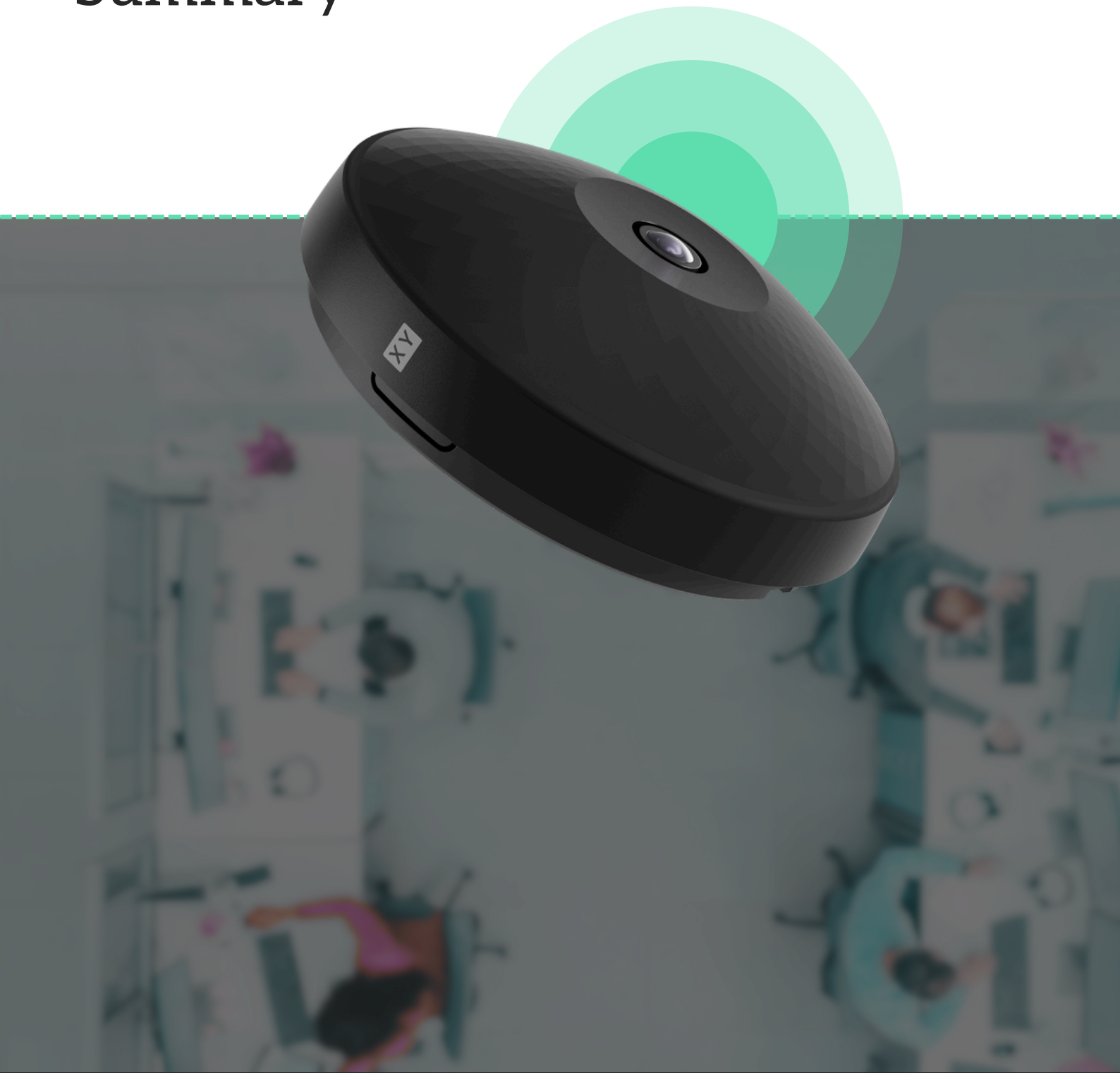
XY SENSE

Area Pro
Technical Specification Summary



01. Company Overview

Founded in 2016 in Melbourne, Australia, XY Sense was built on a simple belief: workplace data should work harder for people, business performance, and the planet. What began as a vision to reveal how office space is actually used has evolved into a global workplace intelligence platform.

XY Sense is now trusted by some of the world's largest enterprises — including Fortune 100 companies, major US and international banks, global pharmaceutical and life sciences leaders, and professional services firms.

With offices in Australia, the United States, the United Kingdom, and India and deployments across 30+ countries, XY Sense is transforming how organizations plan, manage, and optimize their workplaces using real-time occupancy data.

