



Brightly

Stream™

Designed for Real Estate owners
on their journey to creating resilient,
net zero buildings

brightlysoftware.com

Sustainable buildings, sustainable communities

Building owners and operators face a myriad of challenges today, balancing the growing demand for safe, healthy spaces with the imperative of controlling operational costs and contributing to a more sustainable world.

With the buildings sector facing internal and external pressures to reach net-zero emissions by mid-century, a major shift towards resilient and decarbonized assets is required.

At Brightly, we've developed Stream, a utility and sustainability management solution designed to help commercial real estate stakeholders ensure operational excellence, good business performance and reporting, and tools to reach their short-term greenhouse gas (GHG) emissions objectives.

With Brightly, we understand the importance of having a comprehensive approach to asset and building management. Stream complements our other offerings by providing a scalable solution capable of supporting an individual building or a multinational portfolio of properties with their utility and sustainability programs.

Stream stats at a glance



20%

less energy consumed by buildings utilizing Stream.



\$1+ billion

worth of utilities tracked annually.



6,000+

buildings managed by Brightly for utility costs and ESG data.

Stream™

Stream ends the hassle of gathering and analyzing utility bills and metering data by enabling you to manage and control the data for your buildings from a single application:

- Easily manage your utility bills and tenant billing.
- Track your energy use, scope 1, 2 and 3 emissions, and other key performance indicators (KPIs) such as waste.
- Assess your buildings' performance against various benchmarks such as ENERGY STAR Performance Manager or your own portfolio.
- Plan your Net Zero pathways and track their performance.
- Gather real-time data via Stream® Historian, a gateway for exchanging data with BMS and Smart Meters to identify operational efficiency opportunities.
- Collect quantitative and qualitative data from the facility management team using the integrated survey tool.
- Disclose data to certification, sustainability assessment, and regulatory organizations such as LEED, BOMA, GRESB, SFDR, ENERGY STAR.
- Apply our advanced data analytics techniques to provide ongoing, at-a-glance insight into building operations and uncover a whole new tier of savings in a cost-effective approach that otherwise would not be possible.
- And much more!

Product Features and Benefits

Data quality matters

Reliable Utility Data Collection - Say goodbye to spreadsheets. Brightly works with thousands of utility providers and third-party invoice data acquisition providers to collect consumption and rate data for Stream customers. Our software performs automated data checks and anomaly detection to provide clear, actionable paths to error resolution.

No more utilities spreadsheets

Utility Budgeting - Obtain an accurate budget based on proprietary consumption, forecasting algorithms, supply market predictions, delivery tariff rates, and Public Service Commission rate cases. You can then compare your utility usage and cost against your budget for a single building, a specific asset class or your entire portfolio.

Historical Analysis - Easily track energy use and cost changes over time for a building or group of buildings. You can even see how changes in weather and building occupancy impact your utilities.

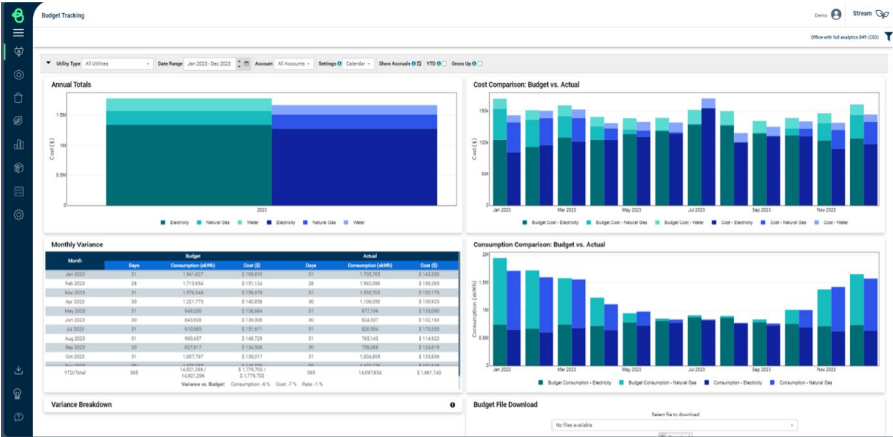


Fig 1. Utility Budgeting



Fig 2. Historical Analysis

Benchmarking - Compare your properties based on annual consumption (ekhw/sqft), annual cost (\$/sqft) and demand. Buildings can be benchmarked across multiple portfolios in North America by electricity, natural gas, district energy, water, or all utilities combined.

