

November 1, 2006

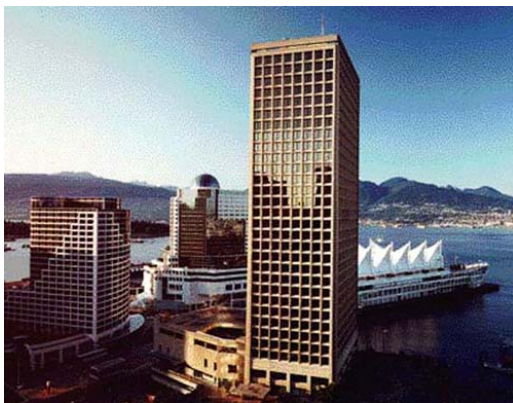
Cadillac Fairview detects energy savings with occupancy sensors

Advanced PIR sensors combine HVAC and lighting controls to save up to 45% on each

Granville Square is a 33-year-old Vancouver landmark consisting of 29 floors of A class prime office space with spectacular views of the North Shore mountains and Burrard Inlet. The building is almost fully leased and over the years, many upgrades to the building mechanical and electrical systems have taken place, making the building reasonably energy efficient.

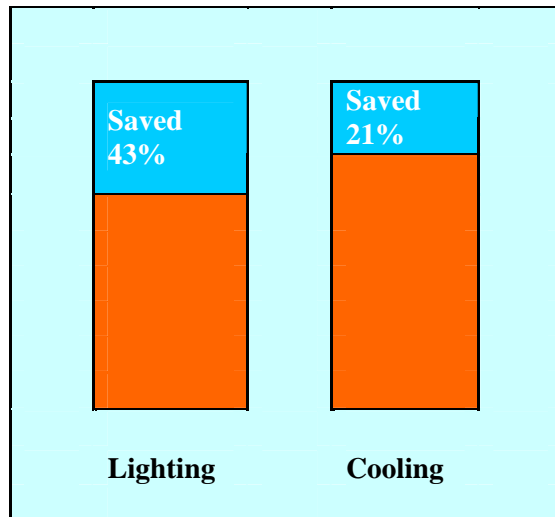


*Neosphere K8 PIR
Occupancy Sensor
Models shown*



The building is managed by Cadillac Fairview, one of Canada's largest real estate office and retail property managers with ownership in shopping centers across Canada and the United States.

Early in 2006, Kieran McGrath, Director of Operations for Cadillac Fairview, gave his approval for an energy management testing by Energex Inc. a Richmond, BC developer of advanced sensor-based energy management systems. The objective was to explore the possibility of using the Energex Sensors at the company's owned and managed buildings. McGrath used the technology in his capacity as operation director in a large hotel management firm and realized its energy saving potential in the office environment.



The summer-wide testing revealed startling energy saving opportunities. Almost 42% of the lighting and 23% of the cooling energy were saved in the private, executive office with potential for even higher savings in applications like conference rooms, lunch rooms and other spaces.

“We were happy but not surprised with the results,” said Rami Belson, Energex President and CEO. “Our proven results and experience in the hospitality industry allowed us once again to develop cost-effective

Kieran McGrath assembled his team of operation professionals with Cadillac's Director of Operations Richard Morley and Dennis Ranada, the building's chief engineer. The three saw a good idea in the Energex system and set up a summer-wide pilot project which included Cadillac's own boardroom and executive office.

energy solutions for the commercial building market at large. We look forward to exploring more opportunities with Cadillac Fairview and other leading property management firms soon.”

About Energex Inc.

Since 1992, Richmond-based Energex Inc. has been helping over 14 countries and thousands of hotel rooms and residential suites save on energy using their passive infrared occupancy sensors that are installed in each room, where the temperature is adjusted according to occupancy status. Independent studies by utility companies in Canada and the US have confirmed aggregated energy savings by 25 to 45 per cent.

The system also offers increased communication capabilities between staff and management, increased guest privacy and fraud minimization via a handheld wireless device that can be monitored 24 hours a day. The technology is worth two LEEDS points.

About Cadillac Fairview

One of Canada's largest real estate office and retail property managers with ownership in shopping centre/malls across Canada and the United States.