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Canada

# CANADA

Do business with Canada

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## 2025 CTA

### UK-Germany

### PROPTech

### DEALBOOK

CANADIAN TECHNOLOGY ACCELERATORS



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## Introduction

The Trade Commissioner Service at the High Commission of Canada to the United Kingdom in London and at the Embassy of Canada to Germany in Berlin in cooperation with [TRUSTEK Group Ltd](#) and [SpinLab Accelerator](#) invites UK and German companies and research organizations to discover ten innovative Canadian PropTech start-ups and SMEs. This solid cohort of companies with capacities in the PropTech field are looking at developing commercial and strategic alliances in the UK and Germany.

**We invite you to read the profiles of the PROPTECH CTA cohort and to meet them during their upcoming visit.**

## UK and German CTA Team

### UK Team



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## What is the CTA?

The Canadian Technology Accelerator (CTA) gives Canadian firms a head start in a foreign market. CTA programs are located in major tech hubs and support firms in a wide range of technology sectors. Each CTA program focuses on helping businesses take advantage of what the local market has to offer.

These services vary among CTA programs, but generally include:

- Mentorship and advice from industry leaders in the foreign market
- Office space in technology centers shared with other entrepreneurs and innovators
- Access to potential investors
- Connections and networking in the technology business community

Started in 2009, the initiative is currently operating in twelve cities. It is aimed at small technology companies serving three main sectors:

- Digital technologies
- Life Sciences
- Cleantech









## Archidata

Archidata provides a 2D and 3D digital twin platform to large property owners for operations, leasing, and financial and ESG reporting.

📍 Montreal, Quebec

🌐 <https://archidata.com>

### Innovation Overview

The Archidata Solution manages 2D and 3D building data for large property managers. Its proprietary software, Interzone, extracts data from as-built AutoCAD and Revit files in minutes instead of hours to manage spaces (m2 and volumes) and location of equipment inside the building, on the roof and on the facades.

Archidata's 2D to 3D data converter ensures the digital transformation (.dwg to IFC) of buildings in one click to provide the spatial structure to connect building systems to spaces.

Accurate data, namely surface areas, volumes and location of equipment, is essential for financial and ESG reporting, operations, leasing/chargebacks, risk management, and contract management.

The compelling business case is that Archidata updates data in its asset management modules as well as in other property management software via API in different formats (IFC, SVF, GLTF, SVG and GeoJSON) as buildings evolve.

Archidata also maps data from different building systems on floor plans and in 3D models to make more sense of building IoT using a unique, smaller and more precise space unit called the Building Box.

### Target Market

Archidata sells to large property owners and managers in the commercial, governmental, institutional (health care and education) and corporate markets. Commercial clients need accurate m2 and m3 for leasing, operations and financial and ESG reporting. Government, institutional and corporate clients need accurate m2 and m3 for chargebacks, space optimization and facility management.

## Seeking

Archidata is looking for partners in the UK and Germany to increase the number of SQ M by 20 million on the platform. The partners will commercialize the solution, implement the buildings and provide updating services. Archidata intends to focus on companies whose services complement the Archidata Solution and to which the solution will bring recurring revenues. Potential partners are ERP Integrators, energy companies and SCADA; engineering and architectural firms, scanning/measuring companies, project management and BIM Consultants

### Technology Readiness Level

TRL 9.5

### Sector

Real Estate

## Key Milestones

- The solution started as a Facility Management software for health care centres, hospitals being the most complicated buildings (spaces and equipment).
- Modules for commercial properties were added 15 years ago such as portfolio dashboard for stacking and leasing to make it a PM and FM solution and to cover all markets. The platform now manages 40 million m2 in Canada, USA and France.
- Archidata won an RFP in 2021 with la SNCF in France to develop BIM tools to standardize data in Revit of new train stations. SNCF will now use Archidata's asset management tools.

## Top Takeaways

- 1 Archidata provides accurate data (m2 and m3) extracted from as-built files (AutoCAD and Revit) to optimize operations, data governance and financial and ESG reporting.
- 2 Archidata ensures the digital transformation of existing buildings to make them more connected and smarter at a quarter of the price to scan.
- 3 Archidata ensures the interoperability between systems by providing updated space and equipment data in 2D and 3D and the exchange of data with systems such as CMMS, PPM, financial, DMS, Salesforce, marketing content platforms, wayfinding, SCADA, ESG reporting platform.

## Representative



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## BrainBox AI

As innovators of the global energy transition, BrainBox AI's game-changing HVAC technology leverages autonomous AI to make buildings smarter, greener, and more efficient. Working together with our trusted global partners, we empower building owners to reduce their carbon footprints. BrainBox AI brings sustainability to the built environment to significantly reduce energy consumption and costs.

