



pit

pit Software und Products

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Your reliable partner for software solutions covering the entire lifecycle of your property.

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Our Key to Success!
Trust, Loyalty, and Reliability.

pit Group

01

The pit Group, consisting of **pit GmbH** (formerly Ing. Günter Grüner GmbH) and **pit-cup GmbH**, is one of the three largest providers in the D-A-CH region for software solutions related to the digital building twin. We cover the entire lifecycle – from planning and consulting, to implementation, training, and practical application. Innovative technologies such as Artificial Intelligence, Analytics, and Cloud are an integral part of our daily business, just like agile methods and reliability towards our clients.



Sustainable

We develop sustainable solutions across the entire lifecycle of a building.

User-Focused

People and their needs are always at the center of our work.

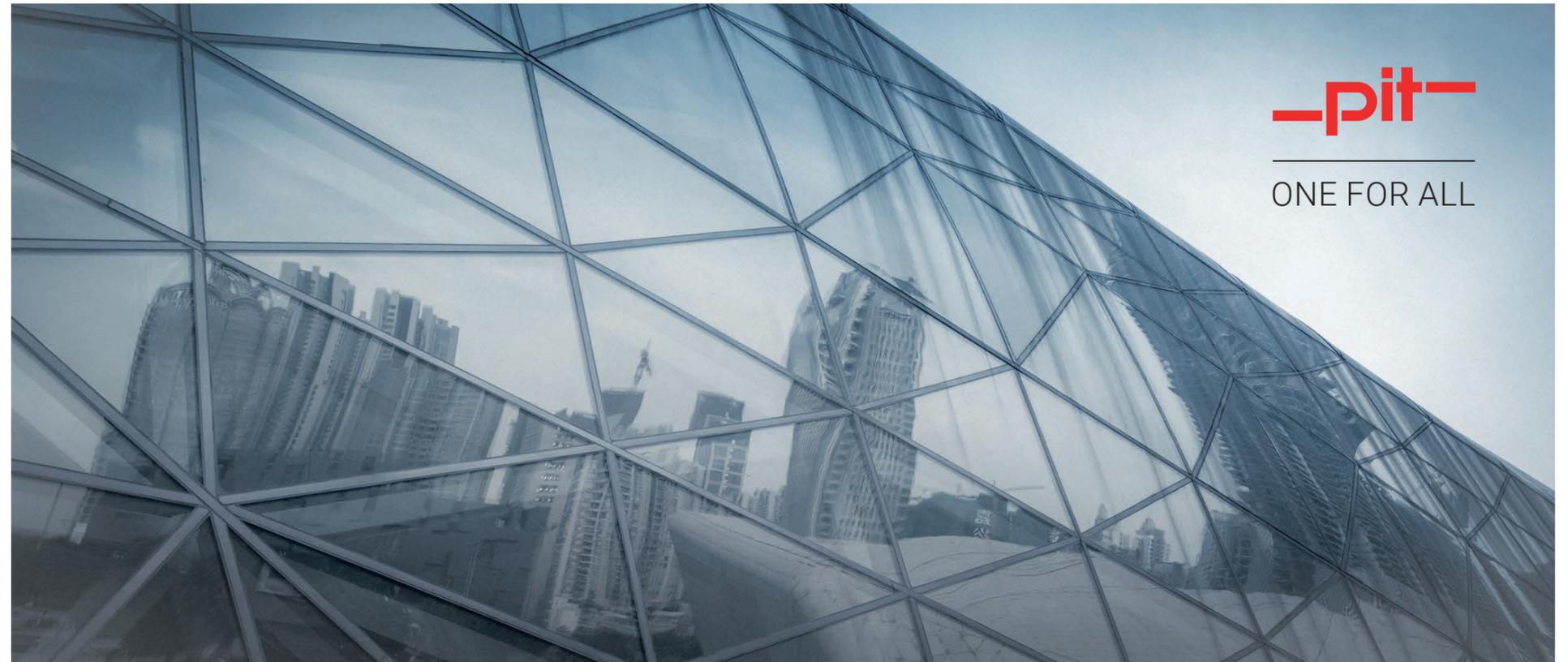


Digital

The latest technologies and being state-of-the-art are prerequisites for smart and sustainable solutions.

Responsible

Our actions are always guided by responsibility, taking economic, ecological, and social aspects equally into account.



About Us

With our smart solutions from the **pitEcoSystem+**, we provide our customers and partners with a secure data hub where all relevant building and property data are managed, and processes related to the property are consistently and efficiently supported.

We are happy to assist you in building your digital building twin. As part of the pit Group, more than 120 digitalization and process experts are available to you across the D-A-CH region.

Software & Products

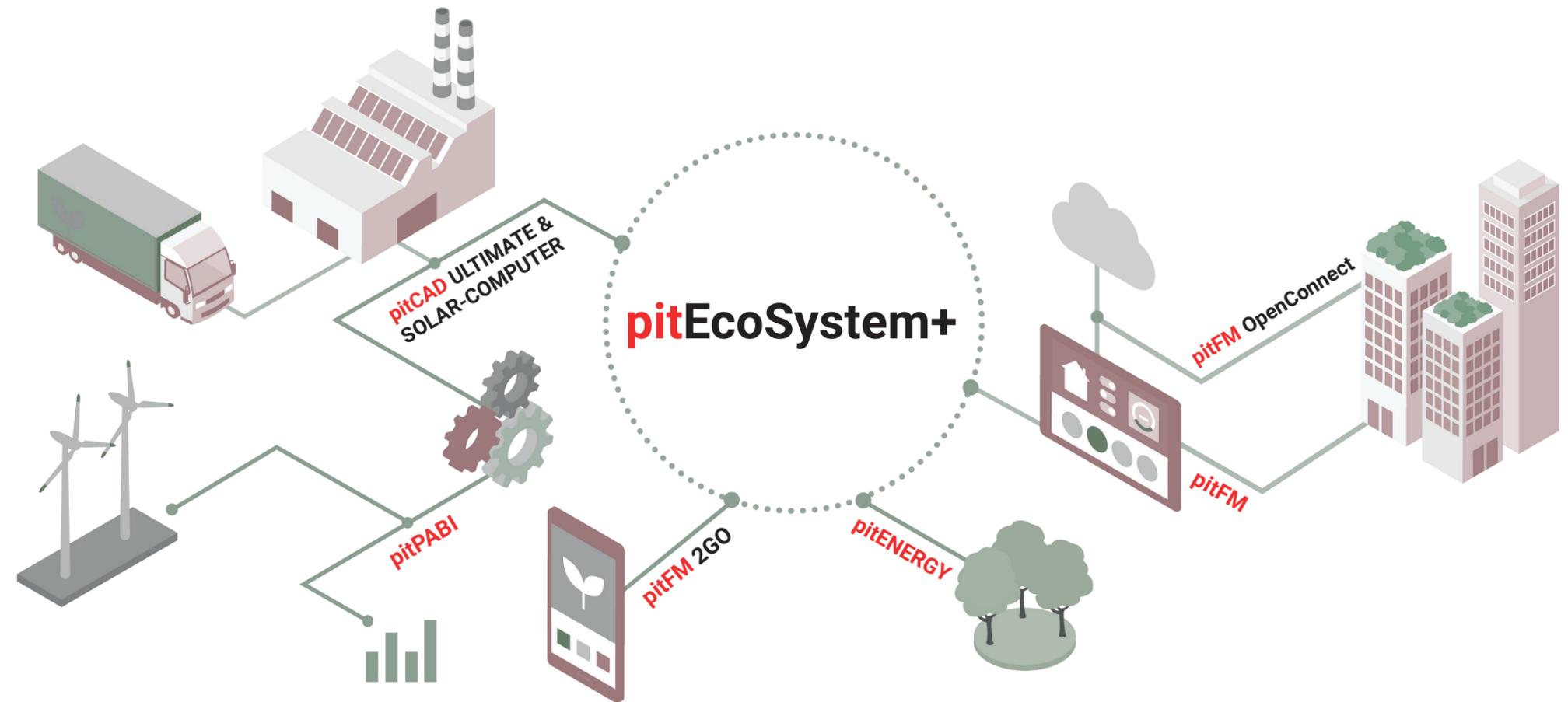
pitEcoSystem+

02

With our digital solutions from the pitEcoSystem+, we bring technologies, data, and processes together in a secure environment.

For a sustainable, connected, and resilient future in planning, constructing, and operating your properties.

Together, we shape the future.