Normalized Performance - Evaluate the performance of a building or collection of buildings in the current year relative to the adjusted base year. You can view it for an individual utility or all utilities, a single building, buildings within a specific area or asset class, or your entire portfolio.

Received Bills - View and download the utility bills processed with all line items to date as well as identify bills that have not been received yet.

Custom Dashboards - Configure your preferred layout of figures and tables of monthly or yearly utility and waste data, and share it with other stakeholders within your organization.

ENERGY STAR Performance - View your current and historical ENERGY STAR scores and key metrics to assess how your building compares to the vast number of buildings with similar characteristics in North America. The score is updated automatically via a two-way sync with the EPA's ENERGY STAR Portfolio Manager platform as new energy and building data is captured within Stream.

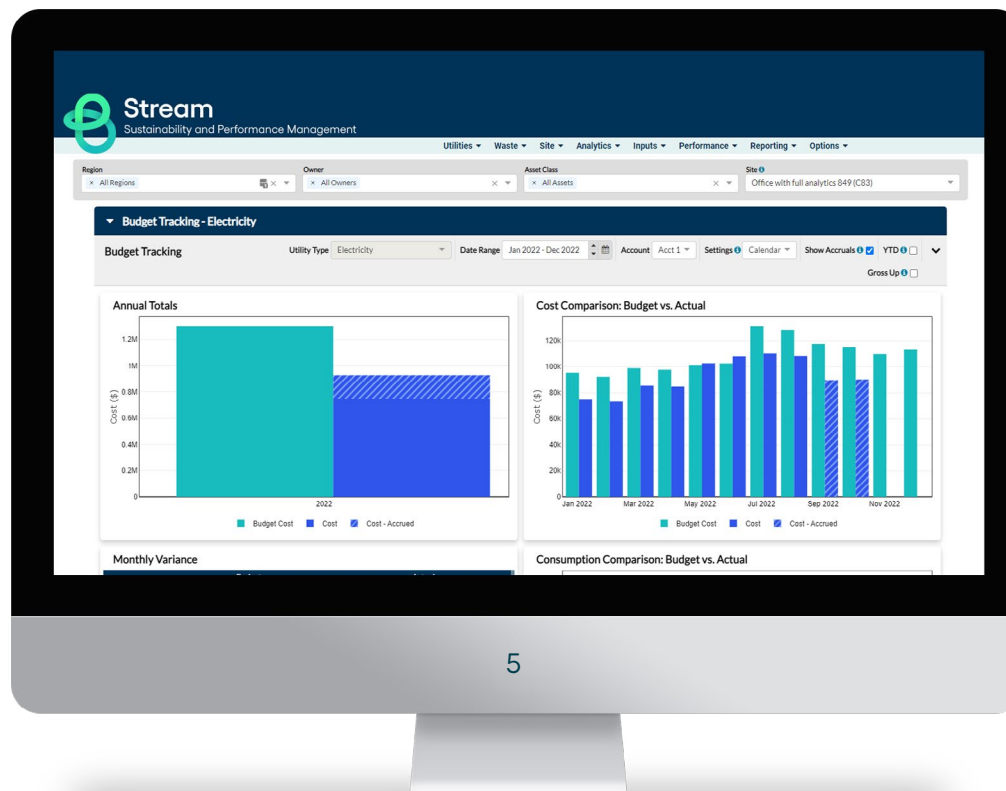


Fig 3. Benchmarking

Report Your Emissions Performance

Emissions Performance - Evaluate your Scope 1, 2 and 3 emissions for a building or your entire portfolio's emissions (tCO₂e) and take actions to reduce the emissions of your worst-performing properties. Stream™ also allows you to track your waste and non-utility GHG emissions, such as refrigerants or diesel fuel for backup generation.



Fig 4. Emissions Performance

Define Your Pathway to Net Zero

Targets - Support your organization's commitment to environmental sustainability by defining your pathways to Net Zero for each building. Stream Targets allow you to define efficiency projects for each building, evaluate the impact of the different pathways, and monitor the performance of selected paths toward your organization's carbon reduction goals. Users can decide the benchmark frameworks (CREMM 1.5, CREMM 2.0)



Fig 5. Targets

Streamline your annual reporting to top sustainability frameworks

Keep up with regulatory and investor demands. Our third-party reporting features and services simplify the annual disclosure process to frameworks such as GRESB, CDP, and ENERGY STAR Portfolio Manager, as well as certification organizations such as LEED Arc and BOMA Best.

