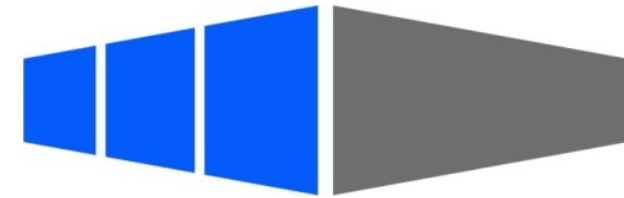




INDIVIDUALITY IN SERIES

www.ferro-cube.com





FULLY AUTOMATIC PRODUCTION



The system of FERROCUBE is designed for fully automated production, forming the basics for flexible and efficient series production. The entire building services equipment will be installed in our production halls.

90 % COMPLETE AT ARRIVAL ON SITE



The modularization will allow unified processes and fully-automatic manufacturing. Controlled conditions guarantee reduction of lead times, optimum efficiency and highest quality. Kitchen and bathrooms can be installed in fully built up modules.

INCREASED FLEXIBILITY



The production of moduls is designed for use of different materials. Moduls can be manufactured in lightweight steel construction, but also in wood or concrete.

MODULAR BUILDING CONCEPT



The building concepts are based on standardized modules which allow to create an unlimited number of living solutions. There are more than 70 different modul types which get arranged to each other .

INCREDIBLE APPLICATIONS



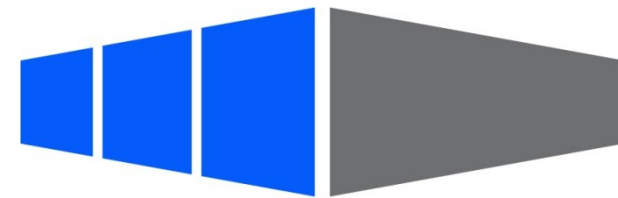
The application areas of FERROCUBE include building extensions up to multi-storey living and commercial buildings. Modular structures like prefabricated rooms for hotel facilities or temporary shelters are becoming hugely relevant.

SUSTAINABILITY



Natural building materials contribute to a healthy living environment, therefore only ecological materials are used. Every single component of the FERROCUBE system has a high recycling rate.

The analogy to the automotive industry shows that the quality of manual labor work can be converted to an industrial production with a high repetition rate and decreasing production costs.



Automotive industry

Manual labor

Numbers of cars built: 150



Industrial production

Numbers of cars built: 25.000.000



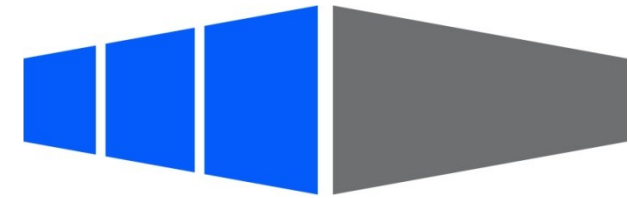
Construction industry

Numbers of buildings constructed: 1



Number of buildings constructed: 1.000





BENEFITS OF CONSOLIDATION

From project to product

Modular product



Benefits of
consolidation



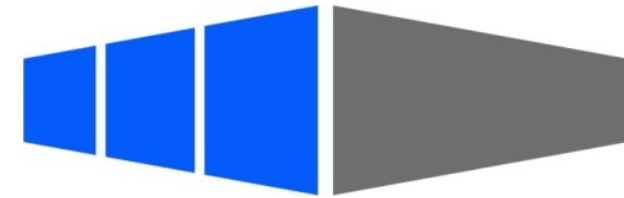
Modular production



- Development efficiency
- Scale effects
- Cost efficiency
- Product quality
- Individuality
- ...

FERROCUBE
Modular
building
system

- Planning efficiency
- Machinery lifetime
- Maintenance efficiency
- Flexibility of production
- Mobility of production
- ...



All system partners act responsibly in structuring the future together

We leverage our global supply chain and logistics expertise to manufacture the most economic modular steel structures on the market. Our modules are finished with some of the best construction products, fixtures and furnishings on the global market today.