#Connectivity

Open interfaces and standards.
Wireless freedom with mobile applications.
As-a-Service solutions.
Cloud-based applications.



#Security

Cyber resilience.
Program security.
Information security.
Network security.



#Sustainability

Energy and climate management.
BIM and sustainability.
Life cycle assessment, GEG, QNG.
User-focused and user-friendly.
Optimization of our development tools.

Facility Management

Our CAFM solution **pitFM** stands for an open system architecture based on the latest technologies, featuring three tailor-made interfaces and full openBIM integration.

We always keep our customers and their requirements at the center of our focus. The result is a seamless, best-in-class process solution that is certified according to GEFMA 444.



pitFM is the end-to-end CAFM software for digital building operations and your safe harbor for sustainable data management.

Context tree for fast navigation through the data set.

Intuitive to use. Thanks to consistent, recurring structures – whether in space management, the helpdesk, or maintenance.

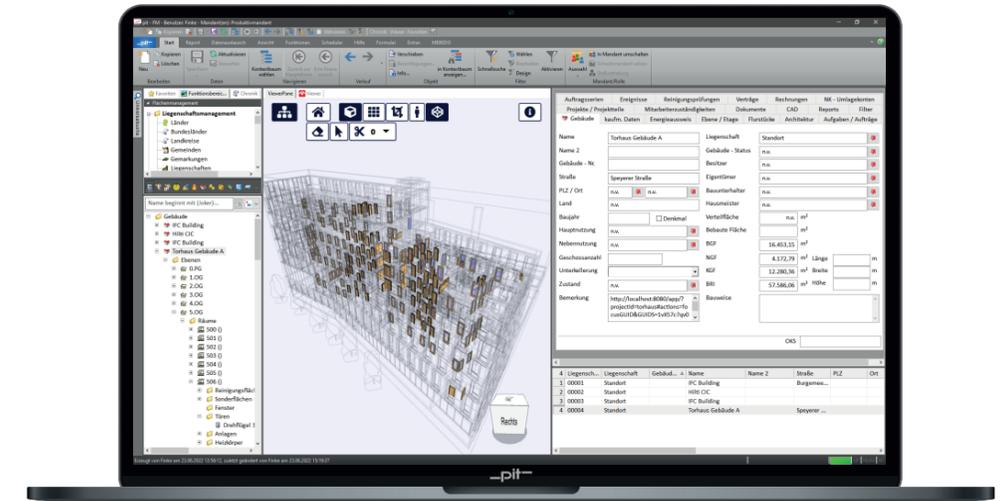
Freely configurable windows and window content – whether CAD viewer, dashboard, or chat window.

Favorites bar for direct access to individual views, data filters, objects, and functional areas.

Clear display of filtered data in the table, ready to be “dragged and dropped” onto the desktop.

03

pitFM The operating system for sustainable building operations.



pitFM EXPERT

Valid data and consistent processes.

A central tool that meets your requirements as a real estate professional over the entire life cycle.



User interface

Easy to use interface that can be individually customized to your needs. The context tree is the axis of rotation through the data model, with index cards containing all detailed information at a glance. The table area for quick navigation through the data.

Hybrid work

Can be used as a classic fat client. Or can be operated as a web client via browser with an almost identical range of functions. The uniform operating paradigm makes consistent operation possible.

Graphics integration

Integrated CAD viewer and interface to AutoCAD, Revit and IFC (openBIM). This allows both CAD plans and complex BIM models to be integrated into pitFM.

Analytics

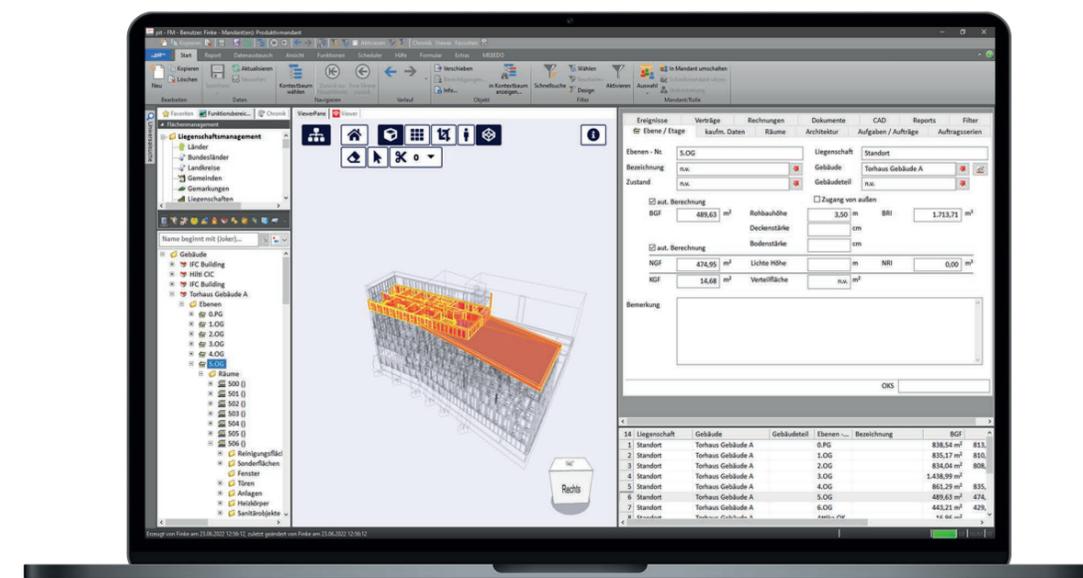
Visualization of data via integrated dashboard. Report generator for complex evaluations.

Smart controls

Appointment calendar, resource planner, client manager etc. support your complex tasks in your day-to-day business.

Filtermanager

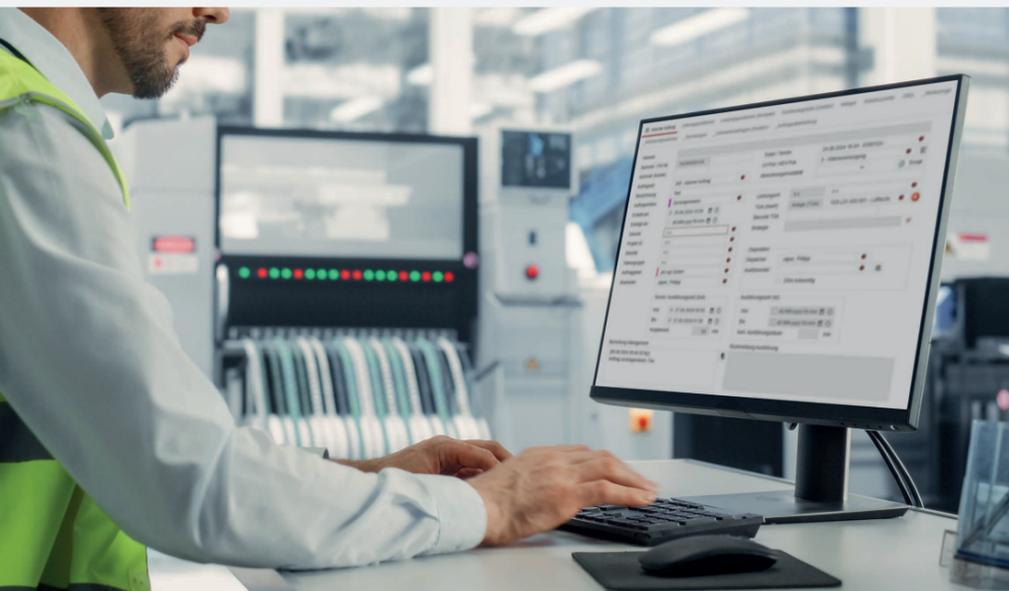
With the filter manager, you have the data model firmly under control and complete transparency over your data.



pitFM EXPERT Web

High-performance features for flexible, web-based operations.

Access all relevant data quickly and manage your processes end to end. With integrated monitoring, resource analysis, and performance optimization tools, you maintain full visibility and control over system operations.*



*The available range of functions may vary depending on the individual customer situation. For existing customers, the responsible project manager will assess the feasibility of specific functions in the web client. Some functionalities may only be available in the desktop client.

