

HVAC &
SMART LIGHTING

ENERGY
MANAGEMENT

ENVIRONMENT
MONITORING

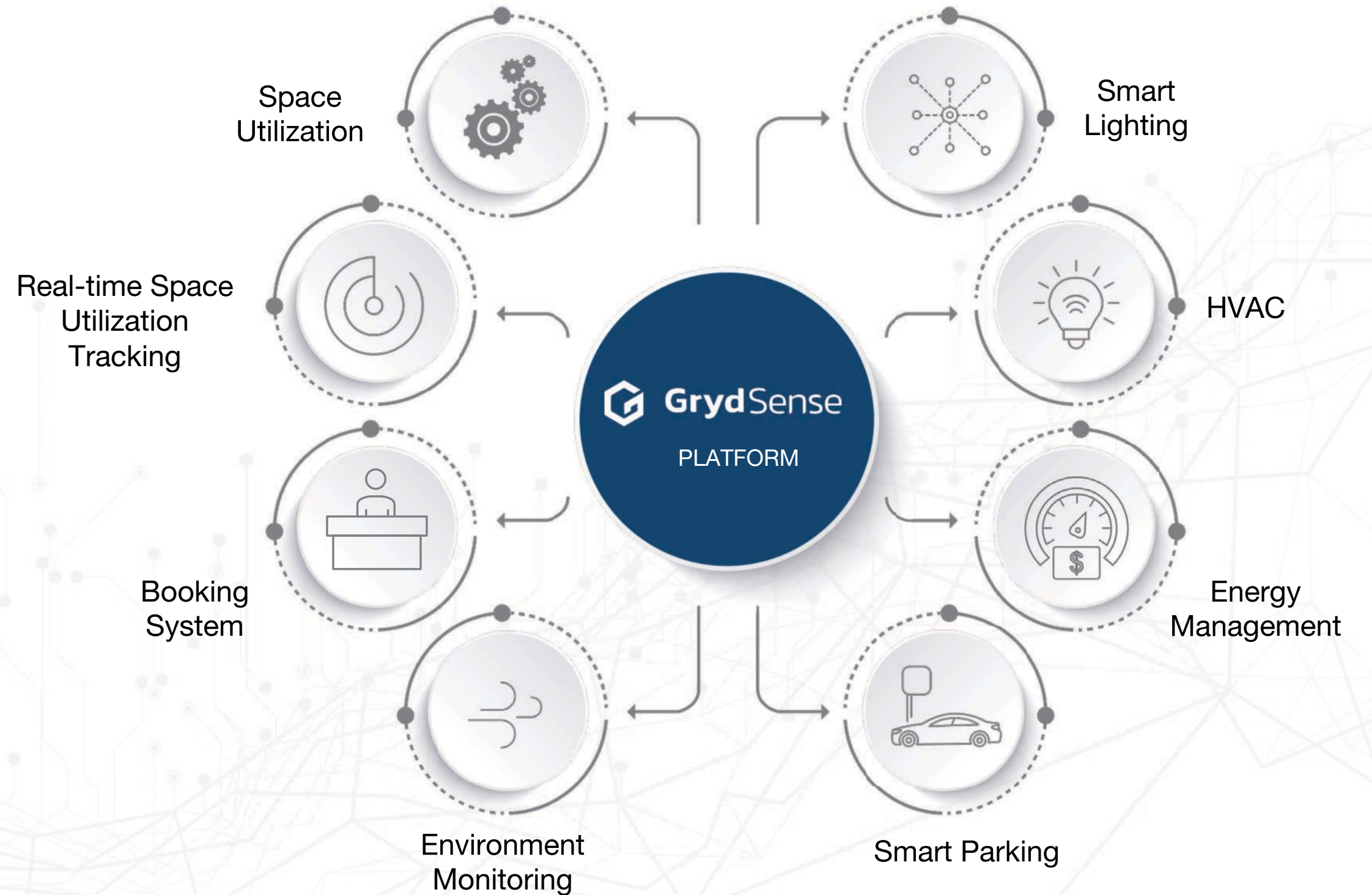


GrydSense

Intelligence in every sense.

GrydSense delivers space efficiency and sustainability through its data-rich Generative AI -based platform with real-time integration of building systems for intelligent transformation of real estate.

Grydsense delivers 50% greater effectiveness, 50% lower commissioning time at 75% lower cost.





