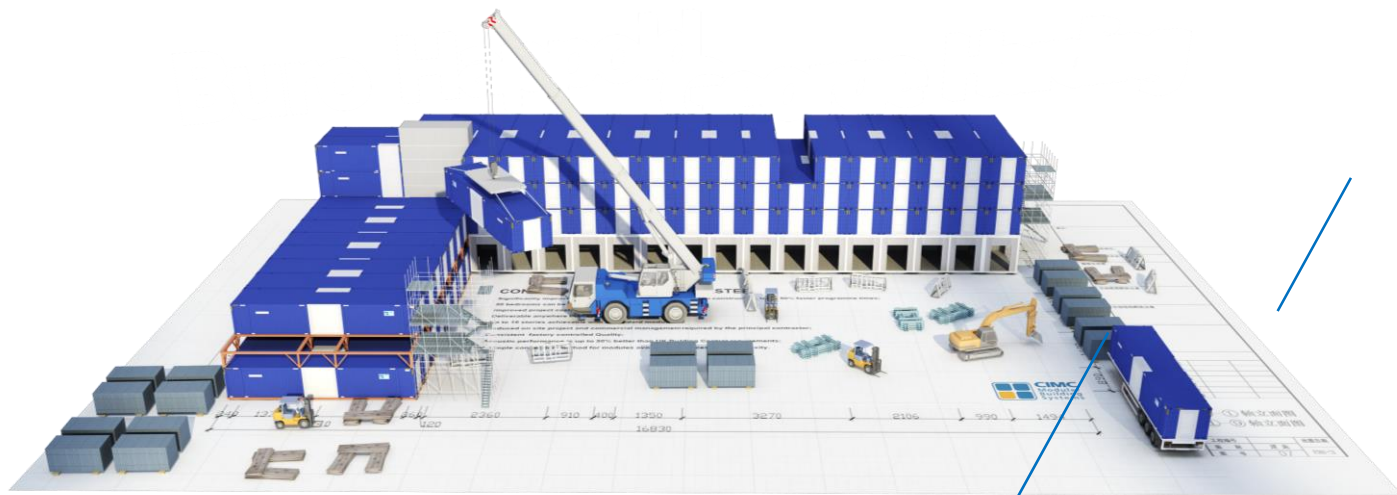


CIMC Modular Building Systems

World' s Leading Modular Building Systems

Smarter Greener Faster



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PART
01

Company Overview

Introduction

Key Milestone

Supply Chain

CIMC Modular Building Systems



Established in
2004



Global Operation



Over 45,000 rooms and
1 million m² modular
buildings

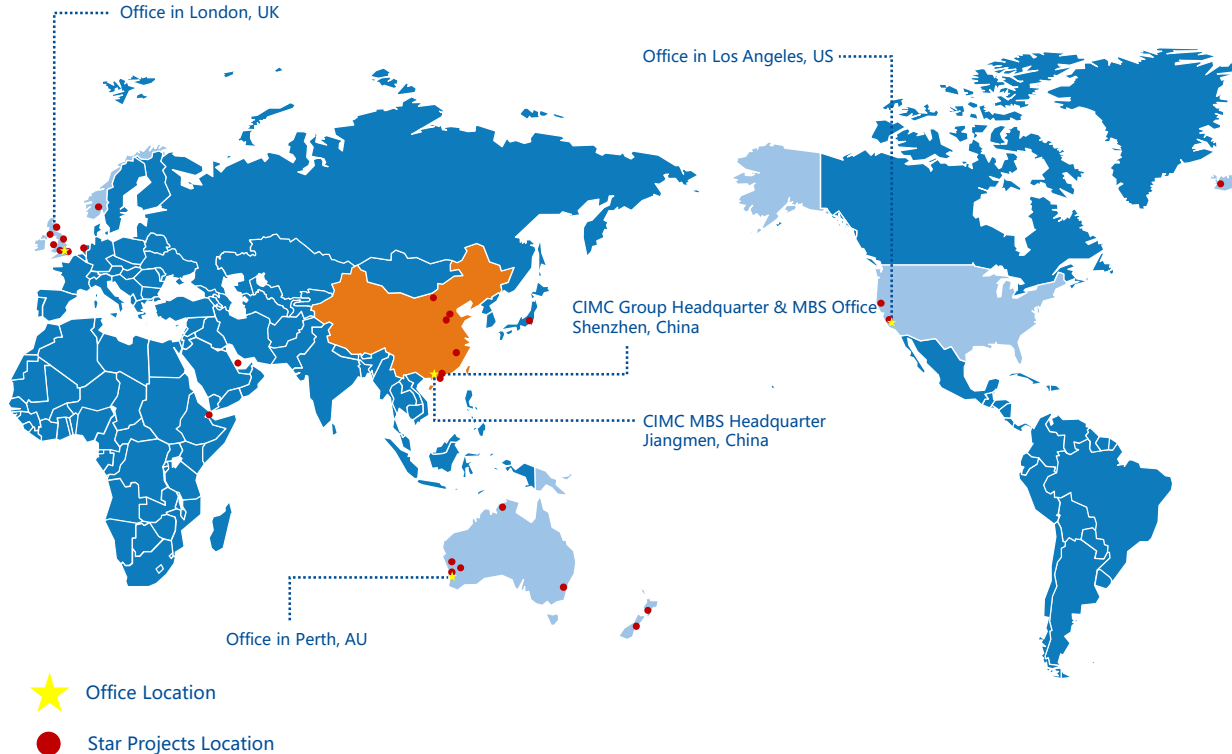


Patented Building
Technology



- As a business division of CIMC Group, CIMC Modular Building System (CIMC MBS) has grown into **the largest provider of modular building systems in the world.**
- We offer **innovative design** and patented construction technology, which can break through the limitation of traditional construction via **shorter construction time, improved quality and reduced cost.**
- Market segment: Hotel, Student Accommodation, Residential Apartment, Data Center, Commercial Building, School, Hospital

MBS Structure



MBS Headquarter

Jiangmen, China

Strategic Planning Center / Global Marketing Management Center / R&D Center / Supply Chain Control Center / Global Logistics Center / Financial Service Center

Subsidiary Companies

- London, UK
- Perth, AU
- Los Angeles, US
- Shenzhen, China

Business Development / Local Standard Management / Global Logistics Center / Project Site Construction Management / After-sale Service

Manufacturing Center

Jiangmen, China

Production / Engineering management / Quality management / OH&E / Global Logistics Center

MBS Manufacturing Facilities

Located in Xinhui, Guangdong Province, China, CIMC MBS' s manufacturing plant covers an area of one million square meters with 4,000 employees and boasts production capacity of around 8,000 modules per year.