Processes

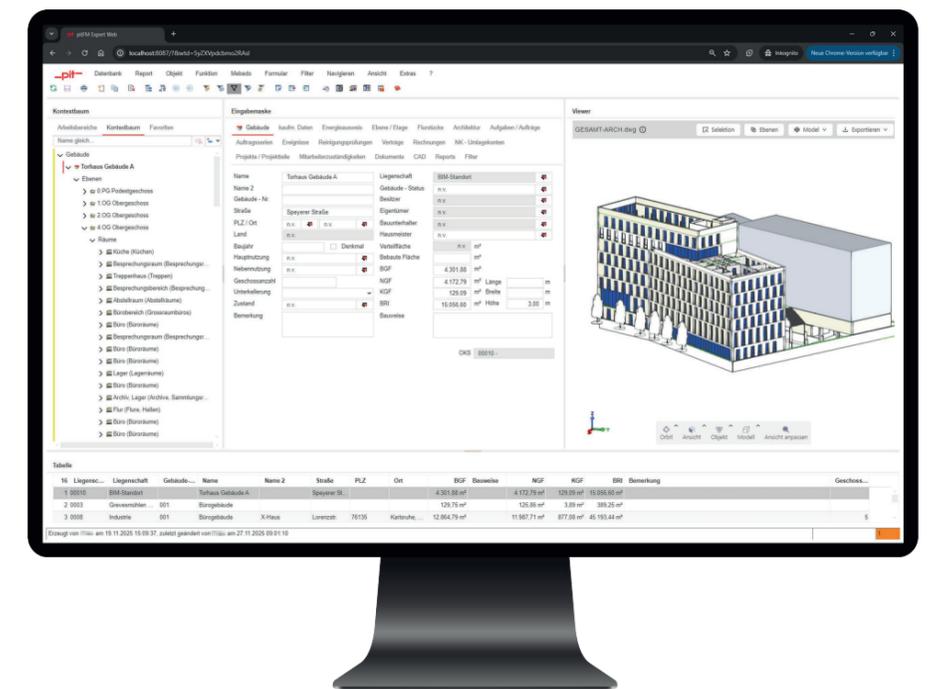
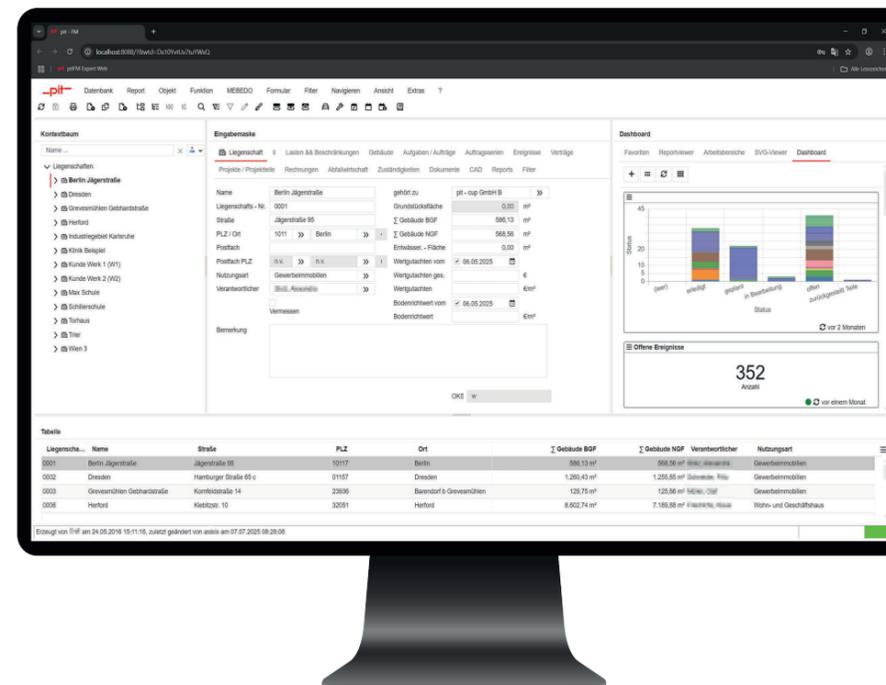
- Space Management
- Maintenance Management
- Cleaning Management
- Budget Management
- Contract Management
- Energy Management
- Occupational Health & Safety
- And much more

Functionalities

- Context Tree View
- Tabbed Cards
- Filter Manager
- Table Area & Favorites
- Report Selection
- Reminder Function
- Settings Dialog
- Client Dialog

Controls

- SVG Viewer
- Text Control
- Scheduler
- Planning Board
- Key / Entity Matrix
- Dashboard
- List & Label Report
- Additional Controls



pitFM SMART

Easy to use and always user-focused.

Modern web app for simple and intuitive operation taking your requirements into account.



Lean

The pitFM Smart interface is reduced to the essentials. This means that the focus is always on your tasks and nothing distracts you.

Custom fit

Our standard can be flexibly adapted to your individual needs with pit Studio. No programming, just graphical process modeling with just a few mouse clicks.

Intuitive

Intuitive user interface. No lengthy training required.

Grafik Integration

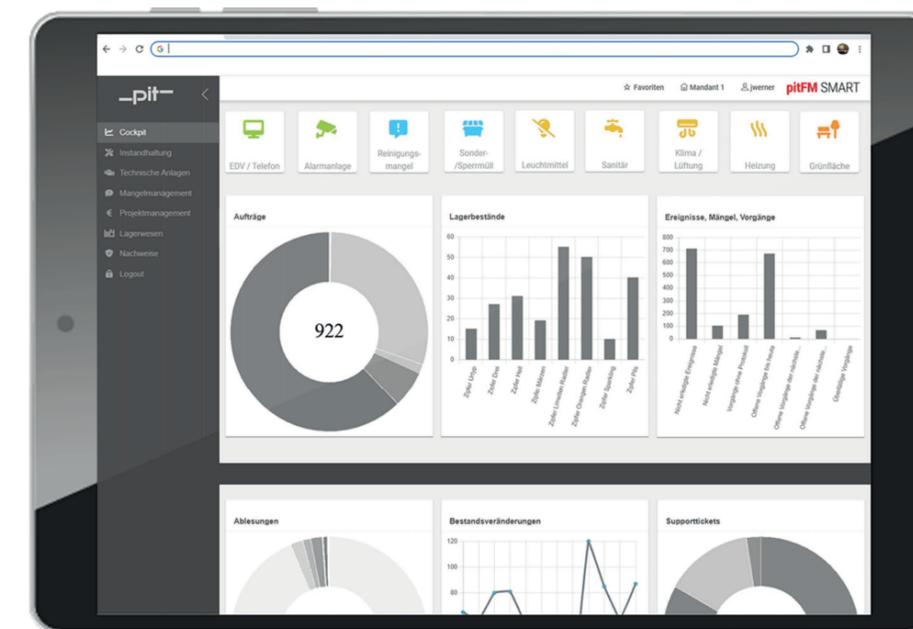
Our CAD interface converts your CAD plans into lean SVG files. Take advantage of the added value of visual editing. Display plans, intuitively locate objects on the plan, and generate tickets from the plan.

Analytics

Visualize the data via the integrated dashboard. Analogous to pitFM Expert.

Basic features

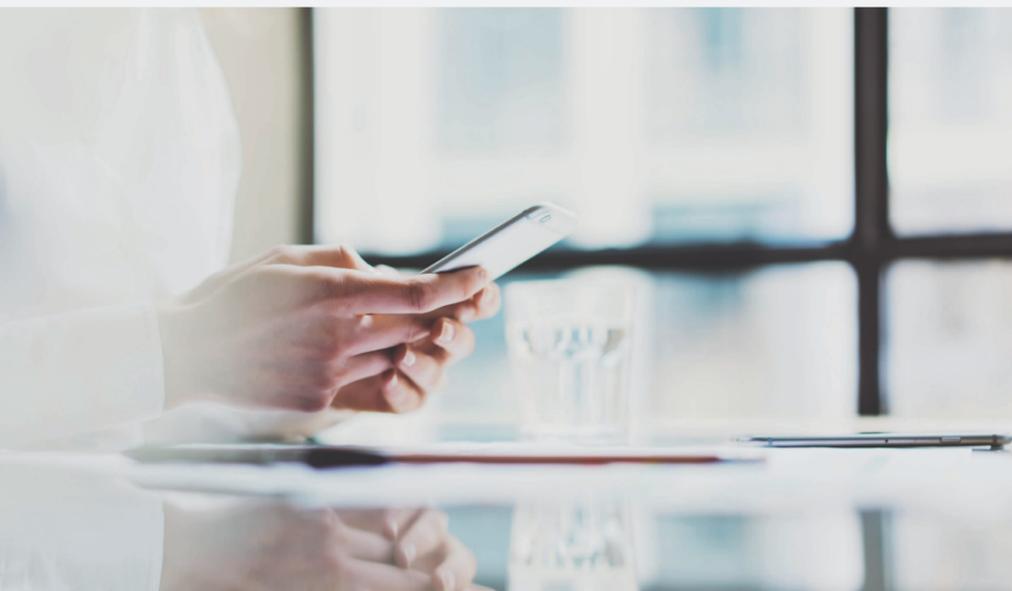
Tabs for clear presentation of data fields, list view for a quick overview, guided input via smart wizard mode, display-optimized presentation, extensive search and filter options and role-based.



pitFM 2GO

Sustainable working with smart mobile devices.

