



Bromley Companies' 122 Fifth receives LEED Gold Certification with use of Nantum AI

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Manhattan, NY The Bromley Companies, developer of a diversified national portfolio, has been awarded LEED Gold Certification for its flagship 122 Fifth property. LEED (Leadership in Energy and Environmental Design), developed by the U.S. Green Building Council (USGBC), is the most widely used green building rating system in the world and an international symbol of excellence in sustainable development. 122 Fifth's energy efficiency derives in large part from its pioneering application of Nantum AI, a software that uses artificial intelligence to automate building systems with real-time occupancy data, utilizing the least amount of energy to provide the maximum amount of indoor comfort.

Nantum AI is a software that uses artificial intelligence to automate a building's energy usage and heating/cooling systems with real-time occupancy data. It leverages the entirety of the building's

accessible data to efficiently allocate energy without sacrificing occupant comfort. For example, as occupants depart the building in off-peak hours, the Nantum AI decreases the BMS (air) system, which in turn saves energy and carbon emissions, as well as dollars.

The software is able to integrate with sensing devices which calculate the total number of building occupants in real-time. Collectively, the system ensures a comfortable and sustainable residency experience for tenants and simultaneously helps landlords save utility costs and centralize its building data to analyze it for further optimization.

LEED is a globally recognized symbol of excellence in green building. LEED certification ensures electricity cost savings, lower carbon emissions and healthier environments where people live, work, learn, play and worship. In the United States alone, buildings account for almost 40% of national CO2 emissions, but LEED-certified buildings have 34% lower CO2 emissions, consume 25 percent less energy and 11% less water, and have diverted more than 80 million tons of waste from landfills.

Reimagined by STUDIOS Architecture, 122 Fifth Ave. is a 300,000 s/f mixed-use loft building with 18,000 s/f of retail and office floor plates ranging from 27,000 to 33,000 s/f. In addition to nearly 15,000 s/f of rooftop terraces and gardens, tenants also have access to bike storage rooms, private locker rooms, and advanced systems with touchless capabilities and smartphone integration. 122 Fifth was built with employee mental and physical wellness and sustainability in mind and is currently targeting a Fitwel certification.

“122 Fifth was redesigned from the ground up to utilize innovative technological solutions to improve the tenant experience- including in sustainability, where our Nantum AI platform empowers real-time, automated calculations of energy, costs, and carbon emissions reduction,” said Nicholas Haines, CEO at Bromley Companies. “We’re thrilled to see that effort be recognized by the U.S. Green Building council with a LEED Gold Certification and look forward to many more creative applications of this technology in the coming months.”

“Modern buildings face mounting pressure to decarbonize, and the redesign of 122 Fifth Ave. has prioritized technology to meet these demands. Nantum AI’s advanced artificial intelligence platform empowers operators to enhance operational performance through actionable insights,” said Gary Chance, CEO of Nantum AI. “We are proud to contribute to 122 Fifth achieving Gold LEED certification and look forward to a future driven by data, health, and efficiency.”

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