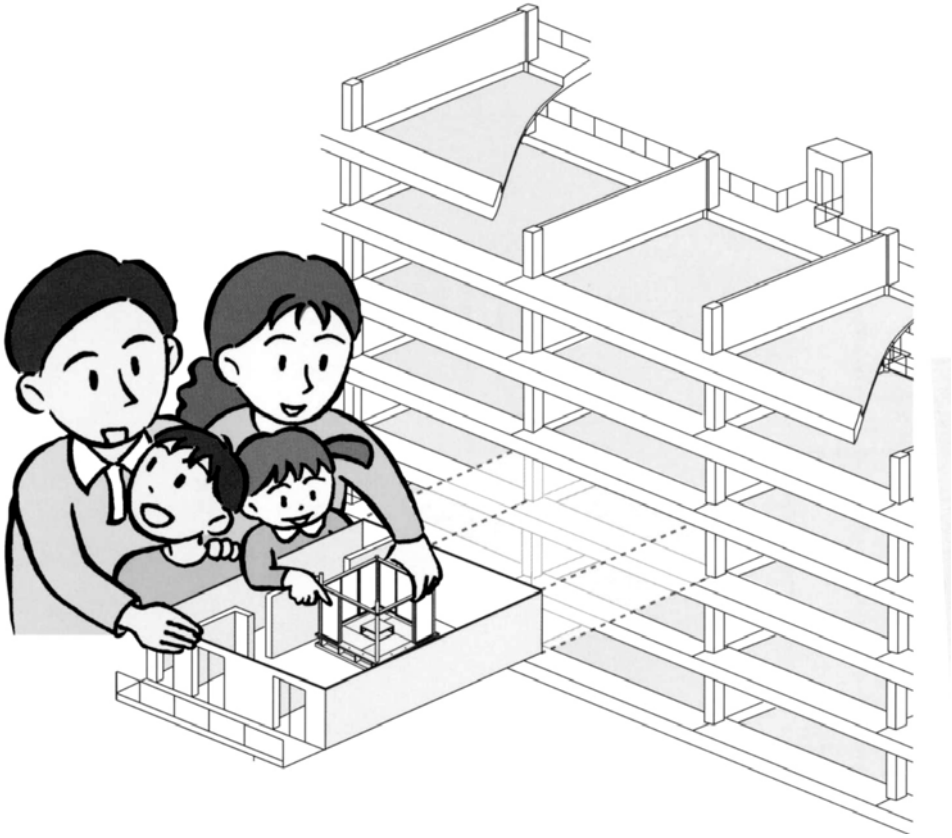
INFILL SYSTEMS

a new business opportunity



Infill Systems US LLC / November 2015

Infill Systems are part of a new design-build service

using

- Multi-skilled worker teams
- Off-site prefabrication
- Advanced supply-chain management
- Streamlined software and logistics

offering

Customized just-in-time fit-out in

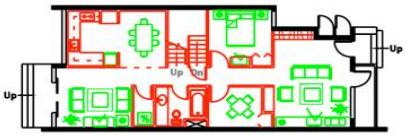
- existing buildings
- new shells

A two-step process

Delivering customized infill (fit-out) in a townhouse project

Infill Systems US LLC / 2015

First Floor Plan
with One INFILL

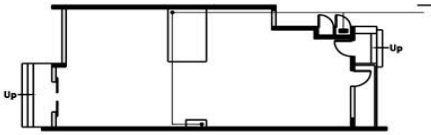


Whole
House

=

SHELL

Window and Other
Facade Elements
and Fixed MEP
System Parts



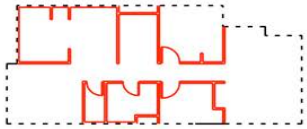
+

INFILL

Stair

+

INFILL Walls
(Spatial Layout)



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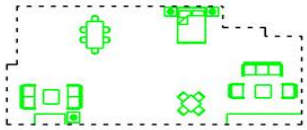
Kitchen and Bathroom
Equipment and Specific
MEP Lines to Which
Equipment is Attached