With pitFM 2GO you have access to all relevant information at all times. No matter where you are.



fast and intuitive

Even easier to use thanks to a modern UX. This saves time in your daily work.

always and everywhere

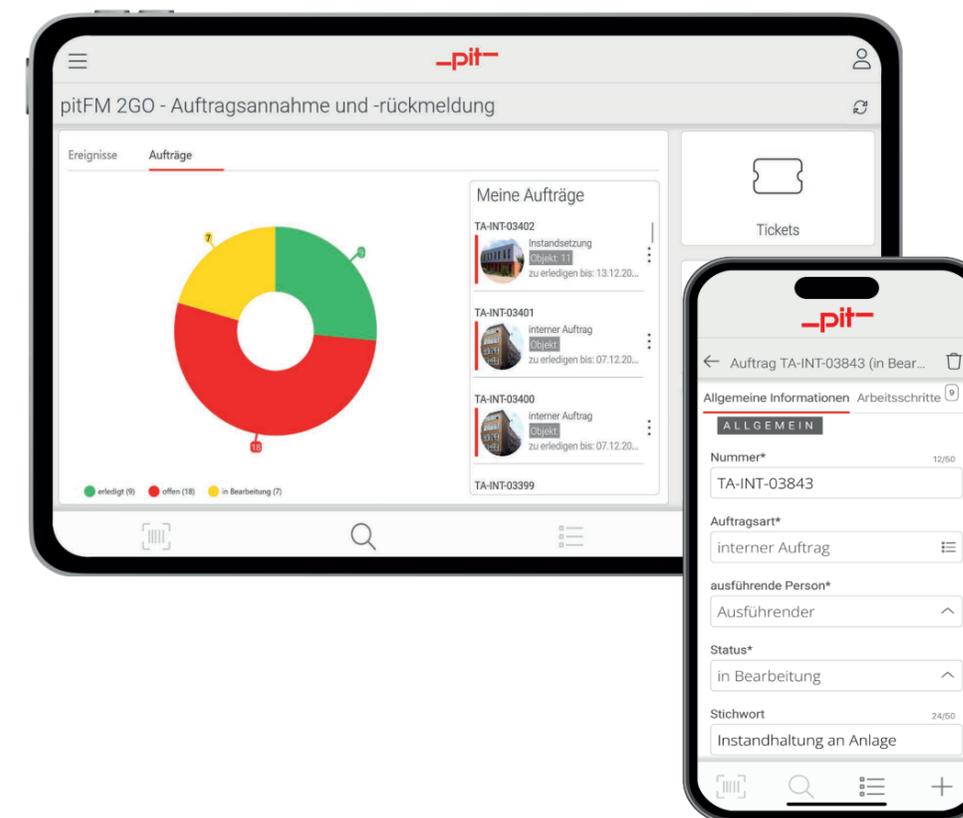
All the data you need always with you in one app. Even when there is no internet.

flexible and secure

Flexibly adaptable to your individual requirements. Data security always in view.

Highlights

- New UX for even more intuitive operation
- Based on the latest technologies and current security standards
- Integration of CAD plans (supports hybrid SVG graphics)
- Offline mode for flexible working even without an internet connection
- Consistent roles and rights concept
- Fully integrated into the pitEcoSystem+
- One app for all your process applications from inventory data collection to meter reading
- Supports iOS, Android and Windows



pitFM OpenConnect

Smart technologies for innovative practical solutions.

Consistent digital processes are the foundation for sustainable real estate management. Their implementation requires software solutions that support users efficiently while meeting the highest standards of IT and information security.



Security

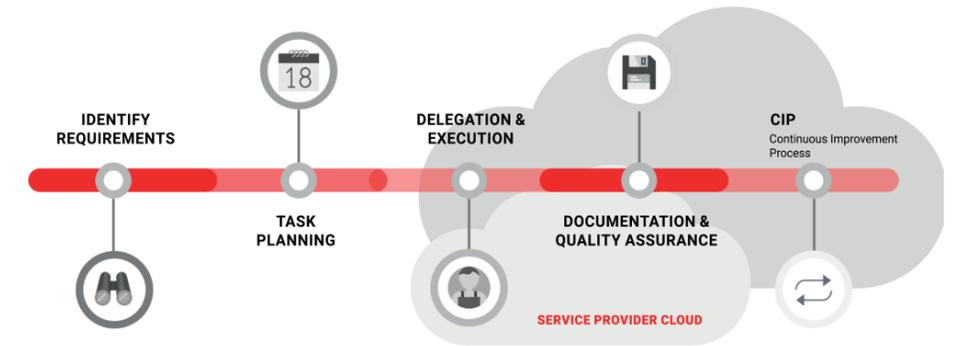
By combining synchronous (REST service) and asynchronous interfaces (queuing service), we ensure maximum data security.

Connectivity

The architecture of pitFM OpenConnect is based on open standards such as OpenAPI, JSON, and OAuth to enable secure data exchange in a cloud environment.

Cloud Ready

pitFM OpenConnect is designed to integrate seamlessly into any cloud environment, offering maximum flexibility in hosting.

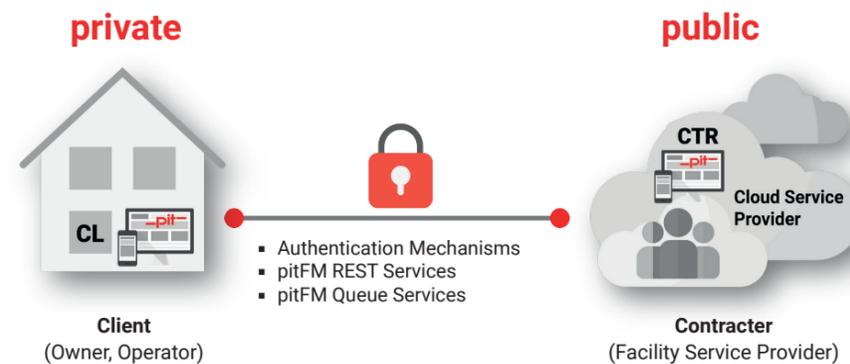


pitFM OpenConnect is the foundational technology that enables you to securely migrate your facility management processes to the cloud.

It allows the provision of all data relevant to facility management service providers within a public cloud environment. In particular, maintenance activities and repair orders are made available to control and document service delivery.

With the help of pitFM Expert and pitFM 2GO, service providers can access the data in the service provider cloud to schedule and document service execution.

- Exchange of relevant master and order data for service delivery
- Maintenance calendar for detailed planning
- Service documentation (work and inspection reports)
- Automated monitoring of service levels



pitFM DMS

Document management solution based on nscale from Ceyoniq.

Fully integrated into the pitEcoSystem+.