High performing license partners

In non-European countries FERROCUBE counts on certified license partners

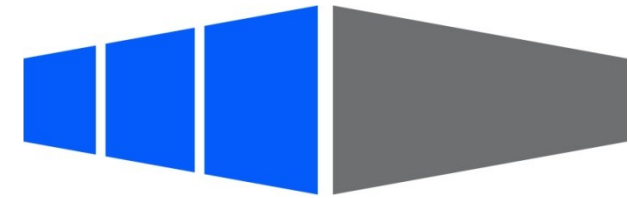
High flexibility

FERROCUBE lightweight steel frames with their high-strength characteristics make the System perfect choice for creating quick and flexible structures.

THE NEW WAY TO BUILD

Modularisation and the industrial production are the new challenge within the high quality housing sector.





SMART INVESTMENT

Prefab revolution

Faster, smarter way to build

The system of FERROCUBE is designed for fully automated production, forming the basics for flexible and efficient series production. The entire building services equipment will be installed in production halls. The analogy to the automotive industry shows that a high repetition rate will decrease production costs.

Reduced project financing

The high degree of prefabrication and the lack of drying time means much shorter construction schedules, significant cost advantages over traditional building methods.

In addition, the high standard of prefabrication also reduces the risk of any unforeseen costs on site. By building modular in parallel to your site work, you can complete your project 50 % faster. That means you can refinance, sell or rent faster.

Modular building concept

The building concepts are based on one standardized module which allows to create an unlimited number of living solutions. There are more than 70 different modul types which get arranged to each other in order to create a variety of individual living space solutions. Flexibility and lots of room for creativity is guaranteed.

We provide increased Flexibility

The production of moduls is designed for use of different materials. Moduls can be manufactured in lightweight steel construction, but also in wood or concrete. FERROCUBE can be transported from one place to another without having to go through the process of demolition. It is not subject to warping, rot, termites or water damages.

Perfect service and smooth delivery

Using our global network of freight forwarders and logistics partners, no location is out of reach. We ensure that your modular units are delivered on-schedule and within your budget, from our port to your final location:

The transportation without support vehicle has been made a top priority. Due to the international shipping size urban centers can be easily reached. In addition to the transport by truck, FERROCUBE'S can be carried by ship or rail.

50 %

Faster than
traditional

70 %

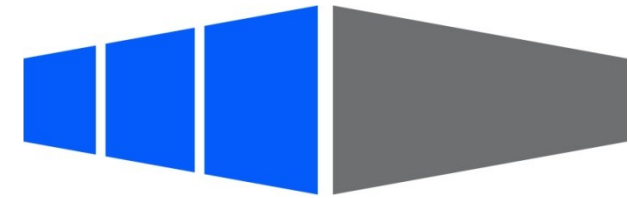
Less energy

80 %

Efficiency in
ressources

90 %

Complete
at arrival on site



SUSTAINABILITY

Our guiding principles

No composite materials

Natural building materials contribute to a healthy living environment, therefore only ecological materials are used. Every single component of the FERROCUBE system has a high recycling rate as well as a lot of reprocessing potential.

Because fewer resources are used, the energy consumption is reduced – both during construction and maintenance or during a later dismantling.

Steel as a high-tech material

Steel is a mineral construction material and is free from harmful substances. "Upcycling" is created by the re-use of steel, leading to a revaluation of the material. The used plasterboards are chemically neutral and are able to neutralize harmful substances.

Acoustic Noise Reduction

Significant noise reduction due to the acoustic insulating properties of FERROCUBE.

FERROCUBE's insulated wall system

is prefabricated for fast and affordable installation.

The FERROCUBE thermally insulated walls have high energy-saving thermal properties in addition to reducing acoustic noise. Building with FERROCUBE will save money both during construction and into the future by lowering heating and cooling costs to reduce ongoing energy bills.

You will use less power to heat or cool your home, saving up to 50% on ongoing electricity bills. Our customers can enjoy a consistent temperature throughout your home all year round.

Resource efficiency

In terms of materials efficiency modular houses save more than 80 % in valuable and rare input goods like water and construction sand.

Significant noise reduction due to the acoustic insulating properties of FERROCUBE.

50 %

Faster than
traditional

70 %

Less energy

80 %

Efficiency in
resources

90 %

Complete
at arrival on site

ROOM CONCEPT

Free space planning

The functional modules get arranged to each other in order to create a variety of individual space or living solutions.



