



Eco Buildings

Sustainable Construction Solutions For The Modern World

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Investment Highlights



The Business

Eco Buildings Group Limited (“Eco”) has a **solution** for the construction of both affordable and high-end housing, which is **faster to deploy, more economical and greener** than existing traditional construction methods.

Eco has acquired a **glass-fibre reinforced gypsum (GFRG)** walling system including the “know-how”, from Gulf Walling FZCO in Dubai, which is up to **50% cheaper, two-thirds lighter and five times faster** than conventionally built homes.

First operational facilities are based in Durres, Albania as a result of the secured contracts totalling €114m, where a **new 2,440 sqm manufacturing facility was** completed in Q4 2022. The plant has been delivered to the factory for re-assembly and commissioning.

Eco has applied a new business approach to a proven technology and has already **secured an order book of €114M over the next three years, and established a further €104M pipeline in United Kingdom and Spain**, where we are currently planning to install production lines on the assembled sites.

Plans to develop **locally deployed mobile manufacturing plants** for large scale developments globally, as above, as a B2B service.

Traditional construction methods struggle to provide solutions to the growing housing market.

Numerous **economies*** have already adopted **modular housing** techniques in an attempt to address market imbalance and spiralling labour and raw materials costs.

It is expected that **the market will grow at a significant rate** due to its numerous benefits and global housing shortages.

Eco intends to help alleviate the global housing deficit in both an **environmentally friendly, yet profitable** way.

Reverse Takeover (“RTO”) of **AIM-listed Fox Marble**, a producer of block material and cut and polished dimensional stone in the Balkans.

Eco intends to raise up to **£4.7 M at a pre-money valuation of the combined entity of £34.4M**, to scale its production capacity and expand its penetration in global markets.

* German and Nordic countries have reached >20% penetration of new houses built

The Housing Crisis

THE PROBLEM

Lack of Housing

The rate of population growth and city expansion is often not aligned with urban planning and development resulting in a shortage of housing.

Affordability

In more than 90% of 502 international cities house prices are more than 3x median family income.

Inadequate Housing Stock

Globally approximately 1.6 billion people live in substandard housing.

Displacements

There were circa 30.7 million new displacements in 2020 due to climate change and natural disasters.

THE SOLUTION



11 two storey units were built using Eco technology with four men in five and a half weeks

- ✓ Modular housing provides a faster, cheaper and more environmentally friendly solution to traditional housing construction
- ✓ Global prefabricated housing market expected to grow from \$109.2bn (2020) to \$161.9bn (2027)
- ✓ Modular housing reduces time consumption by 30-50%, uses much less labour and significantly reduces construction waste

