



# The Best Control Is No Control

Lumani

LumaZones  
Autonomous Lighting and Air-Con  
Management System

# Welcome to the Next-Gen Smart Energy Saving

Cars have become autonomous or driverless, and it is more efficient than ever. Why do we still count on human operation to manage lighting and HVAC to save energy?



Don't you feel like going back to the stone age from the car to the house? Why can't the light and air-con in a house be just like that in a car?



Even better than the electric cars to pay for the fuel cost itself. LumaZones pays for itself and immediately brings in cash for you the first month you install.



# What LumaZones Do for You

Lumani is presenting the world-leading autonomous lighting control which runs by itself and also controls the air-con or thermostat for you. That means you will no longer need to turn your light and air-con/thermostat on/off or up/down any time ever again! The system works on its own and decides what to do on the occupancy and temperature/humidity levels. The greatest thing is, it saves not only trouble but also energy for you autonomously any time.



## The Benefits

- It pays for itself, so no upfront capital expense if use our green financing program
- Cutting-edge technologies raise the value of the property
- It saves up to 30% of the energy consumed by lighting and HVAC
- It brings all the benefits for your property as green building
- Reduces the work load of checking the status of light and HVAC
- Web-based dash board provides the real-time status of the utility, energy, occupancy, temperature, and humidity

Difference vs. Non-Green Average	
Market Value	8.4%
NOI	28.8%
Operating Expense	-17.6%

Source: Utilizing Commercial Real Estate Owner and Investor Data to Analyze the Financial Performance of Energy Efficient, High-Performance Office Buildings, May 2017, U.S. Department of Energy



## Productivity is the Key— The 3-30-300 Rule



\$3



\$30









\$300

- Organizations typically spend approximately \$3 per square foot per year for utilities, \$30 for rent and \$300 for payroll
- **Greatest financial savings from greening a workplace may not be in energy but in productivity.**

A 2% energy efficiency improvement would result in savings of \$.06 per square foot but a 2% improvement in productivity would result in \$6 per square foot through increased employee performance

## For a \$1k/month Three-Year Contract,

You Get (Assuming 15% Saving)

	 15%	Energy Consumption \$20,000/year
	 0.9%*	Net Operating Income \$8,000/year
	 0.9%	Property Value \$133,333

Lighting and HVAC take about 70% of the energy consumption of a building. It is the low-hanging fruit to cut 15-20% of the energy from there.

For example, assuming an 18k sq-ft property's energy cost is \$3/sq-ft-year. 15% saving equals to \$8.1k per year. If 40% is gained after deducting the cost of LumaZones. The net operational income increases \$3.24k. It translates to \$54k increase of the property value if the capital rate is 6%.



## What You Get from Being Green

\*Energy Star calculates that a 15% decrease in energy use could lead to a 2.25% increase in net operating income. 0.9% is derived from 40%x2.25% after deducting the cost of LumaZones



# How It Works

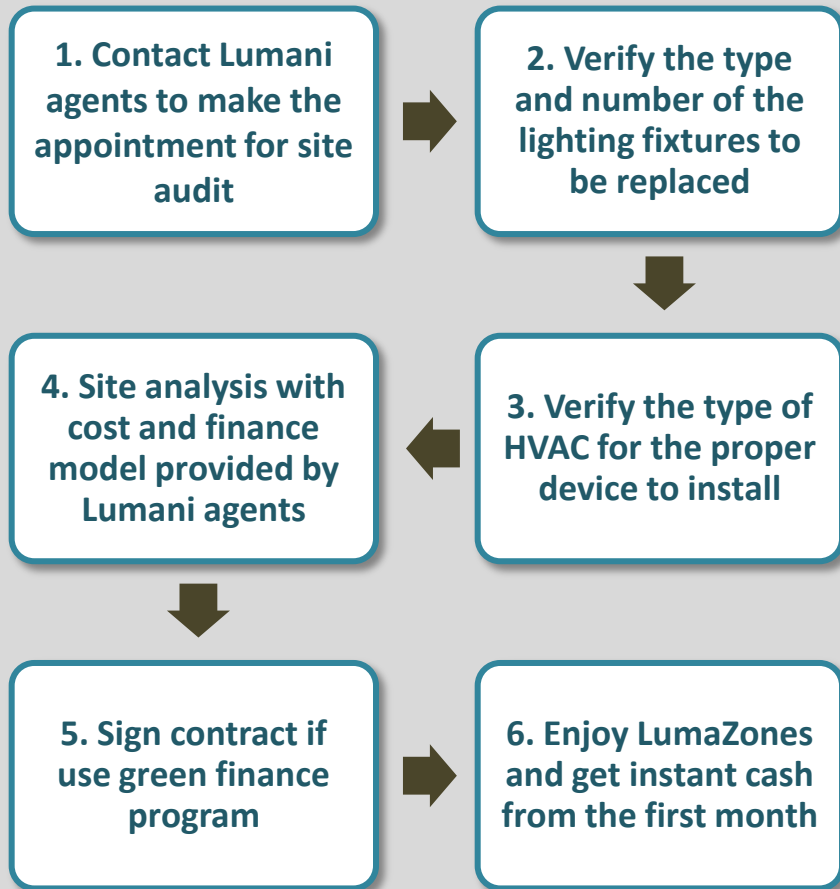


Just like you have an invisible helper to check your light and HVAC every period of time you set, LumaZones' hassle-free patrolling algorithm does that 24-7 for you, no matter if there's the utility manager on duty.

There are two conditions need to be fulfilled before the system kicks in: the occupancy>0, and the wrong room temperature or humidity. It only works when you need it.

LumaZones switches among Three Operation Modes autonomously:

- **High Occupancy– Busy Mode**  
Lights Set to High Dimming Level  
Air-Con Set to Low Temp.
- **Mid Occupancy– Sensor Mode**  
Lights Set to Sensor-Based Mode. Changes between High and Low Dimming on the trigger from the motion sensor  
Air-Con Set to Mid Temp.
- **Zero Occupancy– Silent Mode**  
Lights Off  
Air-Con Set to High Temp. or Off



**Energy Saving Made Easy–  
You Are Only a Few Steps Away to  
Raise Your Profit and Save Our Planet**

Contact us at  
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