



BUILDING PERFORMANCE

Building Performance, Proven.

AI + engineering for better building performance

Reduce energy waste. Improve everyday
operation. Sustain the results.

AI Energy Management
Retrofit Engineering
Managed Performance

Illustrative building scene

Energy waste can hide in everyday operation

Small operating changes accumulate across schedules, cooling systems and equipment.

After-hours operation

Cooling continues when the building or zone is largely unoccupied.

Cooling efficiency drift

Plant staging, setpoints and part-load operation move away from efficient conditions.

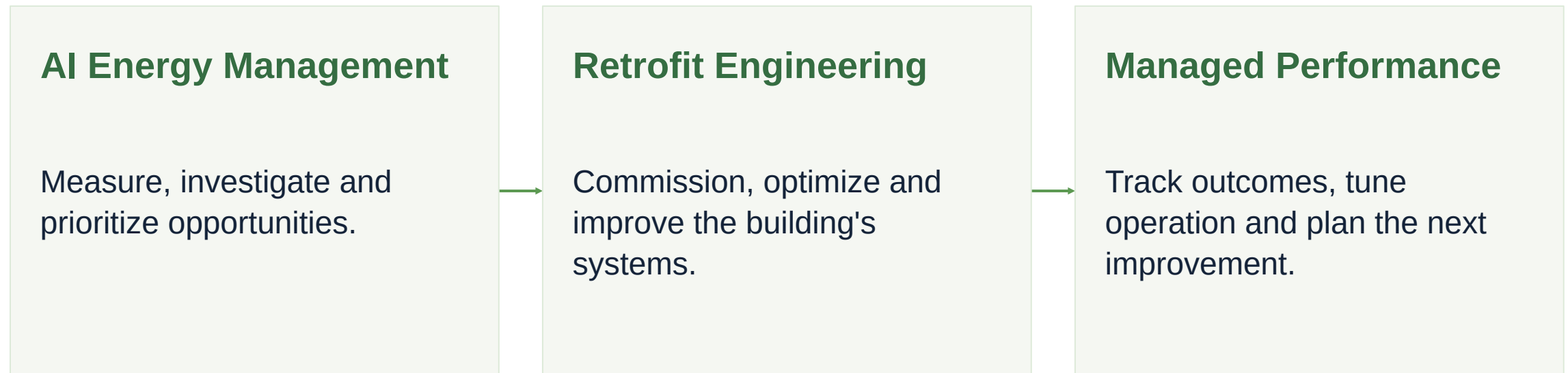
Unresolved operating issues

Meter data, comfort complaints and equipment information are reviewed separately.

Find the operating cause, choose an action and verify its effect.

One service connects data, decisions and delivery

The AI system, engineering work and managed performance share one improvement plan.



A repeatable cycle: measure, diagnose, improve and assure.

Coordinated action has delivered measurable value

Selected anonymous reference projects connect digital capability with building operation.

Corporate headquarters

13.3%

Annual electricity savings

Integrated smart-building and energy-management applications.

Large commercial complex

23%

Average HVAC energy savings

Central HVAC optimization and coordinated system operation.

Begin with the systems your team can improve

The first project focuses on owner-controlled HVAC and common building services.

Agreed building performance boundary

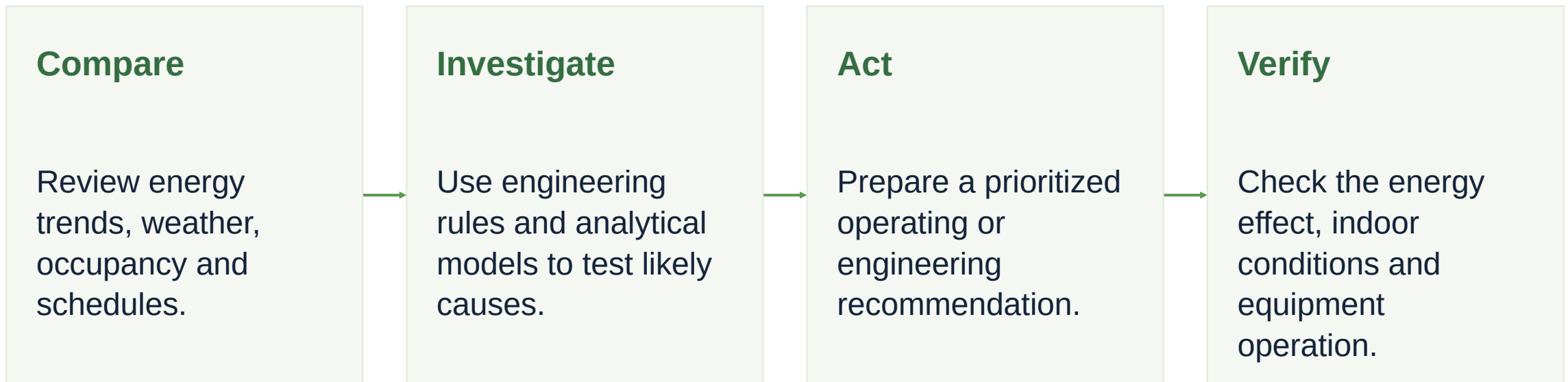
Measurable systems
Agreed operating authority

- 01 Cooling plant or district-cooling interface
- 02 Air handling, pumping and ventilation
- 03 Common-area schedules and metering
- 04 Relevant indoor-environment and equipment data

Tenant-controlled areas can be considered later under a separately agreed scope.

Ask a question. Follow the evidence to an action.

“Why is cooling energy staying high after office hours?”