WIRELESS
SENSORS/ACTUATORS

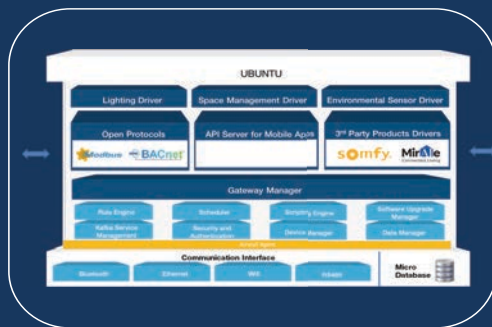


ON PREMISES

AIRWALL ZERO TRUST NETWORK SECURITY

- BASED ON HOST IDENTITY PROTOCOL (HIP)
- IETF STANDARD

VORTEX GATEWAY WITH AIRWALL AGENT



2 LEVELS OF SECURITY KEYS
AES-CMAC
AES-CCM 128 bit

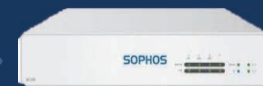


AIRWALL CONDUCTOR



SECURITY POLICIES

SASL SECURITY With Kafka



CLOUD

AIRWALL SERVER
OS FIREWALL
VM FIREWALL



USER

BROWSER BASED SECURITY CERTIFICATES



VERIFIED GOLD



Product Certifications



**Edge Computing
Space sensor**

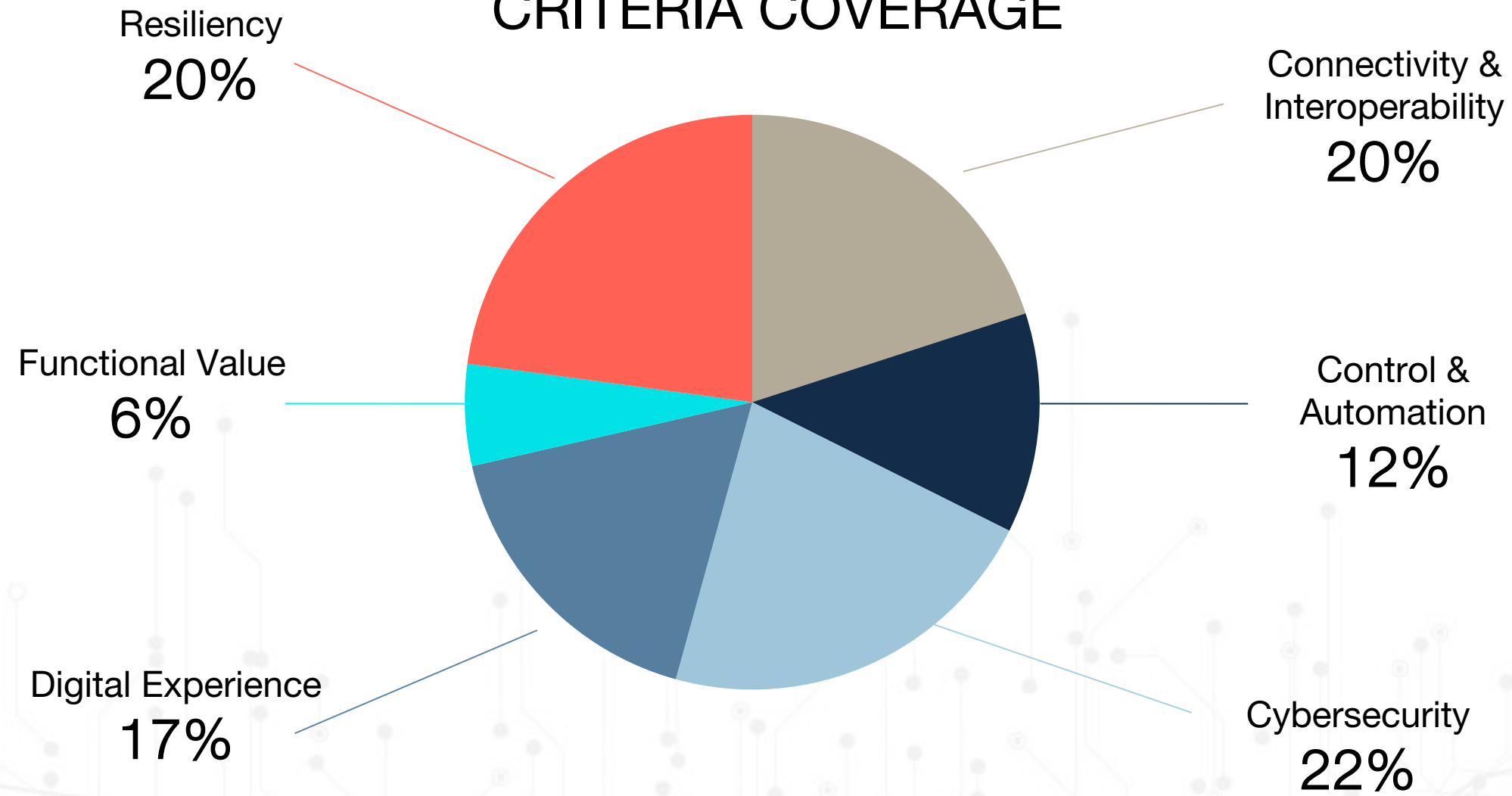
**Integrated Lighting
Control**

- DALI Lighting Control
- 0-10 v Analog Lighting Controls
- On/Off Lighting Controls

**Ambient
Light Sensing**

**Temperature &
Humidity Sensing**

CRITERIA COVERAGE



PLATINUM
60% responses \geq 2 and
30% responses = 4

GOLD
50% responses \geq 2 and
