Autodesk Announces Agreement to Acquire Spacemaker AI

November 17, 2020

Safe Harbor

This presentation contains forward-looking statements that involve risks and uncertainties, including statements regarding: the planned Spacemaker acquisition and the timing thereof, the impact of the acquisition on Autodesk's short-term and long-term goals and business performance and Autodesk's ability to serve early-stage design customers; the impact of the transaction on Autodesk's and Spacemaker's products and services capabilities, customers, and partners; and Autodesk's strategic rationale and platform expansion plans.

Factors that could cause actual results to differ materially include the following: Autodesk's ability to successfully integrate Spacemaker's business; costs related to the acquisition; whether the building infrastructure and design industry grows as anticipated; the competitive environment in the building infrastructure and design industry and competitive responses to the acquisition; Autodesk and Spacemaker's success developing new products or modifying existing products and the degree to which these gain market acceptance; general market and business conditions; unanticipated impact of accounting for acquisition; and the ability to satisfy the conditions to the completion of the acquisition on the anticipated schedule, or at all.

A discussion of factors that may affect future results is contained in our most recent Form 10-K and Form 10-Q filings available at www.sec.gov, including descriptions of the risk factors that may impact us and the forward-looking statements made in this presentation. Autodesk disclaims any obligation to update the forward-looking statements provided to reflect events that occur or circumstances that exist after the date on which they were made.

Spacemaker AI Overview

- Autodesk is acquiring Spacemaker AI for $240m net of cash.

- Spacemaker AI provides a cloud-based AI technology enabling architects, urban designers, and real estate developers to optimize and maximize the potential of a building site, especially during early-stage design.

- Early adopters are primarily Real Estate Developers, a segment not actively pursued at Autodesk today; acquisition accelerates Autodesk's ability to serve early-stage design market
  - Significant early-stage design opportunity with strong adjacent synergy to Autodesk's existing detailed design platform
  - Accelerates Autodesk's strategy to deliver Outcome Based Design with design assistance

- Acquisition of Spacemaker AI will accelerate and augment internal investment in potentially disruptive technology that will serve as centerpiece for future of design.

Spacemaker AI - Challenges Faced In Residential Development

More than >100 requirements to cater for…

Example requirements

Diminishing volumes against neighbors
Minimum 6m window-facade distance
Affordable housing
Access of goods
45 degree sky view
>0.6 parking spaces per housing unit
<20% 4 room apartments
Daylight
Kindergarden on developed property
High density around hubs
Heritage buildings
Maximize #floors for attractive economics
Max evening sun
15 meter to center of roads
Minimize noise inside buildings
7.5m axis measurement

…"solved" with inefficient and/or manual processes

- Site Exploration performed by **hand** or with **software without decision support**

- Developers and Architects **working in silos**; no effective way to **explore trade-offs**

- Current methods extremely **time consuming**, with **limited opportunities** to test and iterate and find **optimal** solutions

Developers and Architects are faced with a multitude of competing requirements in early phase residential development

Spacemaker AI Product Overview

Automated Data Capture

- **Automatic sourcing** of **required data** (map, terrain, buildings, traffic, wind, vegetation, etc.)
- Create full **digital model of project** in seconds
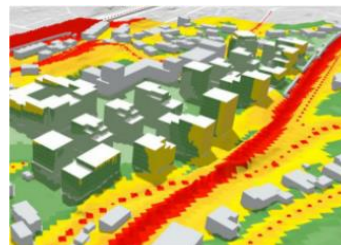- Set and manage **constraints, regulations** and **project targets**

Smart Design

- Design at **site**, **building** and **apartment** level
- Leverage **generative** and **parametric** design, **optimization**, and **predictive** analyses with real-time feedback on performance
- Digital **asset library** for re-use of **modules** and **building components** across projects
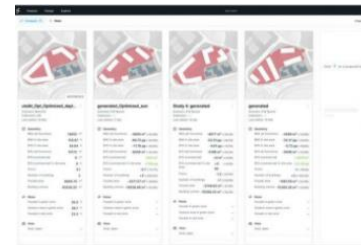
Decision Support