Decision by
Developer

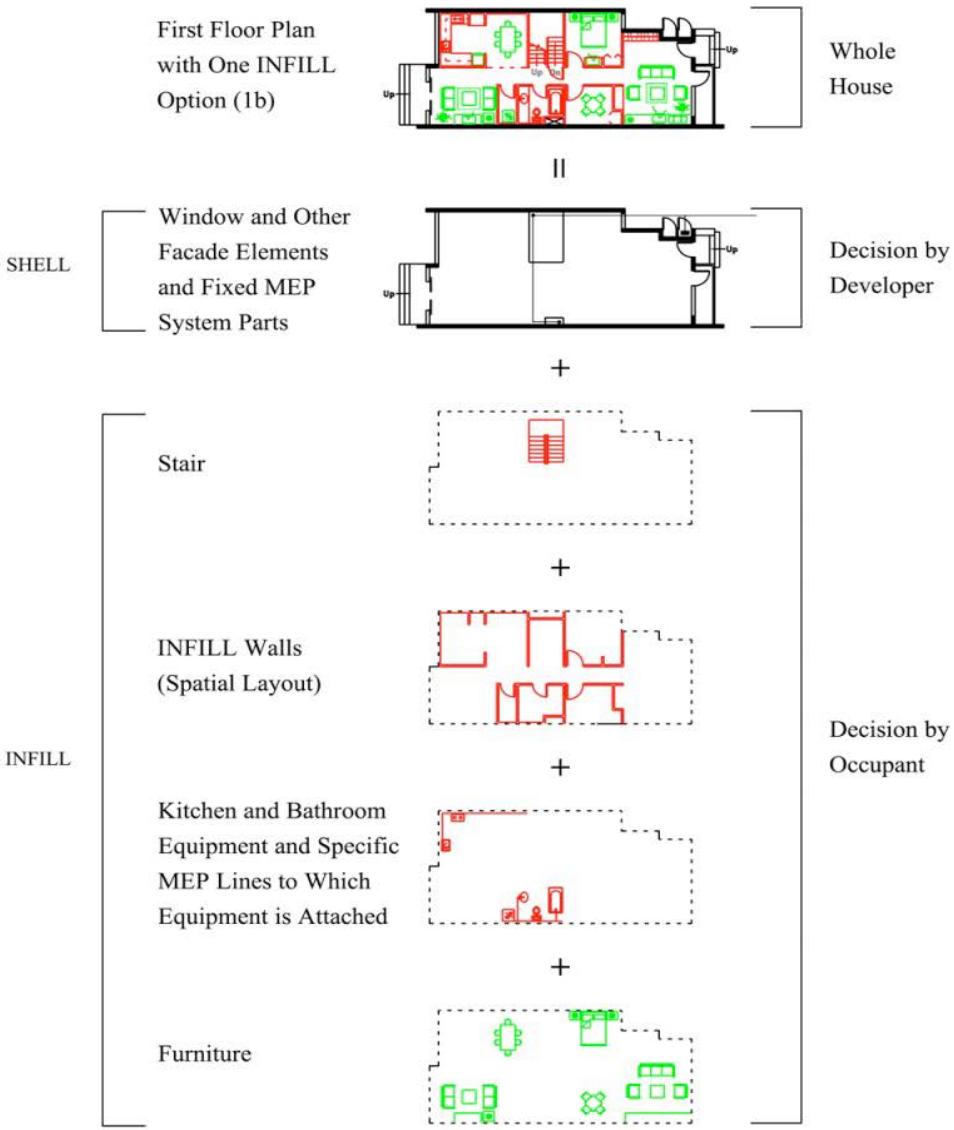
+

Furniture



Decision by
Occupant

The developer can make most decisions



Or the home-buyer can make most decisions