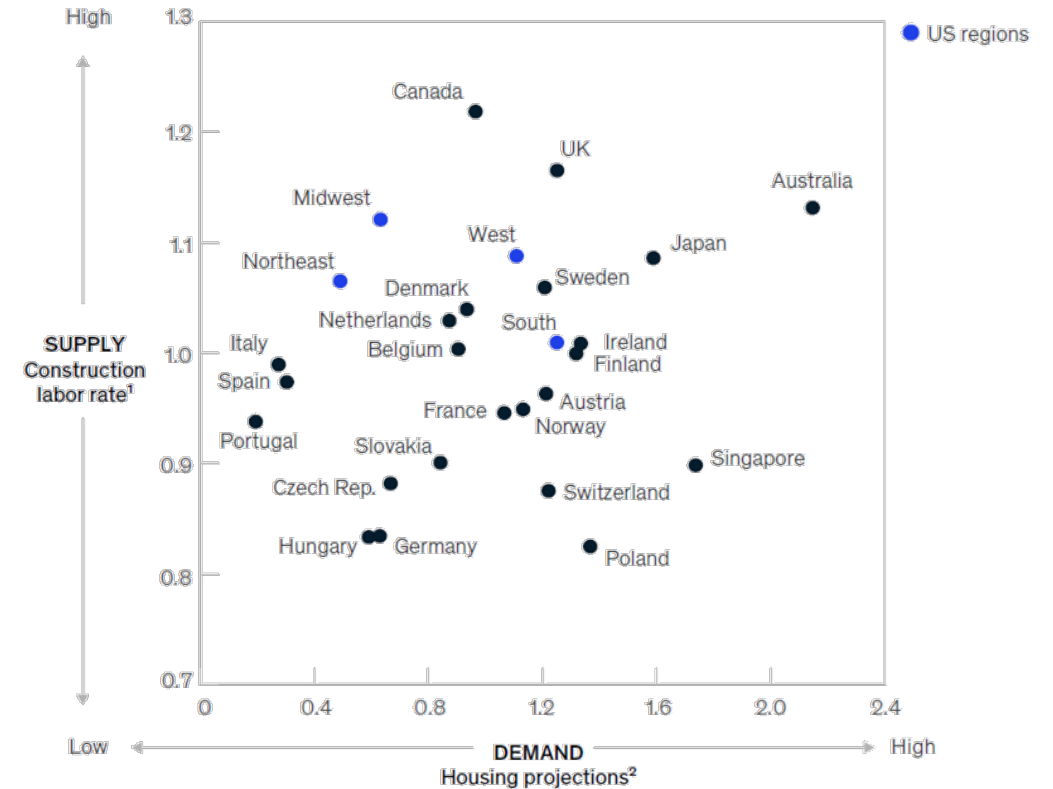
The Emergence of Modular Housing

- A number of countries globally have already adopted modular housing and many more exhibit conditions appropriate for growth in offsite construction
- The emergence of the sector is driven by a combination of:
 - High labour and raw material costs
 - Time costs with traditional build
 - Demand for housing stock that is affordable
- A number of new “start ups” have entered the modular housing sector in recent years, albeit using very different technology to manufacture their products:
 - Goldman Sachs invested £145m in Top Hat which is currently building a 650,000 ft² new facility in Corby with the capacity of delivering 4,000 homes per annum from 2023.
 - Ilke is backed by Sun Capital, TDR, Fortress Capital and Homes England, is building a 250,000ft² facility in Knaresborough. Ilke raised £100m in December 2022 to expand output to 4,000 homes
- Some of the leading housebuilders have now invested in their own modular housing facilities including Berkley Housing who have opened up their first facility in Northfleet

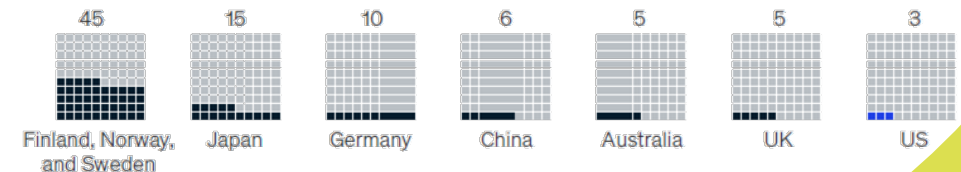
Various projects where GFRG technology was adopted, including the Motor City in Dubai.



Near-term demand for new housing vs construction labor supply



Current offsite share of housing, %



1- Construction wage divided by national median wage
 2- 2017-20 average housing projection as a % of national housing stock

Business Overview



- Eco Buildings construction units are formed from a GFRG walling system. It is an alternative construction method to achieve faster and more economic construction of residential, commercial and industrial dwellings.
- Over US\$6M has been invested in the technology to date to establish a high quality and environmentally friendly product.
- Operational facilities have been established in Durres in Albania to allow for lower cost, greater customer accessibility and shorter supply chains, given its good transport links and deep-water container port.
- The first production to contracted customers expected Q3 2023, targeting gross profit margins of c. 40%.
- Planned to initially produce +367 residential units per annum from the first automated production line, with the second line being installed in early 2024. A third and fourth production line will be added later 2024 increasing production capacity to circa 1,500 units per annum when fully operational.
- The main customers will be construction developers, governmental bodies and international NGOs. Eco will not be marketing or selling to end-users.
- Eco will receive a fixed price element from the developer per square metre. 65% of the total sales order will be paid to Eco in advance of shipping.
- The Company anticipates investing in mobile manufacturing units, that can be rapidly deployed in various geographies requiring only minimum levels of infrastructure to enable the Company to expand its reach to customers and increase production output.
- Eco will benefit from existing Fox Marble sales and distribution networks, where it sees significant growth potential, as well as benefiting from the sale of Fox products to Eco homes.

The Manufacturing Process

- Eco Building's panels are manufactured in an automated molding process, using glass-fiber and gypsum plaster.
- 3 automated production lines provides annual production capacity of ~405k sqm, sufficient to build +1,100 residential units (various sizes 60 to 120 sqm).

