



**ep&t global**

ENVIRONMENT | PROPERTY | TECHNOLOGY

# Accelerating the path to net zero buildings

Smarter property, better business and a greener planet through data analytics.



# Getting Started – Why partner with EP&T Global?

Our company vision is to be the global partner of choice accelerating the transition to a net zero built environment. Why? To create a sustainable future.

That means making sure that from the moment you engage us, we work hard to not just understand you, but also to become part of your business. We want to help you realise your vision – your business goals and emissions targets.

We know that our technology and services deliver proven savings, CO<sub>2</sub> reductions, and higher green ratings. But how?

On the following pages, you will see how the process can work for you, your stakeholders and your property.

We're on a mission to make net zero buildings a reality.





# Who are you?

We create lasting partnerships with a diverse range of building types, organisations and clients.

Over our 29 years of operation we have collaborated with a global pool of owners, operators and occupiers of –

- Commercial offices
- Shopping centres
- Hotels
- Apartment buildings
- Entertainment & recreational venues
- Stadiums
- Hospitals
- Schools and Universities

We also provide our data analytics and expertise to a growing number of ESG consultancies and sustainability teams.

Businesses around the world are realising that their net zero journey depends on the efficient operation of their properties. That's where we come in.



# “Knowledge isn’t power until it is applied.”

Dale Carnegie

## Data Sources



### Meters

High Quality  
Strategically placed



### Occupier Data



### Extra Data

Weather, humidity



### BMS Data

## Technology & Expertise



### Occupier Data



### Meters

High Quality  
Strategically placed

## Support



### Online Dashboard & App



### Messages For Action



### Live & Historic Data



### Customisable Reports



### Engineers On Call



### Teleconference

To review monthly progress and targets

## Results



### Occupier Satisfaction



### Energy Efficiency



### Guaranteed Cost Savings



### Automated Fair Billing

# The 4 steps to building energy optimisation



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## Step 1 – Design and data capture

The collection of accurate, granular and data provides a real-time view of HVAC, lighting and small power consumption.

Typical data sources include:

1. Utility meters
2. Existing sub-meters
3. New sub-meters (if required)
4. Building Management System (BMS)

This data forms the basis of the EDGE Intelligent System.

## Step 2 – Data aggregation

Data is aggregated using one/both of the following approaches:

1. Direct connection of meters and/or BMS to EP&T Memory Module (installed on site)
2. FTP data transfer of meter / BMS data from provider to EP&T Remote Server

Once aggregated, the data will be accessible via the EDGE web portal and mobile app.

### Devices

- Central HVAC
- General lighting
- Meeting rooms
- Conference facilities
- Guest rooms
- Kitchens
- Swimming pool
- Car park
- Concessions

### HVAC

- Chillers
- Pumps
- AHUs
- FCUs/VAVs
- Boilers
- Calorifiers
- Cooling towers
- CHP
- Solar PV
- Decentralised systems

### Data collection hardware

- EDGE Memory Module
- Existing metering
- New metering
- Building Management System
- Utility meters (electricity, gas)

## Step 3 – Data analysis

The meter / BMS data is analysed in combination with the following contextual data to identify energy saving opportunities:

- Occupancy
- Weather
- Conferences / events

Data analysis is conducted by EP&T engineers using a library of AI and machine learning algorithms developed over 20 years of building energy monitoring.

## Step 4 – Ongoing Services

Energy saving opportunities are communicated to the Customer via email, the web portal and mobile app.

Collaboration with the on-site team is critical to ensure opportunities are understood and actioned. Ongoing services include:

- Monthly teleconferences
- Quarterly site visits
- Capex planning
- Performance reports + dashboard