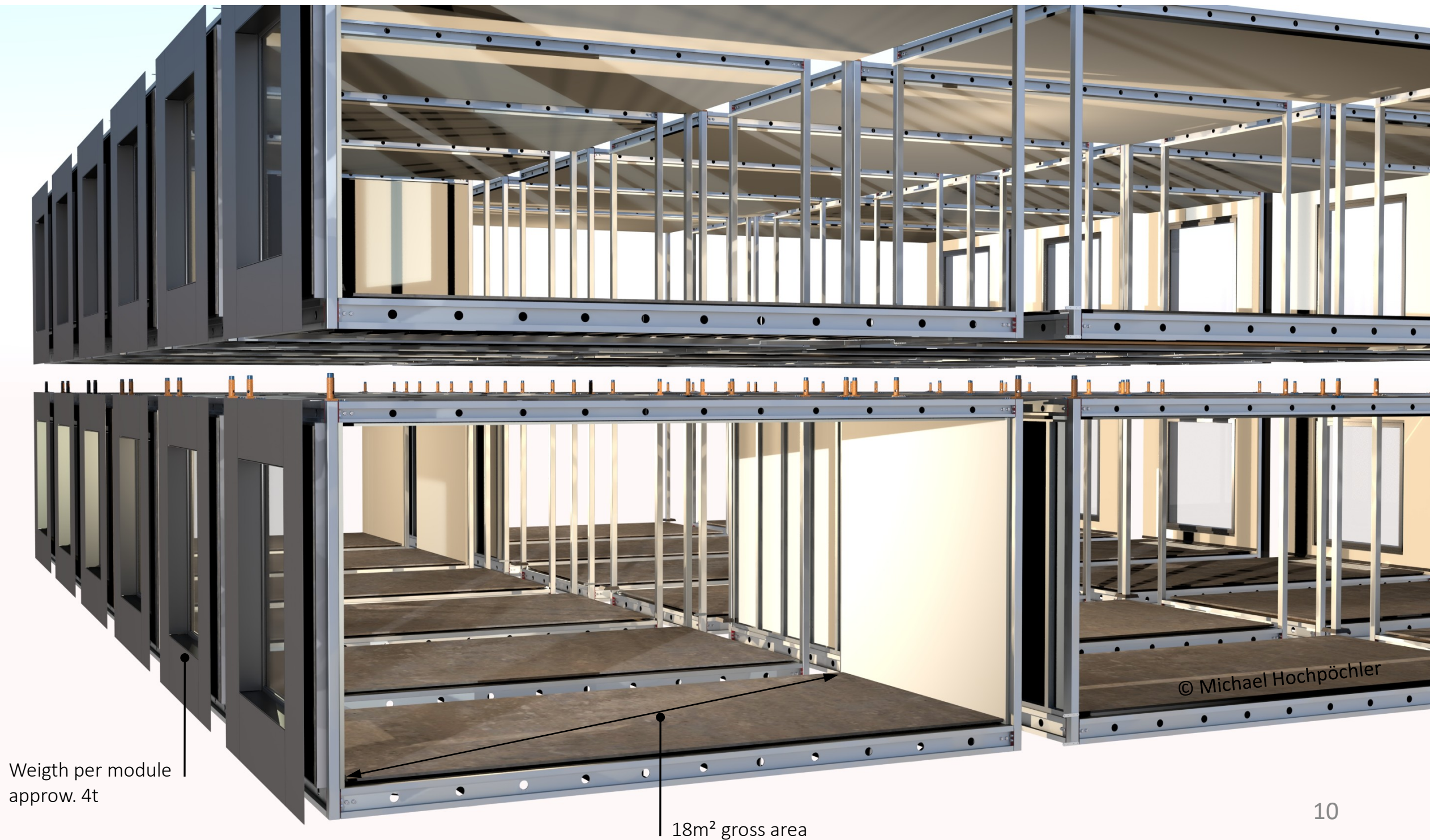
office facilities

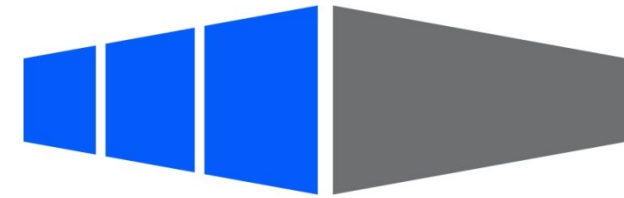
Back – ventilated
facade

ROOM CONCEPT

Low costs of alterations

Our modular system means that future changes to your buildings can be carried out with simplicity and cost-effectively. FERROCUBE allows adding floors, extensions or just changing room layouts, easy and fast. So a floor of apartments can be changed to a office floor in a matter of days.