- **Real time** predictive analyses for **iterative design** backed by near real-time **simulations** for **compliance** and critical decisions
- Analyses include **geometry**, **zoning**, **sun**, **daylight**, **views**, **noise**, **wind**, and **energy**
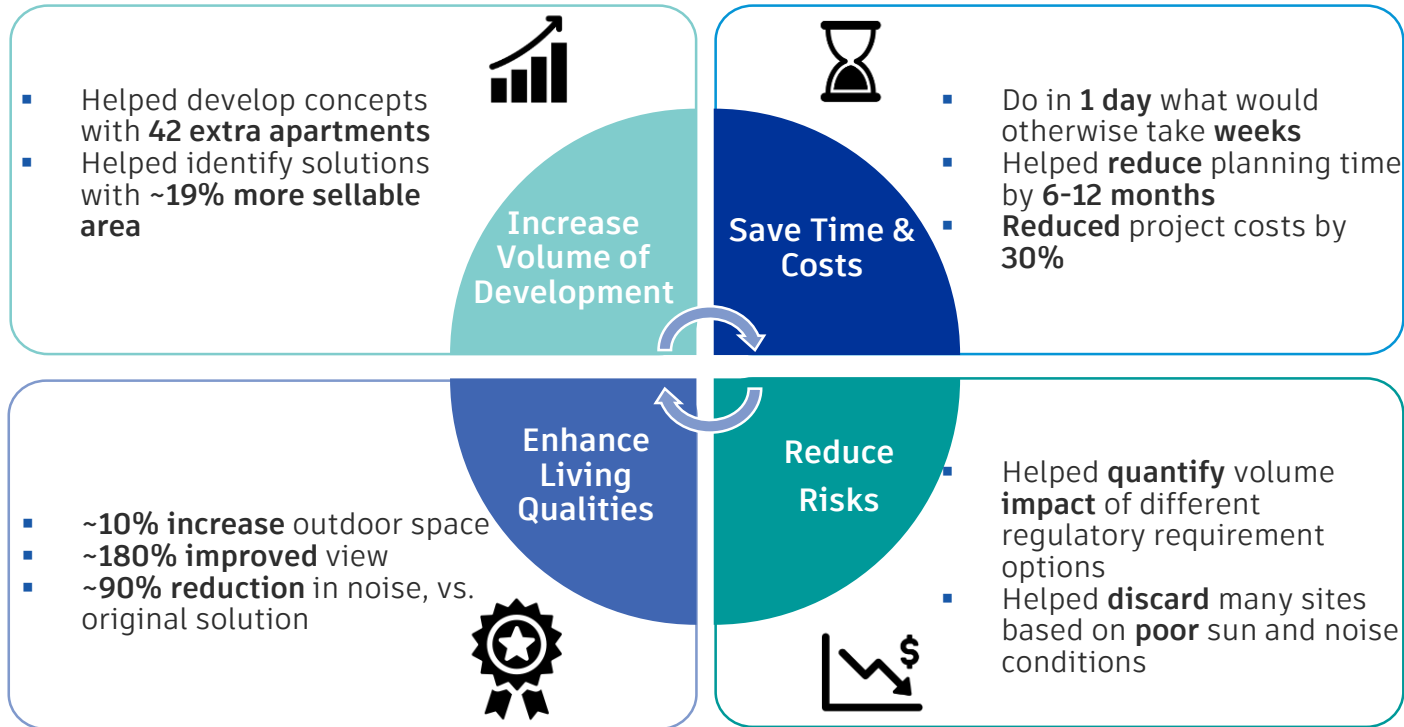- **Analyze** on urban, site, building and apartment level

Collaboration

- Secure and managed access to all **project assets** and **models** in the **cloud**
- Full versioning, **tracing** and **audit logs** on all activity
- Editor/view mode enables **secure sharing** with **third-parties** (e.g. municipalities)

Spacemaker AI Customer Value Proposition

Increase Volume of Development

- Helped develop concepts with **42 extra apartments**
- Helped identify solutions with **~19% more sellable area**

Save Time & Costs

- Do in **1 day** what would otherwise take **weeks**
- Helped **reduce** planning time by **6-12 months**
- **Reduced** project costs by **30%**

Enhance Living Qualities

- **~10% increase** outdoor space
- **~180% improved** view
- **~90% reduction** in noise, vs. original solution

Reduce Risks

- Helped **quantify** volume **impact** of different regulatory requirement options
- Helped **discard** many sites based on **poor** sun and noise conditions

Spacemaker AI has developed an AI based site intelligence platform for real estate developers to optimize outcomes across the site acquisition and development phases of the building lifecycle

Spacemaker AI Accelerates Autodesk's Outcome Based Design Roadmap

AI/ML Talent
World Class Team

Intact team with significant **expertise**

Strong connections with leading **universities** for **recruiting** talent

Technology
Enterprise-Grade AI Software

Cloud-based AI platform for **early-stage** design

"Out of the box" and **easy to use analysis** tools

Customers
Proven Product / Market Fit

Product **resonating** with leading **developer** firms

Faster pace of **monetization** in new markets

"Design Better Cities With Artificial Intelligence"
Spacemaker AI Vision

Transaction Overview

Structure

Purchase price of $240 million net of cash for 100% of Spacemaker AI's outstanding shares

Financing

To be financed with cash on hand

Organizational Structure

Spacemaker AI will join the Autodesk team reporting to Amy Bunszel, Senior Vice President, AEC Design Solutions, Autodesk

Expected Closing

The transaction is subject to standard closing conditions and is expected to close during Autodesk's fourth quarter of fiscal 2021, ending January 31, 2021