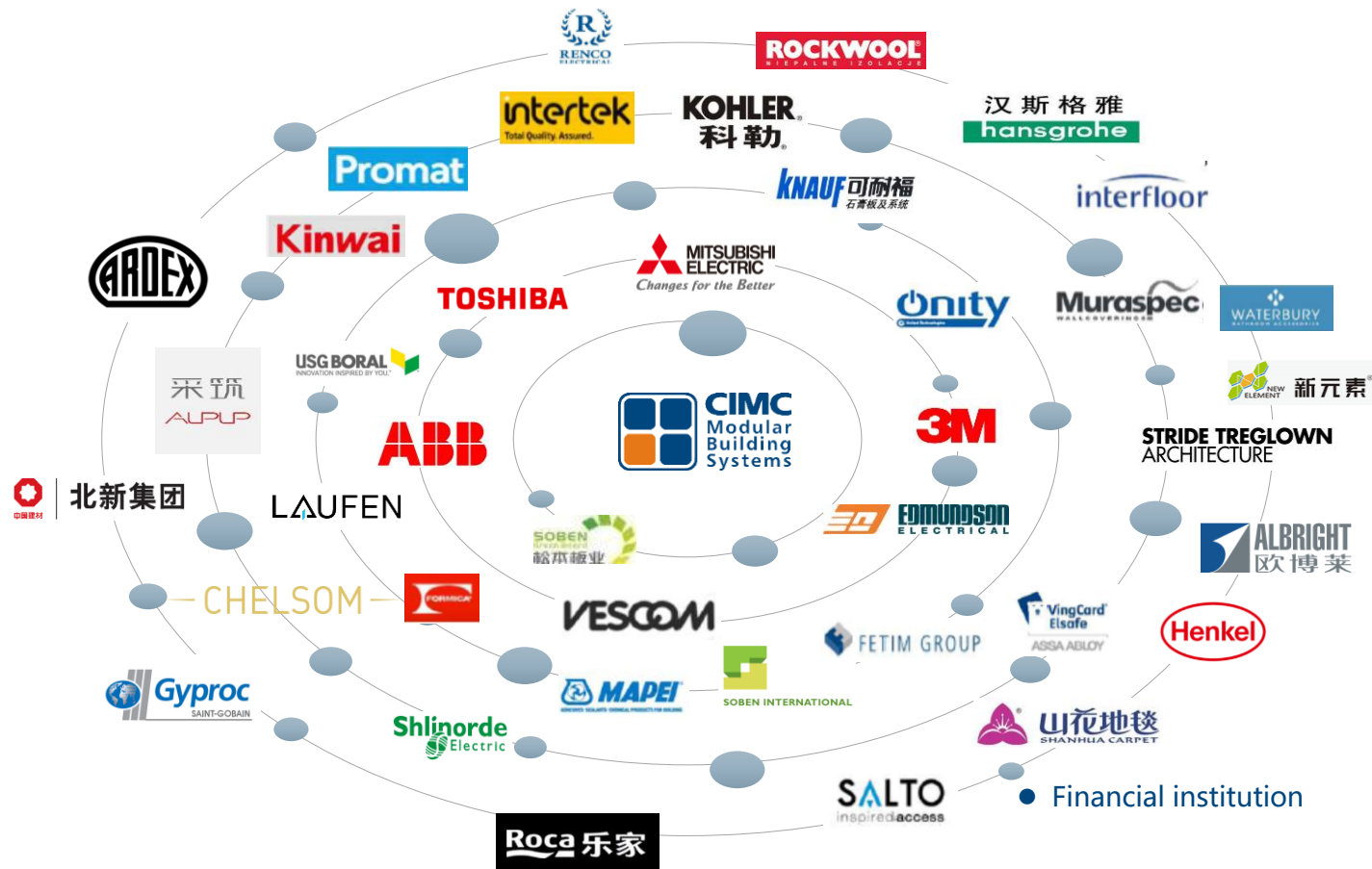


CIMC Xinhui Industrial Park



Factory

Integration of Industry Chain



Module Design & Performance

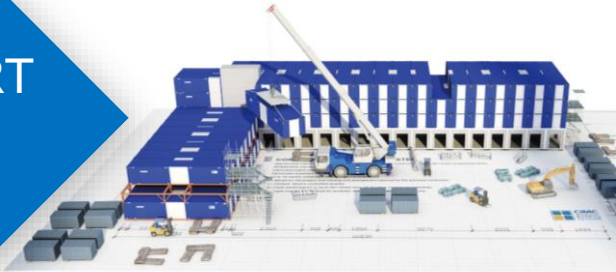
System

Performance
Parameters

Product
Value

Key
Features

PART
02



CIMC Modular Building Systems

- **Three-dimensional space**
- **Fully furnished**
- **On-site assembly**

Single module load-bearing steel structure

Single module soundproof and fireproof insulation, non-load-bearing steel structure

Module bearing structure connection

Non-building bearing structure and decorative splicing

Building MEP connection

Roofing system

Curtain wall system

Water supply and drainage system

