



## **Northam Realty Selects Utility Gateway Systems for Energy Optimization Initiative**

Toronto, Canada – July 7, 2009 -- Utility Gateway Systems Corp. ("UGS") today announced that Northam Realty Advisors Limited ("Northam"), a leading office, industrial and specialty retail property management company, which manages approximately 11 million square feet in the greater Toronto area, has selected UGSProfiler™ to implement a real time energy monitoring and reporting system at its LEED™-certified Bell Trinity Square office building. UGSProfiler™ provides fully-customizable, web-based energy reporting to enable cost savings through dynamic, data-driven energy management. Bell Trinity Square is located at 483 Bay Street, in the heart of downtown Toronto.

Northam will stream real time energy usage and cost information provided by UGSProfiler™ to its tenants via a large screen in the lobby of 483 Bay Street. This very innovative measure is designed to increase tenant awareness of the building's energy needs and costs and to engage them to actively optimize their energy usage.

"We believe UGSProfiler™ will help us execute our energy management strategy in two ways: through implementing processes which involve tenant participation in our energy management initiatives and also by providing real time energy and cost information to our operations team to optimize operating costs and further increase ROI for investors," said William Braun, General Manager at Northam.

483 Bay Street, which is owned by Union Investment Real Estate AG, Hamburg Germany, is a 1,074,000 square foot state-of-the-art energy efficient office complex. As a result of Northam's initiatives, 483 Bay Street was the first building in Toronto to receive a LEED™ Gold certification in the "Existing Buildings" category. It achieved the Gold rating with citations for highly efficient cooling, heating, lighting, and carbon dioxide reductions.

"Northam's energy management practices have an outstanding track record," said Andrew Rybakowski, Chief Executive Officer of UGS. "We look forward to providing this highly innovative company our real time energy information technology, which will allow them to focus on what they do best - maintaining leadership in commercial property management while being responsible environmental stewards."

### About UGS

UGS is a leader in real time internet-based energy monitoring, management and reporting solutions. UGS' intelligent energy management solutions are designed to standardize and automate a wide range of energy management processes through real time energy and load profiling, utility cost reporting and integration of energy monitoring with building

and equipment controls. UGS' fully-customizable, web-based user interface provides decision-makers with worldwide system access to centralized energy reporting. With headquarters in Mississauga, Canada, UGS has global capabilities to serve customers across all industry sectors.

UGSProfiler™ efficiently and cost-effectively meets the energy reporting needs of commercial, industrial, and institutional clients whose annual energy bills typically range between \$500 000 and \$20 million.

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