Basic

Fully integrated in pitFM

- Intuitive operation via pitFM interface
- nscale acts as the DMS backend
- pitFM uses the DMS functionalities of nscale

Professional

A wide range of applications

In addition to the basic package

- Management of documents also outside the pitFM database
- Operation directly via the nscale interface
- If required also with Synchronization to pitFM

Individual

Optimized tailor-made for you

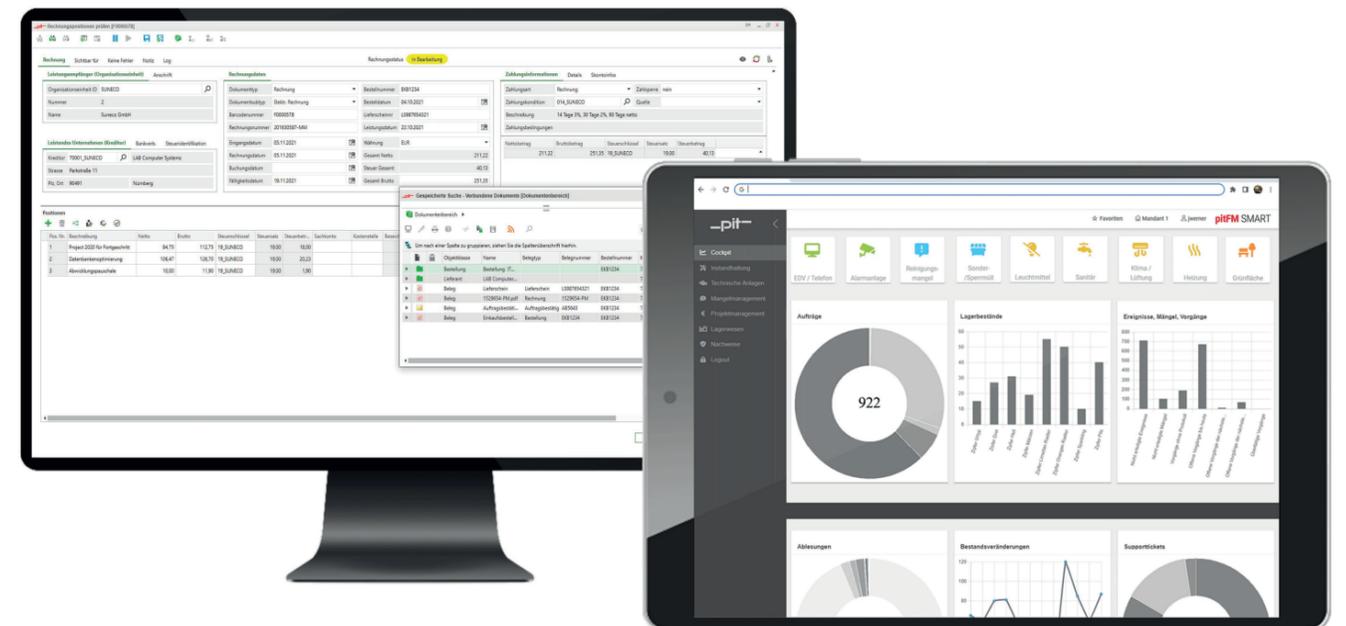
- Implementation of customer-specific DMS process solutions within the pitEcoSystem+

pitFM
ONE FOR ALL

pitFM EXPERT
pitFM SMART
pitFM 2GO

DMS
n>scale

#Inventory documentation #Contract management
#E-file #Operator accountability #Invoice processing



pitPABI

Making maintenance budgets reliably plannable.

A smart calculation method including an IT tool to determine maintenance budgets for real estate portfolios in a sustainable, transparent, and reliable way.



Overview of the pitPABI method

- Simple and robust forecasting of maintenance costs for properties
- Transparent budget planning based on a small set of property-specific data
- Identification of maintenance backlogs through annual target vs. actual cost comparison
- Easily adaptable to the specific needs of users

Research

The PABI method, combined with real data analysis, has been developed through multiple research projects since 2005.

Practice

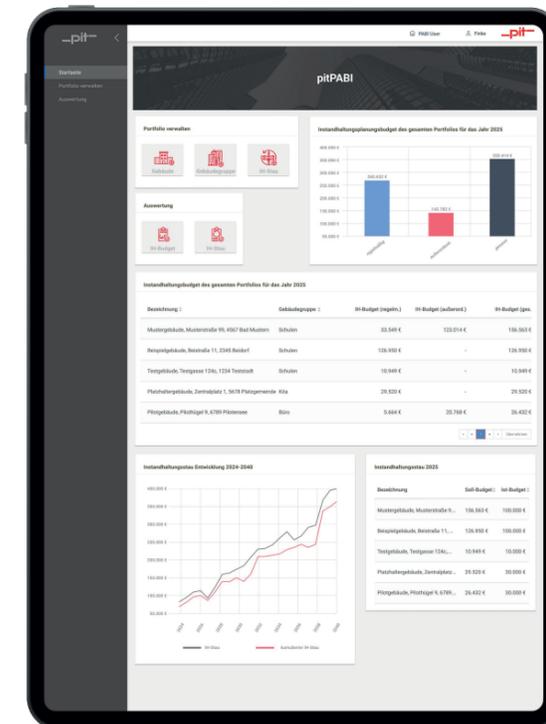
Tested in numerous practical projects since 2010. Ongoing validation with real data, most recently by the GEFMA working group, covering 633 properties and over 2 million m² of space.

Established

Awarded the GIF Real Estate Research Prize. Serves as the basis for the GEFMA Guideline 270 on personnel planning.

Our IT solution for the method

- Fully based on the PABI Method©
- Standalone solution within the pitEcoSystem+
- Familiar environment
- Utilizes existing building master data from pitFM for calculations (area data, building master data, etc.)



Energy and Climate Management

04

Climate change is the greatest challenge of our time, and urgent action is needed to prevent irreversible damage to our planet. This is where the **European Green Deal** comes in.

Tackling climate change is one of the EU's top priorities. The European Green Deal is its ambitious plan to make Europe a **climate-neutral continent by 2050** at the latest. To achieve this, the EU will implement various measures to protect the environment, reduce emissions, and promote the green economy.



#Energy management
(ISO 50001)



#Environmental management
(ISO 14001/EMAS)



#Climate management
(ISO 14064)



A solid data foundation and the right software tool are essential for determining your Corporate Carbon Footprint and identifying optimization potential.

Our software provides complete transparency over energy consumption, resource use, and the CO₂ footprint of your buildings and facilities.

With **pitENERGY** and **pitFM**, we can efficiently support sustainability reporting according to CSRD and ESRS, thus making a significant contribution to the European Green Deal!

pitENERGY

ISO 50001 certified energy management solution for measurable sustainability in your company.

Software for Energy, Resource and Climate Management.



Data collection

Over 200 interfaces for integrating third-party applications (meters, sensors and data loggers, smart metering systems, BMS and PMS, weather data, etc.). Technologically state-of-the-art (REST API, BACnet, LORA, OPC, etc.) with automated energy data collection.

Energy Monitoring

Automated monitoring of consumption. Pattern recognition based on the latest AI technology. Self-learning system optimization with continuous operating time. Takes influencing factors into account, such as weekdays, holidays, public holidays, or outdoor temperature.

Consumption analysis

Generation of EMS-relevant metrics through EnPIs (Energy Performance Indicators). Integrated dashboard. CO₂ life cycle assessment. Export interface (PDF, MS Word, and CSV). Part of pitEcoSystem+.



CONTACT US!

Do you have a question or suggestion?

Our specialists in **Facility Management** and **Energy Controlling** helfen Ihnen gerne weiter!



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CAD/BIM is the reliable data source for digital and sustainable building operations, and thus the nucleus for your digital building twin.

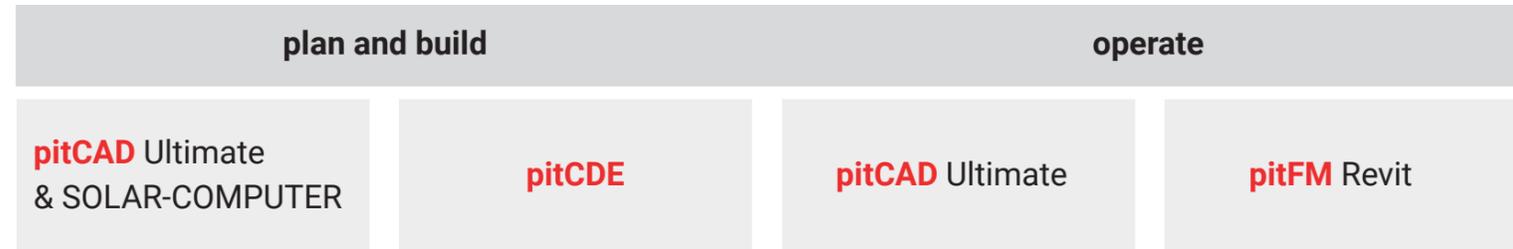
Our Product Portfolio for CAD/BIM.

pitCAD represents over 30 years of experience in developing CAD/BIM tools for MEP/building services, architecture, and facility management (CAD/BIM4FM).

The latest generation of pitCAD, our **pitCAD Ultimate**, features an integrated CAD core. This allows you to start your planning tasks immediately without installing additional CAD/BIM software. Fully integrated into the openBIM process based on open standards such as IFC and CAFM-Connect.

For us, **BIM4FM** is not just the integration of the BIM model into our CAFM solution pitFM. BIM4FM also means the structured capture of alphanumeric BIM data during the planning and construction phases up to the handover of the FM handover to facility management.