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📍 Montreal, Quebec

🌐 <https://brainboxai.com>

### Innovation Overview

BrainBox AI has aimed to create a solution that reduces emissions in the built environment and scales on a global basis by transforming cutting-edge AI research into practical tools that make a tangible difference in building efficiency.

The flagship AI HVAC Optimization uses real-time data and advanced AI algorithms that make self-optimizing buildings a reality. Our patented technology autonomously manages and optimizes your building's performance, ensuring unparalleled comfort, efficiency, and precision.

ARIA is to building management what Jarvis is to Iron Man. Designed to process and contextualize large volumes of internal and external building data, our autonomous engineer delivers precise and accurate data visualization, sound reasoning, and informed actions for facility management professionals.

The Cloud Building Management System allows you to control your entire building portfolio and is designed to seamlessly integrate your diverse systems & equipment with the most powerful AI tools on the market. Our system integrates with all equipment types from any OEM, providing unified control and optimal performance—no hardware replacement needed.

### Target Market

BrainBox AI solutions are designed for creating efficiencies in commercial building stock. BrainBox AI supports real estate clients in various sectors, including office buildings, hotels, commercial retail, grocery stores, airports, and more.



## Seeking

BrainBox AI looks to work with a range of customers including large retailers and grocers as well as commercial property owners of office buildings that seek to reduce energy usage and spend and reduce their greenhouse gas emissions. We are also seeking to work with OEM companies with capabilities and products that can support integration with AI-enabled solutions such as those offered by BrainBox AI.

### Technology Readiness Level

TRL 9

### Sector

Multi-Site Retail & Commercial Real Estate

## Key Milestones

- Cloud BMS launched in February 2025, expanding the company's portfolio of solutions
- ARIA named a 2024 Best Invention of the Year by TIME.
- BrainBox AI acquired by Trane Technologies in January 2025.

## Top Takeaways

- 1 Your real estate assets and operations have untapped potential that can be recognized to save time, money, and emissions.
- 2 The BrainBox AI platform combines building digitalization, control & management and decision intelligence for superior performance of your buildings.
- 3 The actionable insights from BrainBox AI solutions such as ARIA, Cloud BMS and AI for HVAC Optimization empower the team that you have focused on facilities, sustainability efforts and energy efficiency activities to unlock major energy and emissions savings.

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## Brickeye

Brickeye is a leading construction technology company dedicated to revolutionizing the construction and infrastructure industries through IoT-enabled job site monitoring, smart automation, and data analytics solutions to help mitigate risk and protect margins on building and infrastructure construction projects.

📍 Toronto, Ontario

🌐 [www.brickeye.com](http://www.brickeye.com)

### Innovation Overview

Brickeye's construction IoT technology has been deployed on over 2,000 projects globally, delivering real-time job site monitoring and construction risk mitigation. Brickeye's Construction Risk platform provides early detection of both water leakage incidents, enabling informed action by project teams and automated risk controls to address water incidents before they escalate. Brickeye's LumiCon® concrete monitoring solution provides remote and continuous access to real-time concrete pour data in-situ – critical to ensuring concrete quality, including strength, maturity, maximum temperature, and temperature differential analytics.

### Target Market

Brickeye targets real estate owners and developers, general contractors, and builder risk insurance carriers and brokers. Brickeye's solutions cater to large-scale commercial, industrial, and infrastructure projects, helping stakeholders build safer, smarter and better through IoT platform and construction risk mitigation services.

### Seeking

Brickeye is actively seeking local partners in the UK and Germany to expand its distribution network and enhance market penetration. The company is looking for established distributors, technology integrators, and construction solution providers who can bring Brickeye's advanced IoT monitoring solutions to contractors, developers, and infrastructure projects. Brickeye is also raising capital and actively seeking venture capital and strategic investors in the UK and Germany. The company is looking for investors with expertise in construction technology, PropTech, and IoT, who can provide not just financial backing but also strategic market access.

**Technology Readiness Level**

TRL 9

**Sector**

Construction Tech &amp; PropTech

**Key Milestones**

- Brickeye has been deployed on over 2,000 projects across the USA, Canada, Saudi Arabia, Hong Kong, and Australia, delivering real-time job site monitoring and construction risk mitigation.
- Brickeye has established partnerships with major insurance brokers and carriers, including Aviva, AIG, and Zurich Insurance. The Brickeye platform has been approved for risk mitigation in construction projects, enabling clients to receive discounts on deductibles and premiums.
- Brickeye's platform has been approved by US Army Corps of Engineers for deployment in public infrastructure projects in the USA.