25% responses \geq 3

SILVER
40% responses \geq 2 and
20% responses \geq 3



Safety. Science. Transformation.™

UL VERIFIED MARK CERTIFICATE

This certificate confirms that a representative sample set, process or system was evaluated to determine the validity of the specific marketing, advertising or promotional claim regarding the product, process or system specified below and such product, process or system is eligible to bear the UL Verified Mark as described below.

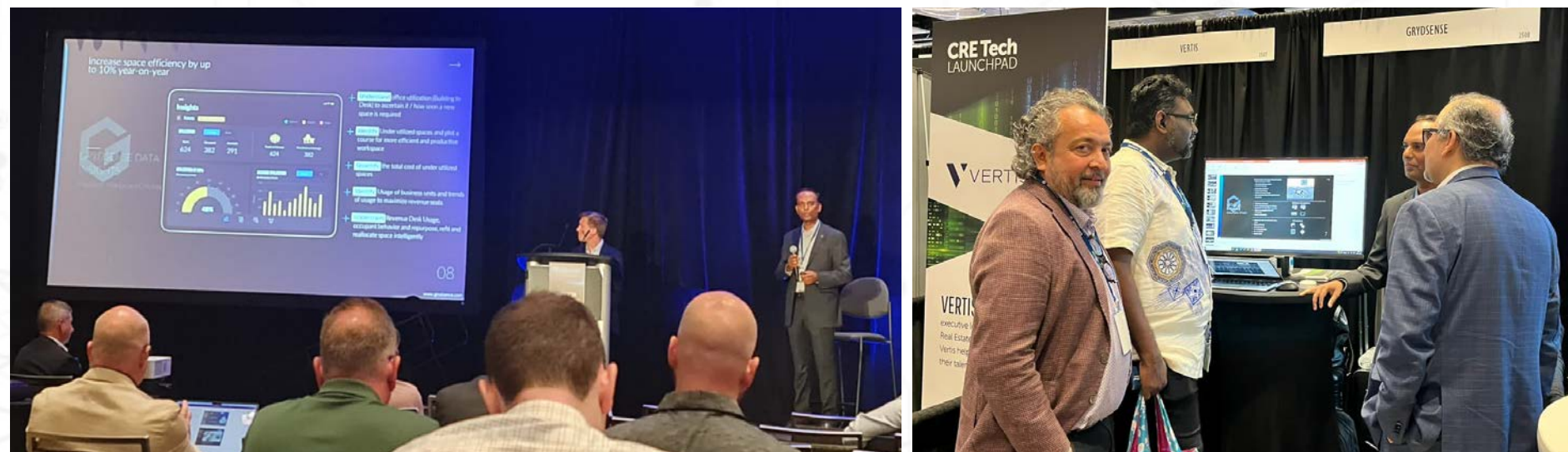


Certificate Number:	V484642
Issued To:	Digitectura Technologies Pvt. Ltd.
Issue Date:	03/03/2023
Expiration Date:	03/02/2025
Claim Verified:	Smart System Verified GOLD
Product / System / Process Name:	Smart System
Applicable to:	GrydSense: Spatial Intelligence & Sustainability solution (Software version - Cloud V 2.9.1, Gateway V 4.5, Integrated V 6.1)
Details:	N/A