Operate your buildings more efficiently

Real-Time Analytics - Identify opportunities to reduce your usage by viewing your up-to-date hourly or 15-minute demand profile which is compared to modeled performance. You can analyze performance changes using the cumulative sum of variance (CUSUM) or “Difference” views.

Operational Analytics - A range of powerful BAS analytics and diagnostics tools that help your facilities team drive down energy consumption. Buildings with main electricity interval data utilizing Stream’s Advanced Analytics tools regularly consume ~20% less energy than buildings without. Applying our advanced data analytics techniques allows your facilities maintenance team to get real-time insights into your building operations and uncover a whole new tier of savings in a cost-effective approach that otherwise would not be possible.



Fig 6. Real-Time Analytics



Fun fact

60% of 2023 GRESB 5-star performers in Canada use Stream to manage their portfolio’s utilities and emissions.

Submeter Analytics - or years now, we have supported some of the largest North American commercial property owners and managers with submetering and their tenant utility cost allocation. Our processes, tools, and services are designed to ensure a robust flow of submeter data and produce trusted tenant cost allocation. The Submeter Analytics module displays automated interval data from submeters. It can help you break down utility consumption by end-use, physical location, and building tenant.

WorkStream - WorkStream is an occupant energy management portal that provides occupants with complete access to their sustainability and utility billing data and a venue for building owners to reduce their Scope 3 emissions by encouraging their tenants to reduce their utility usage. Leveraging WorkStream, owners/managers/operators can:

- Help occupants achieve their sustainability goals.
- Bring energy use and emissions to the forefront of occupant consciousness by making it visible.
- Enable/simplify occupant sustainability reporting.
- Establish a norm/culture of conservation.
- Cement status as a leader in conservation and sustainability.
- **Note:** WorkStream can be enabled with either submeter or fixed allocations.

Stream Historian

Stream Historian is a data collection device that retrieves and validates data from your building automation systems and smart meters. The data is then forwarded to Stream and used by Stream's analytics tool to provide insights on how to optimize the building's energy performance.

A broad range of BAS and smart meters can be integrated with the gateway. Brightly has an ecosystem of recommended metering partners for your benefit.



Fig 7. Submeter Analytics

Stream Meter Reader Mobile App

Manually read submeters can be a major pain point for Operations teams. They are often tracked with pen and paper, making reading errors commonplace. The Stream Meter Reader mobile application enables your Operations team to enter current readings and take pictures for future reference. Data is automatically sent to the Stream platform and displayed in the Submeter Reading module. This helps properties simplify this process, improve data quality, and improve your whole building data coverage for benchmarking purposes.



Trusted Partner

Brightly is a Siemens division whose extensive expertise in automation, digitalization, and electrification (in compliance with international standards) provides the foundation for a long-term security partnership.



Product Security

Brightly's interoperable products and solutions meet the strictest cybersecurity requirements for secure communication, protection of data integrity, access control, and consistent monitoring.



System Security

Optimal and secure interaction among all components is crucial: Brightly integrates all products, processes, and technical solutions to form a highly secure system that ensures a fully protected operation.



Operational Security

Brightly's integrated cybersecurity solutions also include consulting on technological, procedural, and personal elements and comprehensive services throughout the entire lifecycle of the assets.

A holistic approach to cybersecurity

Cybersecurity is a rapidly changing battlefield that requires awareness, constant vigilance, and a consolidated response from everyone involved. Superior technology, information advantages, and the right allies are important keys to success.

ESG & Sustainability Professional Services

Utility Data Quality Validation

The quality of the utility data is key in any energy and sustainability improvement strategy. Brightly's Utility Data Quality Validation services are offered with Stream PRO and ENTERPRISE. In addition, our automatic anomaly detection algorithm catches errors with the data extraction from utility bills or manual data entries.

Budget Preparation

Brightly can provide annual utility budgets, supporting your property- and portfolio-level accounting with our expertise in utility rate forecasts and understanding of how your building performance is expected to change. While utility budgeting might seem like a simple task, it is often assigned to the Property Management or Accounting teams who don't have access to data or the inside knowledge of, a) how utility rates may change, b) how building performance is expected to change, and c) whether there were any extraordinary uses that year.

