connected, and available beyond the building...**

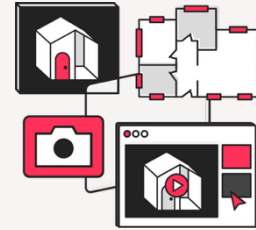
# A New Era Needs New Tools



**Knowledge  
Transfer**



**Paper, Plans,  
Spreadsheets**



**Dashboards**



**Digital Twins**

**Facilities management isn't about being onsite – it's about having the site available anytime.**



# The Shift: From Site Visits to Site Access

## Site Access Without Site Visits

Digital twins aren't just a better record of the building. They fundamentally change how teams access it.



A digital twin means anyone can walk the site anytime, anywhere.



One visual source of truth replaces binders, photos, and site visits.



Teams collaborate in real time on one shared model.

**82% of FM leaders expect remote site access to be standard practice by 2026.<sup>9</sup>**

# *...but creating 3D content is hard*

*Technical expertise and manual effort*



*Specialized skillsets and significant effort and time investment required*

*Compute-intensive, specialized infrastructure*



*Highly performant compute needed to create and consume 3D content*

*Data management and pipeline complexity*



*Complex version control, format incompatibility, difficulty in scaling*

# Simple as 1, 2, 3

Capture Device

Capture App

Upload

iOS Android

Matterport Platform



## MATTERPORT AI Platform

Computer vision, deep learning/AI,  
Platform with 64 patents & applications



Pro3



### Cortex Vision Pipeline

Deep learning neural network that creates robust 3D spatial data from a wide variety of capture devices

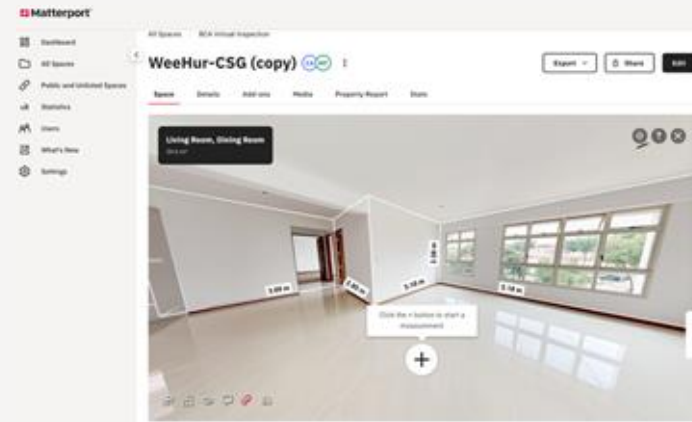
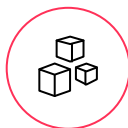


