

WHERE?

# WHERE IoT Solutions

2026

WHERE, Inc.



Where  
Smart Buildings  
begin.

From Here,  
We Connect  
Everything.

WHERE is Smart Building Integrator  
delivering IoT solutions that connect people, assets, spaces, and systems across offices, factories,  
hospitals, logistics sites, and cities.

# Company Profile

Company Name: WHERE, Inc.  
Founded: April 1, 2013  
Capital: 495 million yen  
Capital reserve: 475 million yen  
Shareholder: EXEO Group, Inc. (100%)  
Main Office: Sumitomo Fudosan Tokyo Mita South Tower 3F  
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## Officers

President & CEO: Mitsuhsa IWAI  
Director: Kenji ZAIMA (EXEO Digital Solutions, Inc.)  
Director: Satoru SEKII (EXEO Group, Inc.)  
Director: Norifumi ETO (EXEO Group, Inc.)  
Audit&Supervisory Board Member: Sayaka KOUROKI  
(EXEO Group, Inc.)

- 👉 2013 Established
- 👉 2016 IoT Business Started
- 👉 Proprietary: “EXBeacon”, “WHERE mesh”
- 👉 Partners: Over 50
- 👉 In operation: 250 systems  
/ Japan, India  
/ 200 companies  
/ 90,000 ID (As of December 2025)

March 2025

Area	~FY2019	FY2020	FY2021	FY2022	FY2023	FY2024 (March)	Cumulative total
 Office	135	130	185	260	360	354	1,424
 Smart Building	53	28	43	39	56	68	287
 Hospital	54	3	0	1	6	12	76
 Factory	123	68	90	67	36	21	405
 Embedded	53	2	21	15	3	1	95
 Logistics	56	6	10	6	17	9	104
 Construction site	66	17	29	39	47	30	228
 Others	61	4	2	4	1	2	74
<b>Grand Total</b>							<b>2,693</b>



## Solution 01

### SMART OFFICE

In addition to free address systems and data analysis of work styles in office, it provides the real-time location information for staff and medical equipment in medical and nursing care sites, and even visualization of stress levels of the staff - it supports workstyle innovation across diverse workplaces.

#Flexible Workspaces  
**EXOffice**

#SmartHealthcareOperations  
**EXHospital**



## Solution 02

### SMART BUILDING ACCESS

By integrating facial recognition alongside multiple authentication methods—QR code, IC cards, PINs, and smartphone integration—into a single device, we deliver highly accurate, stress-free access control that enhances both security and operational efficiency.

※QR Code is a registered trademark of DENSO WAVE INCORPORATED in Japan and in other countries.

#Building&Office Access Management  
**EXGatekeeper**



Solution 03

## SMART BUILDING IoT/DX

EXBeacon Platform is a versatile smart-building foundation that enables facilities to connect, integrate, and activate data across any building regardless its type, constraint, equipment, or system.

Designed for future integration with city OS and smart-city infrastructures, it helps build a next-generation smart society.

#DigitalizeBuildings  
**Smart Building DX**  
by EXBeacon Platform

#ActivateBuildings  
**Equipment&System Control**  
by EXBeacon Platform

#ExpandBuildings  
**Integrated Solutions**



Solution 04

## BUSINESS & INDUSTRY IoT/DX

EXBeacon Platform is an IoT foundation deployable across diverse facilities - from offices and hospitals to factories, logistics hubs, and commercial spaces. It enhances the value of every facility by enabling equipment monitoring, inventory management, and real-time usage visualization.

#BusinessOperationsDX  
**Business DX**  
by EXBeacon Platform

# Key Features of EXOffice

The right way to enable flexible workspaces : four core functions in one platform

## 01 Location Information

Beacon technology visualizes where people are within the office, while working remotely and off-site activity can also be made visible.

### Real-time Location Visualization

Real-time visualization of location information through integration with beacon devices and smartphones.

### Remote Work / Off-site Check-in

In addition to office presence, remote work and off-site activities can be registered and displayed using the check-in function.



## 02 Desk & Meeting Room Reservations

Desks, phone booths, and meeting rooms can be easily reserved, with automatic check-in and auto-cancellation features enabled through location information.

### Desk & Meeting Room Booking

Simple booking with automatic check-in and cancellation based on location data. Seamless integration with Microsoft 365 and Google Workspace.

### Meeting Room Terminal

On-site terminal for instant room availability check, booking, and extension.



## 03 Data Analytics

Time spent in each area, desk and meeting-room, utilization rates of spaces, and interaction data among employees are visualized to reveal both the impact and challenges of workplace transformation.

### Area-based Stay Analysis

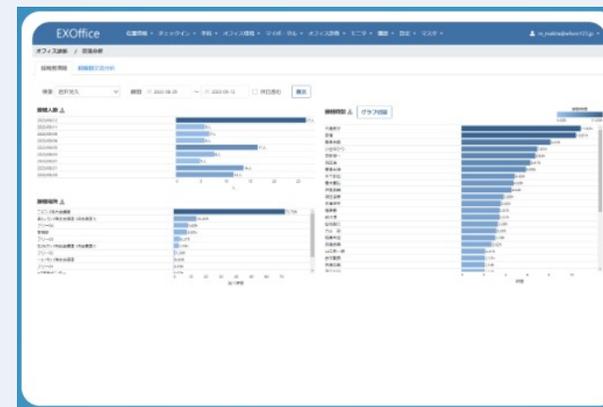
Accurately measures employee stay time by area to optimize office layouts.