Each fit-out can be different or the same in a series of row-houses

Prefabrication facility, delivery, and installation

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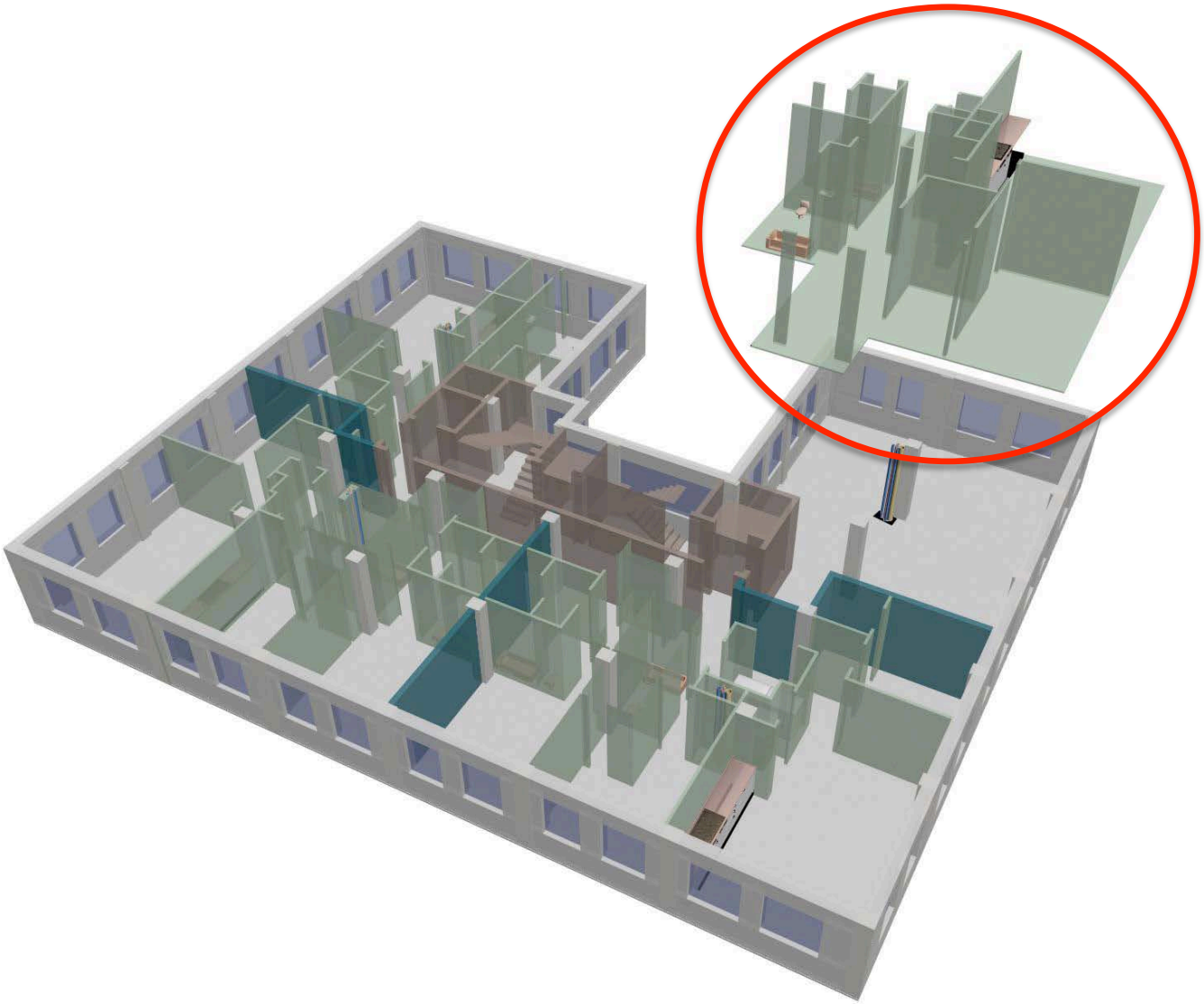

