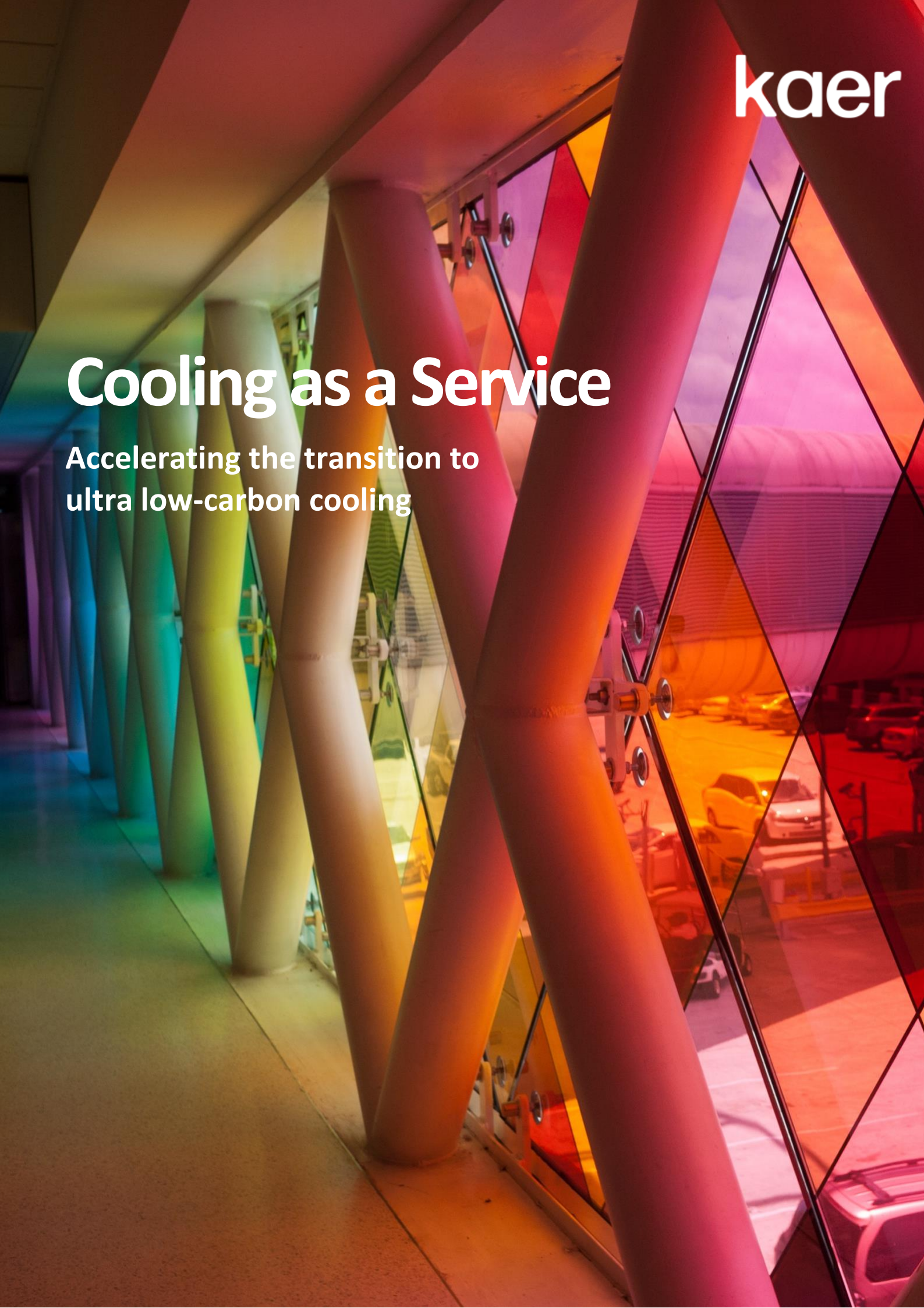


kaer

Cooling as a Service

Accelerating the transition to ultra low-carbon cooling

Cooling as a Service

Cooling-as-a-Service (CaaS) offers building owners a simple, proven pathway to reliable, ultra-low-carbon cooling.

Rather than investing in, operating and maintaining your own cooling system, you simply define the conditions your building requires. Kaer takes care of everything else.

We assume full financial and operational responsibility for the cooling system. From design and installation to ongoing operation, maintenance and optimisation. You pay only for the cooling you need, on a pay-as-you-use basis.

The result is efficient, reliable cooling without the complexity, capital investment or operational risk of owning the system yourself.

