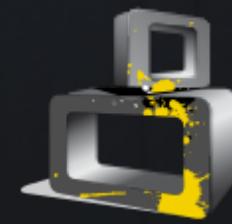
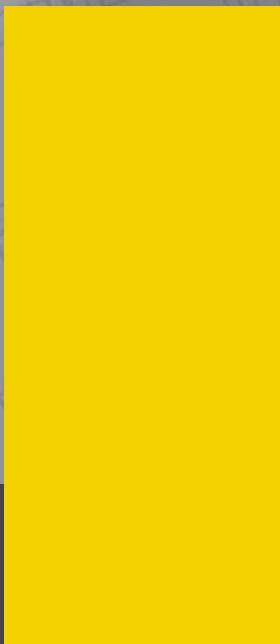




IDEAS ARE EASY  
IMPLEMENTATION IS HARD



ALWAYS  
DELIVER  
**MORE**  
THAN EXPECTED



## Multi-Disciplinary Firm

## Company Introduction

### Who we are

*Engineer4U Engineering Consultants LLC* is a Cyprus-based multidisciplinary firm providing independent, reliable, and sustainable engineering and advisory solutions. Established in 2006 and headquartered in Nicosia, we combine over 30 years of collective expertise with a strong track record of projects across Cyprus and the wider region.

We support investors, developers, institutions, municipalities, banks, funds, and NPL servicers, offering trusted technical due diligence, consulting, and project support. As registered members of the Cyprus Scientific and Technical Chamber (ETEK) and active participants in professional alliances, we ensure precision, transparency, and compliance with international standards.

As a *one-stop trusted partner*, we support clients at every stage of the project lifecycle — from early risk assessment and permitting to design, implementation and long-term monitoring. Our commitment is to provide independent, reliable, sustainable, and robust solutions, delivering proven results with transparency and professionalism.



## ALWAYS DELIVER MORE

At **Engineer4U**, we provide the *independent expertise* that investors and institutions rely on to make confident, high-stakes decisions. Technical Due Diligence and risk analysis are at the core of our work, ensuring that every investment is backed by clarity, transparency, and robust engineering insight.

Around this foundation, we deliver a full spectrum of services — from **civil and structural engineering** to **environmental and permitting advisory**, **renewable energy design and permitting**, **infrastructure monitoring**, and **long-term retainer support**. This multidisciplinary approach allows us not only to safeguard investments, but to create resilient, sustainable value for all stakeholders.

Our commitment remains clear: to be the **trusted partner** that transforms complexity into opportunity and positions every project for lasting success.



**Paris Constantinou**  
Managing Director



Multi-Disciplinary  
Firm

Holistic Service  
Engineering

# ONE STOP SHOP SERVICE PROVIDER

## HOLISTIC SERVICE PROVIDER

At *Engineer4U*, we are more than engineers — we are your **trusted technical advisor** for complex, high-value projects. We bring independence, precision, and foresight to every stage of the project lifecycle, supporting investors, institutions, municipalities, developers, and private clients in making confident, well-informed decisions.

Our expertise spans **Civil and Structural Engineering**, **Technical Due Diligence** and **Red Flag Analysis**, **Environmental and Permitting Advisory**, **Renewable Energy and Storage Projects**, **Strategic Engineering Consulting**, **Infrastructure Monitoring**, **Training**, and **Architectural Services** in collaboration with **AcA Architects LLC**.

With decades of combined experience and a proven record of delivering **successful projects** across multiple sectors, we provide the **technical clarity, assurance, and resilience** needed to **transform challenges into opportunities and ensure long-term success and value**.

Learn more at [www.engineer4u.eu](http://www.engineer4u.eu)



Multi-Disciplinary  
Firm

Holistic Service  
Engineering

# ONE STOP SHOP SERVICE PROVIDER

## HOLISTIC SERVICE PROVIDER

Our firm is considered among the most **experienced** firms in the **renewable sector** in Cyprus and the surrounding region.

With our focus on Renewables and in the field of **Solar Energy**, we have designed and licensed more than **200MW** of solar energy installations including the supervision and construction of these facilities.

We have worked with leading EPC companies and financial institutions through our consulting and monitoring services.

We are proud to be considered **pioneers** and **trusted** by our clients to be **one-stop solution** in this sector.