### Matterport platform

Customize, integrate, curate, and publish

### Additional 360, 3D content

External imagery, point clouds, mesh import into Cortex, in BETA



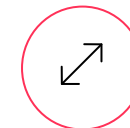
### Deep spatial indexing

AI-powered data model optimized to efficiently access spatial object



### Strategic integrations

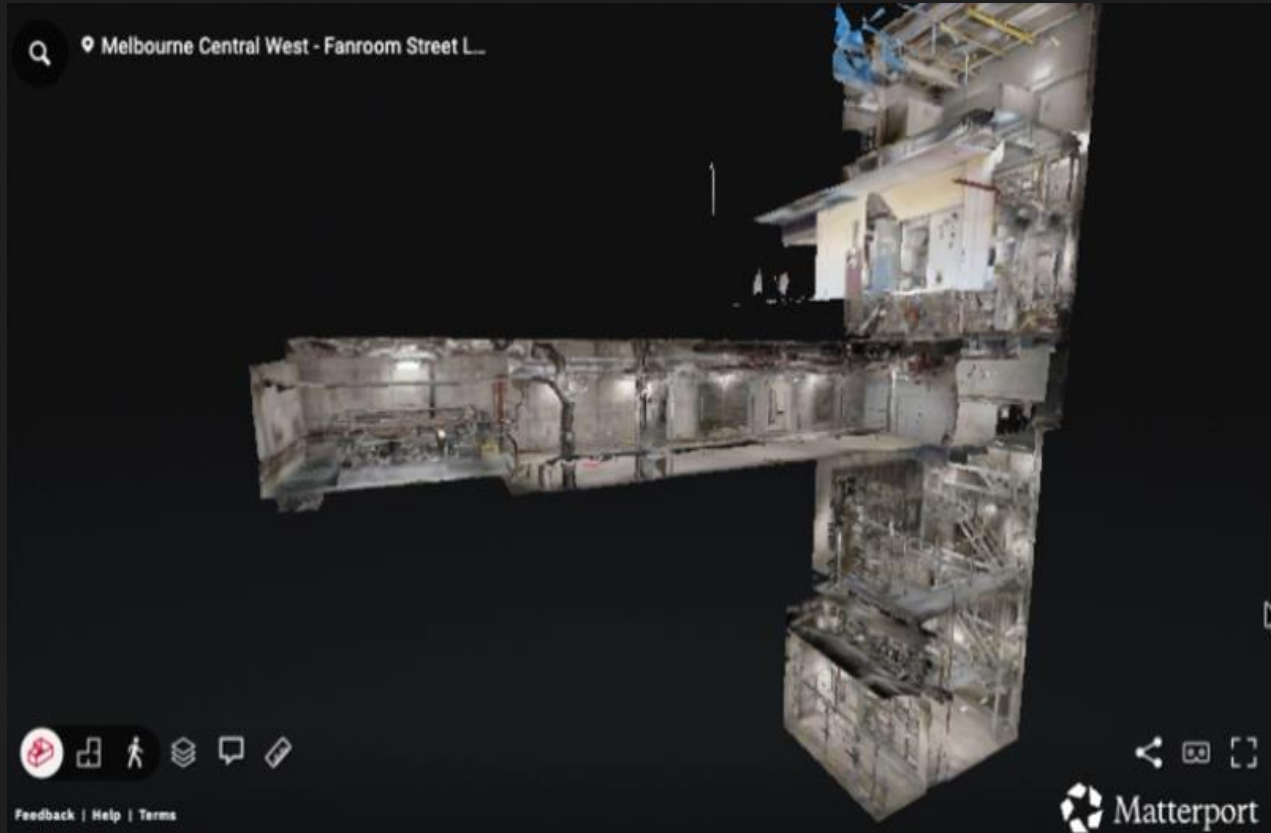
Integrations to extend product portfolios,;Unity, AWS TwinMaker



### Enterprise & analytics

Space, workflow, users & metadata management, security & compliance





**Time taken to create this 3D model?**

**18 Hours**

- 8 hours, on site scanning
- 10 hour, (AI Processing by Matterport)
- 3D Model ready to use by Knowledge team
- BIM = From 4 days, subject to size and scope

Current Workflow

### Generate Point Cloud from captured Space

Generate a Point Cloud of the space as an .xyz file.

### Import Point Cloud into Recap

Index and convert the .xyz file to a .rcp file that is compatible with Revit.

### Import RCP file into Revit

Import .rcp file into a Revit project.

### Create a Revit Model

Trace the model and draft building elements using object families.

### Import into Revit

Import the Revit model into Revit so it is ready for use by your teams.

Matterport Enabled Options

### Revit Plugin for Matterport BIM files

User requests BIM files from Matterport model, once file is created user installs and utilizes the Matterport Revit Plugin and the BIM file is directly imported into their Revit seat.

### Matterport BIM file

This service is a turn-key solution that completes the BIM file creation process for users.

Download and Import BIM files into Revit.

### Revit Plugin for Matterpak, E57, XYZ files

Import BIM File Point Cloud directly from my.matterport.com (.rcp file)

User manually drafts the 3D model.