**Top Takeaways**

- 1** Brickeye's LumiCon® concrete monitoring solution accelerates construction schedules by up to 20% through real-time tracking of concrete strength and maturity, enabling faster and more informed decision-making.
- 2** Customers using Brickeye's construction risk platform can achieve up to a 50% reduction in deductibles for water damage and other premium reductions, thanks to partnerships with Builders Risk and Wrap-Up insurance carriers and brokers.
- 3** Brickeye's LumiCon® concrete monitoring solution helps reduce overall GHG emissions in construction by optimizing cement usage and preventing concrete rework, minimizing material waste and environmental impact.

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IMAGINE 4D

## Imagine 4D Inc.

Imagine 4D specializes in developing data rich digital twin solutions and immersive visualization platforms. Setting us apart from the competition, Imagine 4D's Station IX™ immersive theater provides a visualization display environment with true depth perception to experience digital twins.

📍 Dorval, Quebec

🌐 [www.imagine-4d.com](http://www.imagine-4d.com)

### Innovation Overview

Imagine 4D combines 3D virtual environments with data, building intelligent data rich Digital Twin environments. Using Imagine 4D's Digital Twin Framework, a software suite to create, connect, manage and visualize accurate virtual environments, we have developed an effective, repeatable process to build and continuously update custom Digital Twin Applications that combine enterprise data within a collaborative immersive visualization environment. Furthermore, Station IX™ immersive visualization dome, Imagine 4D's collaborative and interactive display system, allows multiple users to view, interact and operate high-value content in a headset-free 3D environment. This immersive experience makes it possible to teleport users into highly realistic virtual worlds replicating real-life situational awareness while providing access to real world data within intuitive application dashboards. This unique tool has been designed to help organizations promote assets, enhance decision-making, train, and, in the case of real estate and infrastructure, seamlessly integrate with the BIM process.

### Target Market

Imagine 4D is focusing on real estate and infrastructure sectors to digitally transform construction, renovation projects, and facilities management processes. Imagine 4D's Digital Twin applications are built to optimize operations workflows, enhance access to data, and empower team decision making.

### Seeking

Imagine 4D is seeking to collaborate with forward thinking real estate developers, builders, and infrastructure management firms looking to transform their projects and businesses using Digital Twins. We are particularly interested in organizations looking to take bold steps in changing the way infrastructure assets are designed, managed, promoted, sold, and maintained.

**Technology Readiness Level**

TRL 9

**Sector**

Digital Technologies

**Key Milestones**

- 2024 - Deployed an In-Service Support focused digital twin application to support naval platform defect and engineering change management to the Department of National Defence, Canada.
- 2021 - Montoni became the first real estate firm to acquire I4D's Station IX™ immersive theater to promote real estate projects and enhance architectural design team collaborations.
- 2019 - Signed first-of-a-kind project to develop a training and operations focused digital twin of a newly built nuclear power plant utilizing Station IX™ to support training and virtual tours.

**Top Takeaways**

- 1** Imagine 4D builds data rich digital twins focused on optimizing operations workflows and enhancing data accessibility using intuitive dashboards.
- 2** Utilizing Imagine 4D's Station IX™ immersive visualization environment provides an innovative means to promote, collaborate, and share the vision.
- 3** Imagine 4D's proven experience deploying Digital Twins in multiple sectors provides the technology maturity to transform the way real estate and infrastructure projects are envisioned.

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## Leasey.AI

Leasey.AI is an AI-powered leasing automation platform that enables landlords and property managers to place tenants in record time by streamlining key leasing activities with 90% less effort.

📍 Vancouver, British Columbia

🌐 <https://www.leasey.ai>

### Innovation Overview

Leasey.AI is transforming property management with AI-driven automation, tackling the industry's 50% talent shortage and rising tenant fraud. By automating over 90% of repetitive leasing tasks, Leasey.AI streamlines workflows with multi-agent scheduling, automated lead filtering, and digital lease execution—boosting efficiency and freeing managers to focus on growth. Its AI-powered fraud detection enhances security, providing actionable insights to reduce risk and drive smarter leasing decisions.

### Target Market

Leasey.AI is built for multi-family operators, mid-to-large property management firms, and institutional landlords managing 1,000 to 10,000 doors. Traditional software falls short for large-scale operations, forcing reliance on fragmented tools and manual workflows. Leasey.AI fills this gap with an AI-driven platform that streamlines leasing, reduces admin burdens, and enhances tenant quality. With predictive analytics and fraud prevention, it eliminates inefficiencies and empowers property managers to scale with confidence.

