

# the specialist that looks after your whole building — and shows you where the **cfе bill** goes, 24/7.

AstreaIoT watches your climate, your energy, your water and your air quality —floor by floor—, **tells you where it's wasted** and keeps your LEED and STPS evidence ready. Your **money**, your **control** and your **compliance**, without hiring anyone else.

**WE DON'T JUST MEASURE** A specialist **crosses occupancy with consumption**: it cools only what's used and shows you the saving in kWh. Already have a BMS? We integrate it **read-only** into one panel. Over WhatsApp.

## THREE THINGS IT LOOKS AFTER FOR YOU

### ● MONEY

#### you stop paying for what isn't used

Climate is your biggest cost and your least visible bill. We show you which floor over-cools, which panel is penalized on power factor, and which equipment is wasted — **in kWh, in real time**.

*the first month's saving already pays for the service.*

### ● CONTROL

#### you know what to attend to first

Every floor, the server room, the elevators and the water on one panel. We alert you to the overnight leak **before** the damage, and the elevator wear **before** the breakdown.

*from corrective to predictive maintenance.*

### ● COMPLIANCE

#### the evidence ready, no manual audit

Continuous air quality per floor — the evidence **LEED** asks for and the **STPS** work environment, ready. And if you already have a BMS, we integrate it read-only into one panel.

*we don't audit: we hand you the proof, with your name on it.*

# this is how we look after your building, **from the inside.**

Each number is a point where a wireless sensor works for you — and the specialist tells you what to do. **You install only the ones that apply to your building.** The color says what each one protects:

● **money** — you stop losing   ● **control** — you know what to do   ● **compliance** — the proof ready



- 1 smart climate ★**  
we cool only what's occupied; we show you the saving in kWh
- 2 service entrance · main panel**  
the CFE bill in real time: demand and power factor before the surcharge
- 3 server room**  
we alert you to heat or water before you lose the critical equipment
- 4 air quality per floor**  
continuous CO<sub>2</sub> and comfort: evidence for LEED and STPS
- 5 restrooms · water leaks**  
we alert you to the overnight leak before the damage
- 6 elevators**  
the current signature that catches wear before the breakdown
- 7 lobby · footfall**  
we show you how many people and when, for staffing and security
- 8 sub-panel per floor**  
we separate the AC from the lighting: you see where the bill goes
- 9 cistern · water**  
we alert you before you run out of water in the building

★ **the specialist crosses signals.** In **climate (1)** it crosses occupancy × consumption: it cools only what's used and measures the saving **in kWh**. Already have a BMS (Niagara, BACnet, Modbus)? We integrate it **read-only** into the same panel — one place for the whole building.

## THE RETURN

# the first month's climate saving usually pays for the service.

**climate** = your biggest cost

and your least visible bill — **we make it visible in kWh, per floor**

**for every \$1** you invest

you protect **energy, critical equipment** and repairs avoided

- **MONEY** occupancy-driven climate + power factor without surcharge + inefficient equipment made visible
- **CONTROL** leak caught before the damage; elevator serviced before the breakdown
- **COMPLIANCE** continuous air quality for LEED and STPS; your BMS integrated into one panel

### WHY IT WORKS

The system **crosses occupancy with consumption**: when no one's there, it raises the setpoint and lowers demand — and the saving is measured **in kWh**, not in promises. The elevator's current signature anticipates the failure 2–4 weeks ahead, from the panel.

## WHY ASTREA IOT

### We tell you what to do, not just data.

Clear priority and a specialist's read — not a dashboard you have to decode.

### The CFE bill, in real time.

Demand and power factor before the surcharge — not at month's end.

### Already have a BMS? We integrate it.

Read-only, in one panel — we don't replace your Niagara, we add to it.

### Wireless, no construction.

Installed with the building running; we verify LoRaWAN coverage.

## ready to see where **your cfe bill** goes?

Start with **one floor or one building**: a no-commitment pilot — you see the saving in your own operation before scaling.

Book your pilot or request a quote — no commitment.

[contacto@astratechnologies.com](mailto:contacto@astratechnologies.com)   [astreaiot.com](http://astreaiot.com)   Monterrey, N.L.