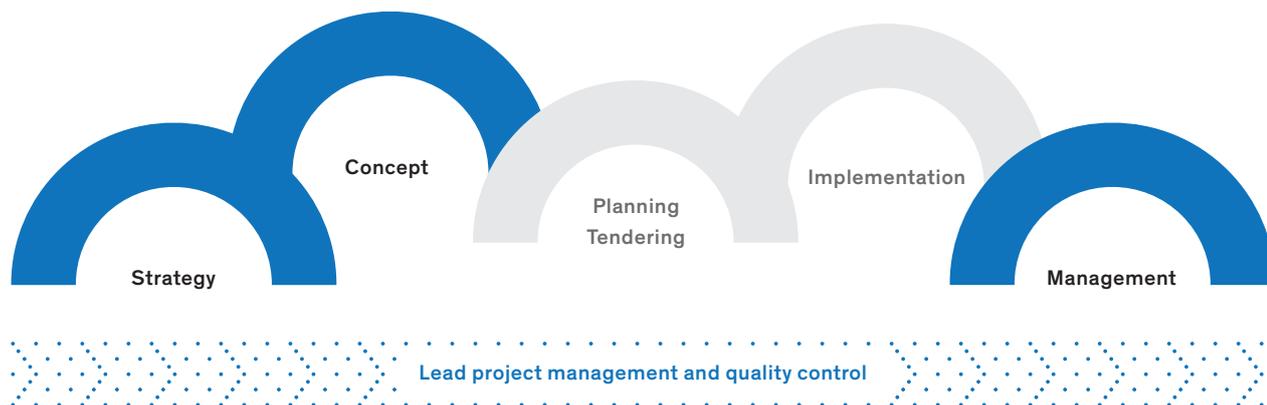


Energy.  
Sustainability.  
Strategy.



# Innovative consultancy services. As a package or à la carte.



Our core skills include the combining of client trusteeship, energy consulting, energy controlling, service charge management and renewable energy. Our team of highly qualified specialists works hard to help clients through complex projects, developing integrated, sustainable and energy efficient solutions fit for the challenges of tomorrow.

#### Our clients

We serve clients from a wide range of industries, but they all have the same goal: increasing their energy efficiency. They include leading businesses in the fields of finance, insurance, healthcare, retail and industry, as well as the public sector.

#### Our skills profile

We offer our clients expertise and support throughout every phase of a building's life cycle.

- **Strategy** – Energy and sustainability strategies for new builds, renovations, redevelopment projects and developing approaches to increase the energy efficiency of existing buildings.
- **Concept** – Designing energy and building technology concepts as a core instrument for planning and implementation.
- **Management** – Operational support with tailored solutions for energy monitoring and optimisation as well as modelling of usage-based service charges.
- **Lead project management and quality control** – For complex technical projects involving new builds and renovations across every phase of the construction process.

# Our product portfolio.

## Everything from a single source.



### Client trusteeship – a comprehensive approach

We are there to assist our clients in trust before, during and after construction. Our services include overall project management and coordination, building technology concepts, as well as expertise and quality control. Our optimised, integral overall concepts prevent bad investments.

### Energy controlling and service charge management

Energy-efficient buildings markedly reduce costs while emitting significantly less CO<sub>2</sub>. Only when you know how much energy you are consuming – and where, and when – can you focus on optimisation. Our energy controlling services bring much-needed transparency to the flow of energy in your building. You can then charge tenants for this optimised energy consumption on a usage basis.

### Energy consulting

Our extensive professional and product-neutral consultancy services lay the foundation for optimum economical, environmentally-friendly energy solutions. We analyse a building's energy consumption, benchmark these figures, identify potential areas for optimisation and help our clients implement the resulting optimisation measures.

### Renewable energy

The future belongs to renewable energy. The use of geothermal energy, solar energy and domestic raw materials like wood is a key factor in CO<sub>2</sub>-neutral power generation. We develop integral, future-oriented and highly self-sufficient solutions for our clients' buildings and facilities.



# Client trusteeship. Working side-by-side for the perfect solution.

Strategically optimising new builds or redevelopment projects is essential for future control of running costs, comfort and sustainability. We are at your side with tailored services, guiding you through every phase of your project.

## Client trusteeship – a comprehensive approach

In addition to energy and building technology, the particular challenges of new build and renovation projects are overall management and coordination of all the specialists involved in the project. And it's not just expert qualifications you need to meet quality standards, budgets and deadlines. It also takes a great deal of tact in dealing with the various stakeholders involved. So in addition to our broad range of technical skills in every aspect of engineering, we place great importance on our employees' communication skills.

By representing and advising our clients, we can optimise processes – both as a whole and down to the smallest detail – and develop tailor-made building technology concepts. We offer excellent customer service that includes quality assurance and expertise.