Workflow example with illustrative operating data

Engineering turns insight into site improvement

Choose the measures that address the actual cause of waste.

Improve operation

Schedules, staging, setpoints, balancing and commissioning.

Improve equipment

Chiller and plant upgrades, variable-speed drives, metering and controls.

Improve the building

Insulation, envelope improvements and other suitable technologies.



Cooling-system fieldwork

Manage energy, indoor conditions and availability together

Measurement and Verification (M&V) makes the performance story traceable.

01 Energy & Water Performance

Track normalized consumption and agreed resource outcomes.

02 Indoor Environment

Monitor the agreed comfort and environmental conditions.

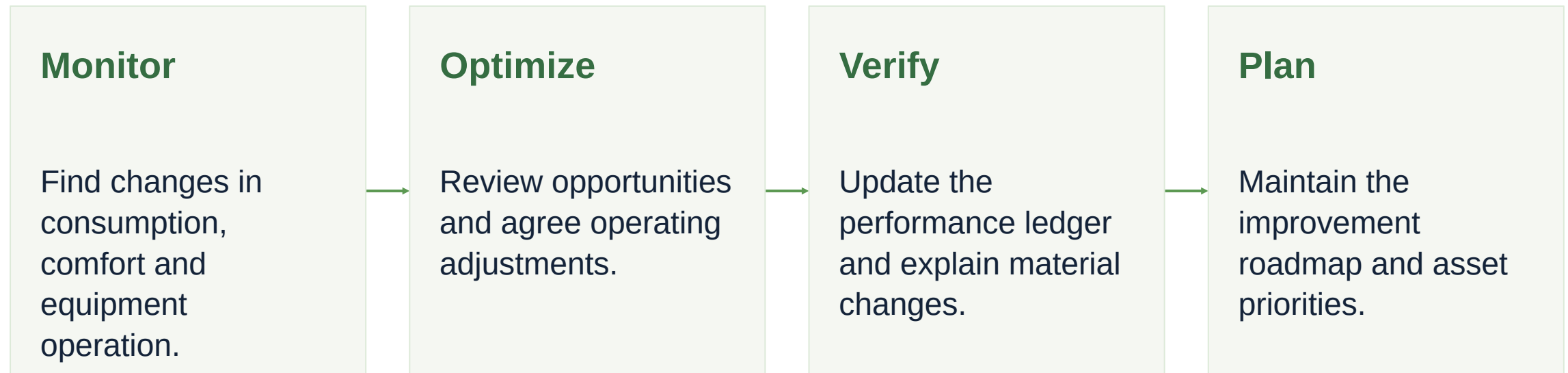
03 Contracted Equipment Availability

Track the availability of equipment included in the service.

Agree the boundary and baseline. Record changes. Review the result.

Keep building performance on track over time

Managed service turns an initial improvement into a continuing operating discipline.



Designed for long-term collaboration, with clear review and renewal points.

Start with a 90-day building performance assessment

Turn the building's operating information into a practical improvement decision.

01

Establish the facts

Review bills, systems, meters, schedules and operating priorities.

02

Test the opportunities

Investigate patterns, inspect the site and trial agreed safe actions.

03

Choose the next investment

Prioritize measures, define verification and prepare the delivery path.

Baseline candidate / opportunity register / prioritized measures / performance and implementation plan

G4U brings digital capability and UAE delivery together

A coordinated delivery model connects the people needed for the building's outcome.

Local delivery leadership

Customer coordination, site organization and accountable project management.

Digital and AI capability

Established platforms, metering and analysis, with advanced energy functions deployed through the project roadmap.

Energy engineering partners

Equipment modernization, commissioning, construction and service support.

Work with the owner's FM, engineering and IT teams through one agreed plan.

Choose one building and agree the next step

A focused start creates the information needed for a useful project discussion.

Select a candidate

An existing office building with an owner-controlled operating scope.

Bring the right people

Asset management, FM or engineering, plus IT and procurement as needed.

Prepare a small data set

Bills, operating schedules, key equipment and available metering/BMS data.

Next meeting: confirm the boundary, assess readiness and scope the 90-day assessment.

Match the commercial structure to the project

Start with the assessment, then select the delivery and service arrangement.

Owner-funded improvement

The owner funds the works and combines delivery with an agreed performance-management service.

Performance-linked service

Fees and incentives link to a defined, measurable performance arrangement.

Long-duration asset service

Equipment investment and managed operation can be combined where asset life, funding and contracts align.

Cooling supply changes where the opportunity sits

Identify the supply and operating boundary before selecting the measures.

On-site cooling plant

Review plant efficiency, staging, pumping, airside operation and equipment improvement.

District cooling

Review the customer interface, demand, return temperatures, secondary pumping and airside operation.

Separate energy consumption, cooling charges and the systems the owner controls.

Connected building services extend the same product family

Add operating and occupant services where they support the building's priorities.

Operations

Connected FM workflows, equipment visibility and two-dimensional system views.

Safety and access

Security, visitor and access workflows, plus fire-safety visibility.

Occupant experience

Meeting services, robotics, dining and shopping integration.

Energy performance remains the core. Each extension has its own scope and integration plan.

Hybrid AI combines engineering analysis with guided investigation

Stable analytical methods calculate. AI agents connect evidence and explain the next action.

Frequent local analysis

Rules, physical models, statistics, machine learning and optimization.

Tool-using AI investigation

Local or cloud language models retrieve evidence, compare scenarios and prepare recommendations.

Approved action and verification

People approve the intended action; existing site systems execute and retain their protections.