1. Vertical Panel Casting Machine



- Single Vertical Panel Casting Machine produces 512 sqm of wall panel per day, working in two 8-hour shifts, which results in c. 1.5 housing units.
- The panel consists of:
 - Calcinated plaster
 - Waterproofing agent
 - Water
 - Curing admixtures

2. Drying System



- After manufacturing, panels are air cured, in a vertical rack for drying that has a capacity to store 400 panels
- An ideal ambient temperature for a panel to completely dry within 6-7 days is between 38-40 °C and with a relative humidity of 40-50%
- Drying solutions for humid climate available

3. Cutting



- Once cured and dried, the panels are brought back into factory
- 12-meter walls are cut using a computer numerically controlled (CNC) saw to maximize off-site fabrication
- Doors, windows and other features are also pre-cut

The Construction Process

We have developed the technology to deliver fast, simple and innovative methods to new construction challenges

1. Transportation



- After cutting, walls are loaded onto stillages ready for transport or containerised for shipping
- Up to 500 sqm of walls can be transported on one truck, which is circa 1.5 housing units

2. Installation



- Eco Buildings walls can be installed:
 - manually - walls up to 1m
 - by forklift - walls up to 6m
 - by crane - walls up to 12m
- The electrical wiring and plumbing is concealed within the wall cavity, without the need to channel to groove out such services as in a conventional wall.

3. Filling



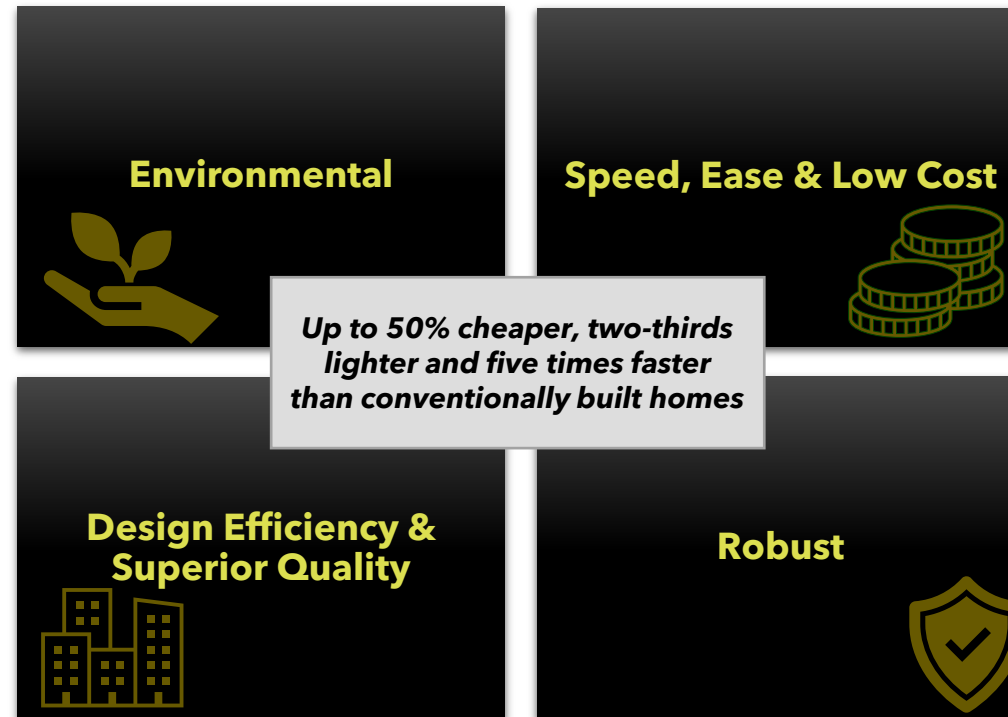
- The wall cells are filled with concrete after the services are installed allowing for multi-storey construction
- Even when filled with concrete, Eco Buildings` system is **more than 20% lighter** than conventional brickwork

For more information on construction process, please, watch the following videos:
[Eco Buildings Video - YouTube](#) & [Panel installation - YouTube](#)

Benefits of Eco System

- ✓ Low embedded energy
- ✓ Low carbon footprint compared to constituents of other building products
- ✓ Non-toxic, inert & 100% recyclable, avoiding landfill

- ✓ Factory controlled precision engineering with added quality assurance
- ✓ Structural value engineering
- ✓ Maximises net internal floor area



- ✓ Significantly reduces labour time on site and material waste and storage requirements
- ✓ Simple on-site installation
- ✓ Produced from low cost and abundant materials

