

Built. Not promised.

Storage and solar parks, a data centre, telecom networks, smart homes and an apartment building, 1,400 hectares of farmland — the physical work behind the marketing career. Every photograph in this document is ours.

BESS & Solar

Data Centre

Telecom

Smart City Housing

Agrar Land



WHAT THIS DOCUMENT SHOWS · FIVE CHAPTERS, 130 PHOTOGRAPHS, NO RENDERS WHERE A SITE EXISTS

Marketing people talk. This is what we built while talking.

Documents 1 to 3 describe the career, the platform and the trading business; document 5 describes the content engine. This one is different: it is the evidence that the same team pours concrete, pulls cable, racks servers and hands over keys. Each chapter is a different decade and a different trade — the thread is the same: build it properly, document it, and let the photograph speak before the adjective.

01

Small-scale BESS & Solar

The SolarBrokers team's own parks: prosumer pilot sites, an energy centre, prototype storage for AI compute. 56 photos.

02

The Data Centre

Designed, built and operated near Bucharest, in Pitesti: racks, power distribution, cabling. 14 photos.

03

Telecom

Netergy: fiber, data centre, private VPN mesh and Romania's first MVNO — summarised; the full story is Document 3.

04

Smart City Housing

Smart houses and a smart apartment building in Timisoara, with the standards we hold ourselves to. 60 photos and drawings.

05

Agrar Land 2009-2011

~1,400 hectares of farmland in western Romania, acquired and consolidated for a Belgian investment fund.

How to read it: look at the pictures first. The text only tells you what you are looking at.

CHAPTER 01 · SMALL-SCALE BATTERY STORAGE AND SOLAR · THE SOLARBROKERS TEAM, IN THE FIELD SINCE 2017

**Before we sold a single panel to anyone else,
we built our own parks and learned on our own money.**

12

PARCELS IN THE CHIZATAU
PROSUMER PILOT, TIMIS

60 kWp

BIFACIAL N-TYPE PANELS PER
SITE, 64 KWH HV BATTERIES

~48 kWp

78 × 615 W GROUND-
MOUNTED ARRAY, ARHIMEDE
ENERGY CENTRE

~120 kWh

DEYE HYBRID 25 + 50 KW
WITH BATTERY STORAGE,
SCALING TO ~1.2 MWH

220 kW

PROTOTYPE AI-COMPUTE +
STORAGE, LIVE IN TWO
LOCATIONS



Sites in Timis county: the prosumer pilot (first site installed and producing), the PV carport tables, the technical building and the grid-protection gear — Schneider RM35TF30 + ABB CM-UFD.M33M on the interface.

CHAPTER 01 · INSIDE THE BATTERY ROOMS · HIGH-VOLTAGE STORAGE, HYBRID INVERTERS, PROTECTION

The part of a solar project nobody photographs:
the room where the energy waits.

**A****Storage first, panels second**

Every site is designed around the battery: two cycles a day, HV battery towers in parallel, the inverter sized for the grid connection, not for the brochure.

B**Hybrid inverters, grid-interactive**

Deye hybrid systems with ANRE-certified installers; grid protection and phase correction specified by us, component by component, with lead times planned in.

C**Lessons paid for**

Two battery towers that would not parallel, an installer paid in advance who never delivered: we keep the lessons and the receipts. That is why SolarBrokers verifies installers before it lists them.

CHAPTER 01 · THE WORKS, PART ONE · FOUNDATIONS, TRENCHES, CABLE ROUTES, CONTAINER PLACEMENT**Concrete, rebar and 40-foot containers: the civil works behind a storage site.**

Our own site works: formwork and reinforced foundations for the containers, cable trenches with ducting, gravel access roads, crane placement of the containers, fencing and grounding.

CHAPTER 01 · THE WORKS, PART TWO · FROM EXCAVATION TO THE FIRST LIGHT ON SITE

Night pours, pile cages and the first lamp post: the site becomes a park.

Reinforcement cages, waterproofing membranes, slab pours, lighting columns and the fenced perimeter — documented step by step, the way we expect every SolarBrokers installer to document theirs.

CHAPTER 01 · TECHNICAL ROOMS, THE OFFICE BUILDING AND THE 40-FOOT CONTAINER FIT-OUT

Water treatment, heating, racks and patch panels: the building that runs the park.

Technical building on site: ion-exchange water softening, heating and hydraulics, glazed office partitions; the container fitted out with cabinets, patch panels, power distribution and cooling.

CHAPTER 02 · THE DATA CENTRE IN PITESTI, NEAR BUCHAREST · DESIGNED, BUILT AND OPERATED BY US

Long before AI compute was a headline, we built the room it lives in.

