

PowerReport

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Uoroku Co., Ltd.

Streamline energy conservation management operations by implementing EFaaS (Energy & Facility Management as a Service). Substantially reduce electricity costs

Uoroku is a supermarket chain that originated in Shibata City, Niigata Prefecture, and operates 46 stores within Niigata Prefecture (as of the end of August 2026). Amid sharply rising energy prices, cutting costs by improving the operation of stores' electrical systems had become an important task for management. In response, Hitachi Power Solutions has developed an Integrated Platform that visualizes not only energy usage but also equipment operating status, and proposes ways to optimize investment plans through improved equipment operation and predictive maintenance. We aim to use reductions in electricity costs as a stepping stone toward improving facility operation efficiency.



Challenges

Uoroku wanted to suppress electricity costs, but they could only track the total power usage for each store as a unit.

They were working on maintenance and energy conservation, but their facilities management perspective and capabilities were inadequate, and their human resources were also insufficient.

Several times a year, sudden breakdowns of refrigeration and freezing equipment were resulting in product disposal and lost sales opportunities.

Solutions

We visualized electricity consumption for each facility system, such as refrigeration, freezing, air conditioning, and lighting, and formulated operational improvement measures.

By building an Integrated Platform for energy and facilities, we aimed to optimize facility management without requiring additional staff.

Through remote monitoring and predictive diagnostics, we aimed to minimize losses by performing preventive maintenance before failures occur, and to formulate strategic investment plans.

Project Background

With energy prices soaring, reducing electricity costs had become an important task for management

"It began in 2022 with a surge in electricity market prices caused by the situation in Ukraine. In response, we launched an energy-saving campaign and began sending out weekly reports that visualized each store's electricity usage. As a result, each store began turning off lights and adjusting air conditioning temperatures, and we started to see reductions in electricity costs. Back then, however, the only data available was the total amount of electricity used, so even if the figure jumped from the previous year, it was difficult to determine whether the cause was a rise in air temperature, or the temperature settings of the refrigeration and freezing equipment. Gradually, we ran out of ways to conserve electricity, and we were no longer able to achieve any noticeable results."

Mr. Gawasawa of the Development Department has a resume that includes switching careers in 2020 from the construction industry to the distribution and retail sector, where he had no prior experience. Licensed as a First-Class Architect, a national qualification for architects in Japan, he was responsible for designing new stores and renovations, and he recognized the need for comprehensive management of facilities and energy. However, labor shortages have become the norm in the retail industry, and it was particularly difficult to recruit personnel with skills in facilities maintenance and DX (digital transformation).

"The operating profit margin for supermarkets is generally around 1 to 3 percent. Since electricity costs amount to 1 to 2 percent of sales revenue, simply accepting increases in electricity bills could eliminate a majority of the company's profits. When it came



Uoroku Holdings, Inc.
Deputy Director, Development Department;
First-Class Architect

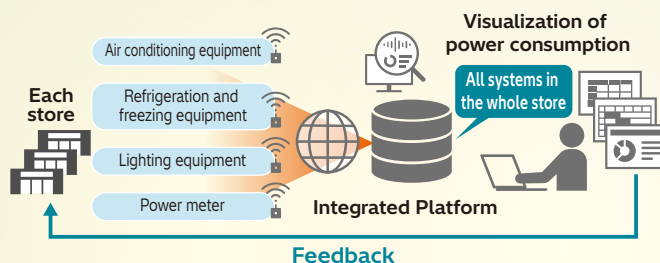
Mr. Naoki Gawasawa

to fixed costs, we felt that we needed to create a system that could minimize the burden on store-level staff as much as possible, while ensuring that we in the Management Department maintained firm control in order to secure profits."

Implementing a highly scalable Integrated Platform

After conducting interviews to understand Uoroku's challenges and business model, Hitachi Power Solutions proposed its Energy & Facility Management as a Service (EFaaS). Based on a platform that integrates the management of energy and facility data, this service offers energy management, which visualizes, analyzes, and optimizes energy consumption, and facility management, which supports the lifecycles of facilities, on a service model.