For this task, the right tool is also required. With our **pitCDE**, we provide a toolset explicitly developed for the capture, quality assurance, and handover of alphanumeric data in BIM projects.



pitCAD ULTIMATE

Your all-in-one CAD/BIM solution.
For efficient and sustainable planning.

2D/3D and openBIM planning tool for building construction, building services, and facility management throughout the entire lifecycle of the property.



CAD Planning

- Work in a familiar DWG environment
- 2D/3D planning tools
- Import/export features
- Consistent, intuitive user interface
- Modules for HVAC and electrical engineering
- Interface to SOLAR-COMPUTER

openBIM Modeling

- IFC interoperability (IFC2x3, IFC4)
- Collaboration based on BCF (BIM Collaboration Format)
- Lightweight data model
- Modules for architecture and MEP
- Integration of point clouds
- Fully integrated into the pitEcoSystem+

License Model

- No additional CAD base application required
- Modular structure
- One-time license fee
- Single-user or network license

- ✓ A planning tool ⇔ A contact person
- ✓ One-time license costs (single-user or network license)
- ✓ Full CAD/BIM functionality

pitCAD ULTIMATE Basis

All in One 2D/3D
Planning Tool

Top Features

- ✓ Fully-featured 2D/3D planning tool for building design
- ✓ Modern user interface for intuitive operation
- ✓ Comprehensive tools for 2D planning and 3D modeling (drawing or modeling, editing, labeling, referencing, visualization, import/export, plan output, etc.)
- ✓ Based on a consistent DWG platform
- ✓ Fully integrated into the pitEcoSystem+
- ✓ No additional CAD base application required
- ✓ Modular structure
- ✓ One-time license fee
- ✓ Available as single-user or network license



pit 365 Maintenance & Support

pitCAD ULTIMATE

Modular kit

Expansion modules for flexible customization of pitCAD Ultimate to meet your individual requirements

Modules

- BIM
- Communicator
- Heating and Sanitary
- Ventilation
- Electrical
- SOLAR-COMPUTER
- BIM4FM

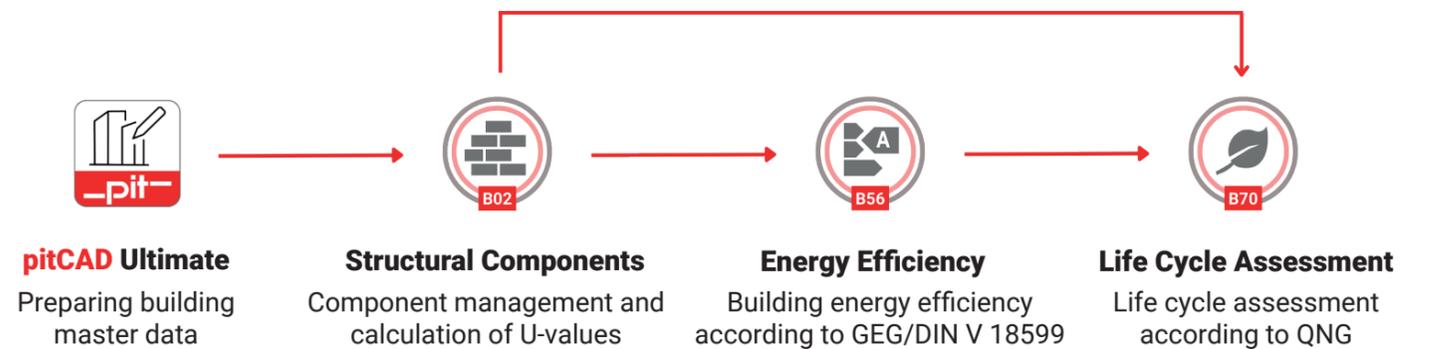


pit 365 Maintenance & Support

pitCAD ULTIMATE & SOLAR-COMPUTER

For a climate-neutral building stock.

Generate energy efficiency certificates according to the Building Energy Act (GEG) or perform a life cycle assessment according to the Sustainable Building Quality Seal (QNG) using the software solutions **pitCAD Ultimate** and **SOLAR-COMPUTER**.



Building Master Data

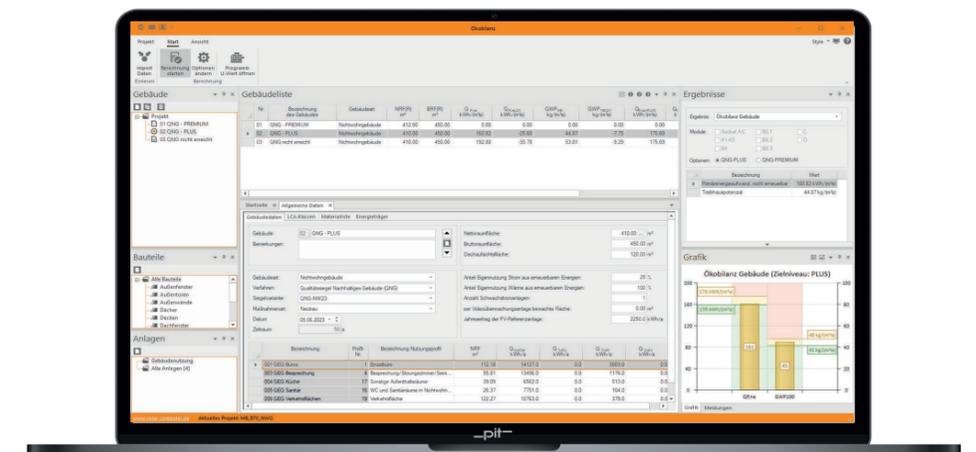
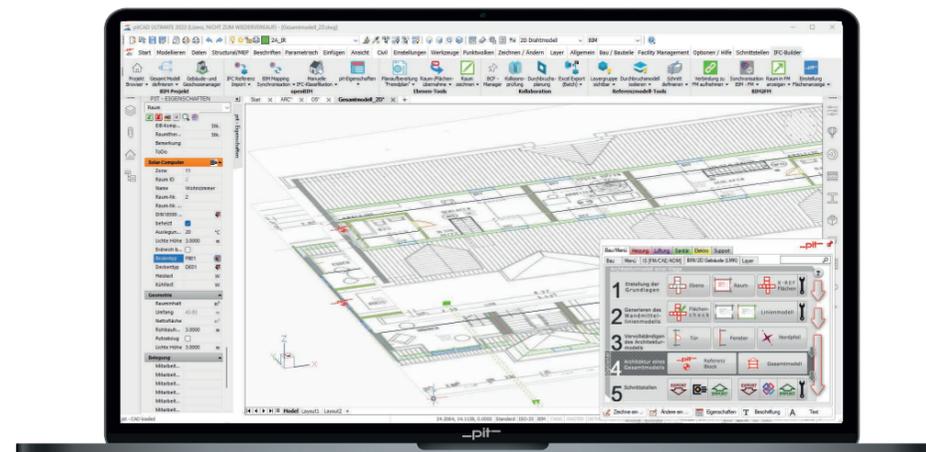
- Preparation and integration of existing CAD/BIM as-built plans (DWG, IFC)
- Digitization of planning documents (PDF, TIFF, etc.)
- Conversion of point clouds into a 3D model

GEG Certification

- Generation of energy certificates and energy reports
- Creating energy certificates and energy reports
- Calculation of economic viability

Life Cycle Assessment

- Calculation of characteristic values for QNG
- Balancing of primary energy demand
- Verification of the life cycle assessment for the „PLUS“ and „PREMIUM“ seal variants



pitCAD ULTIMATE

SOLAR-COMPUTER

BIM4FM mit pitCAD

Valid database for digital and sustainable real estate operations.