A commercial data centre in Pitesti: cold-aisle rack rows, structured cabling, dual power distribution boards, cooling and access control — planned and executed by our own team, then operated as part of the telecom business. It is the ancestor of Naqua: the same discipline, twenty years earlier, before the servers learned to think.

Racks

ROWS OF 42U
CABINETS, HOT / COLD
AISLE

Power

DEDICATED
DISTRIBUTION BOARDS,
PER-RACK PROTECTION

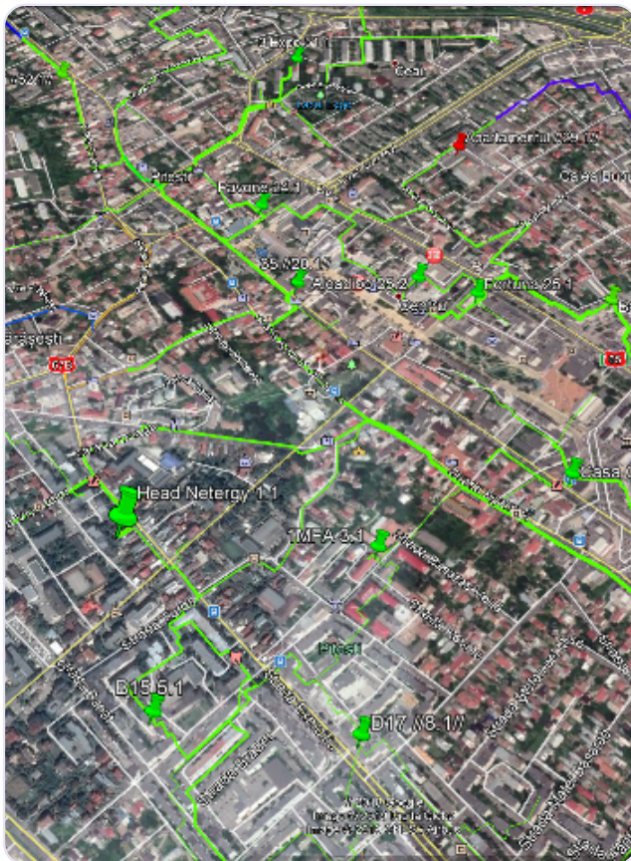
Ops

BUILT, CABLED AND RUN
BY OUR OWN
ENGINEERS



CHAPTER 03 · TELECOM · NETERGY: FIBER, DATA CENTRE, PRIVATE VPN MESH — AND ROMANIA'S FIRST MVNO

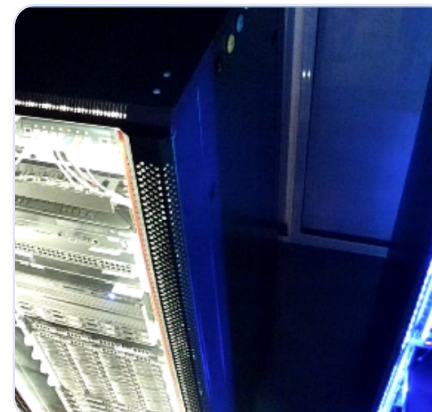
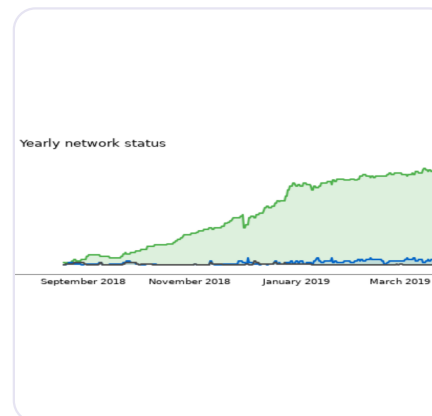
**An internet provider, a fiber network and a data centre.
Then a mobile operator on top of it.**



The fiber network and city nodes — every point a live node.



A radio mast on the network's rural backbone.



Data centre racks; annual traffic growth.

400+

BENEFICIARIES ON THE NETWORK

~20,000

MOBILE CUSTOMERS, 2010-2013

24,000

SIM CARDS AT PEAK · 1,000+
BUSINESS CLIENTS

Services: internet and TV, L2 data carrier and dark fiber, data centre, CCTV, a private encrypted VPN mesh sold to companies, and mobile services on the Vodafone network. The full story, with partners and clients, is Document 3 — TeamBuy & Mobile Electronics Trading.

CHAPTER 04 · SMART CITY HOUSING, TIMISOARA · SMART HOUSES AND A SMART APARTMENT BUILDING, BUILT TO OUR OWN STANDARD

We did not buy a standard. We wrote one, and then we lived in it.