REALCOMM 2022 DIGIE AWARDS FINALIST



REALTY+ PROPTech INNOVATIVE SOLUTION OF THE YEAR



**RECIPIENT OF REALTY+ PROPTech AI
APPLICATION OF THE YEAR**



**AWARD NOMINEE FOR IOT SOLUTION WORLD CONGRESS
AS BEST SMART BUILDINGS AND SMART CITIES SOLUTION**



- Installed at entry and exit of specific area of interest
E.g. Cafeteria, games room, Gym etc.
- Based on TOF Technology
- Counts number of people going in / out





Vortex Processor



4 Channel Relay



2 Channel DALI & 10 channel Analog Controller



10 channel Analog Controller



Wireless Receiver



ALS Sensor



Occupancy Sensor



Corridor Sensor



Spot Detection Sensor



Wireless PIR with Integrated DALI



Wireless PIR with two Channel Relay



Wireless PIR 1 channel DALI control



Internal Wireless Dali



Wireless PIR with Integrated On/OFF



Wireless PIR with Integrated 2 channel Analog control



Wireless PIR with one Channel Analog



High Bay Sensor



Wireless Remote



Smart Panel



POE Wireless Receiver



Wireless IAQ Sensor



POE IAQ Sensor



Wireless Space Sensor



Battery Based Wireless Space Sensor



Two Way Smart Parking Sensor

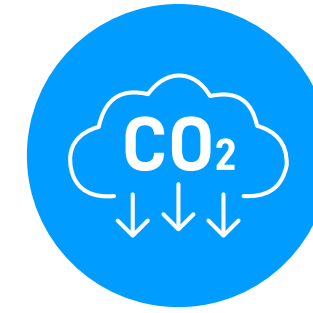
Product Certifications





ENERGY OPTIMIZATION

Upto 40% savings in Lighting
Upto 10% savings in HVAC



DE-CARBONIZATION

Lower CO₂ emissions
LEED/WELL Certification



BEST PRICING

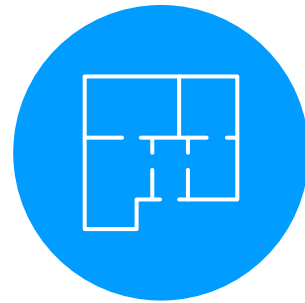
Competitive price structure for
ongoing operations



IMPROVED BRAND VALUE

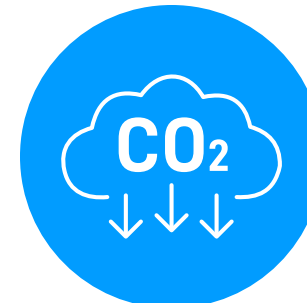
Attract high-quality tenants

For every **\$1** invested in GrydSense Smart Building technology,
companies get **\$4** in return over five years



SPACE MANAGEMENT & OPTIMIZATION

Upto 20% increase in Space efficiency
Upto 10% increase in Work Settings efficiency



DE-CARBONIZATION

Smart Lighting & HVAC
ESG Compliance



WELL-BEING & EXPERIENCE

Enhanced air quality
Frictionless access to space



FACILITY MANAGEMENT BY DEMAND

6-8% savings on facility
management costs



OPERATIONAL EFFICIENCY

Central Control & Monitoring
Upto 8% savings in F&B wastage

1 $\mu\text{g}/\text{m}^3$ increase in PM2.5 leads to **2660** lost man hours annually per 100 employees



