

TRIRIGA and RealFoundations Deliver “Carbon Healthy” Solution for Lending Organizations

Integrated solution enables 90-day fast path for improving buildings’ environmental performance

Las Vegas, NV, September 23, 2008 – TRIRIGA®, the leading provider of real estate lifecycle management software, has extended its partnership with RealFoundations, Inc., a management and technology consulting firm focused on the real estate industry, to deliver the first integrated software and environmental advisory services solution that measures, manages and reduces energy consumption and greenhouse gas emissions from buildings. TRIRIGA integrates TREES™ (TRIRIGA Real Estate Environmental Sustainability) with leading environment-focused real estate practices from RealFoundations to get organizations started in just 90 days on a clear, measured path toward reducing their carbon footprints.

Over 86% of the world’s leading companies cannot measure their carbon footprints today, and buildings are critical when it comes to carbon footprint measurement and reduction because they account for 48% of energy consumption (US number). According to a survey of Fortune 500 companies from RealFoundations and TRIRIGA, 78% of respondents are just starting to baseline and benchmark the environmental performance of their real estate assets and operations. The survey also revealed that these leading organizations lacked the expertise and systems to get started on their environmental performance goals and calculate their carbon footprints. Recognizing this need, TRIRIGA and RealFoundations created a fast-path solution that combines environmental expertise and services with TRIRIGA’s TREES software, and it can be implemented in just 90 days.

“Through our work with over one-third of the Fortune 500 we’ve found that just getting a baseline understanding of energy use and consumption is daunting for organizations because they don’t know how to collect the data, how to manage it or how to apply it in a meaningful way,” said George Ahn, president & CEO for TRIRIGA. “This 90-day fast path solution with RealFoundations integrates environmental expertise and our TREES software in a single package that’s up and running quickly, so an organization’s path to improved environmental performance is clear and immediate.”

“Most organizations strive to be ‘carbon neutral,’” continued Ahn. “But we take carbon neutrality to the next level with what we like to call ‘carbon healthy.’ We’re not only helping companies offset and reduce carbon emissions, but also giving them the tools and environmental advisory services they need to measure their exact energy output and carbon emissions. Armed with this information, they can monitor and reduce their carbon footprints to improve overall carbon health.”

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TRIRIGA and RealFoundations' improve organizations' environmental performance through three key steps: measure, manage and reduce. Within 90-days of signing up, organizations undergo the first step: an energy assessment with RealFoundations to collect energy performance data, baseline and benchmark performance. TRIRIGA uploads the resulting information into an environmental management system called TREES to continually measure and monitor energy consumption and carbon footprint changes and identify underperforming and high-cost locations. TREES identifies and evaluates the financial and environmental return on environmental opportunities within and across the real estate portfolio to prioritize capital spend and reduce carbon emissions. With all the data on-hand to manage environmental projects, cut energy costs, provide critical carbon disclosure and triple bottom-line reporting and achieve critical certifications like LEED, organizations using TREES and RealFoundations become "carbon healthy" quickly and cost-efficiently.

"The key for organizations is to understand their environmental performance at a benchmark level, for example: where are they now, what's going to happen in the future and what actions can they take now to improve performance, said Ed Lubieniecki, managing director of RealFoundations. "Without exception, our clients are surprised when they get detailed information on the current energy consumption and carbon emissions of their real estate portfolios, and on where performance needs to be improved. With this information at our fingertips, we can work with our clients to quickly develop specific improvement actions and realize the benefits now and plan for future market changes and regulations.

Leading organizations that are getting started today with RealFoundations and TRIRIGA include: A national commercial developer with 400+ office buildings that reduced utility bills by more than 5% to achieve \$3 million in annual savings, as well as a nationwide shopping center owner that saw a 37% return on investment in just 120 days and projects a total of \$11 million in savings. Additionally, a Fortune 100 customer addressing energy management initiatives will reduce energy costs by 6-8% portfolio-wide. These organizations demonstrate the value of getting started today with a fast-path solution that integrates eco-focused advisory services with the right technology to achieve sustainable carbon health.

The TRIRIGA and RealFoundations offer is available immediately and more information can be found at <http://trees.tririga.com>.

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About TRIRIGA

Recognized by leading industry analysts as the best-in-class solution, TRIRIGA provides the industry's most extensive functionality in a fully integrated IWMS solution including real estate management, project management, facility management, operations management, workplace performance management and environmental sustainability for real estate assets. TRIRIGA's extensible technology provides customers with unmatched business agility to rapidly configure and reconfigure the application based on customers' changing needs. TRIRIGA's environmental sustainability offering, TREES, is the only solution available today to help companies measure, manage and reduce the carbon footprint of their buildings. With an outstanding network of consultants, partners, industry experts, and market-leading customers, TRIRIGA delivers exceptional service and proven best practices to over one-third of the Fortune 100 today.

For more information, contact TRIRIGA at (702) 932-4444, or visit www.tririga.com.

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About RealFoundations

RealFoundations is a full-service management consultancy focused exclusively on comprehensive, creative solutions for corporate and commercial real estate. From developers, owner/operators and general contractors to service providers and institutional investors, RealFoundations offers innovative business intelligence, process analysis, improvement and solution implementation, strategic information, systems planning and integration. For more information, visit www.realfoundations.net.

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