Strong and weak electricity system

Fire control system

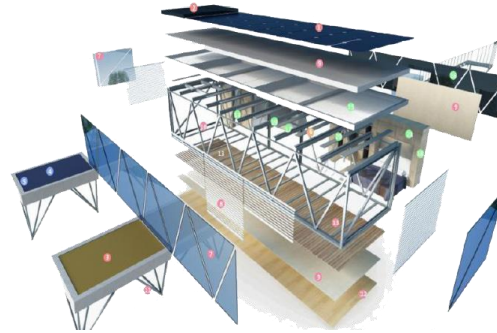
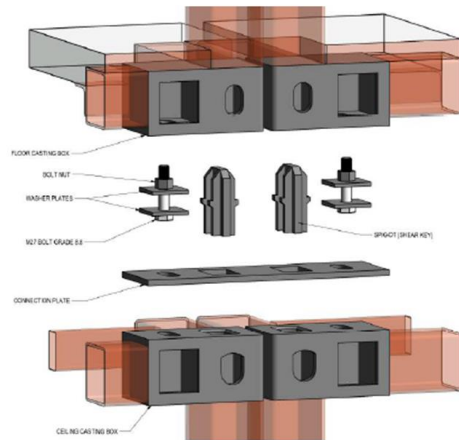
Furniture, door and window system



Decorative material

Bathroom hardware

CIMC Modular Building Systems



- ✓ The modular building unit prefabricated in the factory is the three-dimensional space body with building function integrated by the main structure, interior parts, equipment pipelines, building exterior walls, which meet relevant building performance requirements, Hoisting and transportation requirements;
- ✓ The module unit prefabricated in the factory can also be combined with the frame, shear wall and cylinder structure or other lateral resisting system.