### Facility Usage Analysis

Visualizes desk and meeting room utilization, including occupancy rates and unused bookings.

### Work & Interaction Analysis

Analyzes attendance and inter-department interaction in flexible office environments.



## 04 Groupware Integration

Integrates with a wide range of collaboration tools—including Microsoft 365 and Google Workspace. Connecting with internal chat and calendar systems enables even more convenient day-to-day use.

### Microsoft Entra ID & Google Workspace Integration

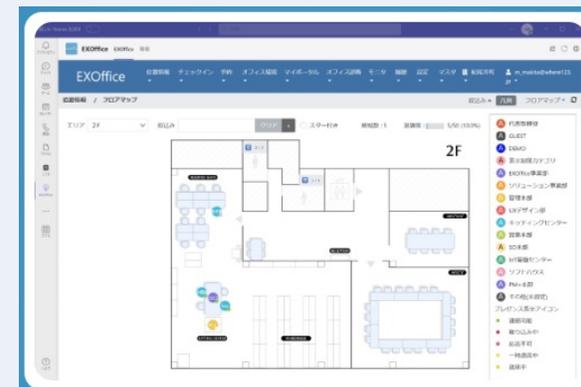
Enables single sign-on with Microsoft 365 and Google accounts, with automatic user provisioning.

### Outlook & Google Calendar Synchronization

Bi-directional synchronization of meeting room and resource reservations with Outlook and Google Calendar.

### Microsoft Teams Integration

Uses EXOffice directly within Microsoft Teams, integrated with chat and voice calling.



# Key Features of EXGatekeeper

The right way to manage access - built into one device

## 01 All-in-One Authentication

Supports five authentication methods:  
Facial recognition, QR code, IC card, PIN, and smartphone.  
Multiple authentication methods can be combined to meet diverse security requirements and strengthen overall access security.



## 02 Stress-Free Access

High-speed and highly accurate authentication, completing verification in as fast as 0.1 seconds.  
Powered by industry-leading facial recognition technology, it delivers seamless and stress-free access without compromising security.



## 03 Secure

Flexible access control settings by area and user role.  
Prevents unauthorized access and strengthens security by allowing precise control over who can enter each area.  
Supports access logs for audit and fraud prevention.



## 04 Flexible

Easily integrates with external services and existing systems.  
EXGatekeeper can be linked with attendance management, access control systems, and other business applications, enabling efficient office operations and smart access management.



## 05 Cost-Effective

Subscription-based pricing tailored to the number of devices and users.  
Offers flexible plans optimized for each customer's office size and operational needs.



# Three Smart Building / Building IoT Solutions

A smart-building foundation that “Connects and Activates” through Multi-Building Connect



## Smart Building DX by EXBeacon Platform

EXBeacon Platform is a foundation that gives buildings *the ability to connect and operate digitally*.

By linking data from spaces, people, and equipment, it generates new ways of working and new services, evolving every experience toward the future.

### ■ An Example of Smart Building DX

- EXOffice
- Restroom Occupancy Status Display
- Congestion and Utilization Display
- Parking Management
- Shared Space Hotelling
- Shared Meeting Room Management
- Automated Security Activation
- Health Monitoring
- Security Management



## Equipment & System Control

by EXBeacon Platform

Sensing data—such as location, environmental conditions, restroom occupancy, and congestion levels—can be integrated via APIs with building systems like HVAC and lighting, enabling data-driven control that achieves both energy savings and labor efficiency.

### ■ An Example of Building Control

- HVAC Control
- Lighting Control
- Automated Blinds Control
- Autonomous Robotic Cleaning
- Autonomous Robotic Patrol
- Robotic Tenant Delivery
- Elevator Control
- Surveillance Camera Control
- Suspicious behavior detection



## Integrated Solution

Connectivity that adapts to evolving technologies expands the possibilities of smart buildings—linking with emerging services and devices such as service robots, personalized wellness solutions, energy systems, and disaster-prevention platforms, and enabling a smart-building environment that continues to grow.

### ■ The Future Possibilities Enabled by Smart Buildings

- Energy Management & Integrated Operations
- Innovation Enablement
- Well-Being
- Smart Operations
- Security & Safety

# Business DX

Digital transformation for every building - not just offices



## Transforming Every Building and Business Operation Through Connection and Data

Built on EXBeacon Platform, this IoT foundation extends across offices, hospitals, factories, logistics hubs, commercial facilities, and other environments—connecting people, equipment, spaces, and systems into a unified operational layer. It supports everything from factory performance monitoring and warehouse inventory visibility to utilization analytics in hospitals and retail facilities. Powered by *connection* and *data*, it raises the value of every building and enables new experiences and smarter ways of operating.

## A Foundation for Every Building

Connecting Factories, Hospitals, Construction Sites, and Every Building Environment

EXBeacon Platform gives buildings *the ability to connect and operate digitally*. By linking diverse building environments and business operations through data, it enables services optimized for the unique characteristics of each facility.