## CIVIL & STRUCTURAL ENGINEERING SERVICES

We provide **comprehensive civil and structural engineering services**, from design through supervision and project management. Our expertise covers **seismic and structural analysis, retrofits, upgrades, condition assessments, and independent peer reviews**.

With **high-quality CAD/BIM documentation, project coordination, and on-site supervision by registered engineers**, we ensure compliance with Eurocodes, international standards, and local best practices. Backed by decades of experience, we help clients achieve **safe, resilient, and future-proof assets**.

### Civil & Structural Engineering Design Services

- **Structural & Seismic Design Studies:** Structural analysis, design, and calculations ensuring safe construction under seismic codes and regulations.

### Project Management & Design

- **Project Management & Supervision:** Monitoring and managing projects to ensure compliance with regulations, codes and specifications.
- **Technical/Engineering Design:** Preparation of all necessary technical drawings and documentation for project implementation.

### Assessments & Specialized Services

- **Assessment of Existing Structures:** Technical evaluations and condition reports for existing buildings and infrastructures.
- **Expert Opinion Services:** Specialized services for technical analysis and evaluation of projects by expert engineers.

### Retrofit & Upgrade of Existing Infrastructure

- **Infrastructure Upgrades:** Strengthening, upgrading and modernizing existing infrastructures to enhance structural safety, energy efficiency and compliance with contemporary standards.
- **Seismic Assessment of Buildings:** Primary, secondary and tertiary evaluations of building seismic resistance.

