



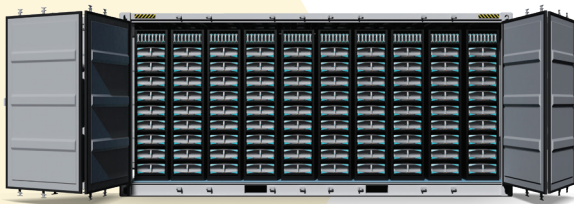
Smart Energy for Real Estate Developers

According to the Commercial Buildings Integration Program in the U.S. Office of Energy Efficiency & Renewable Energy, on average, 30% of the energy used in commercial buildings is wasted.¹ This presents building owners and managers with a huge opportunity for operating cost savings. But what if real estate developers had the freedom and capabilities to reduce both energy infrastructure investment costs upfront and future operational costs?

SynCells makes it possible. Now it's easier than ever to take control of your energy infrastructure and drive better outcomes for your real estate development projects.

“Reducing energy use in commercial buildings would have tremendous positive impact in our environment and energy security, and would save money that can be used to help grow U.S. businesses.”

– U.S. Office of Energy Efficiency & Renewable Energy¹



Benefits for Smart Buildings

0 Carbon and harmful emissions footprint through green/renewable fuel options

\$17 Potential capital cost savings per square foot through SynCells' energy and technology hyperconvergence strategy

90% Primary energy efficiency (65% electrical + 25% thermal) compared to an average of 35% for grid-sourced power

2.5-3:1 Ratio of electrical to thermal energy generation, a better solution for modern buildings with electricity as the main energy source compared to conventional CHP

3,000x More space efficient compared to renewable energy solutions such as PV — and avoids land waste for panels, transmission lines, etc.

100% Energy as a service option with turnkey design, installation, and operational solution

On-Site Electricity Generation, Storage, and Management Solutions for Real Estate

No matter where or when you need a power source for residential or commercial buildings, SynCells' modular, plug-and-play SmartCell energy products can be configured and scaled to your infrastructure requirements.

Generate, store, and manage energy — and integrate IT services — on a single, renewable energy and technology platform that you can build and manage yourself. You can even tap into stored renewable energy in your SynCells platform for power redundancy or backup.

Here are just some of the ways that SynCells helps real estate developers:

- **Giving You Control Over Your Energy Strategy**
Easily design, install, and integrate SynCells' modular smart energy technologies as your primary power source on-site, and scale them to the specific power needs of your building and its residents. If you are using the grid, SynCells can even be your source of resilient backup power. Either way, SynCells gives you more choices and control in building an energy infrastructure that is sustainable, renewable, and ultimately more cost-efficient for residents and building management alike.
- **Less Upfront Infrastructure Investment**
Besides delivering sustainable energy, the smart, flexible SynCells energy and technology platform can support your entire IT infrastructure, including cybersecurity and other smart amenities for your residents' safety and convenience. Purchase, install, and manage your own SynCells modular energy solution, or contract it as a service through SynCells.
- **Efficient "Nanogrid" Approach**
Unlike the conventional grid, microgrid, and CHP/cogen solutions, SynCells' system is a "nanogrid" that is approximately 90% efficient, with the majority of energy delivered as electricity to best support the energy profile of modern and next-generation buildings. Plus, it's available 24x365 for clean, reliable, consistent power.

- **Supports NetZero Strategies**

Ensure your building's energy infrastructure meets NetZero requirements with SynCells. Our modular energy cells can use green fuels to generate a renewable energy source as well as store excess energy for 24x365 energy availability. According to a University of Massachusetts analysis of SynCells' technology, it's possible to comply with local, state, and federal energy and sustainability standards and building codes without the infrastructure premium associated with high-efficiency systems.

- **Space, Energy, and Cost Savings**

Backup generators are large, noisy, and create toxic emissions. A SynCells alternative can be 10% of the size and placed indoors, releases no emissions, and is always online. Plus, it can be used as a whole-building UPS, keeping critical resources operating and reducing electricity costs through peak shaving and similar cost-arbitrage measures.



- **Complements Renewables and Provides an Alternative**

Sustainability with a low carbon and emissions footprint conflicts with construction and development cost targets. SynCells provides a viable alternative that can harness renewable energy sources and green fuels while delivering low/no-emission power and heat, regardless of time of day or year.

- **Unified Building Management, EV Charging, Visitor, and Payment Solutions**

With a unified, easy-to-use interface accessible through a mobile app and web portal, SynCells can deliver a variety of services. From a lower-cost EV charging infrastructure to parking payments, a visitor management system, touchless access control, and more, SynCells provides an integrated solution, making it easier for users and building management.