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**1 Klinik Hirslanden hospital 'Enzenbühltrakt' ZH**  
"Enastra helped us design and implement the energy and building technology involved in this complex redevelopment project to our utmost satisfaction." *Daniel Hauswirth, Head of Real Estate*

**2 Grand Resort Bad Ragaz**  
"Annual savings of 700 000 litres of heating oil and a reduction in our CO<sub>2</sub> emissions or 1800 tonnes are just some of the ways we benefited from Enastra's extensive support." *Reto Schwengeler, Head of Infrastructure & Safety*

**3 Swisscom Chur**  
"Expert supported from concept to implementation. With our new refrigeration systems our energy consumption is down 50 % and emit 20 tonnes less CO<sub>2</sub> per year. Truly impressive!" *Benjamin Mettler, Head of Data & Network Centre Management*



# Energy consulting. Save on energy and costs.

Lower energy costs, reduced greenhouse gas emissions, increased property value, and a sustainable commitment to the environment – the positive impact of energy consulting can be seen on many different levels. We offer our clients comprehensive advice on optimising their energy efficiency and running costs.

## A foundation of skill and experience

Our team is made up of expert building technology and energy specialists who understand the needs and requirements behind state-of-the-art energy solutions. Our many years of experience and vast expertise mean we keep an eye on the bigger picture while working out each and every detail of your project, and incorporate specific client needs on a practical basis.

Our portfolio includes the following services: developing energy concepts, carrying out energy checks, identifying potential for optimisation, implementing operational optimisations and setting additional parameters by benchmarking with comparable projects. We offer everything from a single source, with our specialists implementing straightforward optimisation concepts on site.



**<sup>1</sup> D4 Business Village Luzern**  
“The unique interaction of Enastra’s energy consulting and controlling services allows us to operate at peak energy efficiency and client satisfaction.” *Marcel Hess, D4 Technical Manager*

**<sup>2</sup> Glatt Wallisellen Shopping Centre**  
“As pioneers in sustainability, we strive to run our buildings at maximum energy efficiency. Enastra and their tailored concepts have been a major source of support in this.” *Simon Wepfer, Head of Technical Building Management*

**<sup>3</sup> ASVZ Sport Center Fluntern ZH**  
“Enastra’s continuous optimisation approach makes our business energy-efficient with the highest customer satisfaction.” *Sven Alberding, Project Manager, Building Technology*



# Energy controlling and service charges. Helping you keep the big picture.

Energy-efficient buildings markedly reduce costs while emitting significantly less CO<sub>2</sub>. We automatically record energy and operating data, analyse it and provide customised evaluations, energy balances, reports and key figures. Energy controlling creates transparency and provides the ideal basis for settling service charges.

## Energy controlling

It lays the foundation for sustainable operational optimisation. Detailed knowledge of energy flows and the resulting analysis highlight potential areas for optimisation and determine the success and benefit of measures that have already been put into place. But our energy controlling services go one step further by quickly identifying any energy-related malfunctions or disruptions. This early detection system means we can prevent unnecessary energy consumption – and the costs associated with it – before it starts.

## Service charge management

We develop customised models for managing large real estate portfolios which provide a transparent overview of service charges, making them easy to bill. Usage-based allocation of utility and service charges makes tenants more aware of their energy consumption.



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### <sup>1</sup> Swiss accident insurance agencies nationwide

“Transparency and data consistency around energy consumption at all of our locations were our primary goals. We now use energy controlling for sustainability reporting and calculating service charges.”  
*Christian Marfurt,  
Sustainability Officer*

### <sup>2</sup> City of Rapperswil-Jona

“As an energy town, we actively encourage sustainability and energy efficiency. A key part of this is recording and monitoring energy consumption at our properties. Enastra has provided us with skilled support here.”  
*Gallus Ammann,  
Head of Property Management*

### <sup>3</sup> Ricola

“We stand by our claim of “naturally good”. That’s why we have relied on Enastra for our central energy controlling needs to monitor and optimise our energy flows since 2010.”  
*Daniel Bhend, Head of  
Technology/Engineering*



# Advice on renewable energy. Your contribution to the energy revolution.

The future belongs to renewable energy. As a pillar of the energy revolution, renewables will account for a significant proportion of future energy production. We support and advise our customers in all areas relating to the use of photovoltaics, solar thermal energy, geothermal energy, wood firing systems and biomass in buildings.

## The right technology for every application

The 'building as power plant' model is a key part of our clients' energy strategy. We provide support by carrying out potential and feasibility studies, designing projects and fulfilling requests for second opinions on all areas relating to renewable energy.

## Our areas of expertise include:

- **Photovoltaics** are a proven technology for generating power directly from sunlight. They facilitate environmentally friendly electricity generation from an inexhaustible source of energy.
- **Solar thermal energy** generates a large percentage of the heat needed in buildings with significant hot water demands using solar energy, supporting heat production in combination with conventional heating systems.
- **Heat pumps** use geothermal, groundwater or ambient heat to generate highly efficient, environmentally friendly heat for heating and domestic hot water systems.
- **Wood firing systems** are also gaining more interest for the low costs that come from using domestic raw materials and their CO<sub>2</sub> neutrality. We develop future-oriented solutions and concepts for wood firing systems where they are logistically and technically feasible.



<sup>1</sup> **Ruppoldingen Power Plant**  
"The Ruppoldingen hydropower plant is a shining example of environmentally friendly energy production. In addition to hydropower, the PV system installed on its sawtooth roof also supplies energy for 22 households." *Jörg Aeberhard, former head of Alpiq Hydro*