Brightly can simplify this process and create more accurate budgets along the way. Once prepared, utility budgets are posted to Stream. The variance between actual and budget cost and consumption are broken down to show the impact of utility rates, occupancy, weather, and any operational improvements.

Enterprise Bill Data Processing (EBDP)

When it comes to data completeness, data quality, and reduced costs, the best and most efficient way for Brightly to manage utility data is through Enterprise Bill Data Processing where "accounts payable files" are generated from the utility bills in an agreed upon format and are sent to you for processing via your accounting system. These AP files are founded on the data extracted from the utility bills and verified as part of the Utility Data Management scope.

Utility vendors and billing practices are notoriously opaque and difficult to navigate. Stream knows North American utility vendor practices as we work with them on a daily basis. By taking over the relationship with vendors, EBDP allows us to:

- Reduce bill-processing efforts and costs on the part of your team.
- Avoid and/or dispute late-payment charges.
- Improve data quality, auditability, and drill-down capability.
- Integrate with our Utility Data Management service and Stream Utility Tracking platform.

Operational Analytics Services

Using a data-driven approach to harmonizing building operations, Brightly's Operational Analytics program has been proven to drive performance improvements, continually identifying cost-effective opportunities to reduce energy consumption.

Key benefits of Operational Analytics include:

- Capitalizing on real-time BAS data to provide insight into building operations 'at-a-glance' on an ongoing basis.
- Providing the Building Operations Team with an extra set of eyes and hands on an ongoing basis to continually monitor, maintain, and improve building performance.
- Driving sustained performance gains over the long term. Operational Analytics has resulted in an **average energy savings of ~20%** with a simple payback of **under two years**.

Submeter Data Analytics

Stream™ can pull real-time data from submeters and provide visualization by end-use, submeter, tenant, and location. Brightly offers services to help Operations Teams analyze the data, detect anomalies, and determine the root cause.

In this example, our Brightly sustainability experts determined that several floors of a building had lighting scheduled on weekends, despite there being no discernible plug load. This allowed the landlord to recommend the tenants to reduce the lighting schedule; removing the weekend scheduling across these 19 floors, resulting in annual energy savings of \$29,000.

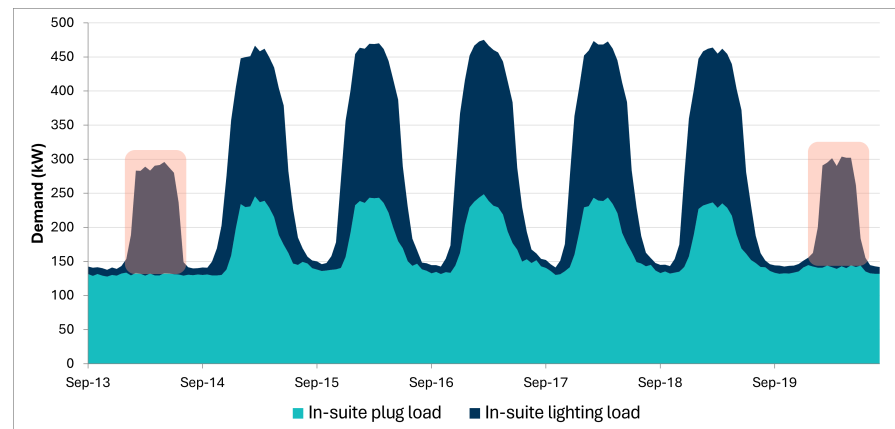


Fig 8. Submeter Data Analytics

Tenant Submeter Cost Allocation and Data Analytics

Brightly's mission is to provide order and clarity to property management and accounting teams to make life easier. Our processes, tools, and services have been designed – and continuously improved over time – to ensure a robust flow of submeter data and produce trusted tenant cost allocation statements.

In providing this service, Brightly takes responsibility for the Cost Allocation Methodology, keeping it current as tenants come and go, and spaces are demised at the building. We provide annual tenant utility budgets ('pre-bill' amounts) and year-end reconciliations, as well as ongoing monthly statements that are readily downloadable on Stream for backup.



