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# ***StratePlan™*** **Superintelligence**

optimized Klybeck Real Estate Project (BASEL)

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Dr. Igor Kadoshchuck



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# Vision

*StratePlan from mAlnthink is the strategic superintelligence for a plannable future. It enables companies to continuously review and adapt their strategy in real time, thus achieving maximum efficiency and the greatest possible ROI.*

# The Founders



## **Sascha Rissel**

*Managing Director of mAlnthink GmbH and Flatlift TV Lift Systeme GmbH. Investor.*

*More Info:*

[Sascha Rissel | LinkedIn](#)



## **Dr. Igor Kadoshchuk**

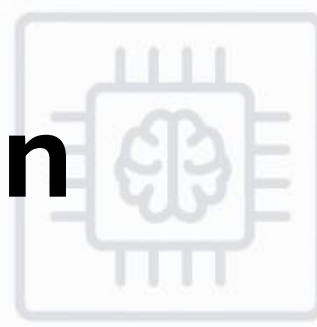
*Ukrainian. Computer scientist, AI architect, PhD in computer science (Moscow Institute of Physics and Technology (MIPT)).*

*More Info:*

[Igor Kadoshchuk | LinkedIn](#)



# What can StratePlan do? The problem



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- Companies have access to countless options in a wide range of business areas – far more than their budget can cover (capital, know-how, limited budgets)
- Wrong priorities = untapped potential
- 1M+ combinations = too complex for human analysis

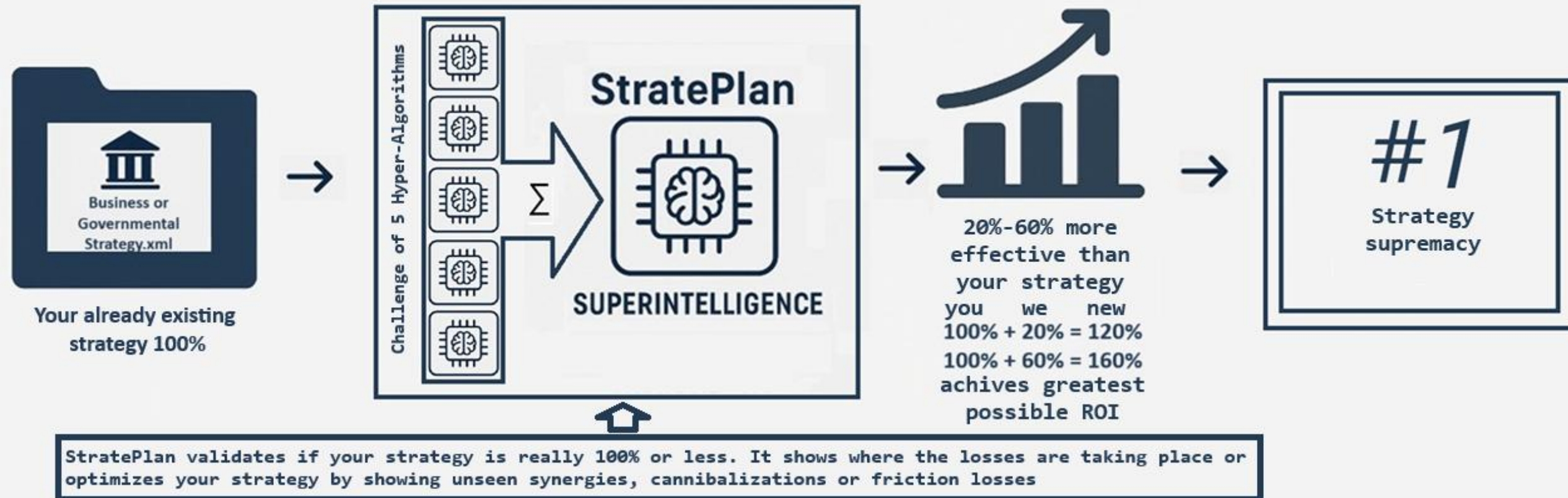
# The Solution

- StratePlan selects the most profitable solutions through machine thinking in just a few seconds.
- powered by AI + cutting-edge methods + experimental, approximate and exact algorithms
- Cloud massive parallel computing

# How does StratePlan work from a technical perspective?



*"StratePlan receives solutions from five hyper-algorithms, which calculate different strategic approaches in parallel and validate them in an internal competition. The higher-level superintelligence then identifies the most effective strategy or develops a master strategy from the best elements. Whether it's expansion, consolidation, or real estate project optimization."*



# Use Case Calculation

## Real Estate Example

The **Klybeck site** (formerly the Sandoz chemical plant) in Basel comprises approximately **300,000 m<sup>2</sup>** of building land in a prime location with enormous development potential. The original project appraisal by Central Real Estate AG and Swiss Life estimated a return on investment (ROI) of **7.0%**. But what potential remains untapped?