Products Value



- Permanent buildings
- Factory production, excellent quality
- Multimodal transport, global supply
- High prefabrication (Hotel prefabrication rate 91%, Camp prefabrication rate 100%)
- Corrosion prevention, Seismic structure, Excellent thermal insulation performance
- Can be reused and environmentally friendly

Prefabrication
Rate in Factory

91%

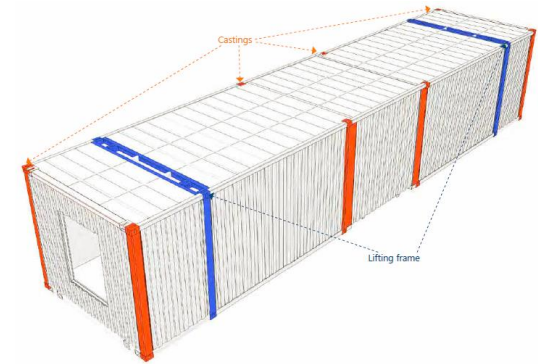
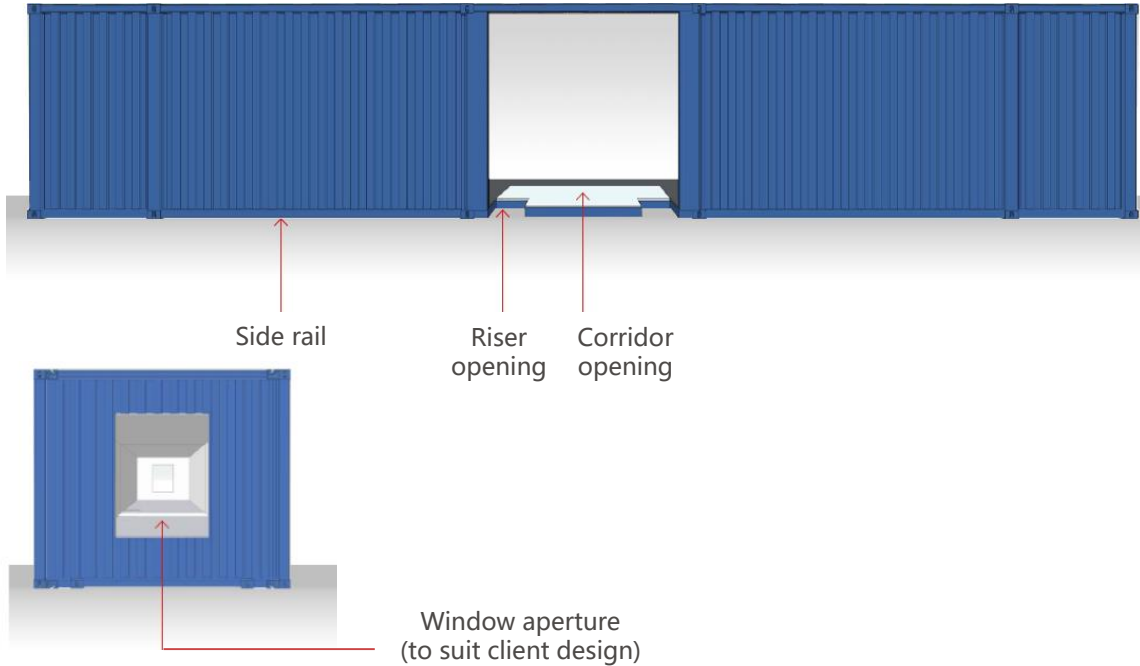
Reduction in
Construction
Period

