

EMS

Smart Solutions

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SMART SOLUTIONS

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Green Solutions for Existing Buildings

EMS has the capabilities and the certified engineers from US Green Building Council to certify existing buildings to become Green, through Providing a recognized, performance-based benchmark for building owners and operators to measure operations, improvements and maintenance on a consistent scale for delivering economically profitable, environmentally responsible, healthy, productive places to live and work through addressing:

1. Sustainable site
2. Indoor air quality
3. Energy efficiency
4. Water efficiency
5. Recycling programs

Systems upgrades to meet green building energy, water, IAQ, and lighting performance standards.

Control Command Center (CCC)

The function of a Control Command Center is central to the smart facilities concept. Its purpose is to automate, control, monitor and optimize your building services including lighting, climate control, water, etc. By connecting all building facilities to a centralized control unit, you will enhance the energy efficiency of your building.

The energy decisions you make today will affect your business for years to come. Talk to EMS about Smart Property Solutions customized for your building's needs. Your investors, buyers, and tenants will thank you; and so will your Chief Financial Officer.

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Your Smarter Decision

Energy efficiency is fast becoming part of property/facility management and operations strategy. The concept is also making significant advances into the commercial and residential buildings sector.

Recent studies show that as many as 90% of existing buildings have inappropriate or ineffective controls and energy systems; many of which require complete refurbishment of these controls and systems.

Studies around the world suggest that potential heating and cooling energy savings can reach up to 30% in public properties.

How Smart is Your Property?

The essence of Smart Property Solutions is the creation of smart facilities through the optimization, integration, and automation of energy systems.

Smart Property Solutions assist you in capitalizing on your building investment by offering customized solutions that simplify facility management and significantly increase the energy efficiency and cost-effectiveness of the building, while providing comfort and flexible control for building occupants.

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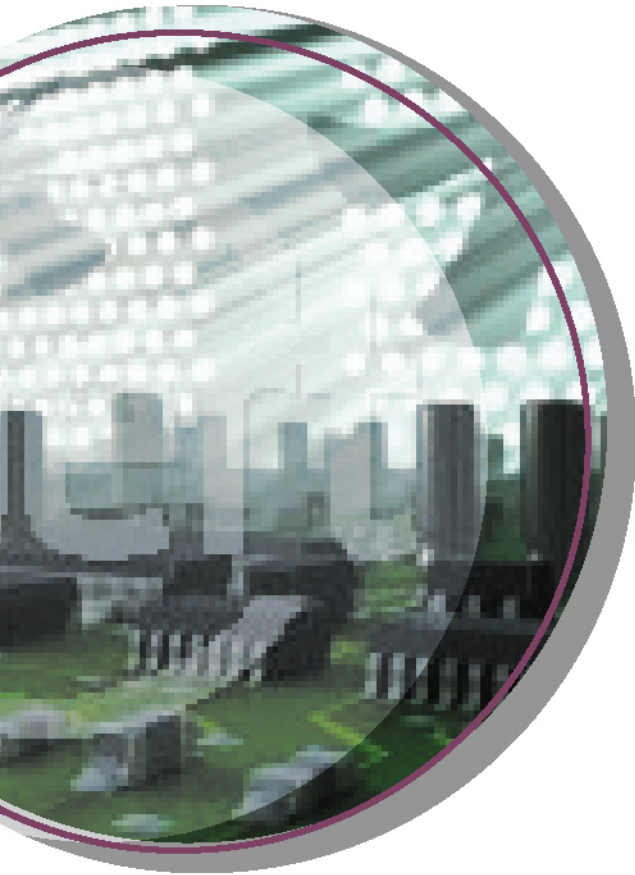
Realize the Benefits

Integrating smart features into your commercial, industrial, institutional and residential property contributes to the reduction of energy use and realizes immeasurable benefits:

- Savings on energy costs
- Savings on operational costs
- Efficient and simplified facility management
- Improved operational performance with greater durability and less maintenance
- Increased property value
- Safer and more comfortable buildings
- More rapid lease-out and sale than conventional buildings
- Improved compliance with laws and regulations
- Positive public image
- Lower harmful emissions to the environment – a pre-requisite for green buildings

EMS Smart Property Solutions (SPS)

EMS Smart Property Solutions provide a complete answer to your facilities and energy management needs. EMS team of experts can help you optimize the energy performance of your new or existing facilities through Energy Management and Control Command Center programs. Over the years, EMS has developed extensive capability in the design, installation, commissioning and maintenance of both stand-alone and integrated smart property solutions.



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Energy Management Program

EMS implements a comprehensive energy analysis through a systematic process to analyze your facility's operational characteristics, evaluate energy use by equipment and/or section, and establish the "Energy Balance" within your property.

EMS expert engineers will audit your facilities to identify energy use and uncover any inefficiency. The audit comprises qualitative and quantitative analyses and usually starts with a desk study which looks at energy bills, consumption trends, tariffs, etc.; followed by a site survey and actual measurements to review the physical energy use and distribution.

The audit report comprises energy consumption breakdown for all facilities' main systems and equipment, and recommendations for appropriate energy saving measures that cover:

- Specifications for energy saving equipment
- Energy saving equipment selection
- Assessment of required investment for implementation
- Budget estimates
- Savings forecasts
- Savings monitoring and verifications
- Feasibility analysis of recommended measures
- Any required technical specifications and engineering designs

EMS also supervises the implementation of your energy management project, whereby regular visits are conducted to monitor and report on project progress and outcomes.

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