

## Unlock Deep Energy Savings with No CapEx

Increase asset value with Gridium Alpha, a turnkey project development & financing solution

**Building retrofit projects—even in the most efficiently-run buildings—have the potential to yield substantial savings, delight tenants, and drive up asset value.** But in today's capital-constrained environment, most building teams (and their owners) don't have the time, budget, or in-house expertise to get them done.

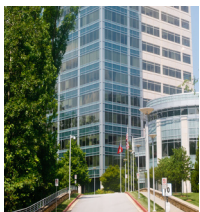
Gridium, a decarbonization partner to leading building owners and operators, helps make those overdue building upgrades possible with its turnkey project development and financing solution, **Gridium Alpha**. Our team owns the process from end-to-end—financing and developing zero CapEx, energy efficiency retrofit projects that can achieve upwards of 40% energy savings and increase the overall NOI for your building.

### THE BENEFITS

- + **Generate faster returns** on building assets
- + **Pay nothing upfront** for much-needed upgrades
- + **Differentiate your building** from the competition
- + **Boost efficiency** without the headaches
- + **Meet compliance requirements**

### Sample Gridium Alpha Projects

Our team has completed a range of projects for corporate and commercial buildings across California. Contact us for a reference near you!



#### Multi-Tenant Office

LA Metro | SCE

**Est. Energy Cost Savings: 34%**

#### PROJECT:

- Direct digital controls upgrade
- New BMS communications system
- Full lighting retrofit
- Replaced condenser coil



#### Downtown Office

San Francisco | PG&E

**Est. Energy Cost Savings: 46%**

#### PROJECT:

- Installed VFDs on fans
- Direct digital controls upgrade
- Full lighting retrofit

### How It Works

#### 1 Opportunity Identification

With Gridium's easy-to-use software, we establish a joint understanding of existing operations, equipment, utility rates, and bills, and **conduct a free assessment** of opportunities and financing eligibility.

#### Free Preliminary Assessment

Gridium's in-house engineering team will walk your site and **propose efficiency measures** and corresponding energy savings, payback period, and available utility financing and incentive options.

#### 2 Investment Grade Audit

We conduct an Investment Grade Audit (ASHRAE II or III). Based on your building and our initial assessment, we **manage and bid-level vendor quotes for building upgrades** (e.g., LEDs, controls, HVAC equipment, motors, and VFDs). You approve the final measures and equipment list.

#### No-Capex Financing

Through utility programs and innovative transaction structures, we can **bypass the building's capital budget** to finance projects—often at zero percent interest—ensuring utility bill neutrality and management-friendly paybacks. We manage the hundreds of pages of utility program paperwork so you don't have to.

#### 3 Construction

We provide **turnkey project management and delivery**, including contractor management. We can work with your preferred vendors and/or identify the most cost-effective options per project requirements. Gridium is also a Licensed General Contractor in California, helping reduce dependency on third parties and expedite work.

#### 4 Measurement & Verification (M&V)

Upon project completion, we **measure and verify savings** and use this data to secure utility incentives and demonstrate persistence of savings, making it easy to report on your project's success.

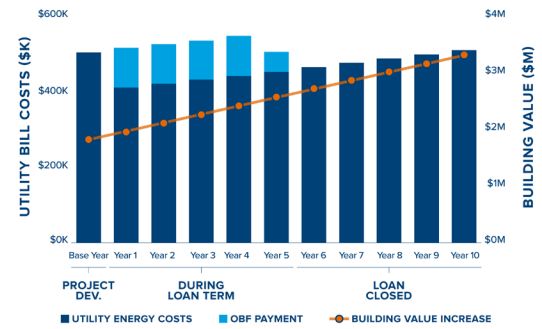
# Wait, No CapEx?!

## A Quick Primer on On-Bill Financing

Building operators often wait years to retrofit their energy systems because tenants pay the energy bills and/or receive the direct benefit of resulting energy savings—making owners reluctant to invest capital they cannot recover.

On-Bill Financing (OBF) is a financing mechanism designed to fix this issue. By allowing building owners to pass the costs of energy efficiency retrofits onto their tenants (often at zero or very low interest rates), real estate teams can implement energy-saving projects designed to increase NOI and asset value—with zero upfront investment.

Currently, OBF programs are offered in PG&E, SDG&E, and SCE utility territories. Our team has successfully delivered dozens of OBF projects across California. Contact us to learn how Gridium can make your project happen, CapEx-free.



*The financing is typically repaid over time through the cost savings generated by the implemented upgrades, and seamlessly integrated into your existing utility billing process.*

“Gridium’s variance analysis confirms our success and gives us the confidence and insight we need to move onto our next energy management project.”

ROBERT LUTES | Senior Vice President  
*Douglas Emmett*

## Why Gridium?



### Vendor-Agnostic

We work across vendors and systems to ensure a seamless partnership.



### Data-Driven

Our AI-driven platform supports M&V and diagnoses savings opportunities.



### Deep Utility Program Expertise

Lean on our experience to remove paperwork headaches and maximize project paybacks.



### Smart Financing

No-CapEx financing helps you avoid high upfront project costs.

## About Gridium

Since 2011, Gridium has partnered with building owners and operators to simplify energy performance management. Gridium customers across 3,600 buildings and 300 million square feet of real estate have saved millions of dollars on electricity, gas, and water utility bills, reduced their carbon emissions, and executed on their sustainability goals.

Learn more at [www.gridium.com](http://www.gridium.com).

**INTERESTED IN JUMPSTARTING  
YOUR ENERGY PROJECT?**

Get started today at

[www.gridium.com/sign-up](http://www.gridium.com/sign-up).