Optimize the efficiency of the operational phase (pitFM) through seamless data transfer between planning and construction with BIM/CAD.



openBIM4FM Process

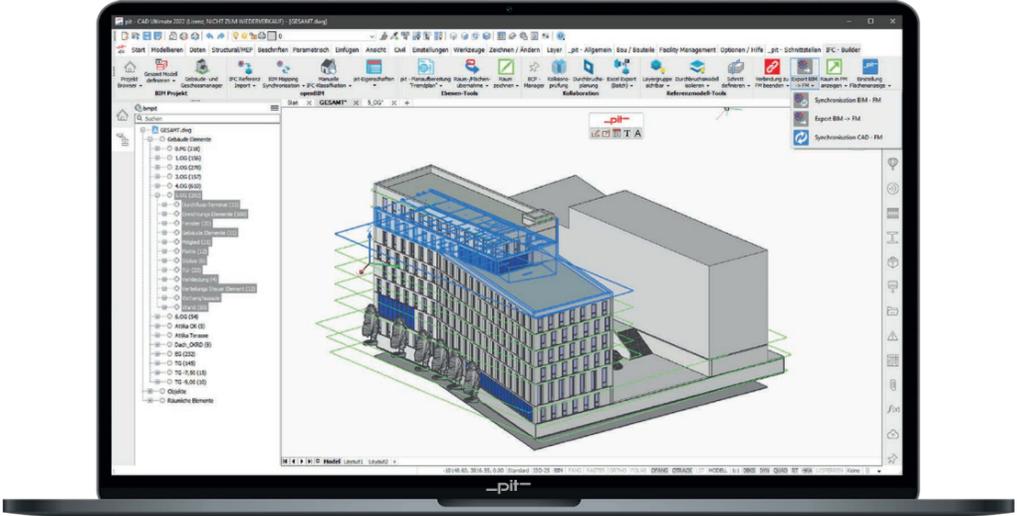
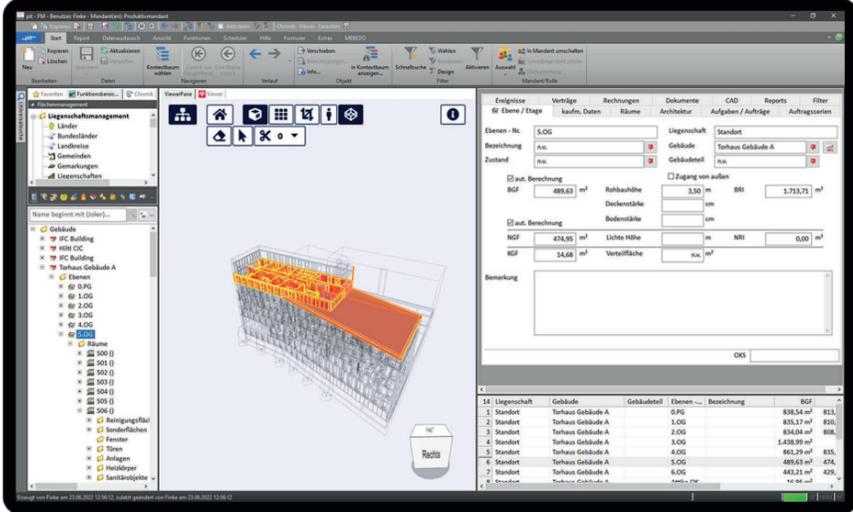
On the basis of IFC and CAFM-Connect. Smart Mapping functionality.

One for All

Comprehensive solution for building technology, from the point cloud to the finished BIM model.

Facility Management

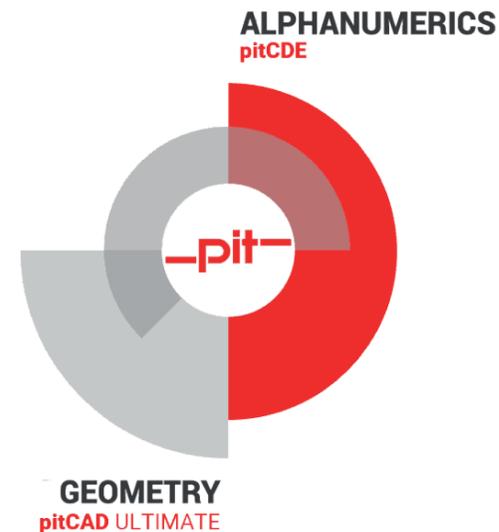
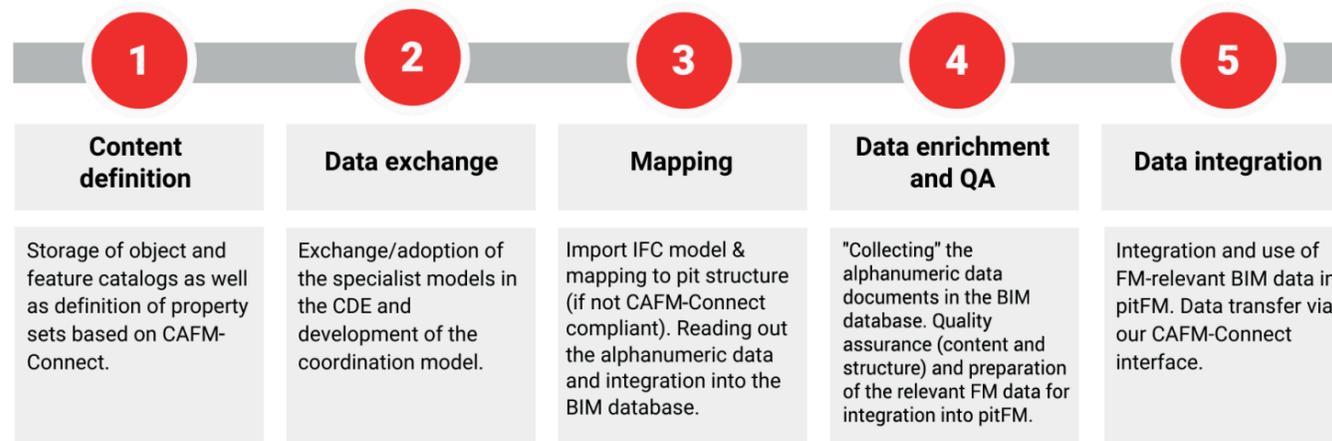
From real building data in the planning process to a smooth transition to building operation.



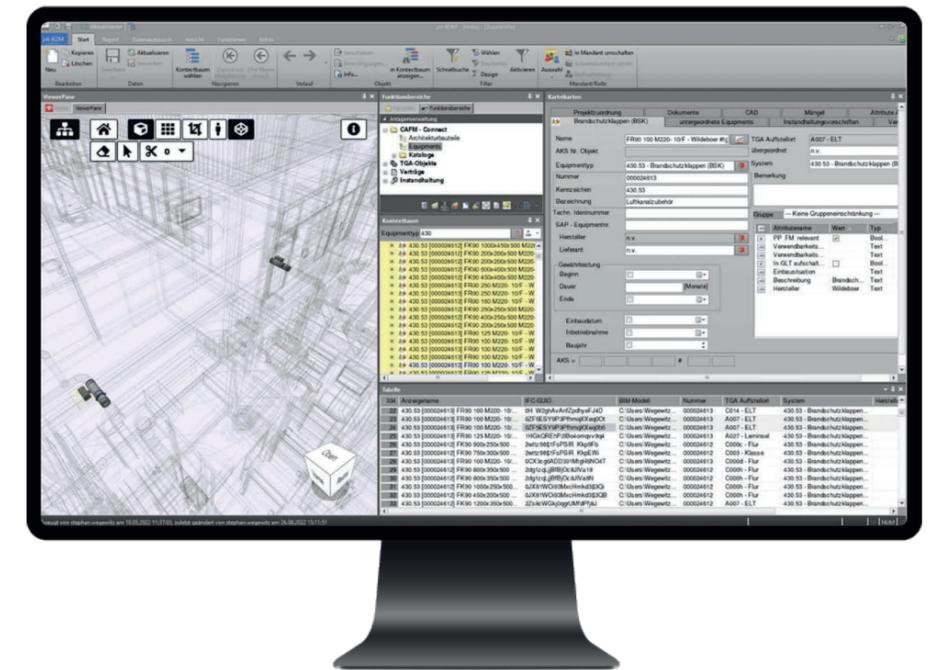
pitCDE

The single source of truth for your BIM data.

The first open Common Data Environment that focuses on your FM data – from requirement definition in the BIM project to the handover of the FM handover.



With our Common Data Environment and integrated BIM database, we support you in building a reliable data foundation for digital and sustainable property management.



MEP Planning Tools

06

Efficiency from the first sketch to the final material takeoff.

A building evolves step by step – from the initial idea to the completed material takeoff. For all these phases, you need powerful tools that turn your vision into reality. You will find exactly these tools and solutions with us.

For more than 30 years, our experts in the D-A-CH region have been supporting planners, architects, and engineers in mastering the challenges of planning, constructing, and operating buildings.

Our Services at a Glance:

- Seminars and Webinars: Practical expertise directly from the field – tailored and hands-on.
- Consulting: Customized advice to optimally support your projects.
- Project Assistance: We support you in the successful implementation of your construction projects.
- Creation of Revit Families: Individual and high-quality BIM content creation for your projects.