Key facts:

- Founded: 2016 (Melbourne, Australia)
- Global presence: Offices in Australia, USA, UK, and India
- Deployments: 30+ countries across North America, EMEA, and APAC
- Enterprise customers: 70+ global enterprises
- Spaces monitored: 59,000+ workspaces
- Occupancy detections: 200+ billion per year
- Employees supported: 2+ million
- Differentiators: Privacy-first edge processing, real-time analytics, market-leading accuracy and coverage, enterprise scalability
- Certifications: ISO 27001 certified; GDPR/CCPA/PDPA compliant; FCC, CE & IACMA approved

02. Solution Overview

XY Sense provides a real-time workplace occupancy intelligence platform combining edge-based AI sensors, secure data transport, and cloud analytics.

The XY Sense sensor suite — including the Area Pro, Area, Entry, and Presence models — captures real-time occupancy data across all office space types, from open collaboration areas and meeting rooms to focus and neighborhood zones. All processing occurs on the device using the sensor's onboard AI. Raw scene data is converted into anonymous X/Y coordinate metadata within two seconds, ensuring privacy and live responsiveness. No images are ever captured, stored, or transmitted.

Area Pro Sensors connect to the XY Sense cloud using one of several deployment methods:

- Senselink™ daisy chain (data + power shared across multiple sensors)
- PoE (802.3af) direct to switch (one sensor per cable run)
- Coming soon: Wi-Fi HaLoW and Powerline options for environments where new cabling is limited

A Gateway (typically one per floor) provides secure, encrypted connectivity between sensors and the XY Sense cloud platform.

The XY Sense Insights Platform transforms continuous real-time sensor data into actionable intelligence, providing:

- Portfolio-level analytics for footprint optimization and lease planning
- Real-time utilization dashboards for workplace and facilities teams
- Predictive analytics and simulations for scenario planning
- AI-powered insight tools such as Snapshot and Replays
- Real time Alerts for improved building services
- Live integrations with booking systems, BMS, and IWMS platforms

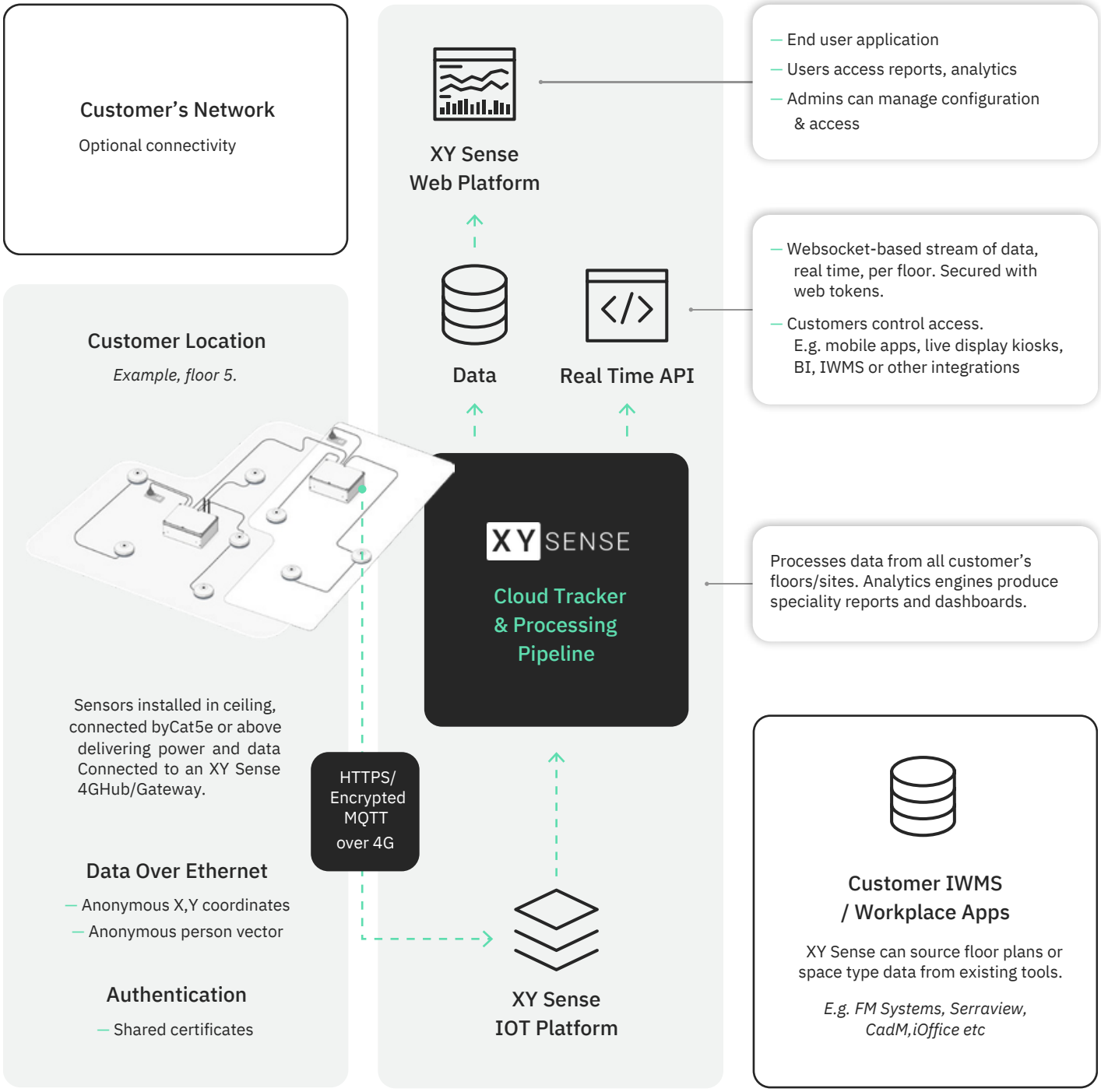
By providing live, accurate, and privacy-safe data, XY Sense enables organizations to reduce real estate costs, improve building performance, and design workspaces that truly support team productivity and engagement.