Electricity Cost Allocation Statement

Tenant Details
 Sample Building
 Sample Tenant
 17,483 ft²

Billing Period
 Nov 29, 2019 - Dec 31, 2019

Statement Date
 Jun 12, 2020

Consumption Summary				
Suite	GLA	Consumption	Rate	Costs
Sample Tenant	17,483 ft ²	231,124 kWh	\$0.082/kWh	\$19,034.21
Totals	17,483 ft²	231,124 kWh	-	\$19,034.21

Total Cost (GST not included) \$19,034.21

Historic Average Daily Tenant Use (kWh/day)

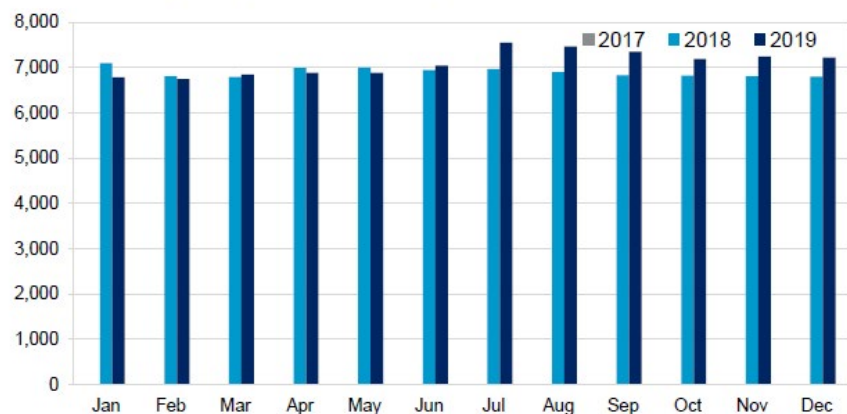


Fig 9. Tenant Submeter Cost

Solution tailored to meet your specific needs

	Stream CORE	Stream PRO	Stream Enterprise
Software Services			
Utilities Data Collection			
Automated utility bill data services	✓	✓	✓
Data validation		✓ Linear model	✓ Advanced models
Exception / anomaly detection and notifications		✓	✓
Accrual preparation		✓	✓
Missing data estimation		✓	✓
Utilities			
Historical analysis	✓	✓	✓
Energy benchmarking	✓	✓	✓
Normalized performance	✓	✓	✓
Bills received (access and download bill PDFs)	✓	✓	✓
ENERGY STAR	✓	✓	✓
Custom dashboards (create your own utility data reports)	✓	✓	✓
Waste			
Waste historical analysis	✓	✓	✓
Waste benchmarking	✓	✓	✓

	Stream CORE	Stream PRO	Stream Enterprise
Emissions			
GHG emissions	✓	✓	✓
Non-utility GHG entry	✓	✓	✓
Buildings			
Building information	✓	✓	✓
Document repository	✓	✓	✓
Space manager	✓	✓	✓
Certifications	✓	✓	✓
Reporting	✓	✓	✓
Surveys			
Surveys editor	✓	✓	✓
Surveys reporting	✓	✓	✓
Targets			
Carbon planning		✓	✓

	Stream CORE	Stream PRO	Stream Enterprise
Tech Support			
Support desk	✓	✓	✓
Premium support			✓
Add-on Managed Services (includes software)			
Submeter reading entry	✓	✓	✓
Environmental management system	✓	✓	✓
Utility budget preparation services	✓	✓	✓
Workstream	✓	✓	✓
Analytics	✓	✓	✓
Real-time analytics services	✓	✓	✓
Submeters analytics services	✓	✓	✓
Operational analytics services	✓	✓	✓

Brightly offers the following additional professional services:

Government benchmarking support services	Sustainability certification support services (ENERGY STAR, LEED, BOMA BEST, Zero Carbon Building)
Emissions and GRESB reporting and submission support services	Waste data loading services
Meter Reading Mobile (MRM) setup and support	ASHRAE compliant energy audits and decarbonization studies
Utility and sustainability consulting	Enterprise bill data processing services
Survey customization services	Custom dashboard services
Submetering system design	Ongoing building commissioning services
Measure and Verification (M&V)	



About Brightly Software

Brightly, a Siemens company, enables organizations to manage the entire lifecycle of their assets, facilities and infrastructure. As the global leader in intelligent asset management solutions for more than 25 years, Brightly's sophisticated cloud-based platform is expertly designed to improve capital planning through smarter, data-driven decision making, empower technicians to predict, prioritize and manage preventative maintenance activities, and support organizations to achieve sustainability, compliance and efficiency goals.

Combined with award-winning training, legendary support and managed services, more than 12,000 clients worldwide depend on Brightly to optimize their teams, operations and strategic planning initiatives. For more information, visit www.brightlysoftware.com.

866.455.3833 / info@brightlysoftware.com / brightlysoftware.com