...and much more!

pitTGA Planungstools

(Our MEP planning tools)

pitCAD ULTIMATE

2D/3D and openBIM planning tool for building construction, building services engineering, and facility management throughout the entire lifecycle of the asset.



Powerful calculation software for building services engineering (MEP).

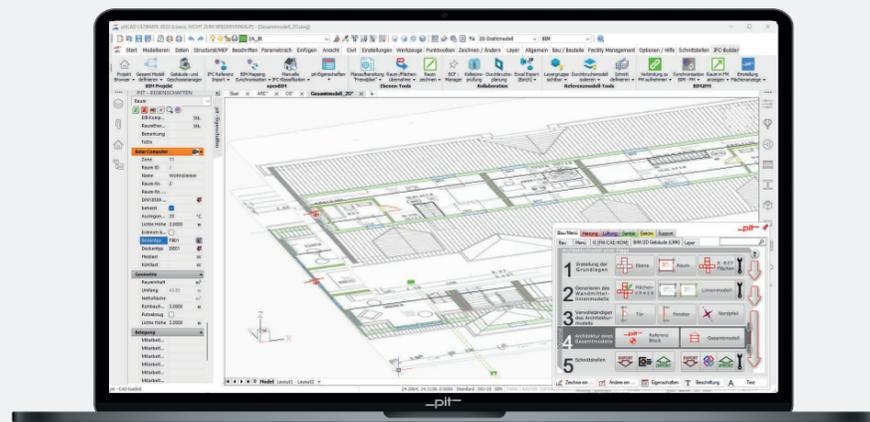


Market-leading tools such as AutoCAD and Revit for precise CAD and BIM.



pitCAD ULTIMATE

The comprehensive 2D/3D CAD/BIM planning tool for the entire lifecycle of a building – with an integrated CAD/BIM core for maximum efficiency.



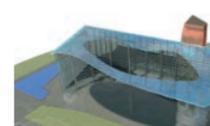
#1 MEP planning tool for 2D/3D

#2 openBIM authoring tool

#3 BIM4FM Integration



Connected planning, cloud-based collaboration, and smart BIM tools for MEP.



AutoCAD

A powerful CAD tool for precise 2D and 3D designs.



AutoCAD Architecture

A CAD tool that supports architects in creating drawings efficiently.



AutoCAD MEP

A CAD software for efficient planning and coordination in building services engineering.



Revit

Bringing together architecture, engineering, and construction for better collaboration.

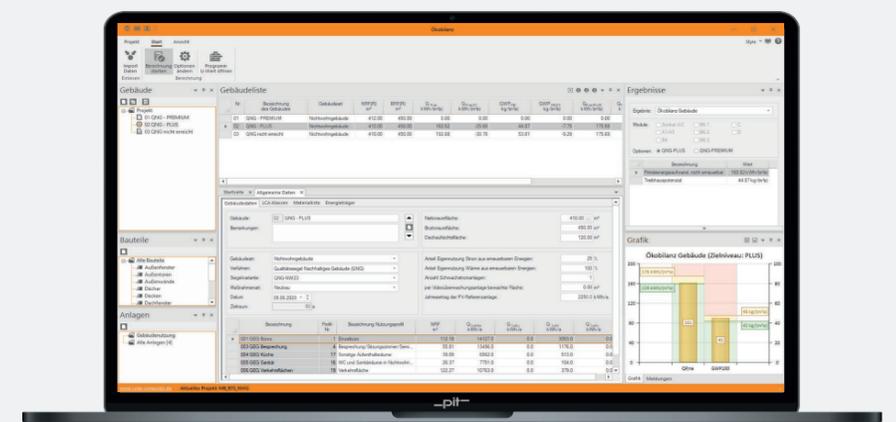


AEC Industry Collection

Provides BIM and CAD tools for all construction phases and promotes collaboration.



Powerful software for MEP, architecture, and facility management – precise calculations for sustainable and efficient building design.



Building Physics



HVAC/Ventilation



Heating/Cooling



Energy/Cost Efficiency



Plumbing



CAD/BIM

CONTACT US!



Do you have a question or suggestion?

Our specialists in **CAD/BIM** and **MEP planning tools** are ready to provide expert support!

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Our Team

07

Our Key to Success!

A team of amazing people you can always rely on.



#Vision

User-focused.
Digital solutions.
Technology you can trust.



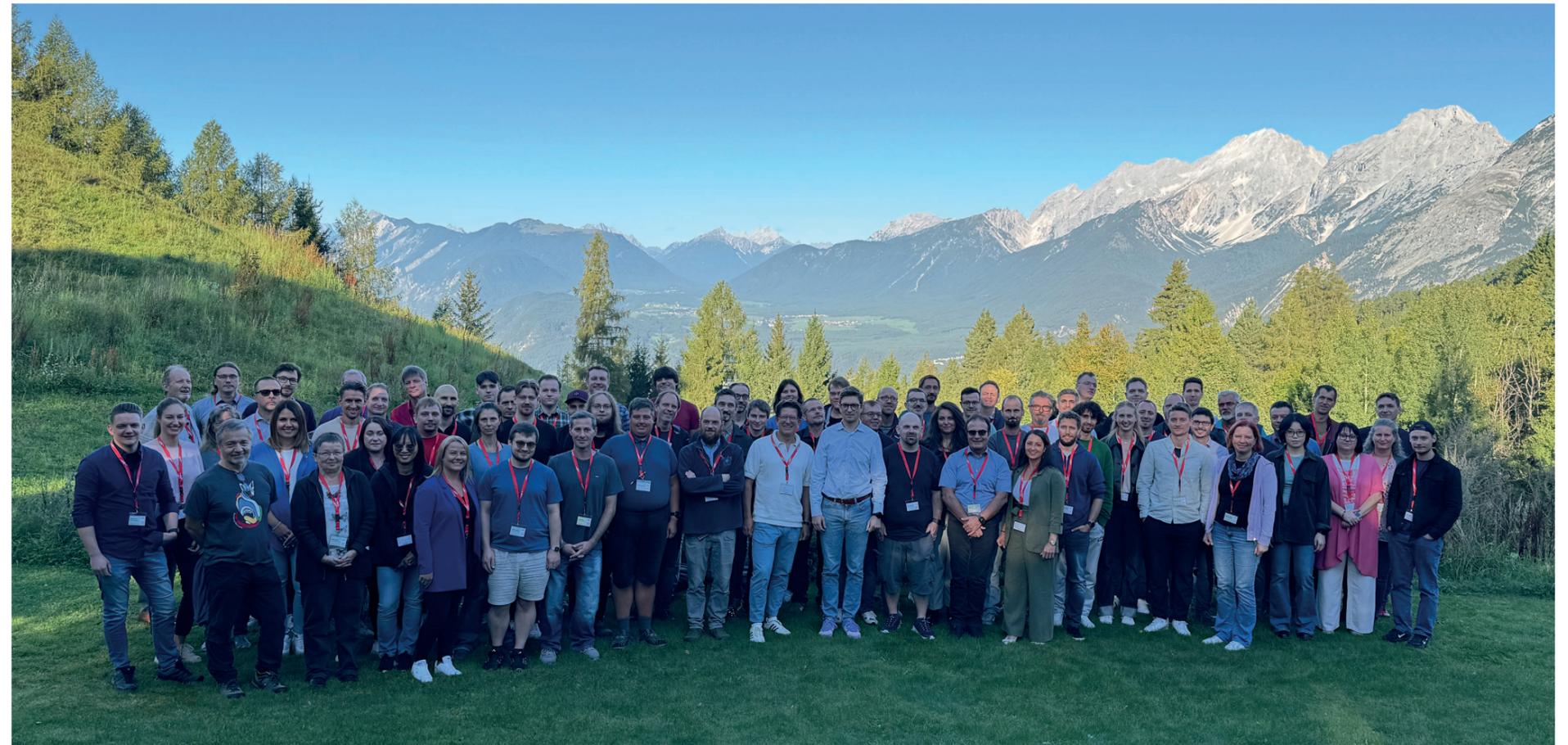
#Mission

Openness and connectivity.
Continuous technological advancement.
Integrated BIM4FM solution.



#Strengths

Innovative spirit
Platform-oriented approach
Organizational structure
Smart digitalization
Long-term partnerships



Meet the pit Group

Our Locations



With our 7 locations, we're always close to you!



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