# Your property's journey to net zero operation.

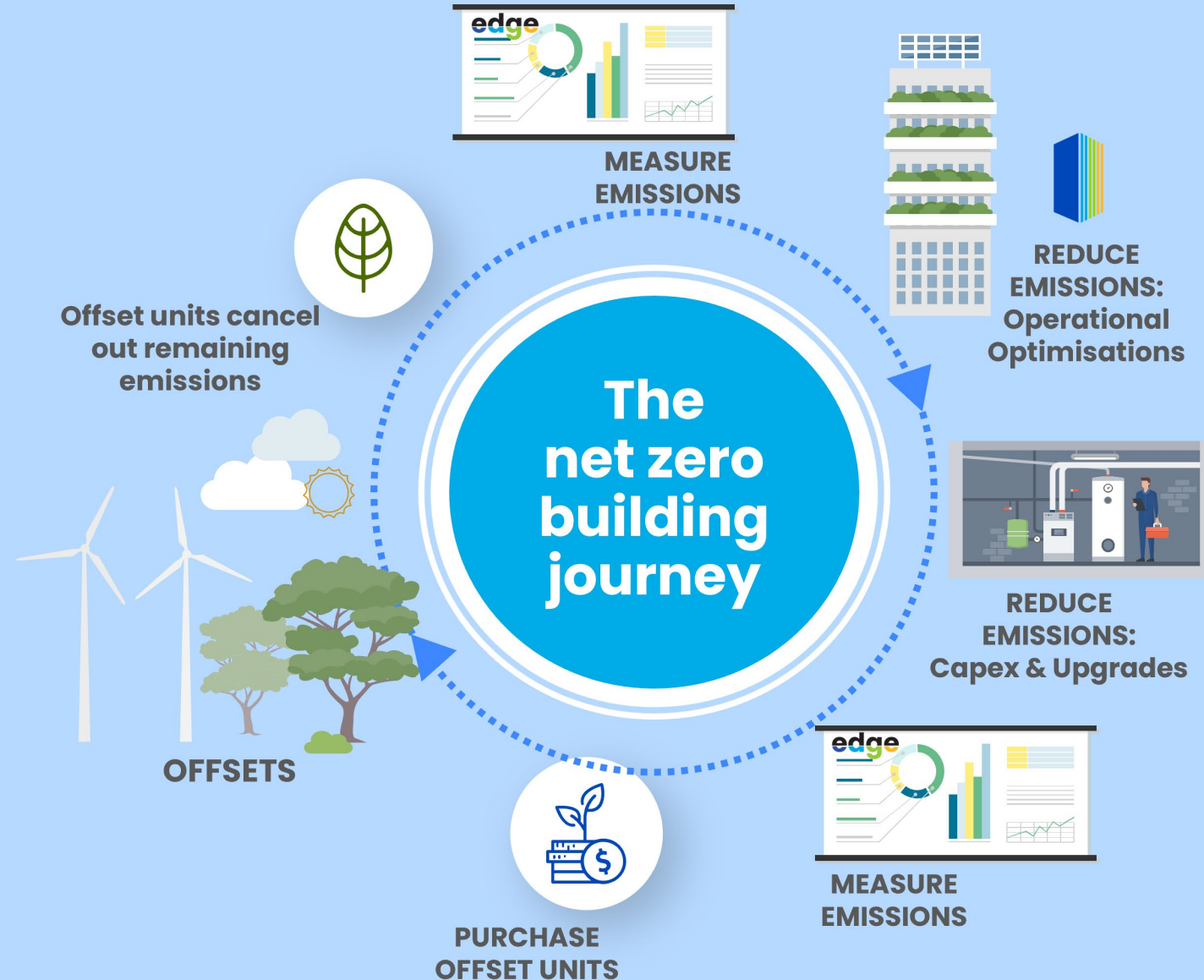
This is a basic explanation of what it will take to get your property or portfolio of properties to net zero operation.

Something called [Climate Active certification](#) is awarded to businesses and organisations that have credibly reached net zero emissions, aka carbon neutrality. This means that the activities associated with running a business or producing a particular product have no net negative impact on the climate.

To create a carbon neutral building, you need to calculate the greenhouse gas emissions generated by your activity, such as fuel or electricity use. Next, you reduce these emissions as much as possible by investing in new technology or changing the way you operate.

Sam Gooder, EP&T Global's Head of Operations in UK and Europe explores the 4 key pillars to net zero operation [here](#). So does the graphic at right.

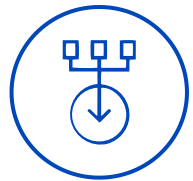
The best thing is, working with EP&T to measure and reduce energy and emissions can free up finance (via significant cost savings) to set aside for future capex projects and purchasing carbon credits.



# Where to from here?

Every building is unique, no net zero journey is the same.

There are some key steps to help you understand what will happen once you engage EP&T as a trusted partner in energy optimisation.



1

**Asset Data** is provided to EP&T. The more you give us, the clearer the picture!



2

**EP&T produce high-level projections**, product suite recommendation within 4 days of data arriving.



3

**EDGE Intelligent System** collects meter data for electricity, H<sub>2</sub>O and gas. EDGE algorithms applied to highlight opportunities.



4

**Larger assets & portfolios** will require a deeper analytics approach. Close support is provided to local FM teams and their contractors.



5

**Collected Data is used** to track progress against set targets and to validate progress against net zero site strategies.

**The greenest and most cost efficient energy is the energy you don't use. Let's get you to net zero, together.**

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