



Glenborough, LLC selects Tridium's Niagara^{AX} Framework[®]

Real-Estate Investment and Management Company Takes Energy-Efficiency Strategy to the Next Level

Richmond, Virginia – September 22, 2010 – Tridium, Inc., the global leader in software frameworks, automation infrastructure technology, and energy management and device-to-enterprise integration solutions is helping Glenborough, LLC; a real-estate investment company, take energy-efficiency to the next level with the Niagara^{AX} Framework[®].

Glenborough embarked on an extensive upgrade to its 12-story Class-A commercial office, located in Arlington, Virginia in order to make the building more energy efficient, reduce energy consumption and reduce costs. Consisting of nearly 317,000 square feet of multi-tenant office space, the 23-year old building is comprised of multiple systems and equipment.

Tridium's Niagara Framework is driving Glenborough's real-time energy management and control activities, and providing energy usage data to guide daily decision making in order to reduce energy consumption and costs. Niagara is also providing optimum comfort levels to each of the building tenants and ensuring superior energy performance and maximum system efficiencies throughout the building.

"Glenborough aggressively sought out proven, creative, and innovative solutions that met our unique requirements and could be implemented in a timely manner", said Carlos Santamaria, LEED AP, and Glenborough's Director of Engineering. "It's not always about the 'money' one commits into an operation; it's how you bring other important stakeholders, such as your tenants and vendors, into energy conservation."

With better air distribution, real-time management and control, and better compressor efficiency, Glenborough has reduced energy consumption by over 2,353,000 kilowatts of energy in the 12-months ending August-2010. This represents a 36% reduction as it compares to the normalized yearly total in 2008. The company has also received substantial financial and operational savings. In addition, the building has improved its ENERGY STAR score going from 46 to 97, and is a finalist in the U.S. Environmental Protection Agency's (EPA) National Building Competition. With over 200 applicants submitted across the country, this highly selective program consists of fourteen buildings across the nation going head-to-head to work off waste and reduce energy.

"Niagara is making buildings better---ones that use less energy, have lower operating costs, are safer, contribute to sustainable environments and deliver significant ROI," said Marc Petock, vice president, global marketing and communications for Tridium. "This is an excellent example of how Niagara is helping drive energy efficiency and reduce energy usage and costs. They are excited to show other real estate organizations how easy it is to turn buildings around by reducing energy use".

About Glenborough, LLC

Glenborough, LLC brings three decades of experience to the real estate investment and management industry. Formerly a NYSE listed real estate investment trust, the company returned to its private roots in 2006 to focus on acquiring, managing, leasing and developing high-quality commercial properties. They invest and manage core, valued-add, and development properties in major markets across the country including San Francisco, Southern California and Washington, D.C.

About Tridium Inc.

Tridium is the global leader in open platforms, application software frameworks, automation infrastructure technology, energy management and device-to-enterprise integration solutions. Our technologies extend connectivity, integration and interoperability to the millions of devices deployed in the market today and empowers manufacturers to develop intelligent equipment systems and smart devices that enable collaboration and communication between the enterprise and edge assets.

The company's Niagara Framework[®] is the foundation that makes buildings work and perform better. Niagara integrates, centralizes, manages and controls today's diverse business systems such as temperature, humidity, ventilation, security and energy in any size building and environment. Niagara is creating better buildings---ones that are smarter, use less energy, are more efficient, have lower operating costs, are safer and contribute to a sustainable environment. Today, there are over 200,000 instances of the Niagara Framework operating in 45 countries.

The company is an independent business entity of Honeywell International Inc.

Additional information about Tridium is available at www.tridium.com.

For more information, contact:

Marc Petock
Vice President, Global Marketing & Communications
Tridium, Inc.
+ 1 804-747-4771
mpetock@tridium.com