XYSense Pty Ltd ABN 50 615 934 542. This document and its content is the property of XYSense Pty Ltd, and no part may be used, reproduced or transmitted in any form whatsoever without the prior written consent of XYSense

2.3. How it works

The diagram below highlights the flow of data between the components. Sensors connect to the cloud via the XY Sense Hub connecting directly to our IOT platform. This is via HTTPS / Encrypted MQTT over 4G.

See the Appendix for sample payloads, including anonymous sightings collection and the downstream live heatmap/occupancy feeds.



XYSense Pty Ltd ABN 50 615 934 542. This document and its content is the property of XYSense Pty Ltd, and no part may be used, reproduced or transmitted in any form whatsoever without the prior written consent of XYSense

03. Area Pro Sensor Hardware

3.1. Overview

Area Pro is the successor to XY Sense's original and market-defining Area Sensor, newly engineered through extensive R&D and scheduled for release in 2026.

Powered by an integrated Neural Processing Unit (NPU), Area Pro performs edge-based AI inference with 100× faster compute than the previous generation. This enables continuous positional updates every two seconds with ~99% accuracy (~15 cm / 0.5 ft precision), even in busy or complex environments.

Area Pro introduces several major improvements over the previous generation:

- **Wider coverage *** — 3X Coverage vs. previous generation. Monitors up to 3,000 sq ft / 279 m² (28+ desks and up to 255 live occupants) to reduce the number of devices required per floor.
- **Greater precision** — Preloaded with the latest XYDA detection algorithm delivering ~99% live positional accuracy. Enhanced HDR and scene processing maintain reliable detection in low-light or high-contrast lighting conditions.
- **AI feature enablement** — The on-device NPU and updated detection models support advanced analytics including pose recognition, dwell time, and paths of movement.
- **Designed to Disappear.** A lower-profile sensor — 40% smaller by design, with lower power use and carbon impact.
- *Coming soon* - **OTA Update: Entry Mode capability** — Deploy as either a wide-area utilization sensor or an entry/people-counting sensor using the same hardware.

All occupancy inference is processed locally on the device. No images are ever captured, stored, or transmitted. Only anonymous XY coordinate metadata is produced, ensuring privacy and data protection by design.

Area Pro remains backward compatible with existing XY Sense installations and can be added to deployments that use existing Area Sensors, Communication Hubs, and Gateways without changes to supporting infrastructure.

**Currently finalizing tested coverage limits in real world office environments. Potential this range will be increased further.*

XYSense Pty Ltd ABN 50 615 934 542. This document and its content is the property of XYSense Pty Ltd, and no part may be used, reproduced or transmitted in any form whatsoever without the prior written consent of XYSense

03. Area Pro Sensor Hardware

3.2. Technical Specification Summary

<table>
<tr><td>Models</td><td>
<table>
<tr><th>Name</th><th>Type</th><th>Model</th><th>SKU</th></tr>
<tr><td>Area Pro White</td><td>Senselink & PoE</td><td>111-1001</td><td>XY-S-APRO-WHT</td></tr>
<tr><td>Area Pro Black</td><td>Senselink & PoE</td><td>111-1002</td><td>XY-S-APRO-BLK</td></tr>
</table></td></tr>
<tr><td>Technology</td><td>Integrated Neural Processing Unit (NPU) with custom deep learning neural networks.</td></tr>
<tr><td>Image Sensor</td><td>CMOS image sensor with enhanced low-light sensitivity and HDR.</td></tr>
<tr><td>Data Processing</td><td>Edge-based AI inference for occupancy, location and behavioral insights.</td></tr>
<tr><td>Coverage Range</td><td>~279 m² / 3,000 sq ft at 3 m / 10ft ceiling height</td></tr>
<tr><td>Positional Detection Accuracy</td><td>Within 1 m / 3 ft, typically < 0.3 m / 1 ft</td></tr>
<tr><td>Installation Height</td><td>Min. 2.44 m / 8 ft
Max. 3.6 m / 12 ft</td></tr>
</table>