Your one stop solution for low-carbon cooling

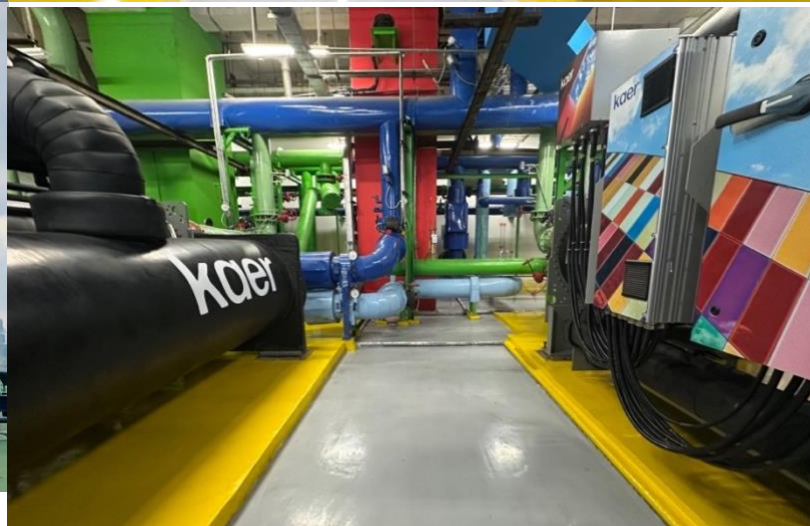
Improved reliability & customer experience with state-of the art technology upgrades and AI capabilities

- **30-50% reduction in cooling energy**
- **10-30% reduction in total cooling cost**
- **Platinum Green Building Status & ESG metrics**

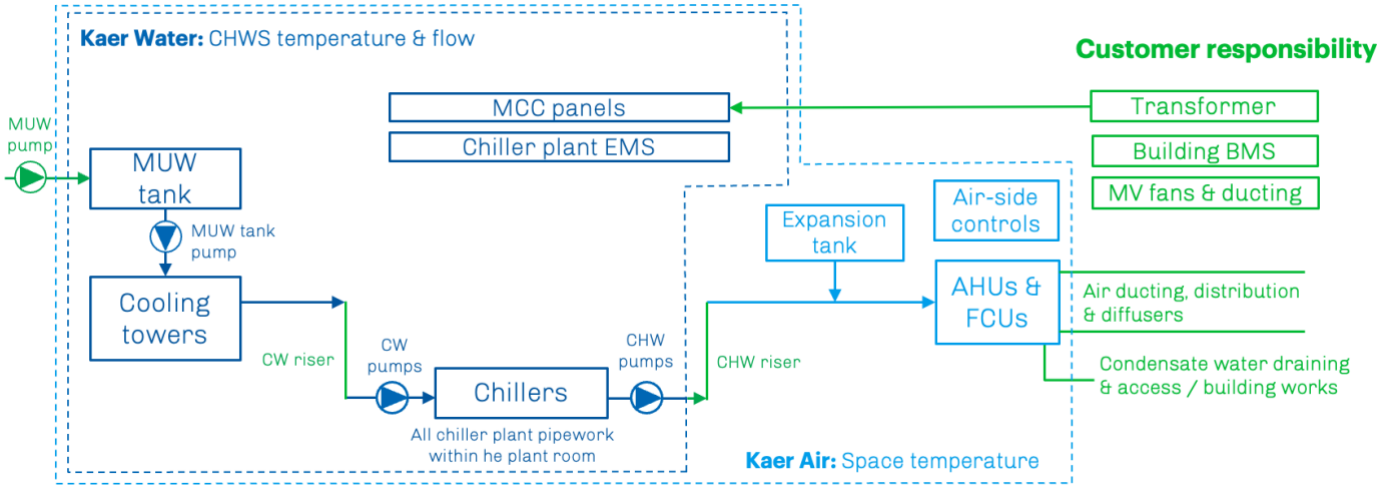






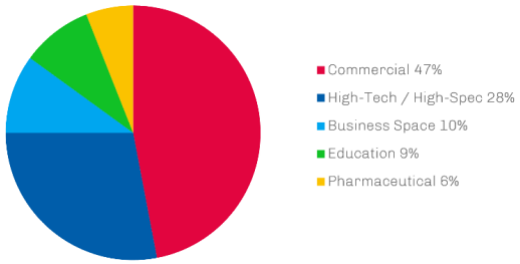


Kaer offers two CaaS models: Kaer Water and Kaer Air



Kaer has provided cooling to commercial and industrial buildings for over 70 years and our in-house team offers the full suite of services to deliver the exact conditions you need.

Kaer is the fastest growing CaaS provider in Asia and our portfolio serves commercial buildings, offices, shopping malls, data centres, pharmaceutical production plants, education campuses and manufacturing facilities.



