



HALIO®

Smart-Tinting Glass

The Amenity that Delivers Daylight, Nature, Comfort, and Energy Efficiency

Today's tenants want more than just office space. Amenities matter, and the most desired amenities are natural light and views. And if a building is green, all the better.

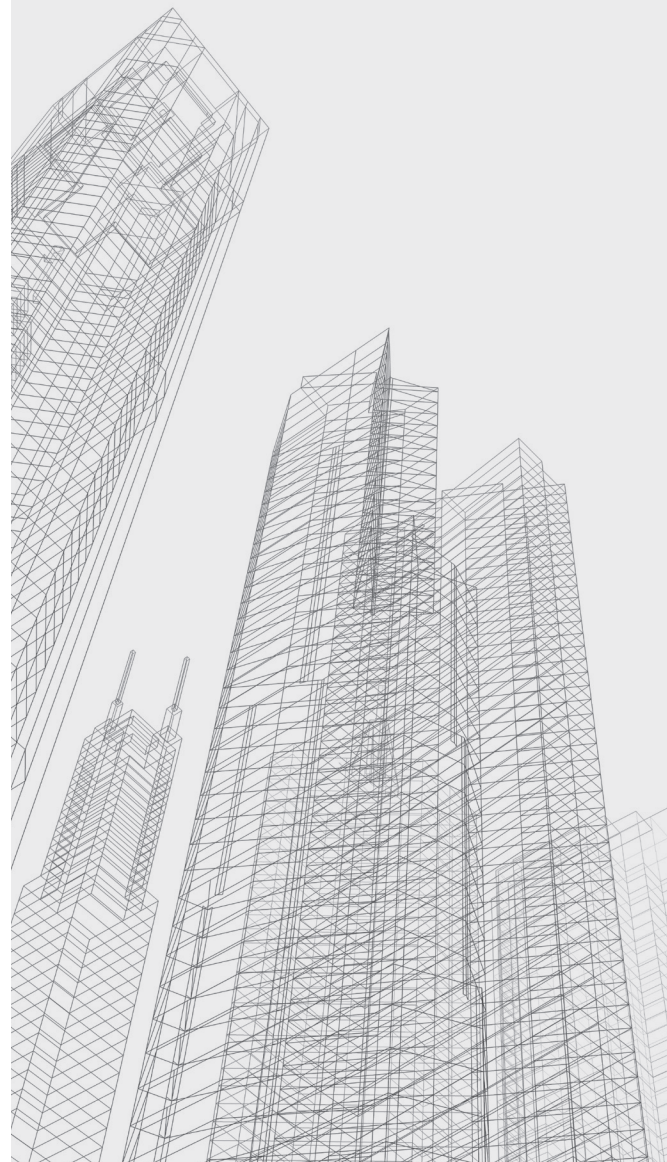
With Halio smart-tinting glass, your building comes alive, sensing the sky conditions and tinting the windows to let in the perfect amount of daylight, ensuring occupants are always comfortable. Best of all, Halio is a cost-neutral investment that gives your building a competitive edge.

Sustainable Competitive Advantage. Halio helps you get LEED, BREEAM, and WELL building certifications that give you a competitive edge with informed tenants. Halio optimizes daylight in workspaces while reducing energy consumption by as much as 20%. Lower energy use means lower operating expenses and lower CO₂ emissions.

Technologically Advanced Building. Quality tenants demand technologies and amenities that improve productivity, enhance recruiting, and reduce absenteeism. With Halio, your building will feature advanced electrochromic windows that maximize daylight and deliver unobstructed views—both of which boost health and wellness—and for which tenants are willing to pay a premium. Halio buildings are good for the planet and good for the people inside.

Increased Property Value. Halio helps you check off the right boxes for tenants, investors, and buyers: lower OpEx, increased NOI, and higher rents. Halio also makes it easier for you to address ESG factors with your capital partners, while your architect will find it easier to meet building energy codes.

Brand Reinforcement. Forward-thinking, environmentally responsible developers feature Halio smart-tinting glass on their building facades. Halio facades are clean, uncluttered, and uniform.



HALIO HIGHLIGHTS



Tints to the perfect shade of cool gray when the sun gets too hot or too bright



Eliminates the need for blinds, shades, and curtains—no more “checkerboards” on the exterior



Silently works in the background to ensure the perfect level of comfort



Works with the most popular building automation systems



Pairs with popular glass products for maximum design flexibility

REQUEST A PRO FORMA STATEMENT

Contact your local Vitrum representative to learn how Halio is a cost-neutral value. Learn how it affects:

- CapEx
- OpEx
- NOI
- Capitalized value
- Debt service
- Equity investment
- Return on glazing investment