



Transforming Your High-Performing Commercial Environments to Build a Better Tomorrow

Comprehensive facility programs that improve building performance, enhance efficiency, and strengthen resilience across your commercial portfolio.

Trane delivers comprehensive building and infrastructure programs trusted across industries — including commercial real estate — for measurable, high-impact results. Backed by decades of accredited industry experience, we help owners, developers, and property managers achieve reliable, validated outcomes through innovative and proven approaches that enhance asset performance and tenant satisfaction.



Our approach is collaborative by design

Delivering Measurable Results for Your Commercial Environments

Through energy-efficiency and decarbonization strategies, HVAC modernization, intelligent building automation, renewable energy solutions, and flexible funding pathways, we help commercial real estate portfolios reduce operating costs, increase NOI, improve building resilience, and strengthen market competitiveness — all while supporting your budget and long-term asset strategy.

We begin by listening — understanding your goals, your tenants' expectations, and your operational and financial constraints. Then we bring together our expertise in energy, sustainability, technology, funding, and regulatory strategies to develop tailored solutions aligned with your mission and built to support long-term performance across your entire property portfolio.

Accredited. Proven. Trusted.

- ✓ NAESCO Energy Services Provider
- ✓ U.S. Department of Energy Qualified Energy Service Company

Integrated Solutions to Strengthen Your Portfolio & Property Performance

As a full-service solutions provider, Trane helps commercial real estate owners and operators elevate property performance, reduce operating costs, strengthen resilience, and enhance the tenant experience. Our programs support long-term asset value while enabling your organization to meet evolving market, investor, and regulatory expectations.



High Efficiency HVAC & Decarbonization

Reduce operating expenses, attract quality tenants, and meet regulatory requirements through high-efficiency HVAC improvements and portfolio-level decarbonization — from electrification and renewable integration to demand management.



Indoor Air Quality

Improve indoor air quality across offices, retail, mixed-use spaces, and shared amenities — enhancing tenant comfort, wellbeing, retention, and market differentiation.



Strategic Planning & Advisory Support

Strengthen decision-making with guidance designed for CRE realities — clarifying priorities, navigating procurement, addressing ESG reporting requirements, and identifying utility or grid-related opportunities.



Renewable, Resilient, & Distributed Energy Solutions

Improve resilience and reduce grid dependence with renewable energy integration, onsite generation, microgrids, and energy storage — ensuring operational continuity and meeting valuable benchmarks.



Modernization & Infrastructure Improvements

Modernize assets to improve reliability, reduce operating costs, and extend useful life — whether optimizing HVAC systems, upgrading aging infrastructure, or implementing electrification strategies.



Funding & Incentives Guidance

Accelerate property improvements while protecting capital budgets — leveraging incentives, tax and utility programs, performance-based contracts, and flexible financing to deliver measurable ROI.



Building Automation, AI Optimization, & Intelligent Services

Gain real-time visibility with smart building technologies. AI-enabled optimization, automated controls, and connected services reduce energy use, improve comfort, and sharpen operations.



Community, Workforce, & Educational Collaborations

Strengthen your ESG profile through community engagement, workforce development, and sustainability collaborations — enhancing your reputation with tenants, investors, and local collaborators.

What This Means for Your Portfolio

Financial Stability & Predictable Operating Costs

- ✓ **More control** over long-term expenses
- ✓ **Protection** from energy market volatility
- ✓ **Capital freed to invest** in core business or asset improvements

Clear Progress Toward Sustainability Commitments

- ✓ **Achievable pathways** to meet emissions-reduction and ESG targets
- ✓ **Stronger alignment** with regulatory and investor expectations
- ✓ **More credible and transparent ESG** and sustainability reporting

Greater Resilience & Reduced Risk

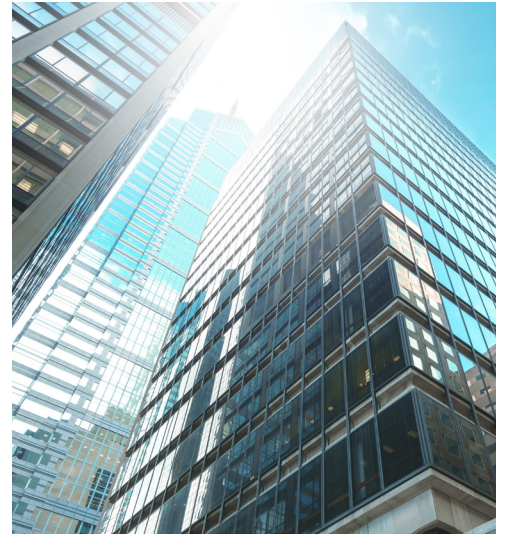
- ✓ **Fewer disruptions** to daily property operations
- ✓ **Higher reliability** across buildings and critical systems
- ✓ **Reduced vulnerability** to aging assets and grid instability