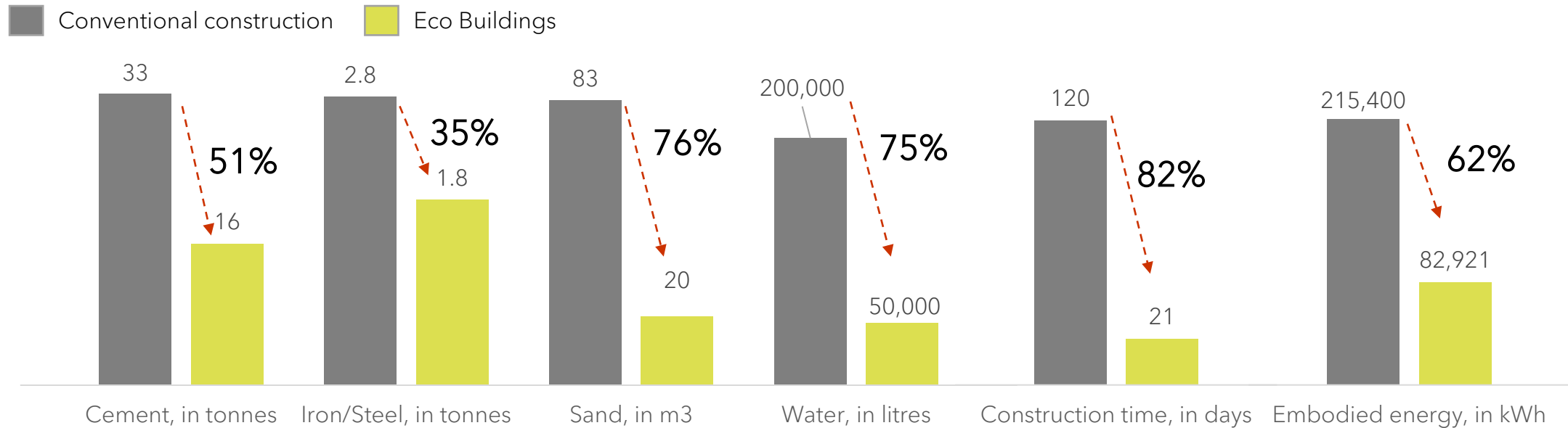
- ✓ Eco's building panels are water, rot and termite-proof
- ✓ Fire and noise resistant
- ✓ Earthquake and cyclone resistant
- ✓ Multi-storey capability

Key Features

- Panels produced in 12m lengths and 2.4-3.4m heights and panel cells can incorporate structural, individually specified plumbing or electrical elements
- Panels have been tested for fire resistance properties and achieved a 4-hour fire rating in a load bearing structure (concrete filled)
- Permanent formwork providing a Class 1 concrete finish, the dry construction process eliminates the need for wet trades including block laying and plastering
- The GFRG technological solution has been classified by the UN as the first building material in the world to be eligible for UNFCC carbon credits.

Eco System vs Traditional

Summary comparison of Eco's innovative technology versus traditional construction methods in building one 130 sqm house. The larger the project - the greater the savings.



- *Faster*
- *Lower carbon footprint*

- *Affordable*
- *100% recyclable (no landfill)*

- *Lower water consumption*
- *Lower captured energy content*

Business Development Plan

Q2 2022

- Business development deed signed to acquire operational assets
- Circa \$6 million cash invested to date into technology, testing and business development

Q3 2022

- c. 8,000 sqm site leased

Q2 2023

- Fundraise and RTO completed for up to £4.7m
- Factory commissioned with first production line