FUNCTIONALITY

The functional modules get arranged to each other in order to create a variety of individual space or living solutions.

Statical steel frame
UP TO 7 STOREYS HIGH
Internation shipping size
6 m x 3 m x 3 m

PREINSTALLED

- electical installation
- TV / internet
- decentralized air venting

PREINSTALLED

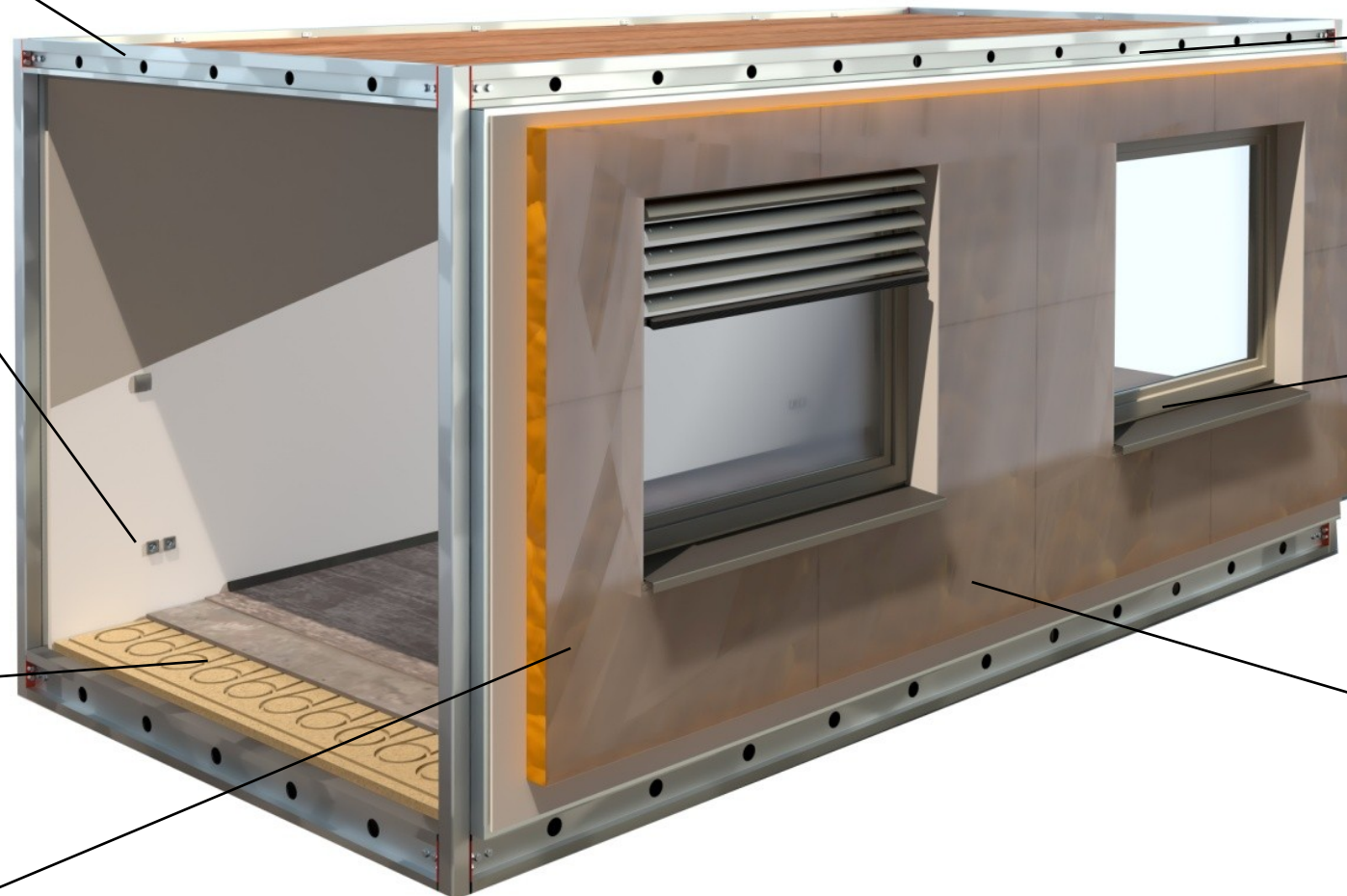
- Bathroom
- Floor heating
- Tils
- Air Condition
- Complete water installation