### MatterPak

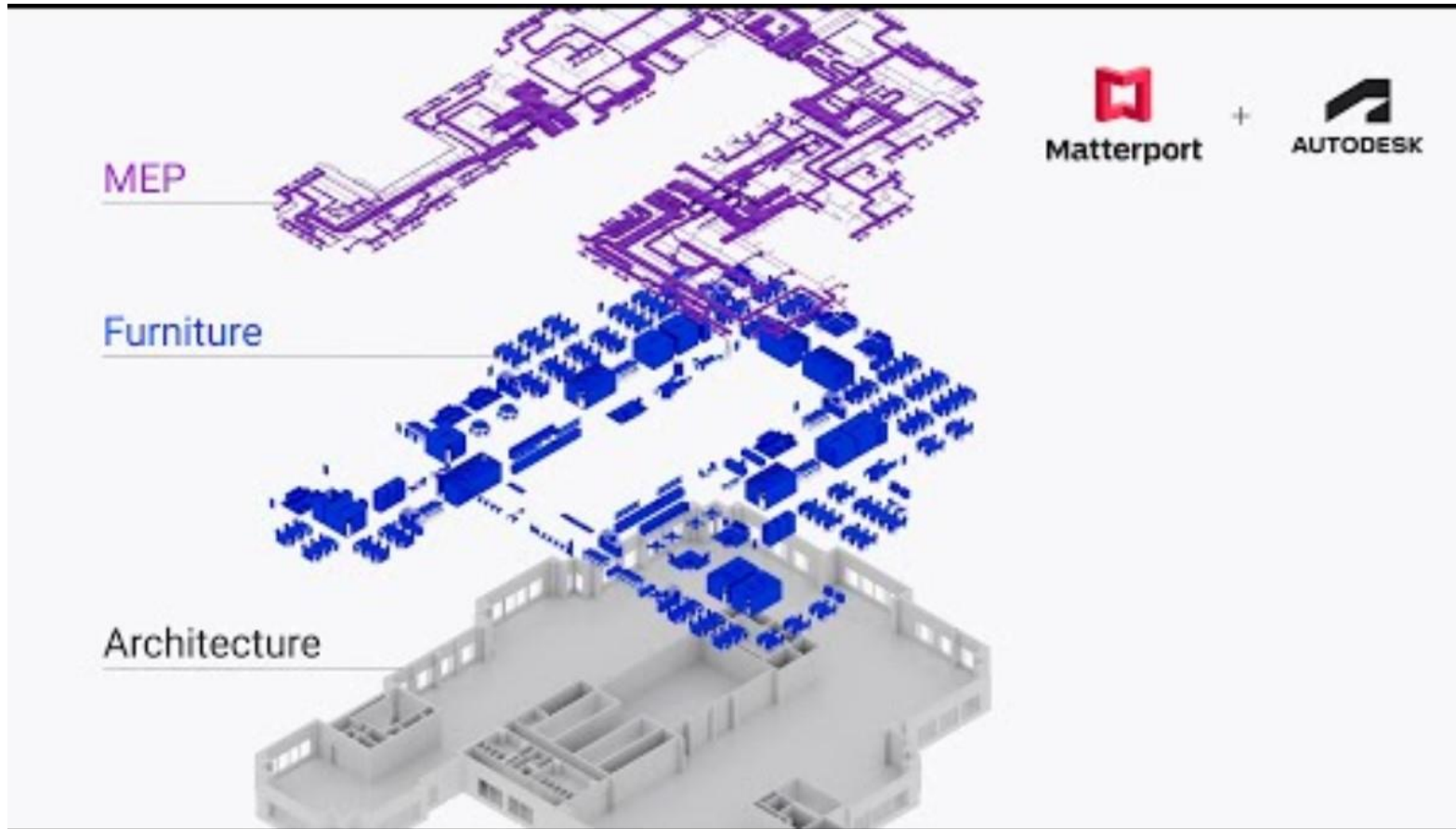
Provides users with Point Cloud to download.

User imports .xyz Point Cloud & convert to .rcp

User imports \*.rcp file into Revit.