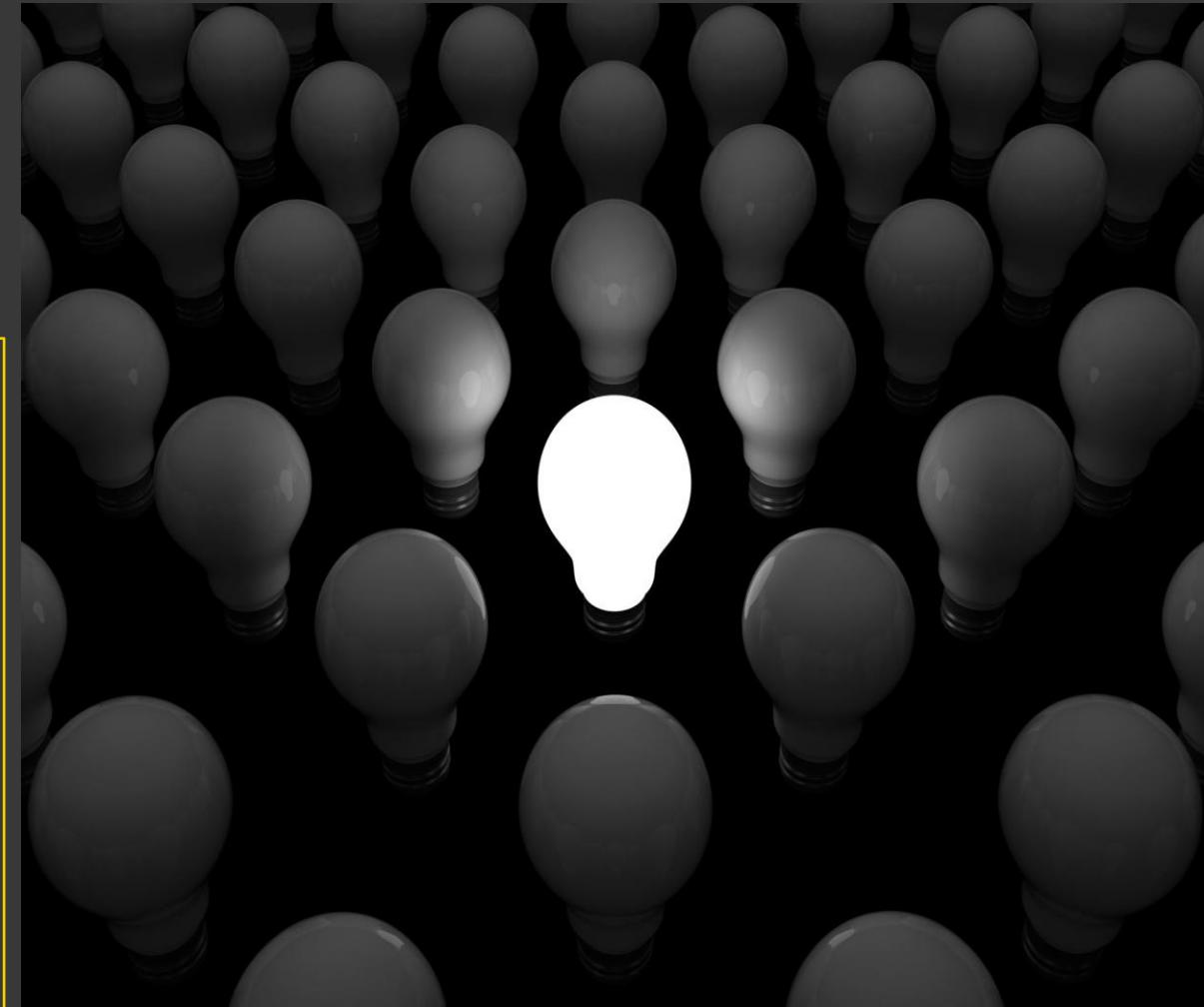


## TECHNICAL DUE DILIGENCE & RED FLAG ANALYSIS

Engineer4U delivers independent **Technical Due Diligence (TDD)** and **investment-grade reports** for real estate, infrastructure, and renewable energy projects. Our audits cover **structural integrity, permits, environmental risks, CAPEX forecasts, and compliance checks**.

We support acquisitions, NPL/REO portfolios, redevelopments, distressed assets, and large transactions through both Quick Scans and full TDD reports. In addition, we provide ESG Snapshot reviews to assess sustainability and CSRD compliance for funds, institutional investors, and private clients.

As an **independent practice**, we also issue formal expert opinion reports under international standards (e.g., UK Part 35) for legal cases in real estate, hotels, acquisitions, and energy projects.



# PROVEN HOLISTIC EXPERIENCE



## TECHNICAL DUE DILIGENCE & RED FLAG ANALYSIS

### Structural Integrity and Construction Assessments

- **Structural Adequacy Reports & Seismic Studies:** Analysis of the structural and seismic performance of existing constructions, ensuring compliance with Eurocodes and the Seismic Code requirements.

### Risk Assessment and Analysis

- **Risk Assessment:** Evaluation of technical and environmental risks for projects and infrastructures.
- **Operational Risk Analysis:** Specialized studies to identify, assess and mitigate risks related to project operations, ensuring efficiency and long-term sustainability.
- **Environmental Risk Analysis:** Assessment of impacts from pollution, soil erosion and other environmental parameters.
- **Infrastructure Risk Assessment:** Evaluation of infrastructure exposure to hazards and risks, with preventive management and monitoring strategies.
- **Preventive Maintenance & Monitoring:** Ensuring the safe operation and long-term performance of constructions.
- **Fire Safety Systems Inspection:** Technical audits to ensure compliance with fire safety regulations.
- **Training & Awareness Programs:** Educational programs for staff on preventive maintenance, environmental issues and risk management.

### Technical Due Diligence (TDD) for Real Estate & Energy Projects

- **Detailed Audits and Inspections:** Comprehensive evaluation of real estate and energy investment projects through in-depth technical inspections.
- **Quality Assurance & Compliance:** Ensuring project viability and compliance with investment standards, including review for potential deviations from approved designs and licensing status.



# Technical Due Diligence

## TRUSTED PARTNER

### INDEPENDENT EXPERT ADVICE ASSESSMENT

*Our **Due Diligence** process focuses on the interaction between commercial and technical risks.*

*We rely on the experience of our specialists in all disciplines.*

*We provide our clients with the technical and strategic recommendations, market assessments, third party evaluations and advice needed to optimize their investments.*

*We support banks, financial institutions and private equity firms reviewing solar power plants under development, under-construction or already in operation.*

*We ensure that there are no “red flags” that could impact the success of the project’s construction or operation.*



## ENVIRONMENTAL ENGINEERING, EIAs & PERMITTING ADVISORY

We deliver end-to-end support in environmental licensing and compliance, covering projects across the energy, water, waste treatment, residential and commercial sectors. Our role spans the entire lifecycle — from early-stage assessments and consulting to permitting, monitoring and regulatory conformance — ensuring projects meet the strictest sustainability standards.