- c. £645,000 private placement

- Equipment shipped from Dubai

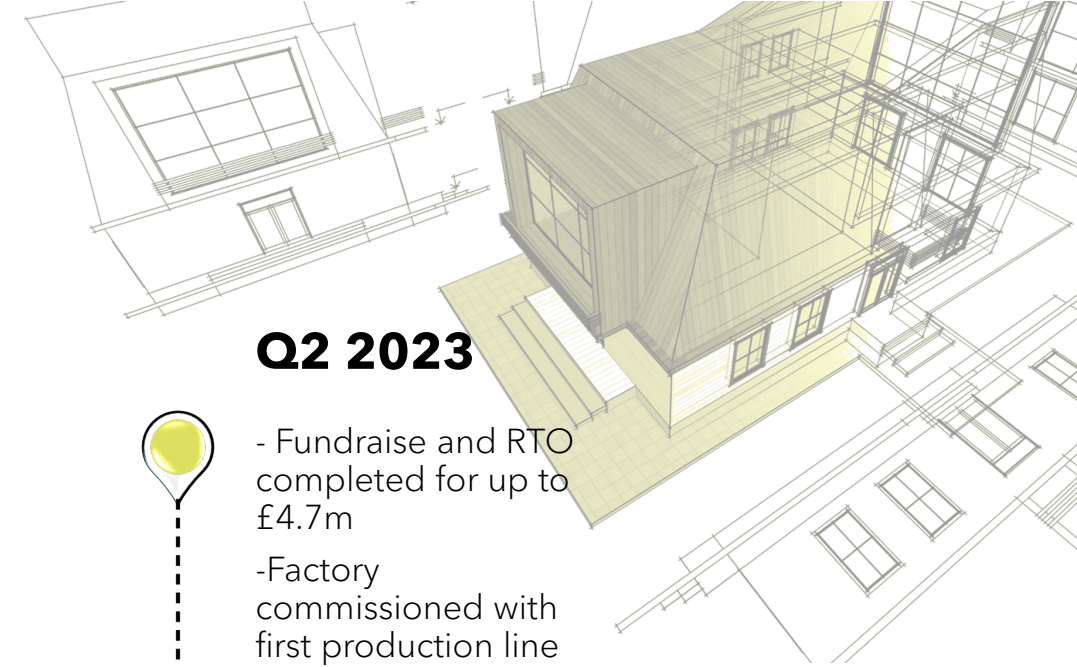
June 2022

- 2,440 sqm factory constructed
- Plant and equipment delivered to site

Q4 2022

- First sales expected Q3 2023
- Additional operating lines from Q1 2024
- Expansion to additional markets and large-scale social housing projects

2023/2024



Manufacturing Capacity

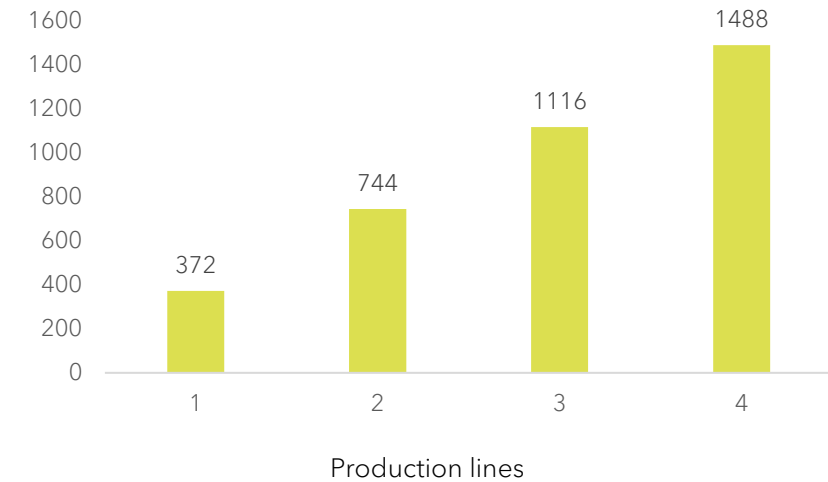
Factory

- The first production line is anticipated to be operational in Q3 2023, with a second production line coming online in early 2024
- A third and fourth production line are to be funded via operational cashflow and for installation later in 2024
- Each production line is capable of producing 11,264sqm of panelling per month or the equivalent of 31 housing units (372 units annually)

Mobile Units

- A mobile unit is expected to be capable of producing 11,264sqm of panelling per month. The size of units will be dependent on the specification of the contract. Each mobile unit is expected to cost around €1.5 million to deploy.
- The Company expects deployment of its first mobile unit in 2024 as it concludes ongoing negotiations for long-term large-scale construction projects in LATAM, Africa and Europe

Housing Units Produced (Annual)



Existing Sales Contracts

Eco has secured two sales contracts for a total of €38 million per annum over the next three years (excluding profit from end sales of property)

Customers

Egeu Stone LLC (egeu-stone.com)



A large construction company in Albania, which has won 9 public tenders and has completed over 25 various construction projects in Albania, including but not limited to multistorey residential dwellings, hotels and other commercial/industrial buildings, schools and public spaces. Previous projects in which Egeu Stone partners were involved include Green Coast project in Albania.

Andrra Invest LLC (andrrainvest.com)



A Kosovan company specialising in construction of residential and non-residential objects. Its activities include project management and development and marketing of already finished construction sites. One of the most famous completed projects is Andrra Residence, which is a high-rise residential and business building complex.