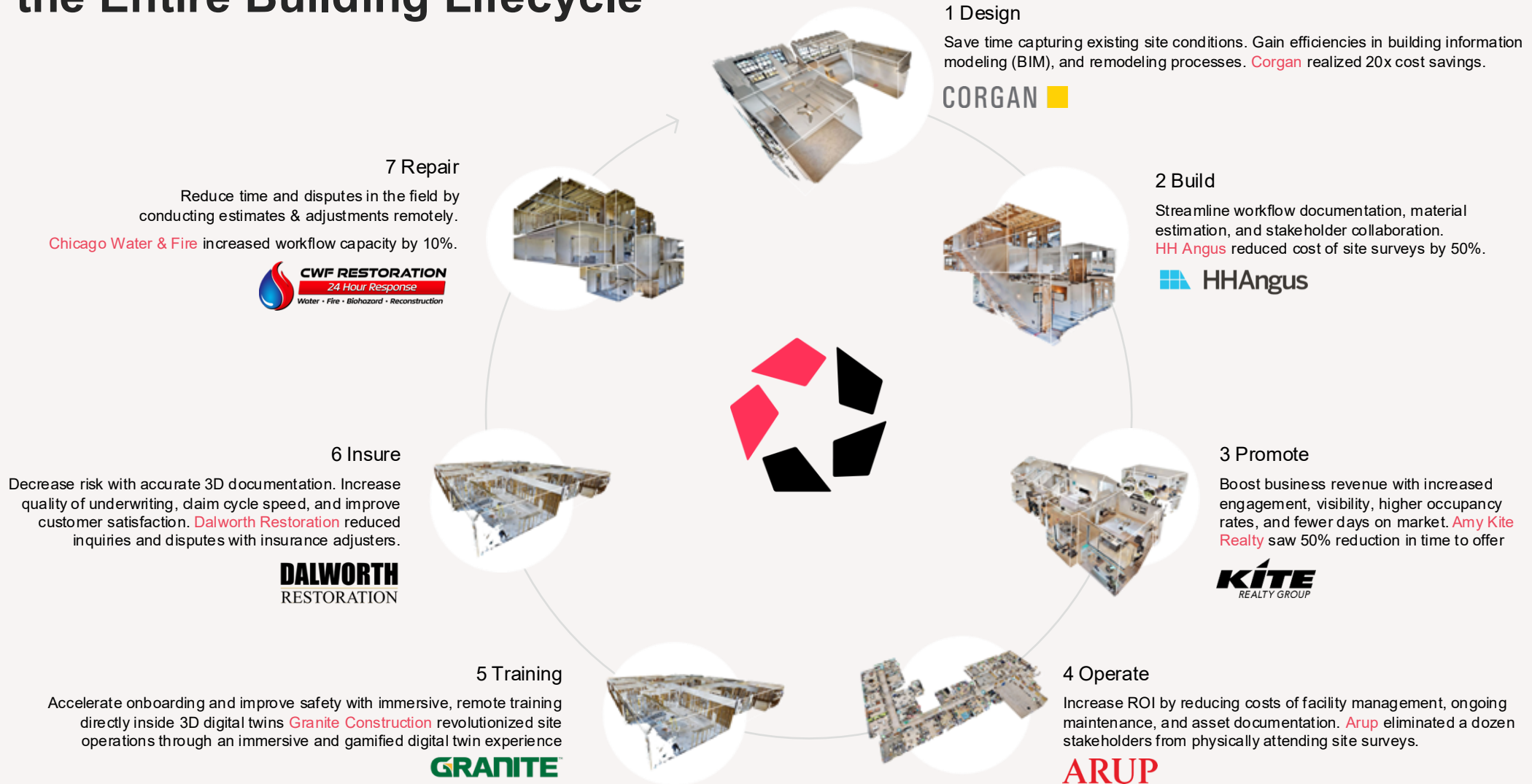
User manually drafts the 3D model.