50%

Reduction in
Construction
Waste

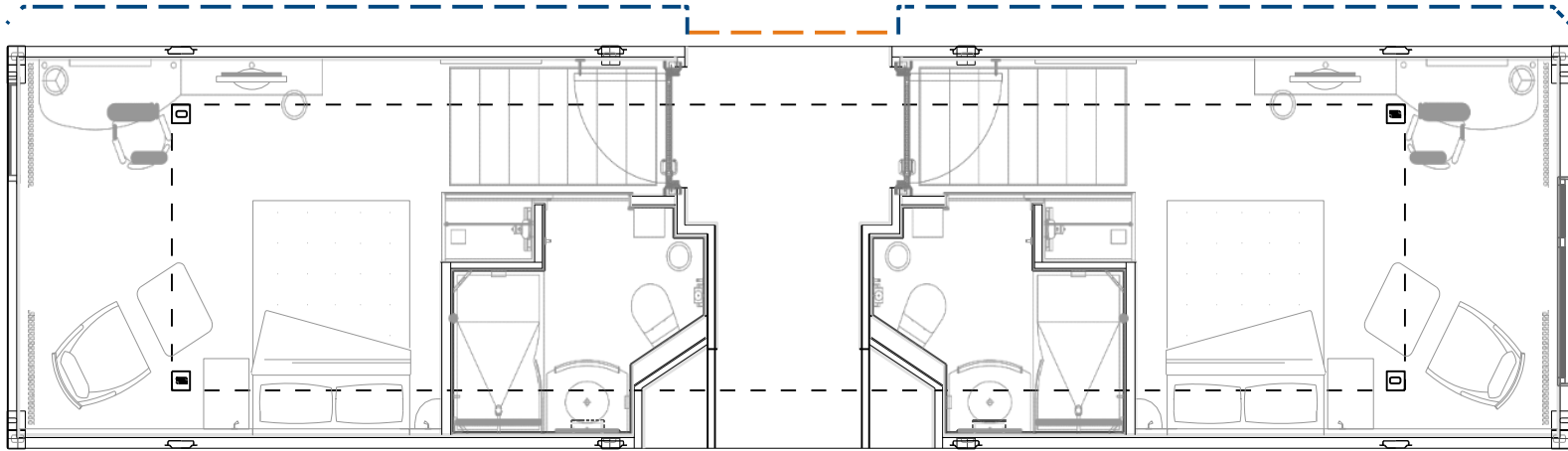
90%

Module Overview



- Lifting frame: temporary condition
- Casting frame: permanent condition

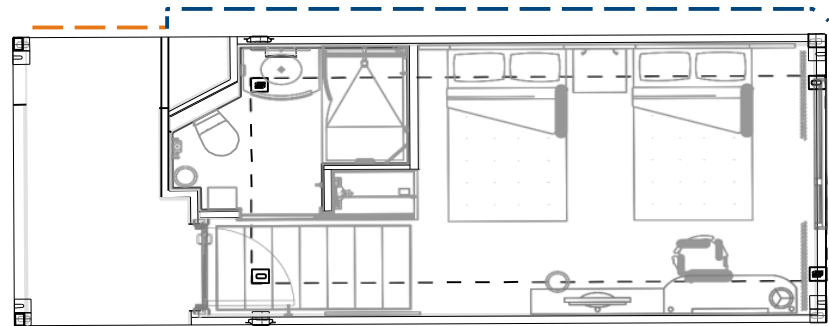
Typical Module Layout



Typical room + corridor + room

Typical room + corridor

- Modules layout/design can be adjusted to project requirement



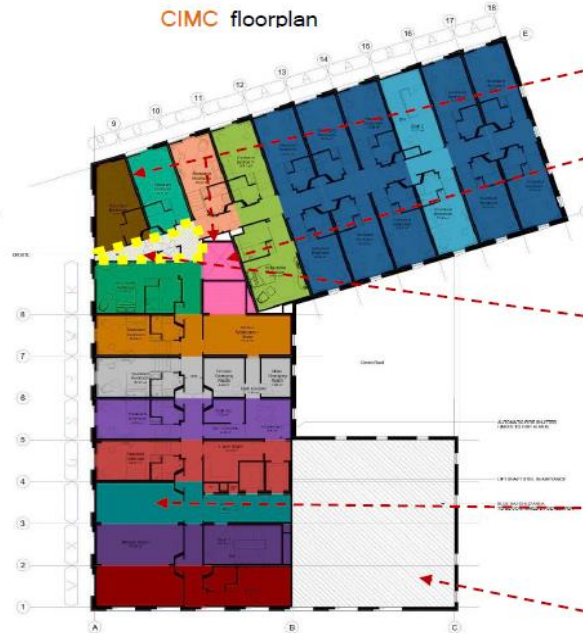
Typical Module Layout

First floor

Stride Treglown floorplan



CIMC floorplan



Trapezium modules

Void to be used by M&E purposes

Area between modules to be infilled on site by using a floor cassette solution.

