



SOCIAL ENERGY PARTNERS

Powering Efficient & Smart Buildings

Company Description

Founded and led by pioneers from the lighting-as-a-service industry with extensive and proven experiences in both energy efficiency technologies as well as capital markets, SEP is a turnkey intelligent building technology (IBT) solutions company that develops and funds 100% of the capital cost of building upgrade and energy efficiency retrofit projects.

Through our pioneering, "off-balance-sheet" IBT-as-a-Service platform (IBTaaS), we facilitate and expedite the deployment of cutting edge and proven building intelligence and energy efficiency technologies. These technologies, paid by ongoing shared energy and operational savings, help our clients significantly reduce energy spending and carbon footprint while improving operational efficiency and human comfort. SEP IBTaaS has retrofitted and now services over 150 buildings in the U.S. and Puerto Rico.

With more than \$300 million of committed funding, SEP is now developing IBTaaS projects in the U.S., Asia and Africa.

Why IBTaaS?

Buildings consume large amounts of energy, account for significant operating costs for organizations, and produce nearly half of the world's greenhouse emissions. Commercial, residential, and industrial buildings are responsible for 47% of global greenhouse gas emissions and 49% of the world's energy consumption, according to Navigant Research's 2015 Global Building Stock Database.¹ And according to the Energy Information Agency, there are over 6 million commercial and industrial buildings in the U.S. alone, and these buildings spend more than \$400 billion per year on energy.² Yet buildings have been slow in adopting energy efficiency and building intelligence technologies due to risk aversion, budget constraints and rapid technology iterations that often eclipse the speed of decision making processes.

IBTaaS brings the following key advantages for our clients versus conventional straight equipment purchase or financing:

- **Risk-Free:** We guarantee technology performances and are paid only through actual savings
- **Worry-Free:** We take care of the whole retrofit and installation process as well as ongoing maintenance
- **Off-Balance-Sheet:** Contracts are structured as service contracts instead of financial or leasing agreements
- **Best-in-Class Technologies:** Our cutting edge IBTs continuously optimize the efficiency and intelligence of our clients' buildings

Our Intelligent Building Technologies

- LED lighting
- Chiller/Cooling optimization
- Predictive Maintenance
- Wireless lighting controls
- Building Energy Management
- Building Security, Access & Safety
- Wireless HVAC controls
- Building Automation
- Water conservation & filtration
- Air Quality Management

¹ <https://www.navigantresearch.com/research/global-building-stock-database>

² <https://www.eia.gov/consumption/commercial/>