Lightweight steel
frame construction for
internal and external
walls

PREINSTALLED
windows and terrace
doors

FACADE DESIGN
Optional :
Back – ventilated facade

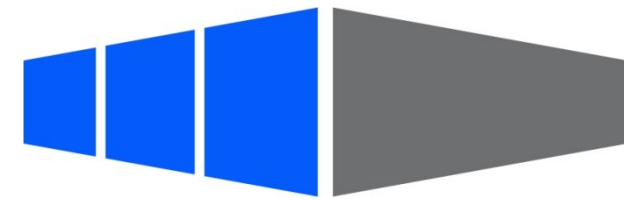
FACADE DESIGN
plastered facade



FERROCUBE

STRUCTURE OF MODUL

System partners



HILTI



Welser/Voest Krems



Macht das Projekt leichter.

Cocoon/
Saint Gobain



Saint-Gobain
James Hardy



Internorm



Legrand
Wieland



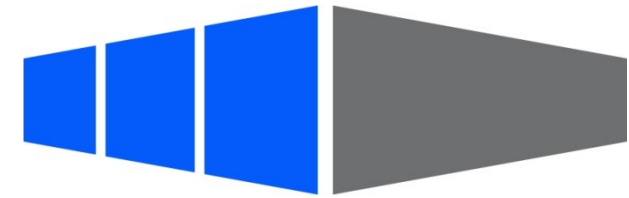
in-house development
underfloor heating
without polystyrol



HIGH QUALITY HOUSING SECTOR **Incredible applications**

- single-family houses, apartment buildings, Wohnungsbau, public and residential housing
- hostels, hotels
- educational facilities, kindergardens, health care, offices
- temporary shelters
- inner-city densification and construction extensions

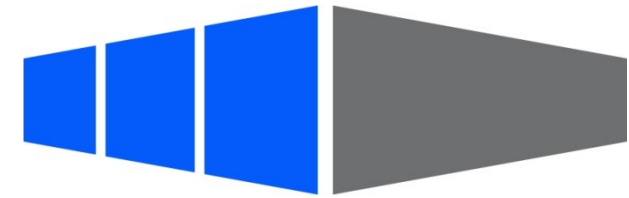




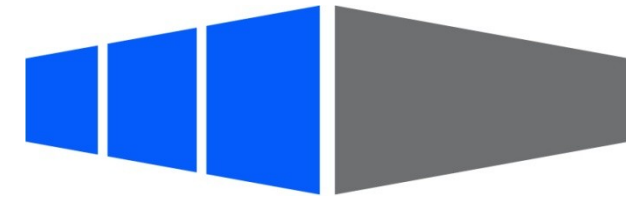
REFERENCES

New Headoffice company BLATTFISCH, Wels, Austria

Construction status March 2022







Modular construction's time may have finally come

The benefits

Modular construction can speed construction by as much as

50%

In the right environment and trade-offs, it can cut costs by

20%

The opportunity

\$130B

\$22B

\$1.6T

Driving demand

Labor and housing shortages are the biggest predictors of where modular construction can gain traction



e.g. Australia, UK, Singapore, U.S. West Coast

**All industry participants
will need to make big changes**



Modular manufacturers: Scale and optimize



Developers: Productize and partner



Materials suppliers: Prepare for a shift in products and go-to-market; or enter the space



Public sector: Bundle pipelines and update building codes



Engineering & construction firms:
Preempt commoditization



Investors: Seek to understand new opportunities

Exhibit 4

Using 3D volumetric modules can deliver 20–50 percent schedule compression.

Example apartment project construction duration, traditional vs offsite 3D volumetric, months



¹Over-runs of 25–50% of projected construction duration are common.

²Mechanical, electrical, plumbing

Source: Case studies; interviews; McKinsey Capital Projects & Infrastructure