Cassettes are factory engineered, designed and manufactured which speeds up the on site build time

Fitness room module floor to be reinforced with concrete on top of the GF slab

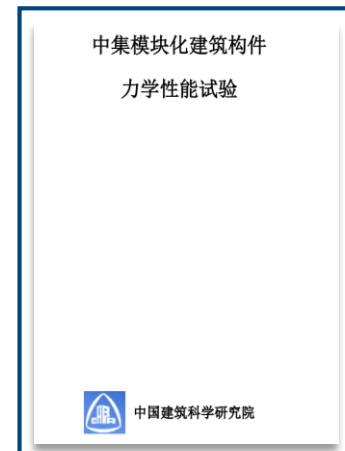
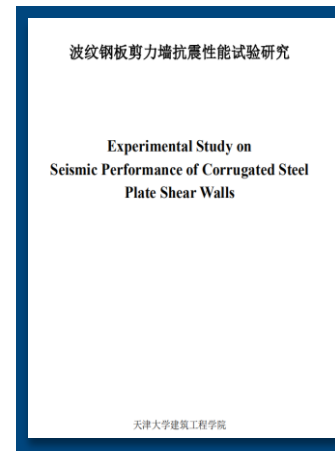
Non-modular area built by traditional construction methods. CIMC MBS will only provide windows in this area

A	B	C	E	G	I	K	L	M	N	P	R	S	T	U	V	W	X	Y	Total
5	1	1	0	1	1	1	1	1	0	0	1	1	1	1	1	1	1	0	19

Inspection Report & Test Study



Inspection report on fire prevention of steel structure column, wall panel and floor



Seismic and mechanical test

MBS Certification & Honors

Europe



Singapore



U.S.A



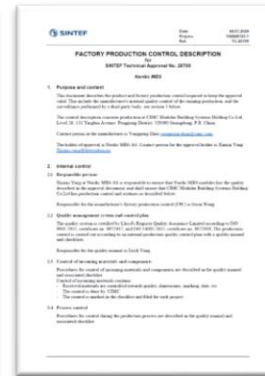
Hong Kong



Mainland China



Norway



- ✓ We meet the permanent building standards of most countries worldwide. we have obtained the building certification and access from the UK, AU, NZ, US, CN, HK, Iceland, Norway.
- ✓ The assembly rate of the modular building is more than 91%, which can reach the highest standard of AAA level.
- ✓ Application of 24 patents, 15 of which have been granted with 8 invention patents and 16 utility models.
- ✓ ISO9001, ISO14001, OHSAS18001 management system certification.

Products Value



- Excellent acoustic insulation
- Excellent fire performance
- MEP services fully installed, tested and commissioned
- High density fit-out including all FF&E loose furniture
- Patented connection system for faster installation
- Extensive experience with full façade system

Prefabrication Rate	Reduction in Construction Period	Reduction in Construction Waste
90%	50%	90%

MBS Services



**Project Subcontracting Mode:
Module Design + Manufacturing**

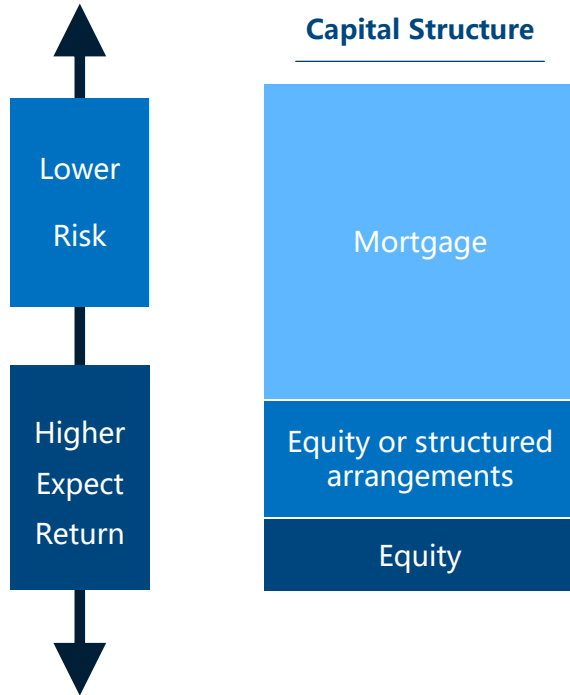


**EPC Model:
Construction Design + Procurement + Construction +
Building Commissioning**



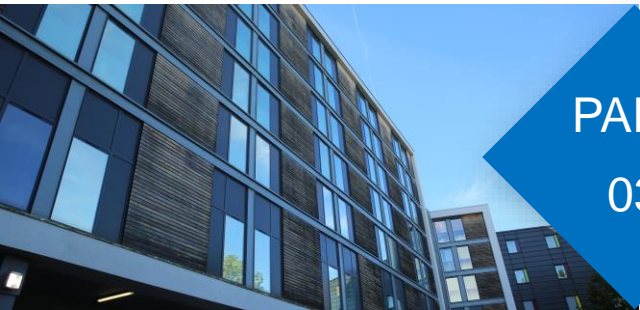
**Financing Services: Senior Debt, Mezzanine Debt and
Equity Investment**

Key Features_Additional Finance Services



Opportunities

- Equity / Prefer stock investment
- Liquid mezzanine debt investment
- Mortgage / Construction loan
- We are committed to providing competitive senior funding and financial solutions for our clients.
- Any project finance should be approved by CIMC risk committees independently.