Heads of Terms

Supply and delivery schedule

- 350 + 450 single residential units per annum for 3 years post commissioning factory in Albania
- Circa 120 sqm + 150 sqm in size
- Orders will be submitted in different batches
- Regions: Albania and Kosovo

Payment terms

- The Company will receive a fixed agreed price per sqm
- 65% of the total order submitted will be paid before shipment of the products and balance payment upon the installation of the units (all payable within 30 days from the issuance of an invoice)
- The Company will be entitled to receive 50% of the net profits achieved by its customer from the unit sales to end customers. The additional revenue generation is not included in the €38 million per annum (a total of circa €114 million) revenue projection
- The Company will not market and sell the units produced to the end buyers

Licencing agreement and pipeline

UK Licencing arrangement

- Agreement signed with a UK company backed by Nathan and Jonathan Abel to licence the Eco Building technology
- Eco will provide the technology and know-how on its GFRG production, and in return receive a 30% gross revenue royalty on the sale of homes by the Company estimated at £48m over three years. The UK entity has invested £2m to date in acquiring a factory unit based in Teeside.
- This will allow Eco to participate in an expansion of the technology into the UK, with no capital outlay

Pipeline of business development

- Spain - LOI signed for 2,000 single dwelling units in Palma, Mallorca
- Ghana - MoU signed with the State Housing Company to provide a demo house in Ghana and become a contractor to alleviate a high housing deficit in the country, which is estimated to be c. 2 million housing units
- Chile - negotiations with an organization to provide social/displacement housing in the region



Our Responsibility



Eco Building`s mission is to provide complete solutions for the delivery of green, cost effective and high-quality buildings.

Environmental Focus

Minimise carbon footprint

Re-use and recycle programmes

Minimise waste and eliminate pollution risk of large industrial stocks piles

Non toxic raw materials sourced from suppliers committed to environmental stewardship

Social Focus

Commitment to equal opportunity in hiring, recruitment, development and training

Responsibility for ensuring a safe work environment

In the future provide housing solutions to some of the most impoverished and remote regions across the globe

Encourage civic involvement at local community level and assistance to charitable organisations through various initiatives

Good Governance

Code of conduct required at all levels within the Company

Open and transparent communication with all shareholders, employees, customers, suppliers and communities

Strong focus on testing, certification and compliance programmes

Transaction Overview

Issued shares prior to suspension	417,333,753
Consolidation ratio	51 for 1
Consolidated share price	55p
Revised issued shares in Fox Marble	8,232,857
Market cap of Fox Marble	£4.5m
Consideration for Eco	£30m
Consideration Shares to Eco	54,545,455
RTO CLN £1.245m	2,345,455
Placing	£2.7m
Placing shares	4,946,313
Enlarged Share Capital	70,070,080
Market Cap on Admission	~£38.5m
Debt*	£4.3m
Warrants in issue (weighted avg. 48p)	5,594,176

*Convertible loan note maturing December 2026 -£2.19m, interest rate 2%, conversion at 255p (post consolidation)
 Convertible loan note maturing December 2023 -£2.1m, interest rate 1.5% above EURIBOR, conversion 367p (post consolidation)

Board of Directors

Andrew Allner	Non-Exec Chairman
Sanjay Bowry	Chief Executive Officer
Dominic Redfern	Executive Vice-Chairman
Fiona Hadfield	Finance Director
Sir Mark Lyall-Grant	Independent Non-Executive Director
Dr Etrur Albani	Non-Executive Director
Dr Ahmet Shala	Independent Non-Executive Director

- The transaction will be a reverse takeover under the AIM rules
- On completion Fox Marble Holdings Plc will undergo a share consolidation and will change its name to Eco Holdings Plc
- The operations of Fox Marble will continue as part of much larger group

Use of Funds

Additional production lines	£500,000	Additional vertical panel production line
Heavy plant & other PP&E	£270,000	Procurement of heavy plant machinery, including gantry crane, trucks, forklifts and other tools including safety equipment
Infrastructure	£130,000	Infrastructure improvement around the facilities
IPO costs	£750,000	Listing expenses - including funding arrangement fee
Inventory	£317,000	Raw materials to support four months panel production
Working capital and contingency	£733,000	Working capital to support further production growth as led by pipeline development
	£2,700,000	