More Informed, Confident Strategic Decisions

- ✓ **Clearer prioritization** of capital and operational investments
- ✓ **Stronger** long-term planning guided by data-driven insights
- ✓ **Reduced uncertainty** in complex market or regulatory landscapes

Strengthened Brand, Community, & Market Impact

- ✓ **Visible leadership** in sustainability and responsible operations
- ✓ **Opportunities to build local partnerships** and workforce development
- ✓ **A stronger, market-differentiated reputation** that attracts tenants and investors



Commercial real estate properties represent nearly 16 billion square feet of floorspace¹ and \$190 billion in annual energy expenditures² — representing one of the largest opportunities to reduce costs, cut emissions, and strengthen building performance.

¹ U.S. Department of Energy, [Better Buildings Initiative](#); U.S. Energy Information Administration

² U.S. Department of Energy, [Commercial Buildings Integration Program](#); U.S. Energy Information Administration, Annual Energy Outlook 2020

Collaboration in Action



55 Water Street

A 3.8 million square foot office building in NYC uses electrification and thermal energy storage to help achieve resilience, decarbonization, and regulatory requirements.

FINANCIAL IMPACT

\$1.2M avoidance in annual fines

~\$5.5M in utility rebates

\$9M in IRA tax credits

SUSTAINABILITY IMPACT

Reduction in approximately **70% steam usage and 20% overall energy intensity**

OCCUPANT EXPERIENCE

No disruption and continued comfort during duration of the yearlong installation

DELIVERED THROUGH

29 total chillers replaced, a heat recovery system, and thermal energy storage allowing for greater heating and cooling flexibility and capacity



11 Madison Avenue

A 2.3 million square foot Art Deco skyscraper modernizes its cooling system with electric-ready chiller technology to improve efficiency, enhance resilience, and support long-term decarbonization.

FINANCIAL IMPACT

- **10% reduction** in tenant energy costs
- Over **\$730,000** in annual building energy and operating cost savings

SUSTAINABILITY IMPACT

- **1.4 million-pound decrease** in annual carbon dioxide emissions
- **25% reduction** in central plant kilowatt-hour consumption
- **1,035-kilowatt reduction** in electricity demand during peak periods

OCCUPANT EXPERIENCE

10% reduction in energy costs as well as improved comfort and temperature consistency

DELIVERED THROUGH

High efficiency electric chillers and thermal storage tanks

Collaboration in Action



Crosstown Concourse Pt 2

This 1.5 million square foot “vertical urban village” increases efficiency with controls and services leading to improved equipment performance, reduced operational costs and reduced carbon emissions.

FINANCIAL IMPACT

+\$250,000 Reduction in upfront capital costs

On track to save **\$760,000** in annual utility costs

SUSTAINABILITY IMPACT

- **Under 8,400 tons** of carbon emissions/year compared to LEED baseline
- **Reduction of carbon emissions** by 3 percent year-over-year since 2017
- **Largest and oldest LEED Platinum Adaptive Reuse Building** on the planet (2017)

OCCUPANT EXPERIENCE

Consistent temperatures, better air quality, and fewer comfort disruptions

DELIVERED THROUGH

Controls and cloud-based building management enhanced daily operations, troubleshooting, scheduling, and setpoint changes reducing operational costs and carbon emissions

Our end-to-end capabilities simplify your portfolio's journey, guiding you from early strategic planning through implementation and long-term optimization. With tailored solutions that modernize, enhance, and decarbonize your properties, we help you align diverse operational, financial, and tenant-driven needs into one clear path forward — driving measurable results for your assets, your stakeholders, and your long-term investment strategy.

→ **Together, we can unlock your facilities' hidden potential and Build a Better Tomorrow.**



For more information, visit trane.com/CRE



All trademarks referenced in this document are the trademarks of their respective owners.

Trane, a brand of Trane Technologies (NYSE: TT), is a global leader in climate solutions for buildings, homes, and industry. Learn more at trane.com or tranetechnologies.com.