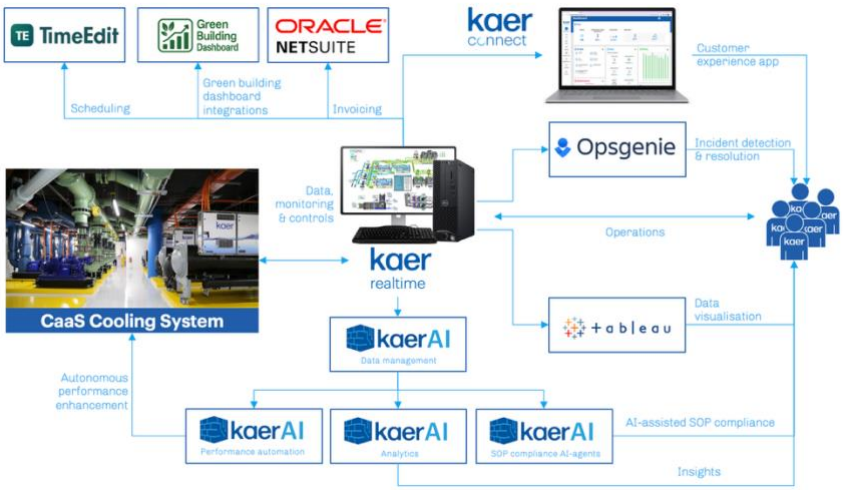
AI tools built on data

For over 30 years, Kaer has collected and continues to curate the world's largest and fastest-growing library of real-world cooling performance data, spanning all major building types. This data is unified within a modern, cloud-based data-lake infrastructure.

From this foundation, Kaer has developed deep integrations with best-in-class software platforms and built KaerAI, our proprietary suite of AI tools trained on live data from Kaer-owned cooling systems. KaerAI powers a growing set of capabilities, including data management, advanced analytics, SOP-compliance agents, and autonomous optimisation. Together, these tools improve system reliability, energy efficiency, carbon performance, and deliver actionable insights for customers.



Powered by kaerAI

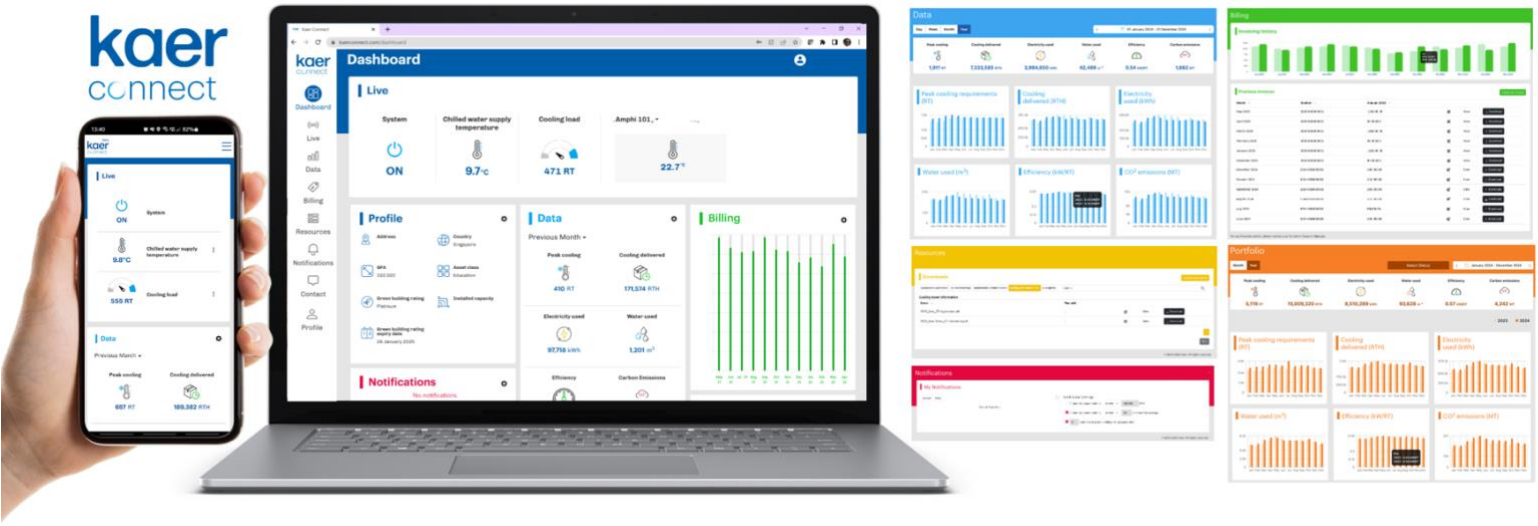


The intelligence behind cooling

A unique customer experience

Kaer delivers our digital customer experience via Kaer Connect, the world's first customer experience portal built specifically for Cooling as a Service. Kaer Connect gives customers instant access to performance data, service levels, insights, and ESG metrics—enabling them to manage buildings, monitor outcomes, and report with confidence.

- **Year-on-year comparison** – The "Data" and "Billing" pages now let you compare current data with the same period from the previous year, making it easier to track trends and performance.
- **Multi-temperature view –** If applicable to your account, you can now monitor multiple chilled water supply temperatures for better system oversight.
- **Portfolio overview** – Managing multiple CaaS-enabled buildings? The new "Portfolio" page lets you view and analyse aggregated data for one, some, or all of your sites.
- **Simplified user management** – If you have multiple buildings on CaaS, you can now manage user access across all sites from a single, streamlined location.



SINGAPORE

S$ >30M

Assets under management

INDIA

MALAYSIA

Serving low-carbon cooling to

>30 M sqft

of commercial & industrial real estate

INDONESIA

40M kg

of carbon saved annually

kaer

Cooling as a Service

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