THE STANDARD · WHAT EVERY HOUSE WE BUILD HAS TO HAVE

Heat pumps, hybrid by design

Air-to-water heat pumps with a gas boiler only as fallback; heat-pump priority for hot water; stainless-steel buffers only.

Underfloor heating on every level

Low-temperature heating throughout, zoned thermostats, no radiators on the wall.

Smart lighting and access

KNX glass touch switches, programmable scenes, video doorbells and CCTV on every house.

Own energy

PV on the roof with battery storage; the heat pump runs on electricity we produce.

Glazing that earns its price

92 mm profiles, five panes with argon, low-E coating, anti-intrusion films.

Air and water

Mechanical ventilation with heat recovery; ion-exchange water softening on the main.

Timber done properly

CLT and glulam terraces and roofs on visible posts, tiled, detailed for daylight.

Outside counts too

Pools, decked terraces, paving and planted courtyards finished to the same standard as the inside.

CHAPTER 04 · TECHNICAL ROOMS · HEAT PUMPS, MANIFOLDS, HOT WATER, ELECTRICAL AND KNX PANELS

The beauty is in the technical room: **colour-coded hydraulics, labelled panels, nothing hidden.**



Outdoor heat pump units on brackets, floor-standing indoor units, underfloor manifolds in red and blue, hot water cylinders, distribution boards, KNX actuators and the smart thermostats on the wall.

CHAPTER 04 · THE SMART APARTMENT BUILDING · FROM THE DRONE OVER THE SLAB TO THE FINISHED RENDER

Smart apartments, not just smart houses: one building, every floor on the same standard.



CHAPTER 04 · ARCHITECTURE AND DRAWINGS, PART ONE · ELEVATIONS, FLOOR PLANS, 3D MODEL

A house starts on paper: elevations, plans and the 3D model before the first brick.



Elevations, sections and floor plans of a single-storey smart house with an annex; 3D massing model; the black-and-white render of the twin-gable concept.

CHAPTER 04 · ARCHITECTURE AND DRAWINGS, PART TWO · CASA L. · TERRACE, COURTYARD, LIGHTING AND ELECTRICAL PLANS

Casa L.: terrace, courtyard, gate and lighting drawn to the centimetre.



Interior-design documentation for Casa L. (2022): terrace plan and electrical layout, courtyard paving, gate elevation, facade lighting plan, side and rear elevations.

CHAPTER 04 · THE COURTYARD AND TERRACE PROJECT · RENDERS OF THE FINISHED SPACE

Timber posts, stone floor, a covered terrace: the render we then built.

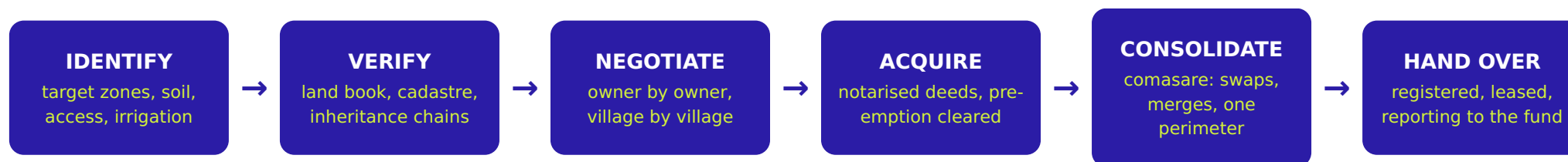


Visualisations of the extended terrace and courtyard: glulam structure, large-format paving, the hot tub corner, planted beds and the glazed living extension.

CHAPTER 05 · AGRAR LAND, 2009-2011 · FARMLAND ACQUISITION AND CONSOLIDATION FOR A BELGIAN INVESTMENT FUND

About 1,400 hectares, one buyer, one map. Western Romania, parcel by parcel.

Between 2009 and 2011 we acquired and consolidated roughly 1,400 hectares of agricultural land in the west of Romania on behalf of a Belgian investment fund. Hundreds of individual plots, each with its own owner, title history and cadastral file, brought together into contiguous, tradable farmland. It was our first lesson in what a real asset actually is: paper you can enforce, on ground you can stand on.

**HOW THE CONSOLIDATION RAN · THE SIX STEPS**

Why it belongs in this portfolio: fifteen years later, the same skill — turning fragmented physical assets into one clean, documented, financeable unit — is exactly what TerranOS does with batteries, mines and forests. We started with soil.

You have reached the end of the evidence. Here is the order it was meant to be read in.