Fox Marble



- ❑ Fox Marble Holdings plc (LON:FOX) is the holding company for group of companies engaged in marble quarrying and processing in Balkans.
- ❑ Fox owns and operates its own marble quarries in Kosovo and North Macedonia.
- ❑ To date Fox Marble has invested €3.0m in the construction of a marble processing factory in Lipjan, near Pristina which can cut blocks into finished slabs and cut to size shapes including tiles.
- ❑ Total value of factory order book is c. €2.3M.
- ❑ Fox Marble is able to supply and process dimensional stone for use within housing projects. If Fox Marble supplies 15% of the flooring to already committed ECO housing, it will result in €900k of additional revenue in year 1 and over €1,500k in year 2.
- ❑ Fox Marble's expertise in the Balkan region and in the provision of large-scale municipal contracts will support Eco's sales reach.
- ❑ On 4th September 2019 Fox Marble launched United National Commission on International Trade Law international (UNCITRAL) arbitration proceedings, against the Republic of Kosovo for damages in excess of €195 million, as a result of the failure of the State to protect Fox Marble's rights over the Malesheva quarry. Dentons Solicitors represent Fox in what it believes to be its very strong case which is separately funded by litigation funders to pursue this action.

Summary

- ✓ Contracts already entered into for the total value of c. €114 million over the first 3 years of operations
- ✓ Licencing agreement and further pipeline with a value of over €108 million established with a focus on UK and Spain.
- ✓ Affordable, high quality and environmentally friendly technology, helping to address a rapidly growing global housing deficit
- ✓ Circa \$6 million invested into technology to date
- ✓ Pre-money valuation of £34.4 million, raising up to £4.7M to expand production capacity and accelerate growth
- ✓ New factory facility in Albania with strategic market access
- ✓ Expectation to deliver first production to early contracted customers in Q3 2023
- ✓ The Directors believe there are opportunities to scale up operations across international markets
- ✓ Turn-key construction solution for various scope projects
- ✓ Flexible designs and innovative engineering
- ✓ The technology has been proven in the construction industry in global markets
- ✓ Highly experienced Board and management team



Appendix



The Board of Directors

The enlarged Group's leadership has a strong mix of industrial specialists and public company executives to deliver the business plan



Andrew Allner
Non-Executive Chairman

Andrew is an experienced Chairman and Non-Executive director. He is currently Chairman of SIG plc, Fox Marble Holdings plc and Shepherd Building Group Ltd. Previously he has been Chairman of Marshalls plc and The Go-Ahead Group plc. He has served as Non-Executive Director at companies in a range of industries including technology and branded products. Andrew is a Chartered Accountant (FCA) and is a former partner of Price Waterhouse. In his executive career he held senior positions at Guinness plc, Amersham International plc (CFO), Dalgety plc (CFO), Enodis plc (CEO), and RHM plc (CFO), where he took a lead role in the IPO and subsequent sale of the company to Premier Foods plc. He is a graduate of Oxford University.



Sanjay Bowry
CEO

Sanjay has a diverse cross-industry background as a senior executive, with over thirty years of experience and a proven track record of growing businesses for major blue chip organisations. His previous roles include: Chief Marketing and Business Development Officer EMEA at GE Energy Renewables, a division of General Electric, where he developed and executed strategic business plan for \$1billion of investment; Chief Executive Officer (UK) Of Dulas Ltd and Commercial Director for Sun Edison. Since 2016 Sanjay was worked at CMS, a consultancy that undertakes and delivers growth initiatives for clients, providing strategic and fundraising advice.



Dominic Redfern
Executive Vice-Chairman

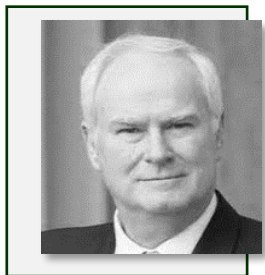
Dominic is a lawyer by training and a banker and international fund manager by profession. In his investment management capacity and for his own family office, Dominic has provided executive expertise and Board level leadership to a broad range of companies in sectors such as real estate investment and construction, development, building materials, agribusiness, healthcare and telecoms. Dominic founded GulfWall and identified and developed the technology on which Eco Buildings' GFRG building system is now based



Fiona Hadfield
Finance Director

Fiona Hadfield is a chartered accountant and previously worked with Deloitte LLP. Fiona joined Crosstown Songs as Chief Financial Officer, overseeing all financial aspects of the company's disposal of assets to KKR and Bertelsmann. Fiona is a graduate of Oxford University and joined Fox Marble as Finance Director in 2011.

