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LIM Center/Warsaw Marriott Hotel Improves Infrastructure to Save Energy, Increase Guest Comfort and Be Environmentally Responsible

-- 40-story Hotel and Office Building Earns Trane Energy Efficiency Leader Award --

Warsaw, Poland, October 27, 2009 – LIM Center/Warsaw Marriott Hotel, a 20-year old city landmark building, is more comfortable and energy efficient thanks to the completed infrastructure improvements that resulted in a 30 percent reduction in energy consumption, lowered operating noise levels and reduced greenhouse gas emissions.

High operating and maintenance costs caused by the aging infrastructure along with the requirements of stable indoor air quality and comfort conditions for the guests and tenants were just a few of the challenges the LIM Center/Warsaw Marriott Hotel building faced. Improvements were needed to make this A-Class office building and five-star hotel be environmentally responsible, save energy and most importantly, provide the hotel guests, tenants and visitors with impeccable indoor comfort.

Since completion of the improvements, the building has noted more than a 30 percent reduction in energy consumption and a 15db chiller plant noise reduction. Other benefits include ensured ongoing performance, increased energy and operating efficiency, improved system reliability and reduced greenhouse gas emissions. Most importantly, the new systems are enhancing the stability of the hotel and office building's operating conditions and are providing a more comfortable environment for guests, visitors and tenants.

"At LIM JV/Warsaw Marriott Hotel we have always proactively adopted our building to the highest quality standards," said Rafał Gierczak, general director at LIM Joint Venture Sp. z o.o. "Our actions are not limited to the indoor design, but we constantly seek ways of modernizing the building to meet the most modern technology standards in order to be energy efficient and environmentally responsible. We are proud, that although 20 years old, the building represents the same technological standards as the most up-to-date and recently constructed buildings in Warsaw."

LIM Center/Warsaw Marriott Hotel Earns Award for Energy Leadership

To recognize these upgrades and commitment to energy efficiency and environmental stewardship, the LIM Center/Warsaw Marriott Hotel is earning the "**Trane Energy Efficiency Leader in Lodging and Commercial Office Building Award**" for its sustainable energy and operational efficiency improvements.

The award recognizes important buildings around the world in cities like Warsaw, and its leadership for taking the initiative to improve energy and operating environments.

Details of the award presentation:

- Jean-David Soual, vice president and central territory leader at Trane, will present the award to Rafał Gierczak, general director at LIM Joint Venture Sp. z o.o.
- Wednesday, October 28th, 2009, at 1 p.m. in the Warsaw Marriott Hotel.

Among the attendees: Leszek Drogosz, director of the Infrastructure Department of the City of Warsaw and Janusz Moroz, vice president of RWE Polska.

Customized Improvements for an Optimal Lodging and Office Environment.

Before the infrastructure improvements, the LIM Center/Warsaw Marriott Hotel building was facing rising energy costs and system reliability issues. The energy consumption of the old systems was extremely high and any failures would affect the comfort of the hotel guests and tenants of the office space.

To identify potential solutions, the leaders at LIM Center/Warsaw Marriott Hotel commissioned a site survey to determine the measures that would best meet their needs. They decided to proceed with a complete, tailor made and turnkey upgrade of the building's heating, ventilation and air-conditioning (HVAC) system which resulted in a complete, reliable and efficiency-oriented solution.

The modernization efforts of the HVAC system included new chilled water plants with such energy saving features as Variable Frequency Drives, chiller plant management system and "Free Cooling" towers along with predictive maintenance agreements.

The "Free Cooling" solution enables the building, within the right outside temperatures, to be cooled simply by operating the cooling towers and chilled water pumps. The chillers can be shut off saving significant amounts of energy. Additionally the chiller plant management system linked to the overall Building Management System (BMS) offers reliability, efficiency and convenience optimizing HVAC component operation for maximum efficiency while assuring the comfort of guests and tenants.

In fact, research shows that in addition to reducing operating costs, high-performance systems can also increase business performance and worker productivity by an average of five percent (according to data from the Institute for Market Transformation to Sustainability). Better indoor comfort and air-quality control, which lead to lower environmental and health costs associated with air pollution, decrease risk of illness and increase productivity.

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About The LIM Center/ Warsaw Marriott Hotel

The LIM Center / Warsaw Marriott Hotel building was open in 1989. It is one of the most spacious buildings in Warsaw and is not only a high class, five-star hotel with large, modern conference space and numerous exclusive restaurants and bars, but also an A-Class office building.

The LIM Gallery is located downstairs and houses 40 exclusive shops, cafes, restaurants and a casino. The hotel rooms are located on the top 20 floors and feature 518 updated guests rooms including 95 suites, three concierge levels and on-site parking. The Hotel also has 16 meeting rooms totaling more than 2,600 square meters of meeting and exhibition space and six restaurants and bars. The rest of the 40-story building is occupied by offices and medical center. Many official visits and events of government leaders and agencies, including international and state, take place in the hotel. The hotel has hosted presidents and prime ministers of many countries as well as many celebrities. For more information, visit: www.lim.com.pl; www.Marriott.com; www.panoramabar.pl; www.champions.pl

About Trane

Trane, a business of Ingersoll Rand - the world leader in creating and sustaining safe, comfortable and energy efficient environments - improves the performance of homes and buildings around the world. Trane solutions optimize indoor environments with a broad portfolio of energy efficient heating, ventilating and air conditioning systems, building and contracting services, parts support and advanced controls for homes and commercial buildings. For more information, visit www.Trane.com

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