Large area developments or projects entail enormous complexity:

- Variety of usage options
- Temporal, political and economic dependencies Interactions between sub-areas
- Human analytical capabilities – even with traditional tools – are often unable to cope with these dynamics.
- [Klybeckareal – Wikipedia](#)

# Use Case Calculation Real Estate Example

Name	Column2	Min	Max	Average	
Calculation Results					
ID	Total building space	Per Office Price (€/m2/yr)	Estimates of future revenues	Estimates of construction and operating costs	Profit
1	80000	€ 226	€ 542.505.600	€ 520.110.480	€ 22.395.120
2	70000	€ 258	€ 542.505.600	€ 534.970.800	€ 7.534.800
3	85000	€ 226	€ 578.412.200	€ 552.823.760	€ 23.788.440
4	5000	€ 517	€ 77.500.800	€ 67.275.000	€ 10.225.800
5	65000	€ 226	€ 544.225.400	€ 617.038.320	€ 26.567.080
6	65000	€ 258	€ 503.755.200	€ 496.758.600	€ 6.966.600
7	90000	€ 226	€ 610.318.600	€ 586.131.040	€ 25.167.760
8	105000	€ 226	€ 712.638.600	€ 682.852.880	€ 29.385.720
9	30000	€ 431	€ 387.504.000	€ 345.524.400	€ 41.979.600
10	55000	€ 344	€ 568.339.200	€ 526.897.800	€ 41.441.400
11	3000	€ 646	€ 71.688.240	€ 66.650.688	€ 5.037.552
12	20000	€ 474	€ 284.169.600	€ 249.724.800	€ 34.444.800
13	25000	€ 431	€ 322.920.000	€ 287.937.000	€ 34.983.000
14	50000	€ 344	€ 518.672.000	€ 478.098.000	€ 37.674.000
15	35000	€ 431	€ 452.088.000	€ 403.111.800	€ 48.976.200
16	40000	€ 431	€ 518.672.000	€ 460.800.200	€ 55.072.800
17	10000	€ 474	€ 142.084.800	€ 124.862.400	€ 17.222.400
18	2000	€ 797	€ 47.792.160	€ 44.433.792	€ 3.358.368
19	75000	€ 226	€ 508.598.000	€ 487.808.200	€ 20.989.800
20	45000	€ 306	€ 523.136.400	€ 474.092.400	€ 48.438.000
	985000	€ 379	€ 8.550.921.600	€ 8.008.308.360	€ 542.613.240

Name	Column2	Min	Max	Average
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7%

ID	Estimates of future revenues	Estimates of construction and operating costs	Profit	Total building space
16	€ 516.672.000	€ 460.699.200	€ 55.972.800	40000
15	€ 452.088.000	€ 403.111.800	€ 48.976.200	35000
20	€ 523.130.400	€ 474.692.400	€ 48.438.000	45000
9	€ 387.504.000	€ 345.524.400	€ 41.979.600	30000
10	€ 568.339.200	€ 526.897.800	€ 41.441.400	55000
13	€ 322.920.000	€ 287.937.000	€ 34.983.000	25000
12	€ 284.169.600	€ 249.724.800	€ 34.444.800	20000
17	€ 142.084.800	€ 124.862.400	€ 17.222.400	10000
4	€ 77.500.800	€ 67.275.000	€ 10.225.800	5000
18	€ 47.792.160	€ 44.433.792	€ 3.358.368	2000
	€ 3.322.200.960	€ 2.985.158.592	€ 337.042.368	267000

## Scenario:

- Within the wide range of project options, the projects with the supposedly highest return are usually selected
- StratePlan comes to a different conclusion with significant implications!
- Profitability increases from original 7% to **11.38%** and budget targets are met



# Use Case Calculation Real Estate Example

## StratePlan Output

While Central Real Estate AG calculated an ROI of 7.0%, StratePlan™ was able to increase the same project scope by 4.4% to an **ROI of 11.4%**. This corresponds to an additional economic benefit of almost **CHF 30 million!**

- **32.768** *Combinations evaluated*
- *Optimal* **6 buildings** *selected*
- *Calculation time:* **< 10 seconds**



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**Thank you for your attention.**

We would be pleased to continue the dialogue and demonstrate how StratePlan can help your Company **and its customer achieve maximum ROI through intelligent strategy validation and optimization.**

We look forward to your questions and to exploring potential synergies.

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