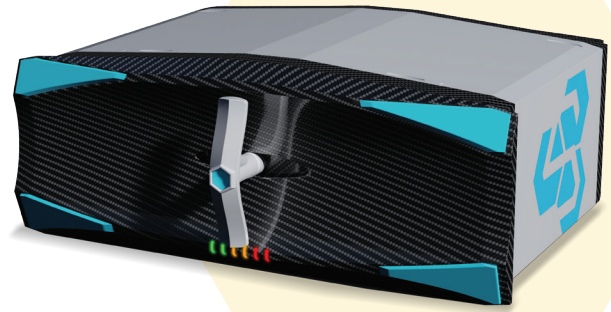
One Hybrid Platform for More Than Energy

An energy strategy is just one component of both new and existing next-generation buildings. Smart phones and Wi-Fi drive requirements for mobility and connectivity throughout buildings and businesses; now expectations and opportunities for smart buildings are rising. According to numerous studies, smart buildings make tenants feel more engaged and productive, use amenities more often, and stay with their employer longer.

SynCells is pioneering the hyperconvergence of energytech through the following approach:

- **Efficient, Flexible Power Source**

New standards for power over ethernet (PoE) allow more power to be delivered over the data cable. Beyond the traditional phone or security camera, PoE can now power TVs, LED lighting, and many other systems. Data cabling is cheaper to install than electrical wiring and, as a native data device, offers great flexibility in terms of management (e.g., eliminating traditional and expensive lighting control systems because it can be programmed through IT management systems). As a



DC power source, power delivery is more efficient with no power lost due to AC/DC transformations.

- **Full Support**

Developers, property owners, and managers aren't IT experts, nor should they need to be. As buildings become more connected and smarter, technology dependencies are increasing. With that comes cybersecurity risks and support challenges. Now it's possible for developers, owners, and managers to offload all of those responsibilities to SynCells. We will support you and your tenants while protecting your assets.

- **Integrated Delivery**

SynCells takes advantage of wholesale pricing and bulk delivery to reduce overall technology expenditure while delivering improvements in support and security. Using modern, hyperscale technologies and architectures, SynCells can deliver services such as basic phone lines for less than half of what traditional carriers charge.

- **Certifications**

Aside from the energy, conservation, and sustainable measures achieved through the SynCells energy portfolio, many of the above strategies are eligible for additional points for innovation. Standards such as WELL depend on data and sharing actionable insights with tenants to promote change and track effectiveness. As a data- and policy-driven platform, SynCells can natively support these efforts.

About SynCells

SynCells is changing how energy and technology solutions are delivered to customers. Our platform revolutionizes how energy is produced, stored, and managed, giving individuals and business owners more control over their infrastructure by letting them choose where and how to deploy it to maximize financial return or outsource capabilities. The company represents the evolution of energy and technology convergence, providing a unique platform and range of services that decreases costs and carbon footprint while maximizing performance, security, resiliency, and flexibility.

SynCells meets the challenges of today's energy requirements with a modular, scalable, environmentally sustainable, and lower-cost energy and technology platform for commercial and residential buildings, data centers, utilities, and EVs. Buy and manage your own plug-and-play, modular SynCells energy platform, or let us deliver it as a turnkey service. Either way, SynCells

simplifies the design, implementation, and management of energy systems for reduced upfront capital costs, a lower carbon footprint, and a smarter user experience.

SynCells services such as the virtual grid technology enabled by SynGrid, a management platform and portal for smart buildings, create new and unique opportunities. Individuals and companies can leverage and monetize their resources as part of an integrated energy management, demand response, energy trading, and smart building/smart city solution. SynCells also provides smart energy and smart technology solutions through its Smart Building as a Service solution and the supporting SynGrid mobile application.

From real estate companies and data centers to property development firms and smart buildings, more and more organizations are turning to SynCells for modular, flexible, and smart energytech solutions to reduce costs, achieve ESG goals, and capitalize on new opportunities.

References

1 <https://www.energy.gov/eere/buildings/about-commercial-buildings-integration-program>

Learn More About SynCells

Ready to leverage your own flexible, cost-efficient, sustainable energy platform? Contact SynCells and let us show you how our modular energy and technology solutions can reduce upfront infrastructure costs and transform energy management. Visit www.syncells.com to learn more, or call us at **844-400-SYNC (7962)** to request a consultation.



800 Boylston St, Suite 1600, Boston, MA 02199

info@syncells.com

syncells.com

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