### Seeking

Leasey.AI is exploring the UK and German real estate markets to assess whether North American leasing challenges apply or if new pain points emerge. By engaging with industry leaders and proptech startups, we aim to refine our AI-driven leasing automation and identify market entry opportunities. We're also seeking investors with local expertise to help scale our solution, positioning Leasey.AI as a leader in European real estate innovation through strategic partnerships.

**Technology Readiness Level**

TRL 9

**Sector**

Residential Real Estate

**Key Milestones**

- Launched functional MVP in 2023 after incubating development with three Canadian enterprise clients, achieving a full leasing process flow and initial monetization. Ronald
- Initiated a full market expansion campaign across key US states in Q4-2024, including California, Florida, New York, and Texas, to accelerate adoption and growth, with remarkable results.
- Secured a Canadian federal government grant under the AI Assist program to advance AI-powered leasing automation, improving fraud detection and operational efficiency.

**Top Takeaways**

- 1 AI-Powered Leasing Automation** – Leasey.AI automates 90% of leasing workflows, cutting operational effort and vacancies.
- 2 Proven Market Demand & Traction** – Leasey.AI is live in North America, serving major clients and attracting acquisition interest, proving strong demand for its technology.
- 3 Scalable & Investor-Backed Growth** – Supported by AI grants and venture funding, Leasey.AI is expanding in the U.S. and exploring the UK and Germany.

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## QEA Tech

QEA Tech analyzes risks and energy savings opportunities from the building envelope with patented AI software, drones, and thermography. QEA Tech's solution quantifies energy loss for the entire building envelope, pinpoints specific envelope issues down to centimetres, and recommends customized retrofits that maximize energy savings and ROI.

📍 Markham, Ontario

🌐 <https://qeatech.com/>

### Innovation Overview

QEA Tech accelerates the decarbonization of buildings by providing custom retrofit recommendations that optimize energy savings and ROI. QEA Tech is a market leader in fast, cost-effective, and non-intrusive building envelope energy audits. QEA Tech has patents for the quantification of energy loss and pattern recognition using infrared imaging. We calculate energy losses, actual effective U-values/ R-values, GHG emissions, and forecasted energy savings for the entire building envelope. Our solution simplifies the retrofit planning process, providing targeted retrofit recommendations that optimize ROI and energy savings. QEA Tech's audits leverage a large structured database of over 1 million data points on envelope performance, allowing for unparalleled detail and accuracy in our analysis. Furthermore, QEA Tech's use of drones and AI software allows us to scale easily across large building portfolios as well as operate in complex environments where large areas need to be analyzed in a short amount of time.

### Target Market

QEA Tech's target customers consist of major real estate owners and operators, property management firms, municipalities and government organizations, utilities, and energy-as-a-service companies. We work with commercial, residential, industrial, and institutional properties that are looking to reduce and better understand their building's energy costs and consumption.

### Seeking

QEA Tech aims to expand on our traction to date in the UK and Germany and conduct building envelope projects with major real estate owners, property managers, utilities, governments, and energy service companies in the region. In addition, QEA Tech aims to establish partnerships with major energy service providers and building technology firms with the goal of integrating our building envelope audit solution into these companies' service offerings. QEA Tech also seeks to collaborate with building retrofit and construction vendors to streamline the implementation of our custom retrofit plans. Furthermore, QEA Tech is seeking investors for our Series A round of \$10 million CAD.

**Technology Readiness Level**

TRL 9

**Sector**

Energy

**Key Milestones**

- QEA Tech has completed over 600 building envelope audits globally for commercial, residential, institutional, and industrial facilities.
- QEA Tech is currently completing projects with E.ON for several large facilities across Germany.
- In the first quarter of 2025, QEA Tech completed a project for a large Amazon fulfillment centre in the UK and will be conducting projects for several Amazon facilities in the US throughout the rest of the quarter.

**Top Takeaways**

- 1** QEA Tech's patented AI software ensures accurate and precise quantification of energy loss throughout the building envelope and identification of specific envelope issues. This enables QEA Tech to develop customized retrofit plans that maximize energy savings and ROI.
- 2** QEA Tech's solution is easily scalable across large building portfolios, simplifying the energy audit and retrofit planning process.
- 3** QEA Tech has experience conducting our energy audits globally, having completed projects for large and complex facilities in the UK and Germany.