Recommendation Engine

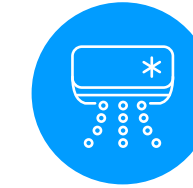


Analytics Forecast Demand & Supply

ENERGY EFFICIENCY AND DE-CARBONIZATION



Smart Lighting

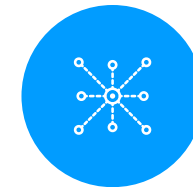


HVAC Efficiency Monitoring



Energy Monitoring & Tenant Billing

EXPERIENCE



Footfall monitoring



Asset Tracking



Fault Diagnosis and Detection

OPERATIONAL EFFICIENCY



Smart Parking



Public washrooms monitoring

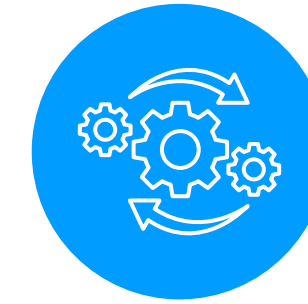


OPTIMIZATION



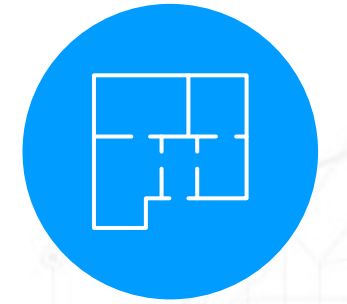
Real-time Space Utilization Tracking

Monitoring of meeting rooms, desks, collaboration spaces, etc. for smart use



Space Setting Optimization

Analyzing usage across different work settings for optimization



Space Visualization & Planning

Data-driven business decisions for future space planning



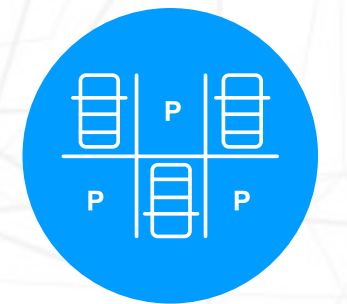
Smart Space Allocation

Business-driven allocation empowered by live usage dashboards



Space Use Verification

Automatic usage verification of booked spaces for optimum use



Parking Management

Smart parking with lower lot-to-desk times based on dynamic lot occupancy



Recommendation Engine



Analytics Forecast Demand & Supply



Recommendation Engine



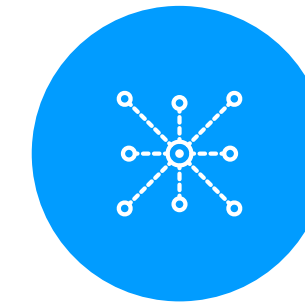
Analytics Forecast Demand & Supply

OPERATIONAL EFFICIENCY



Consumption-based Charging Energy

Analysis of energy use across business units for efficient distribution



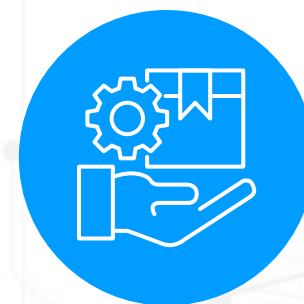
Central Control & Monitoring

Integrated control for seamless operations and intelligent decisions



Smart Lighting & HVAC Actuations

Auto-switching based on occupant presence enabling de-carbonization



FM by Demand

Integration of maintenance with usage data reducing cleaning time & costs



Asset Tagging

Facility-wide tracking reducing business losses from displacement / theft / damage



ESG Compliance

Enabling energy-conscious operations with facility-wide tracking & control

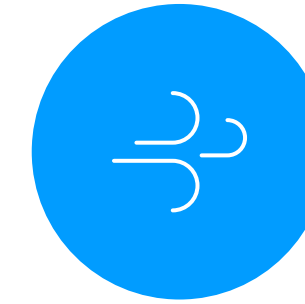


EXPERIENCE



Choice Seating

Real-time dashboard of occupied & available spaces enables seating choice



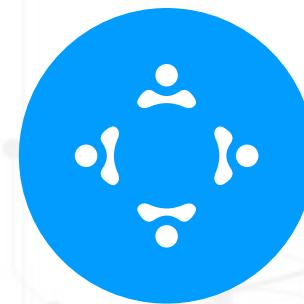
Ambient Intelligence

Human-centric productive ambience responsive to real-time changes



Occupant Feedback

Ratings & feedback for every tracked space via experience apps



Personalized Comfort

Curated experience for occupants as per preferences & feedback



Enhanced IAQ

Real-time monitoring & filtering for enhanced well-being & fewer sick days



Frictionless Access

Dynamic integration of workspaces with booking apps



Recommendation Engine



Analytics Forecast Demand & Supply



LEVEL	SPACES AVAILABLE
5	373
4	398
3	505
2	438
1	104

PRODUCTIVITY

- Provides count of empty slots
- Red/Green/blue indication on sensor to show available slots
- Integrated with existing charging system and provide billing
- Alert Employees of Charging complete
- Locate your car application on mobile

SAFETY

- Network wiring – POE / Wireless

EXTENSIBILITY

- Outdoor signalling display
- Indoor signalling display
- Indoor/Outdoor Camera based sensors for extensibility

