



Create an ideal working
environment and your
tenants will love you.
Do it at a lower cost
and your CFO will
love you.



Commercial Office Building Management Solutions

t.a.c.[®]
by Schneider Electric



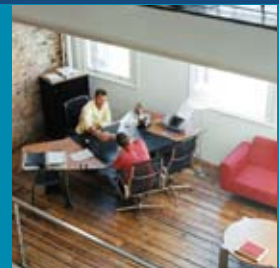
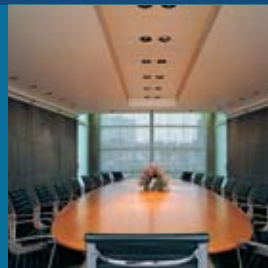
Different tenants have different needs. Now you can please all

Your building stands out on the skyline. The location is good. You go out of your way to provide each tenant with the flexible office environment they need while working hard to manage costs.

What more can you do to attract and retain the best tenants and improve your bottom line? Do what International Finance Centre in Hong Kong did. Create one of the safest, most productive business environments in the world by investing in integrated building management solutions. You'll reduce capital expenditures and operating costs at the same time.

Do it all with TAC. We're the company that I.F.C., Tower Place in London and many other premier buildings around the world choose for proven solutions. Let us help you develop the most energy-efficient, secure and profitable workplace possible.

With efficiency, convenience, reliability and functionality, Capricorn Haus in Dusseldorf is an award-winning, energy-efficient commercial office building. Its harmonious combination of architecture and technology allows tenants the greatest freedom in structuring workspaces. TAC led the way, integrating components from 8 different manufacturers.



of the people all of the time. And spend less money doing it.

TAC's open, integrated systems enable building systems to communicate and work together on a daily basis. What's more, integration is a tremendously cost-effective approach to developing real estate.

When building systems are implemented as an integrated package, you realize cost benefits from the very beginning. One design team and one installation team consolidate everything from building management and security, to structured

cabling and IP networks, into a single infrastructure. The result? A reduced capital expenditure of up to 24% when compared with the cost of installing all of the building systems separately. And that's not all. Over time, you can also save up to 37% on operating costs.

TAC's integrated approach is just as cost effective when refurbishing facilities as when constructing them. In addition, it enhances your day-to-day operations:

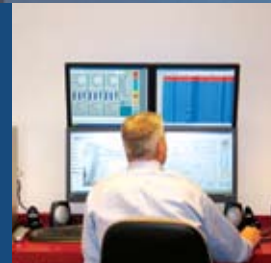
because staff training is easier and systems are working together, your facilities are more responsive to the needs of your tenants.

Our award-winning expertise in the field of integration makes us the right partner to help you take advantage of its many benefits. Whether you're managing a single property or constructing buildings around the world, TAC can make your offices more profitable and marketable.



Integrated systems cost less to design and install. Less to operate. Less to upgrade. And make your office space more marketable.

Integration





Together, your customers, employees and property are your most important assets. When they do well, you do well. So what are you doing to protect them?

At TAC, we understand that there's more to security than just locking the doors. Security is also about safeguarding your assets, accomplishments and image. Working with our security partner, Integral Technologies, state-of-the-art solutions are customized to match your business needs.

- Intelligent access systems interact with other building and control systems to secure facilities while allowing for easy access by authorized tenants, employees and visitors
- CCTV and DVR solutions are discrete, yet effective in monitoring and recording vulnerable locations in your business locally, or remotely over a wide area network

- Adaptable security solutions respond to regular changes in space utilization, enhancing the appeal of a property to prospective tenants
- Integrated security components and remote monitoring reduce the number of security personnel required and allow for faster response

TAC's goal is simple: protect your entire business with a complete, integrated solution and expert help to make certain your building is both effective and secure.

A security system that protects your building, the people in it and everything that makes their businesses run.



Security

S

Rockefeller Center in New York City chose TAC security solutions to safeguard its more than 200,000 tenants and visitors. Looking to upgrade protection and monitoring, this office complex chose a centralized solution integrated with TAC's HVAC, lighting, fire alarm and communications systems to maximize cost efficiency with a single point of control. The solution integrates centralized security monitoring with local access control options for tenants. In the dynamic atmosphere of New York, this helps attract and keep tenants and enhances the Center's revenue stream.



Chances are, energy costs will only go up. What's your building doing about it?

Whether you're responsible for the utility bill or your tenants are, it pays to run your building efficiently. It's good for the value of your property and good for the environment.

But, employees and tenants come and go at all hours. And everyone's comfort level is different. How can your property perform up to everyone's standards and perform efficiently at the same time?

TAC has energy programs specifically designed to reduce your building's

energy consumption. We analyze facility operations and energy consumption patterns and identify opportunities to replace old systems with energy-efficient technology. Then, by constantly monitoring energy consumption, we ensure that your building continues to operate as efficiently as possible.

We can even make an energy efficiency program easier to sell to your finance staff, with financial analysis and, when appropriate, financing and guaranteed results.

Working with our parent company, Schneider Electric, TAC can deliver a powerful combination of electrical distribution and building management solutions that drive down your energy costs.

Conserve energy and maximize your building's performance today, and you'll feel better about your building's future.

E Energy

High energy costs drive the demand for the lowest possible energy usage. Telenor Centre at Kokstad set the benchmark for high efficiency with a TAC solution that allows the Bergen, Norway, facility to operate on 100 kWh per square meter per year. The building encompasses 1100 workspaces in an open office environment with individual temperature control. TAC's multifunction office nodes and sensors regulate energy consumption, saving energy and operating expenses.



TAC received the 2006 Frost & Sullivan Excellence in Technology Award in the field of Integrated Building Systems.

Clients who have put TAC to work for them:

Technopolis, West Bengal, India; Two International Finance Centre, Hong Kong, China; SAP headquarters, Walldorf, Germany; Petronas Towers, Kuala Lumpur, Malaysia; Dubai World Trade Centre, Dubai, United Arab Emirates; Canary Wharf, London, UK; Bank of America Plaza, Dallas, USA; Genzyme Corporation headquarters, Cambridge, USA; Ferring International Center, Copenhagen, Denmark; Prudential Center, Boston, USA; Radio Shack headquarters, Fort Worth, USA; British Airways headquarters, London, UK; Capricorn Haus, Dusseldorf, Germany; Metrovacesa Parc 22, Barcelona, Spain



Underestimate the value of productivity at your own peril.

Building conditions have a profound impact on property value and the work that gets done inside. Studies show that even a 1–2% increase in staff productivity could offset your entire energy budget. That's the average gain businesses realize when their employees are working at their best in comfortable surroundings.

TAC systems excel at delivering precise temperature, airflow and humidity controls. Our integrated systems also provide an ideal environment for the considerable investments you have in onsite data storage facilities, not to mention the data itself.

Our highly efficient building management systems are easy to install and easier to maintain, helping you get the most out of your capital and operating budgets.

Whether your competition is next door, in New York or in Hong Kong, TAC has the award-winning expertise to keep you comfortable and confident even under the most challenging of circumstances. Such as your quarterly board meeting.

Comfort



www.tac.com



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by **Schneider** Electric