# SCAN TO BIM: Export

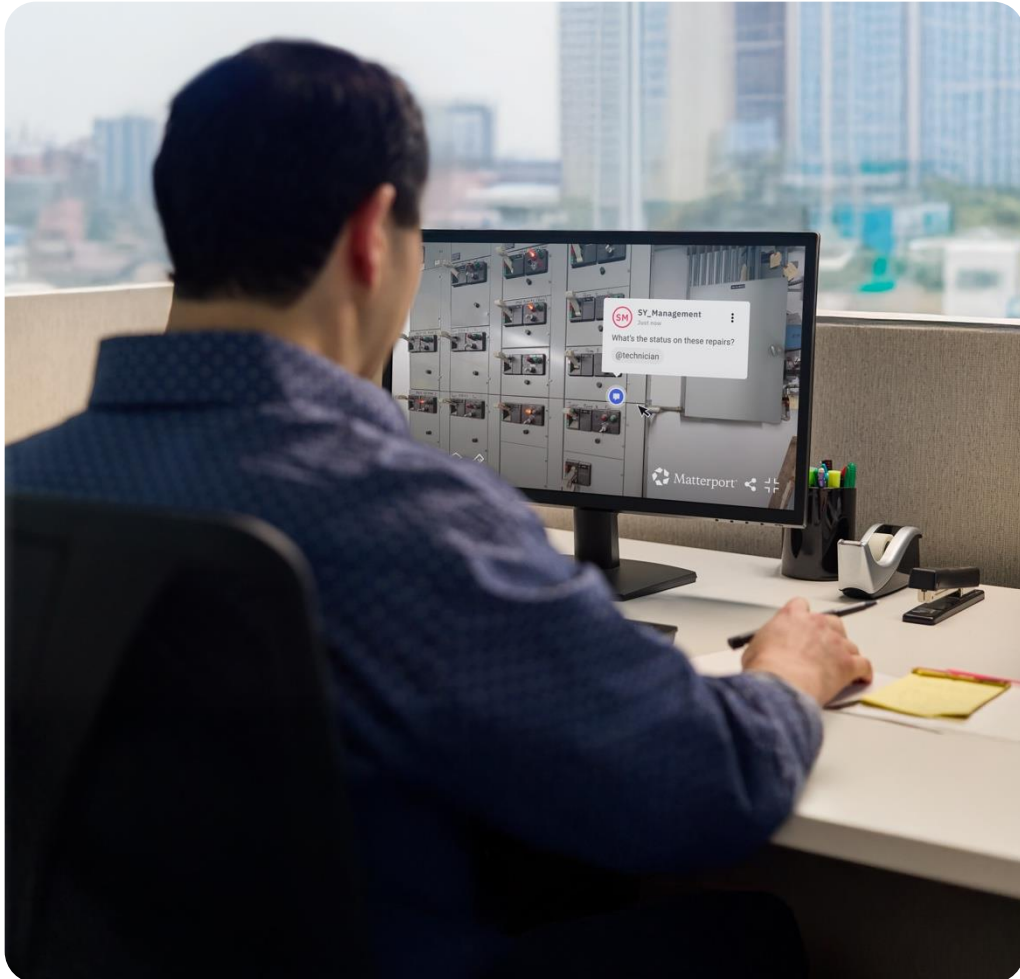


- Project stakeholders and construction teams can **collaborate** more efficiently.
- Building operators can **maintain inventories** of equipment and assets across a portfolio.
- Structural and architectural elements meet a LOD 200 specification
- The following files are delivered with each completed order:
  - .RVT,
  - .DWG (Floor Plan)
  - .DWG (Reflected Ceiling)
  - .IFC (IFC4, Industry Foundation Classes)
  - .RCS (ReCap Scan, a point cloud)

# Real-World Examples of Our Impact on the Entire Building Lifecycle



# Matterport Across the FM Lifecycle: Supporting Facilities at Every Stage



## CHALLENGE

**Asset Management**

**Maintenance**

**Renovations**

**Safety & Compliance**

**Decommissioning**

## WHAT MATTERPORT DELIVERS

Complete visual + tagged record

Remote planning + issue tagging

Side-by-side progress comparisons

Timestamped, auditable inspections

Visual record for handoff & disputes



# Property Management & Stakeholders

Includes Design & Building Technology

- **As-Built Documentation** — Capture true existing conditions; export accurate measurements, along with 2D and 3D floor plans; reference the model during schematic design to reduce site visits and rework.
- **Progress Monitoring & Collaboration** — Share a single source of visual truth with owners/consultants; annotate decisions in-model to accelerate buy-in and reduce meeting cycles.
- **Scan-to-BIM / CAD** — Link twins to Building Information Modeling data (BIM), Computer Aided Design (CAD), and common data environments (CDE) for clash checks, RFI (request for information) context, and design intent verification.
- **Milestone & Handover Documentation** — Compare captures over time to document scope evolution, track punch list items, and close out faster.



ARUP



# Testimonials



“ Linking the information held within the asset management system to a high-resolution image allows a much better understanding of the geospatial context.

It will allow for more planning of activities—for example, projects and maintenance.”

—Mike Overy, BIM Manager, Northumbrian Water

Matterport coupled with Sitedesk  
allows the visualization and  
linking of the assets

# Thank you for your time

Let's Move Beyond Static  
Conversations

 Get in touch if you'd like to discuss  
further – no site visit required!

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**Esteban Londono**  
[elondono@costar.com](mailto:elondono@costar.com)