SECURITY

- Track license plate with entry and exit timing for any incident
- Car Alarm Detection and Alert
- Video recording to detect vandalism
- Alert Security of Non-EV in EV slots

ENERGY OPTIMIZATION

- Integrated LMS
- Track Charging Power

GrydSense will partner with the developer / REIT to power the complete building

GrydSense Role



- Power the entire building with GrydSense technology for making the business smart with Smart lighting | Spatial intelligence | Low side HVAC | Door edge sensors for all exit / entry points and large areas | IAQ monitoring Ability to feed into the BMS to provide early working and fault detection
- Commissioning for the developer for the public areas and for each tenant as they occupy the premises
- SaaS solution that will provide analytics and recommendations
- Smart parking solution (for the tenant and public parking spots within covered parking in the building) – OPTIONAL (If parking is included then we will need to get US\$15per car park per month.)

Developer/REIT Role



- Installation of the solution
- Selling the solution to prospects
- Integrated billing to the tenants
- Monthly payments to GrydSense based on occupancy
- Replacement of faulty sensors

Financial Model



- GrydSense will provide the technology for the building at no charge to the developer
- The developer will charge all the clients US\$0.18 psf for per month for all these services/ benefits to all the occupants
- Payments will only happen based on occupancy
- The developer will pay GrydSense US \$0.15 psf per month

40 Members with 300+ Years Experience

LEADERSHIP TEAM



BIMAL DESAI
CO-FOUNDER & CEO

30+ years' experience in Real Estate Design & Architecture as founder of leading A&D firm



HARISH KUMAR
CO-FOUNDER & CTO

25+ years' experience in Global Delivery, Technology-based Solution Delivery & Development



NARESH SHAHANI
CO-FOUNDER & CFO

30+ years' experience in Business Consulting, Management, Business Strategy, Finance, & Planning

TECHNOLOGY TEAM



VISHNU PRASANTH
TECHNICAL LEAD

10+ years of rich experience in Software Development and implementation



PRATAP
SYSTEMS LEAD

10+ years' experience in Smart building implementation domain.



SIDDHANTH SATISH
AI/ML LEAD

10+ years' expertise in research on Artificial Intelligence and machine learning frameworks.

ADVISORY BOARD



TOM SHIRCLIFF
ADVISOR

Co-Founder & Principal of Intelligent Buildings



Dr. IBRAHIM ODEH
ADVISOR

Founding Director of Global Leaders in Construction Management Columbia University, New York



PHANEESH MURTHY
ADVISOR

Business Leader Infosys, Capgemini

GrydSense OMNOS (Integrated Complete Solution)



HAWORTH

GrydLight (LMS)



FYERS



Licensing (LMS)



As we expanded new offices in Bangalore and Gurgaon, we were looking to build an office space that used technologies in a post pandemic world to implement some of our objectives of hybrid working, employee well-being and continually working to reduce our carbon footprint.

We were impressed with the GrydSense technology of a pre-integrated sensor that is secure and enables us to create better employee experience, besides optimizing space and reducing our carbon footprint. We implemented their SaaS solution at two locations to start with and are currently rolling it out to the other locations first in India and will definitely consider them for our other offices across the globe. As our team has started to come back to the office, we have started to generate some very interesting insights based on the various use cases that we believed as important to our business.

We wish Grydsense the best in their future endeavours.

Vikram Kumar
Facility head – APAC
Compass



GrydSense has enabled us to rapidly transform our offices for improved ambience, greater employee comfort, and better energy efficiency. With a stress-free installation that took less than 1 day, we are very happy with a long-term smart solution that requires very little maintenance input from our side. GrydSense team (Vibhor & Pratap) has been very supportive throughout the process. Special thanks to them.

Swar Rathi
Manager Office Services
Colliers



GrydSense came to us showcasing their LMS products. We were curious how their technology would compare with global leaders like Lutron and Enlghted. We were pleasantly surprised with the superior features in their products, the product stability and reliability. We have no hesitation in recommending their products in our projects and they have worked on several projects with us to our complete satisfaction.

They have also created an industry leading integrated sensor service and we are keen to work closely to install this in some of our upcoming projects.

Bhaskar
Founder & CEO
E-Solutions





GrydSense

ENERGY USAGE



IAQ



 **GrydSense**

Thank you

First in the industry
Intelligent and Pre-integrated

www.grydsense.com