XYSense Pty Ltd ABN 50 615 934 542. This document and its content is the property of XYSense Pty Ltd, and no part may be used, reproduced or transmitted in any form whatsoever without the prior written consent of XYSense

3.2. Area Pro Technical Specification Summary Continued

Communication Interfaces	2 × RJ45 Ethernet (10/100 Mbps) Senselink ports 1 x RJ45 Ethernet IEEE 802.3af PoE Port (combined with Senselink port) 1 × USB 2.0 Type C (sourcing 5V 500mA max., sinking 1.5A max.) NFC configuration
Power Requirements	37 - 57V DC Typ. 4W Max. 6W Sensor Equivalence Number (SEN) 1
Weight & Dimensions	Width: 129 mm / 5.08” Height: 45 mm / 1.77” (inc. mounting bracket) Weight: ~250 g / 8.82 oz
Operating Temperature	0 to 45°C / 32 to 113°F
Operating Humidity	10% to 90% RH (non-condensing)
Data Output	Anonymous X,Y coordinates Metadata (sighting time, confidence)
Communication Protocol	HTTPS / Encrypted MQTT over Ethernet (IPv4 & IPv6)
Software Updates	Secure over-the-air (OTA) updates DFU via USB
Mounting Mechanism	Bayonet action mounting bracket with secondary locking feature. For ceiling, surface and rod adapter mounting. Includes cable knockout.
Harmonised Code	90318000

XYSense Pty Ltd ABN 50 615 934 542. This document and its content is the property of XYSense Pty Ltd, and no part may be used, reproduced or transmitted in any form whatsoever without the prior written consent of XYSense

04. Cloud

5.1. Overview

The XY Sense Cloud has 3 responsibilities

1. Collect data received from the sensors to stitch together and collate
2. Provide a near real-time feed to authorized 3rd party vendors (eg Serraview and other IWMS platforms)
3. Cloud analytics portal to view collated data from XY Sensors and view against anonymized industry benchmarks

4.2. Tech Spec Summary

Platform	AWS multi-tenant cloud platform
Security	Authenticated access based on administrator roles
API Access	Token Based Key Access
Cloud portal requirements	The services fully operates with the current version, as well as the three prior versions of Microsoft Edge, Mozilla Firefox, Google Chrome and Safari (as well as such other Internet browsers agreed to by the Parties in writing)
Data maintained in XY Sense cloud platform	Via our web application and APIs customers can access and maintain the follow pieces of data (Or an XY Sense administrator can on behalf of the customer) — Floor plan images — Floor details such as name — Locations/Buildings - name, address — Space information for each floor - space area, space type (e.g. Meeting Room, Workpoint), name, capacity — Neighbourhood/space group information - name, assigned spaces — Utilisation information - which spaces are currently utilisation or not — Users - which users have access and the type of access they have — General settings to configure the XY Sense platform — Dashboards and analytics - information aggregated from the raw utilization data to display useful insights into your portfolio across time

XYSense Pty Ltd ABN 50 615 934 542. This document and its content is the property of XYSense Pty Ltd, and no part may be used, reproduced or transmitted in any form whatsoever without the prior written consent of XYSense

Deidentified customer data in XY Sense Cloud	XY Sense deidentifies customer data for use in industry benchmarking and data analysis studies. This data ***cannot*** be tied back to the customer in any way. Such data includes: — Industry sector of customer (eg finance, technology, telecommunications) — Utilization by space type (eg meeting room, breakout space, workpoint) — Localization data about spaces - eg how far a space is from amenities / view) — Behavioral activities (eg % ppl sitting / standing over time) Customer Data that is ***not*** included: — Any space, room, team, floor, building names — Customer floor plans — Customer admin login details (email address, firstname, lastname)
Port and domains required	**Port 443:** app.xysense.io core-api.app.xysense.io xysense.au.looker.com *.dev.xysense.io cognito-identity.ap-southeast-2.amazonaws.com **Port 80:** A3iun0ocnfkxx9-ats.iot.ap-southeast-2.amazonaws.com (web socket over port 80)

If you have questions or require further information, email info@xysense.com or contact your nominated XY Sense representative who can assist.

www.xysense.com

XYSense Pty Ltd ABN 50 615 934 542. This document and its content is the property of XYSense Pty Ltd, and no part may be used, reproduced or transmitted in any form whatsoever without the prior written consent of XYSense