PART
03

Manufacturing & Site Construction

Module Stages

Quality Control

Manufacturing & Site Construction



Stage 1

On Site Foundations & Traditional Build Frame

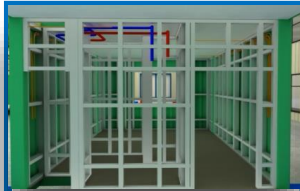
Traditional foundations are laid on site. If there are any traditionally constructed areas, the framework for this is erected. The works on site take place simultaneously with the modular steel fabrication, fit out and delivery.



Stage 2

Steel Fabrication

The steel structure of our containers is fabricated on our special container production line. The modules are fully welded steel boxes and utilize shipping container technology. Due to this the modules are inherently strong and can be stacked up to 18 stories high.



Stage 3

Module Fit Out

Once the steel structure of the modules is completed, they are transferred to our fit out workshop. Here, modules are insulated and fire lined, and stud work is added. First and second fix services are installed before the rooms are finished and FF&E is added.



Stage 4

Delivery

Modules are transported from our factory to Hong Kong by barge, where they are transferred to a Standard container vessel. The container vessel delivers the modules to a local port, approximately a 4-6 week journey, where they are transferred to standard flatbed vehicles and delivered to site by road.



Stage 5

Lifting on site

Modules are lifted into place using a crane and bolted together using our patented connector system of BM and MM plates within acceptable building tolerances. Once erected, modules are inspected by both CIMC MBS and a client representative prior to handover.

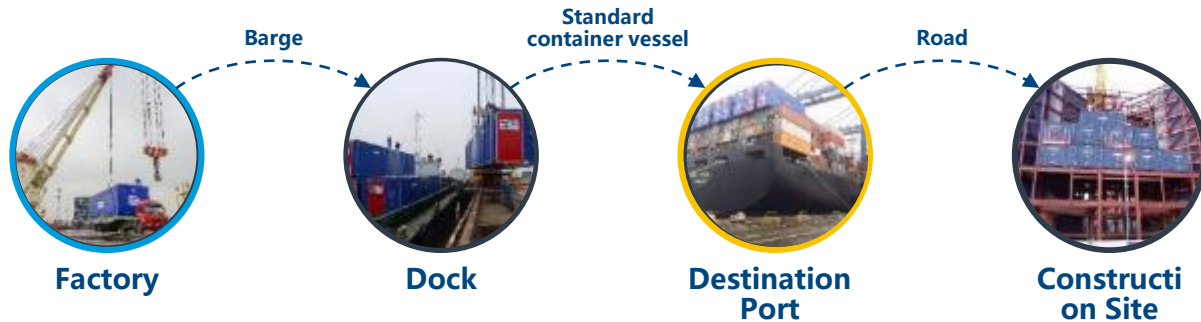


Stage 6

Assembly & Completion

On site, modules are zipped up to make good the joints between modules, horizontal and vertical service runs are installed, external cladding is applied and traditional rooms are finished.

Global Delivery Capability



- **Type of escort dependent upon size/width of module & local laws**
- **Watertight using heavy level tarpaulin sheeting and sealant bars**
- **Securing loose items will be done before packing**

Currently, CIMC MBS has established strategic cooperation with global shipping companies such as COSCO, Maersk, CMA and etc. Efficient, economical, safe, timely and standardized containerization brings the best logistics cost and delivery experience.

Building Facades



- CIMC modular building is suitable for the installation of various facade to ensure that the appearance of the building conforms to the overall architectural design of the project.
- The top and bottom beams of the module are designed to be available to any form of facade.