Our team prepares Environmental Impact Assessments (EIAs) and Special Ecological Assessments (SPAs), supported by qualified engineers and trusted specialists dedicated to high-quality analysis and reporting. Services also include air quality management, waste and water resource studies, and compliance audits, fully aligned with EU directives, national frameworks, and ESG/CSRD reporting requirements.

### Environmental Permitting for New Projects

- **Environmental Impact Assessment Studies (EIA):** Evaluation of project impacts on the environment and recommendations for mitigation measures, in full compliance with current legislation. Preparation of EIAs as Coordinators and Consultants (registered in the official Register of the Department of Environment).
- **Special Ecological Assessment Reports (SPA):** Analysis of ecological value of projects to protect sensitive ecosystems and ensure compliance with regulatory requirements.

### Sustainability Reporting

- **Sustainability Assessment Reports:** Comprehensive reports evaluating the environmental sustainability of projects, including resource efficiency, waste management and environmental impacts, with emphasis on compliance with sustainability standards and regulations.



## ENVIRONMENTAL ENGINEERING, EIAs & PERMITTING ADVISORY

### Environmental Permitting of Operations

- **Industrial Emissions Permits:** Securing licenses in accordance with environmental regulations.
- **Waste Disposal & Management Permits:** Planning and compliance with waste disposal and management procedures and legislation.
- **Mining Waste Permits:** Support in the permitting process for mining waste management.
- **Waste Registration Certificates:** Ensuring regulatory compliance through certification procedures.

### Implementation of Environmental Standards (EMAS, EcoLabel, ISO 14001)

- **Support for Environmental Management Systems:** Guidance and consulting for the implementation and certification of environmental management systems, including EMAS, EcoLabel, and ISO 14001, to improve performance and ensure compliance with international regulations.

### CSRD & ESG Compliance and Reporting (in collaboration with our trusted associates/partners)

- **Corporate Sustainability Reporting Directive (CSRD):** Advisory services and guidance to ensure compliance with CSRD requirements, helping companies to document and report the sustainability of their activities in line with the latest EU standards.
- **Environmental, Social & Governance (ESG) Reports:** Development of ESG reports focusing on environmental sustainability, social responsibility and corporate governance, with emphasis on compliance, transparency and responsible business management.



## ENVIRONMENTAL ENGINEERING, EIAs & PERMITTING ADVISORY

### Integrated Waste Management Services

- **Solid Waste Management Studies:** Strategic and technical studies for the collection, treatment and disposal of municipal, industrial and hazardous waste.
- **Circular Economy Solutions:** Development of strategies promoting waste reduction, reuse, and recycling, in accordance with EU and national guidelines.
- **Certification & Environmental Compliance:** Support for licensing and compliance with environmental legislation.

### Wastewater & Water Management

- **Design & Studies of Wastewater Treatment Plants:** Planning, design and detailed studies for urban and industrial wastewater treatment facilities.
- **Water Recycling & Reuse Technologies:** Solutions for water resource recycling, quality improvement and consumption reduction.
- **Monitoring & Optimization of Existing Wastewater Plants:** Evaluation of efficiency and recommendations for technological upgrades.
- **Desalination & Water Resource Management Systems:** Design and planning of desalination and water management projects in areas with limited water availability.
- **Water Quality Monitoring & Management:** Programs for monitoring surface and groundwater quality.



## RENEWABLE ENERGY PROJECTS DESIGN, SUPERVISION & INFRASTRUCTURE MONITORING

Engineer4U is among the most experienced firms in Cyprus and the region in renewable energy, with a strong focus on solar power. We have designed, licensed, and supervised the construction of more than 200 MW of projects, working alongside leading EPC contractors, banks, and financial institutions.

Our services cover the full project lifecycle — from design, permitting, and licensing to construction supervision, performance monitoring, and operational optimization of solar PV and Battery Energy Storage Systems (BESS). We provide a seamless pre-construction process, including project management support, application monitoring and coordination with authorities. Acting as owner's representatives, we ensure regulatory compliance, manage grid connection procedures and safeguard project delivery within deadlines.