"I had never heard of a platform that allowed integrated management of both energy and facilities, in any other company's proposals. While our most immediate challenge has been energy management, facility management is also essential. The phrase 'Let's build business intelligence,' which was mentioned in the initial proposal, really made an impression on me. The AI not only converts the necessary management metrics into data, but also analyzes and interprets them, visualizing the results as graphs and charts that are intuitively easy to understand. Also, building the platform in the cloud means we can easily and flexibly make modifications and add new features. We decided to implement this system because we could keep initial investment costs low, incorporate new insights as we go along, and keep on refining the system. That approach aligned perfectly with our company's needs."



Project Outcomes

Turning visualization into predictive maintenance for more advanced facility management

For this project, we built and operated the two core functions of the Energy & Facilities Integrated Platform (referred to below as the “Integrated Platform”) in two phases. We launched the project under “One Hitachi,” bringing in members from both Hitachi, Ltd. and Hitachi Systems, Ltd. and began defining the requirements. The themes of STEP 1 are to centrally manage energy data for each major piece of equipment in a store, and to analyze and visualize that data from an energy-saving perspective. We have reduced the need for spreadsheet-based management and individual handling of equipment that was performed until now, and have enabled the Integrated Platform to handle many of the related tasks.

We completed the system development in about six months after launch, and began offering STEP 1 services at all stores in February 2025.

“The data we obtained from the Integrated Platform was very interesting, and it gave us a lot of insights. For example, it has become clear that energy-saving products, such as lighting with a dimming function, can help reduce electricity consumption, and that a store’s design and location can significantly affect its air conditioning energy usage. Analyzing this data enables us to standardize the operation of

electrical equipment. We are currently preparing a manual so that store staff can easily save energy and reduce costs by following its rules.” With the implementation of energy management services and the rollout of improvement measures, the goal for Step 1 is to reduce the total electricity costs across all Uoroku stores by 3 to 5 percent. In fiscal year 2026, when the company enters the effectiveness-measurement phase, it plans to add a weekly report generation app that will provide energy information to each store, and aims to show results by accelerating the PDCA cycle.

“Based on the results of Step 1, we plan to move forward with the implementation of Step 2. What we want to achieve in that step is predictive maintenance. Our current equipment management is based on reactive maintenance, which involves repairing or replacing equipment only after it breaks down. For example, if refrigeration or freezing equipment suddenly breaks down, it can result in the disposal of products or lost sales opportunities, and the resulting financial losses can be substantial. We want to implement thorough facility management and maintenance practices, and shift to a system where we fix things before they break. In addition, it enables planning for the replacement of equipment and machinery, and managing budgets. If we can achieve all of this without needing human intervention, it will be a revolution in supermarket facility management.”

Future Plans

Conveying success stories to industry associations

Mr. Gawasawa says he would like to widely publicize this case study to supermarket industry groups and others.

“We want to use our company’s experience to help solve challenges facing the entire industry. The issues facing the supermarket industry, including the shortage of workers, are all challenging, and not easy for individual companies to solve. Therefore, we hope to share our single company’s success story with the industry, to help address these common challenges. That will allow store staff to focus on the core aspects of retail service. My dream is to create that kind of virtuous cycle and harness it to drive the industry’s growth.”

Mr. Gawasawa also has yet another grand vision.

“It is generally said that 50 percent of a supermarket’s electricity consumption is by refrigeration and freezing equipment, 20 percent is by lighting, 20 percent is by air conditioning, and 10 percent is by elevators, kitchens, and the rest. However, if we look at the accumulated data, we see that the actual percentages vary significantly between stores. That raised numerous questions, such as, “What is the appropriate size of refrigeration and freezing equipment for a given store size?” and “How does the air conditioning’s set temperature vary with site-location conditions, such as sunlight and air temperature?” I believe that by identifying the optimal conditions for a store’s location, design, and facilities,

we can achieve an ideal store design that maximizes energy efficiency and minimizes management costs.

That’s another reason why I want to create an environment where I can focus more on my main job. I want the Hitachi Group to provide outstanding AI services that can support me in performing my tasks or do them for me.”

Mr. Gawasawa views his company’s challenges as common issues shared by the entire industry. His perspective aligns with Hitachi Power Solutions’ approach to proposing solutions, which includes viewing our customers’ challenges as challenges for the industry as a whole, and working together to develop solutions. Hitachi Power Solutions will continue to fully support Uoroku’s efforts.



User’s Profile

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- Established November 1962 (Opened a supermarket)
- Capital 343.2 million yen
- Business Sales of general food products, daily necessities, clothing, pharmaceuticals, alcoholic beverages, and home goods



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