Quality Control



Quality Control Process

- Inspection and test plan
- Supervise on site inspection
- Sample room for the inspection standard
- Inspection training
- Final inspection
- Joint inspection and delivery
- Summary of project experiences

Project Experience

Hotel

Student
Accommodation

Commercial
Building

Workforce
Accommodation

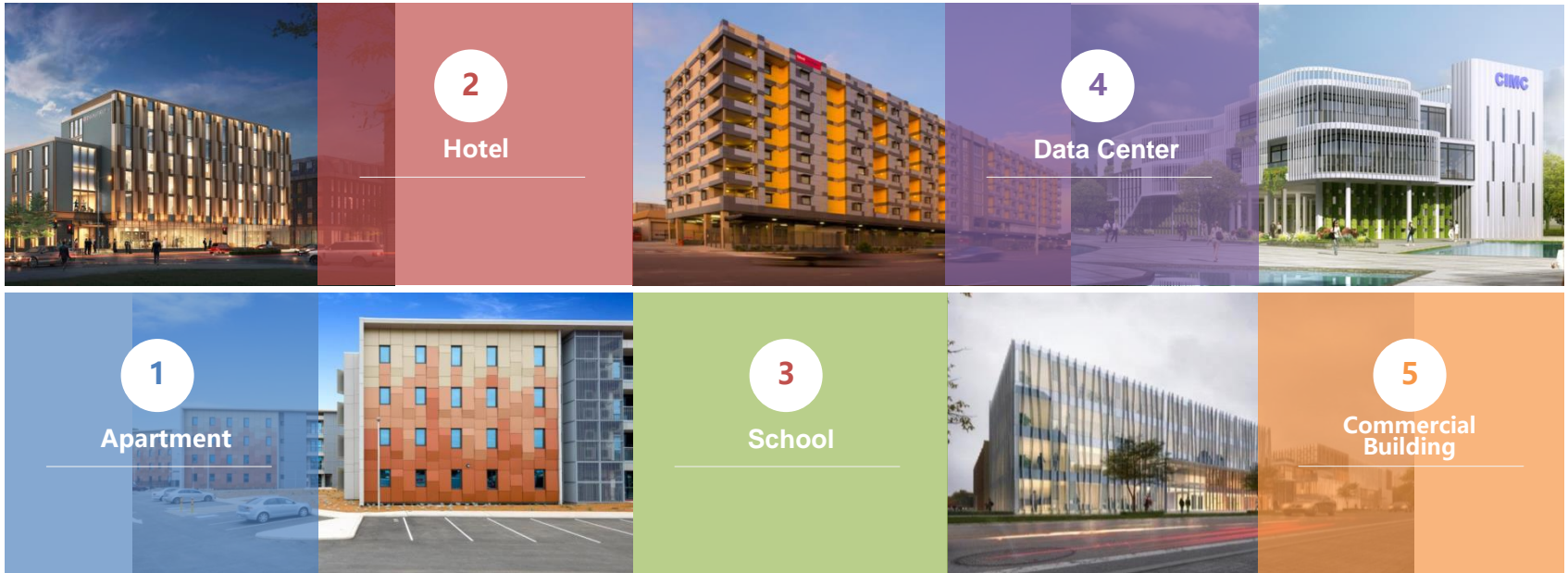
PART
04



Building Category

CIMC Modular Building System can be adapted to a variety of building categories and has been successfully delivered

45,000+ rooms
1,000,000+ m² construction area



Project Experience

Hotel

Hampton by Hilton

Aberdeen, UK 2017

155 Keys



Hampton by Hilton

Aberdeen, UK 2017

173 Keys



Hampton by Hilton

London, UK 2017

191 Keys



Value the Hotel

Sendai, Japan 2012

313 Keys

Holiday Inn Express

London, UK 2015

204 Keys



Hilton Garden Inn

Birmingham, UK 2018

178 Keys



Ibis Styles

Perth, Australia 2018

252 Keys

Project Experience

Student Accommodation



Park View Student Village of Newcastle University

Newcastle, UK 2018

1,243 Rooms



Shattuck Student Accommodation

Berkeley, US 2018

22 Rooms



Unilodge Student Accommodation

Darwin, Australia 2014

303 Rooms



Glassworks Student Accommodation

Newcastle, UK 2016

192 Rooms



Curtin University Student Accommodation

Kalgoorlie, Australia 2016

180 Rooms



Student Accommodation at Kelvinhaugh Street

Glasgow, UK 2017

398 Rooms



Amsterdam University Student Accommodation

Amsterdam, Netherlands 2006

1,000 Rooms

Project Experience

Workforce Accommodation

Onshore LNG Facilities Accommodation Village

Darwin, Australia 2012

3,545 Rooms



FMG Karntama & Ellie Accommodation Village

Western Australia 2012

2,560 Rooms



FMG Kandama Camp

Western Australia 2012

1,627 Rooms



BHP Billiton RGP5 Port Haven Accommodation Village

Western Australia 2009

1,202 Rooms



BHP Billiton Quantum Project Camp

Western Australia 2012

10,000 Rooms



Thank You



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mbs@cimc.com