The Board of Directors



Sir Mark Lyall-Grant
Independent Non-Executive Director

Sir Mark is one of the United Kingdom's most senior public servants, with more than 30 years of experience in leadership, policy making, negotiation and public presentation. He has held diplomatic postings on four continents, including High Commissioner to Pakistan and Ambassador to the United Nations. He was National Security Adviser to the Prime Minister from 2015 to 2017. He is currently a visiting professor at King's College London, and a Consultancy Adviser on National and International Security. He is a qualified barrister and was appointed to the Bench of Middle Temple in 2011. Sir Mark has been a Non-Executive Director of Fox Marble since March 2022.



Dr Etrur Albani
Non-Executive Director

Etrur is a serial entrepreneur who has held many leadership roles in start-ups and large scale businesses, including CEO of PTK Kosovo. He co-founded and was Managing Director of Fox Marble Holdings PLC, the first AIM listed dimension stone company. He founded Eco Buildings Group Ltd and has a large network of contacts in Southern Europe.



Dr Ahmet Shala
Independent Non-Executive Director

Ahmet is currently the founder and president of the Board of Directors for the Leadership Foundation (LF) and is the global ambassador of James Madison University in Virginia, USA. Ahmet has a PhD in Leadership and Organisational Science from the James Madison University in Virginia, a PhD (ABT) in Strategic Management and Economic Development and a BA in Business Administration and Organizational Science from the University of Prishtina. In addition, Ahmet has previously been a member of the Government of Kosovo. Between 2012 to 2015 he was the Kosovo Ambassador to Japan, and prior to this between 2008 and 2011 he acted as the Minister of Economy and Finance of Kosovo.

Global Prefabricated Housing Market

Global prefabricated buildings market comprises of modular components such as roofs, windows, doors, frames, walls, and panels. The prefabricated buildings are often used in developing countries. It is expected that the market will grow at a significant rate due to its numerous benefits. The prefabricated buildings are low-cost relative to traditional building methods. It also helps to save substantial space and time needed for construction.

\$161.9B

Projected market value by 2027*

Increasing investment in prefabricated buildings is set to continue promoting market growth.

\$109.2b

Market value in 2020

The market is driven by raising awareness of the high customisability and short construction times. The global shortage of affordable housing will support the demand for inexpensive prefabricated housing units.

6.85%

Projected 2021-2027
CAGR

One of the important positive factors boosting the market is that construction time is reduced by 30-50% as it requires significantly less labour and reduces construction waste.

Example Projects using GFRG Technology

Mary Street Building

- ❑ Sydney, Australia
- ❑ 3,500 sqm
- ❑ 6 units
- ❑ Duration - 3 months



South Terrace

- ❑ Sydney, Australia
- ❑ 120,800 sqm
- ❑ 302 units and 30 shops
- ❑ Duration - 16 months



Benchmark Building

- ❑ Sydney, Australia
- ❑ 20,250 sqm
- ❑ 45 units and 10 shops
- ❑ Duration - 5 months



Eco Product Offering

The Directors believe that with our integration of design, construction and manufacturing expertise, we are the ideal developing partner for affordable, high quality construction projects, delivered much faster than conventional building methods.

Supply to existing contracted developers will focus on various residential projects of c. 120 sqm in size per unit.



- Large scale projects
- Social housing
- Multi-story housing
- Entry-level housing



- Town homes
- Duplexes
- Apartments
- Highly-customisable



- Hotels & hospitality
- Business centres
- Retail
- Other leisure centres



- Workforce housing
- Senior housing
- Crisis housing
- Coastal

Up to 50% cheaper, two-thirds lighter and five times faster than conventionally built homes

Investment Overview

- A series of high-profile and early-stage investors are committing substantial capital into the modular housing industry reflecting the demand that this sector is addressing.
- Eco has applied a new business approach to an already proven technology to offer a complete housing solution. The Directors believe, that upon completion of the RTO the business will generate significant near-term free cash flow and realize anticipated value for shareholders.

Eco - first 3 years*



2,400 residential units



c. €114M in revenue



65% of the total sales order will be paid to Eco in advance of shipping



c. 40% gross profit margin



Margin upside - participation in a profit share with the developer from the end sale price

Projects in negotiation:

- Spain - LOI signed regarding 2,000 single dwelling units
- Ghana - MoU signed with the State Housing Company to provide a demo house in Ghana and become a contractor to alleviate a high housing deficit in the country, which is estimated to be c. 2 million housing units
- LATAM - negotiations with various organisations to provide social/displacement housing in the region

* Based on existing contracts

