



Unlock value in your capital plans. Optimize your buildings' performance.

Bractlet is a smart building software company that uses applied science and cutting edge software tools to calibrate the performance of your buildings and model the impact of building upgrades with precision, enabling you to make smarter investment decisions for maximum profitability and long-term value.

A ONE-OF-A-KIND, END-TO-END SOLUTION

In the multi-trillion-dollar commercial real estate industry, Bractlet is the only comprehensive, end-to-end solution for building owners and their property teams looking to optimize building performance, cut operating costs, and make better decisions on HVAC, lighting, and building envelope related investments.

Historically, Commercial Real Estate owners depended on multiple engineering resources and limited data analysis and found themselves:

- Overspending on infrastructure-related projects
- Investing in the wrong projects
- Unaware of fast-payback projects
- Unable to track/understand whether investments are achieving desired results

All of which leads to lower returns and increased risk.

BRACTLET IS THE ONLY COMPANY THAT OFFERS AN END-TO-END DECISION-MAKING PLATFORM AND SERVICE THAT:

- Incorporates physics and thermodynamics in its proprietary virtual modeling system to depict real-life and ever-changing building performance and operating conditions
- Goes well beyond simply collecting energy data; Bractlet's platform provides data-driven suggestions to improve building performance, including detailed scope, costs, savings, and payback of potential property improvements, all tailored to your investment strategy
- Assists with implementation of selected projects by providing detailed project specs, ensuring bids are in scope and priced appropriately, and providing commissioning support to confirm the building and equipment are performing correctly
- Enables tracking and comparison of individual building performance across an entire portfolio, taking into account differences in design, utilization, and local weather
- Assists in determining whether a particular project is applicable in one building, a few buildings, or across the entire portfolio

HOW IT WORKS

Taking into account a building's unique design and real-time operating data – including building usage and occupancy information, real-time building automation system (BAS) and equipment-level energy consumption, and weather data – Bractlet is able to incorporate physics and thermodynamics into our virtual modeling software to create a "digital energy twin." Bractlet's proprietary technology enables us to not only develop complex building simulations 10 times faster than any other solution, it also simulates each building's performance with near-perfect accuracy to help determine the projected ROI of capital improvements before making critical investment decisions.



BIG RESULTS

Bractlet's technology is deployed in 80+ buildings comprising 25 million square feet of institutional office space. On average, our customers realize annual savings of 15-30% in energy costs and a 10% reduction in the cost of capital improvements.



WHO BENEFITS

PORTFOLIO MANAGERS	ASSET MANAGERS	PROPERTY MANAGERS	BUILDING ENGINEERS	TENANTS
<p>Maximize portfolio value with better decisions</p> <p>Expand/standardize building performance and investment intelligence across the portfolio</p> <p>Manage investment risk in relation to evolving strategy across markets and properties</p> <p>Demonstrate good stewardship to investors through reporting on decision-making and ROI</p>	<p>Make the most impactful investments</p> <p>Evaluate a holistic view of all available projects</p> <p>Uncover hidden value in buildings, from quick-payback optimizations to minimizing costs for required modernization projects</p>	<p>Streamline project approvals through clear business cases</p> <p>Streamline the bidding process through detailed project specs and costing</p> <p>Ensure "apples-to-apples" bid comparisons</p>	<p>Monitor systems on a daily basis</p> <p>Provide more granular detail than any other solution</p> <p>Enable fast alerts and detailed diagnostic support</p>	<p>Enjoy a more comfortable work environment</p> <p>Derive greater value from their lease</p> <p>Help achieve corporate sustainability objectives</p>