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# ScriptString.AI

## ScriptString.AI

ScriptString.AI is transforming utility, energy, and sustainability data management through AI-driven automation. Our platform eliminates manual data collection, extraction, and validation, accelerating processing by up to 90% while enhancing accuracy, compliance, and scalability. Designed for asset-intensive environments like real estate and infrastructure, ScriptString.AI turns fragmented operational and equipment data into structured intelligence to support energy optimization, predictive maintenance, and reduce costs by over \$150K annually. With deep expertise in utility and energy data, we streamline the full asset and data lifecycle—from acquisition and governance to reporting and decision-making. Real estate operators rely on ScriptString.AI to simplify complex workflows, improve data confidence, and optimize performance at scale—all while meeting evolving sustainability and operational demands.

📍 Toronto, Ontario

🌐 <https://www.scriptstring.com>

### Innovation Overview

ScriptString.AI's platform automates the collection, standardization, and verification of utility, energy, and asset data, cutting inefficiencies and compliance risk. By streamlining the data lifecycle, we help real estate and infrastructure operators make faster, smarter decisions. Our seamless integration capabilities boost resilience and scale performance.

### Target Market

1. Energy Solution Providers
2. Property & Facility Management Companies
3. REITs VP's Asset Management

### Seeking

1. Strategic partners in Real Estate, Property Management, and Energy Management to expand integrations and market reach.
2. Enterprise customers in real estate and property management looking to automate energy, asset maintenance, and portfolio data workflows.
3. Growth capital to enhance capabilities, market expansion, and to accelerate enterprise adoption.

**Technology Readiness Level**

TRL 8-9 (Deployed in operational environments with enterprise clients)

**Sector**

Real Estate, Energy and ESG Solution Providers

**Key Milestones**

- Proven enterprise adoption – secured client contracts with large real estate portfolios, validating platform scalability such as MCB Real Estate with a portfolio encompassing approximately 15 million square feet and with assets under management totaling around \$3 billion.
- Established strategic technology partnerships – AWS, Microsoft, NVIDIA, and Siemens.
- Distribution channels - 1) Siemens Global Marketplace and 2) Azure Microsoft Marketplace.

**Top Takeaways**

- 1 90% faster data processing** – AI automation eliminates manual inefficiencies, streamlining energy and ESG data management.
- 2 \$150K+ in annual savings** – Mid-market real estate clients experience significant cost reductions by optimizing operations and reducing labor-intensive processes.
- 3 Seamless ESG reporting & compliance** – Enhances data accuracy, simplifies workflows, and enables cross-team collaboration, ensuring regulatory and sustainability alignment.

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## SmartONE Solutions

SmartONE transforms residential buildings into smart communities, making it simple for developers and operators to bring smart technology to their residents. Our all-in-one solution powers smart living in condos, rentals, student housing, and senior housing. By combining data and AI with a seamless smart community platform, SmartONE helps boost NOI, improve energy performance, streamline operations, and create communities people want to live in.

📍 Richmond Hill, Ontario

🌐 [Smartonecommunity.com](https://smartonecommunity.com)

### Innovation Overview

SmartONE is a platform that simplifies technology for developers and residents with a single app. Unlike fragmented solutions, our platform integrates key services like smart access, HVAC controls, security, and energy monitoring from day one. Built on a hardwired network delivered through trusted telecom partners, it ensures reliable performance and effortless implementation. SmartONE also turns building data into real-time insights and AI-driven automation—helping operators optimize operations, reduce energy use, improve sustainability, and enhance the resident experience.

### Target Market

SmartONE works with residential multi-family developers and property managers to create smart communities in senior living, student housing, condos, and rental.

### Seeking

SmartONE partners with residential multi-family developers and telecom providers to create reliable, smart communities. We seek partners who prioritize reliability, efficiency, innovation, resident experience, and long-term value.

#### Technology Readiness Level

TRL 9

#### Sector

Smart Community / PropTech

## Key Milestones

- First building launched at Ten York, Toronto in 2018 — validated our concept and still running SmartONE tech today.
- Partnered with Bell and TELUS, two of Canada's largest telecom providers, confirming market demand and validating SmartONE's partner-led model.
- Over 80,000 units committed across Canada in partnership with more than 95 developers.

## Top Takeaways

- 1 SmartONE unifies all building systems in one easy-to-use app, making life simpler for residents, property managers, and developers.
- 2 SmartONE elevates the resident experience through a connected smart home and building, helping developers create highly desirable communities that attract and retain residents.
- 3 With real-time data, AI automation, and centralized controls, SmartONE lowers energy use, reduces costs, improves operations, and drives NOI.

## Representative



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# **Canadian Technology Accelerators**

by the Trade Commissioner Service