In addition, our team prepares techno-economic studies, business plans and CERA/EAC applications, offering complete support from concept to implementation.

Trusted as pioneers in the sector, Engineer4U is recognized as a one-stop solution for renewable energy development.



**Multi-Disciplinary**  
Firm



**YOUR TRUSTED  
PARTNER**



## RENEWABLE ENERGY PROJECTS DESIGN, SUPERVISION & INFRASTRUCTURE MONITORING



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### Renewable Energy Projects

- **Full Licensing, Design & Support:** Comprehensive management of the entire permitting process for Renewable Energy projects (RES), including preparation of required studies, submission of applications (e.g. to CERA and EAC), resolution of regulatory issues and acquisition of final permits.
- **Techno-Economic Studies & Business Plans:** Development of techno-economic analyses and structured business plans to support investment decisions and ensure project viability.
- **Construction Supervision & Project Management:** Provision of Owner's Engineer and project management services during the construction phase to ensure compliance, quality and performance.

### Energy Storage (BESS)

- **Design & Licensing for Battery Energy Storage Systems (BESS):** Complete design and licensing services for BESS projects, including applications to CERA and EAC, ensuring compliance with technical standards and regulatory requirements, while supporting all administrative and engineering procedures.
- **Techno-Economic & Business Case Development:** Preparation of techno-economic studies and business models tailored to the integration of energy storage solutions.

### Performance Monitoring & Optimization

- **Monitoring & Optimization of Renewable Projects:** Ongoing management and performance evaluation of RES projects to ensure efficiency, reliability and long-term sustainability.



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**Holistic Service  
Engineering**



## **Strategic Engineering & Investment Advisory**

We provide strategic engineering advisory that bridges technical expertise with investment decision-making. Our role is to evaluate the engineering, regulatory and operational dimensions of projects, ensuring long-term viability and value creation for investors, developers and institutions.

Our services include technical feasibility studies, CAPEX/OPEX assessments, redevelopment strategies and investment pack preparation.

We regularly advise banks, funds and financial institutions on the acquisition, restructuring, or redevelopment of real estate and energy assets — including NPL/REO portfolios and distressed properties.



**“From Technical  
Detail to Strategic  
Decision”**



## ONGOING MONITORING & RETAINER SERVICES

We offer flexible technical support agreements that provide recurring oversight, compliance monitoring, and on-demand expertise. Our services include inspections, performance reporting, risk reviews, and technical help desk support, ensuring long-term safety, performance, and regulatory alignment.

Through tailored monthly retainer agreements, we act as a long-term partner for institutions, asset managers, companies, and public authorities — safeguarding investments, maintaining asset value, and ensuring continuous compliance across all project stages.

### Key Areas of Support

- **Continuous Project & Infrastructure Support:** Ongoing management and monitoring of projects from planning to implementation.
- **Strategic Advisory:** Consulting services to enhance efficiency, compliance and sustainability.
- **Compliance Monitoring:** Ensuring that all projects meet legal, technical and environmental requirements.
- **Energy Efficiency & Sustainability Enhancement:** Supporting clients in reducing their environmental footprint and improving overall performance.
- **Regular Risk Assessments & Studies:** Periodic evaluations and analyses to identify and mitigate risks.
- **Staff Training & Capacity Building:** Educational programs to ensure compliance with industry standards, regulations and best practices.



## CAPACITY BUILDING & TECHNICAL TRAINING

We design and deliver tailor-made training programs and technical workshops for institutions, authorities and private stakeholders. Training topics include engineering documentation, permitting processes, risk management, ESG alignment, and sustainability compliance, as well as specialized modules on environmental licensing, asset monitoring, and due diligence. By combining theoretical knowledge with practical case studies, we empower teams to strengthen their internal capabilities, reduce external dependencies and ensure long-term project success.



## ARCHITECTURAL SERVICES

In collaboration with AcA Architects LLC, we deliver complete architectural and engineering design solutions. From concept to permitting and execution, we integrate creativity with technical precision to achieve projects that combine functionality, aesthetics, and sustainability.

**Engineering is the  
closest thing to  
MAGIC that exist in  
the world**

**“Elon Musk”**



*“Your One-Stop-Shop Trusted Partner”*



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