The approach also works in elevator buildings

Everything comes up in the elevator or thru a window opening

The work begins in an empty (but serviced) space

Or a serviced “Loft” space like this

Work progresses…

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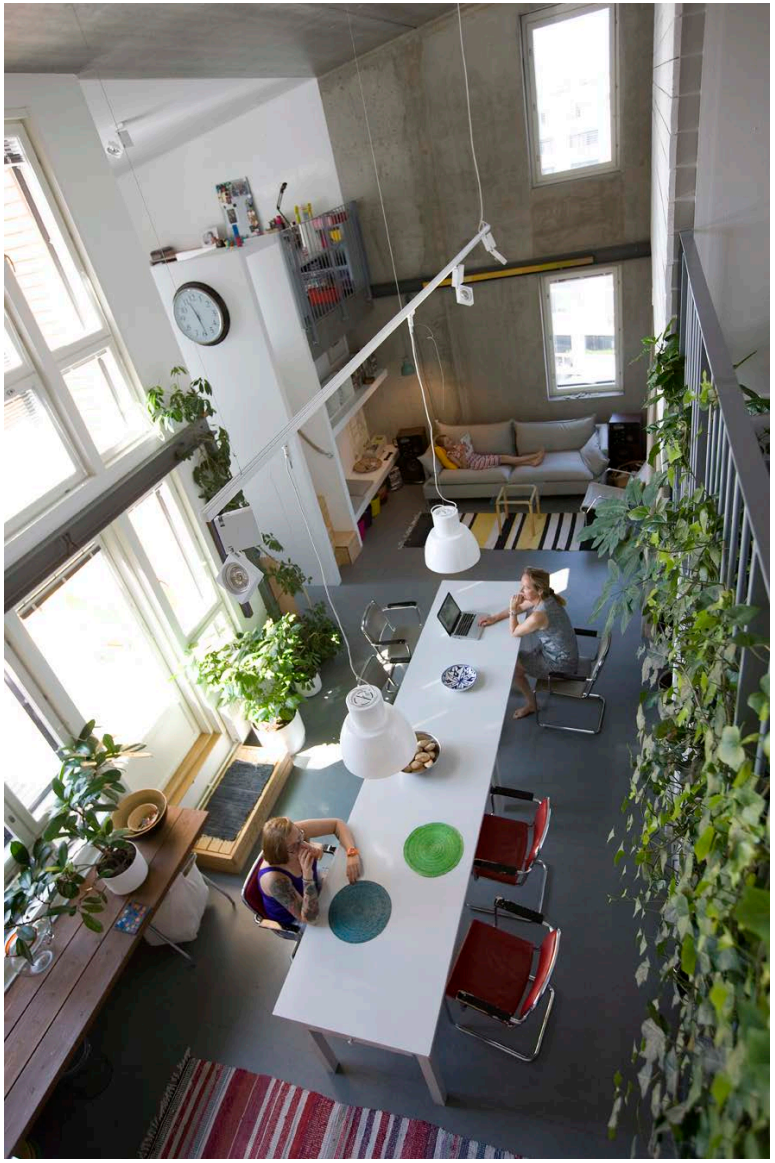
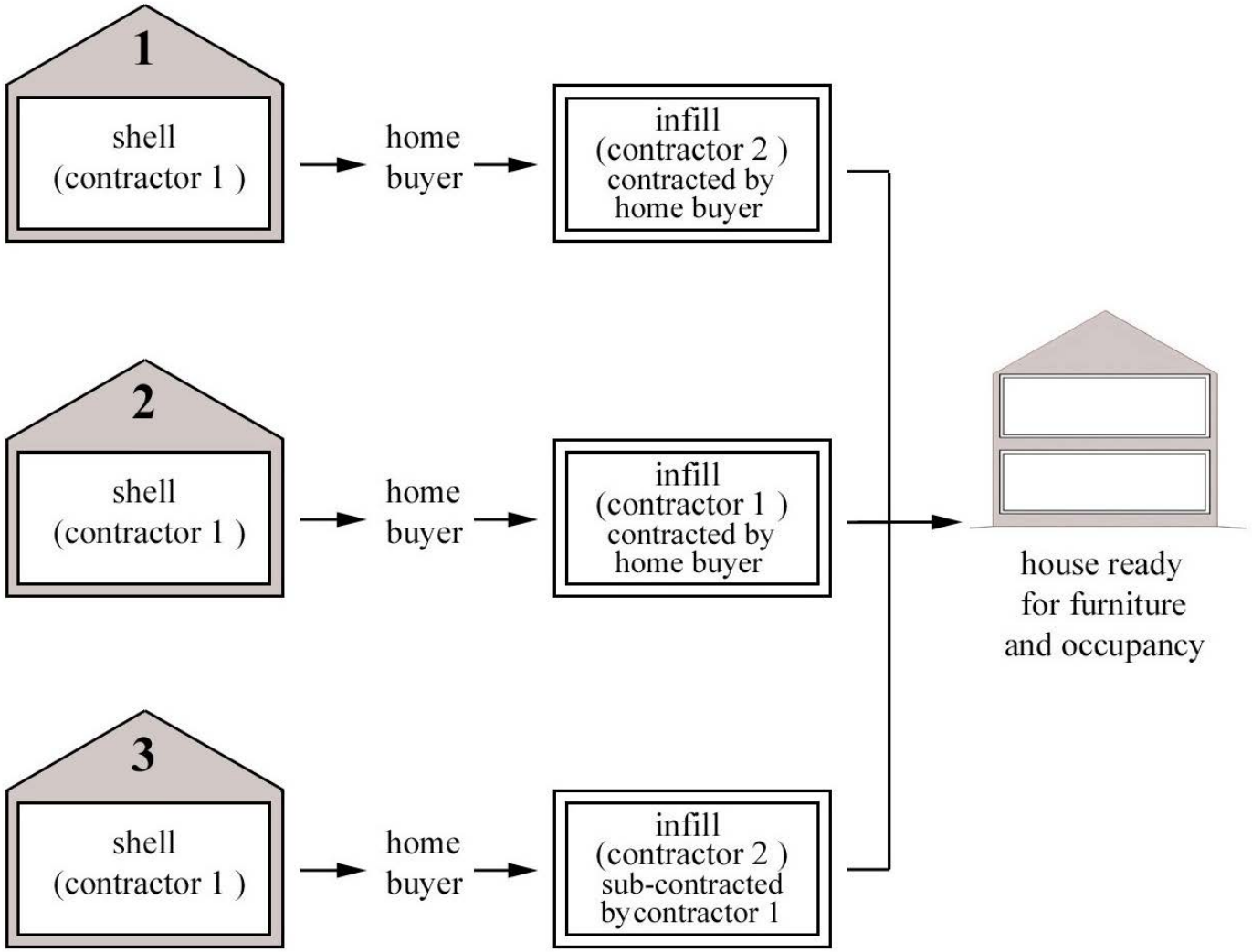
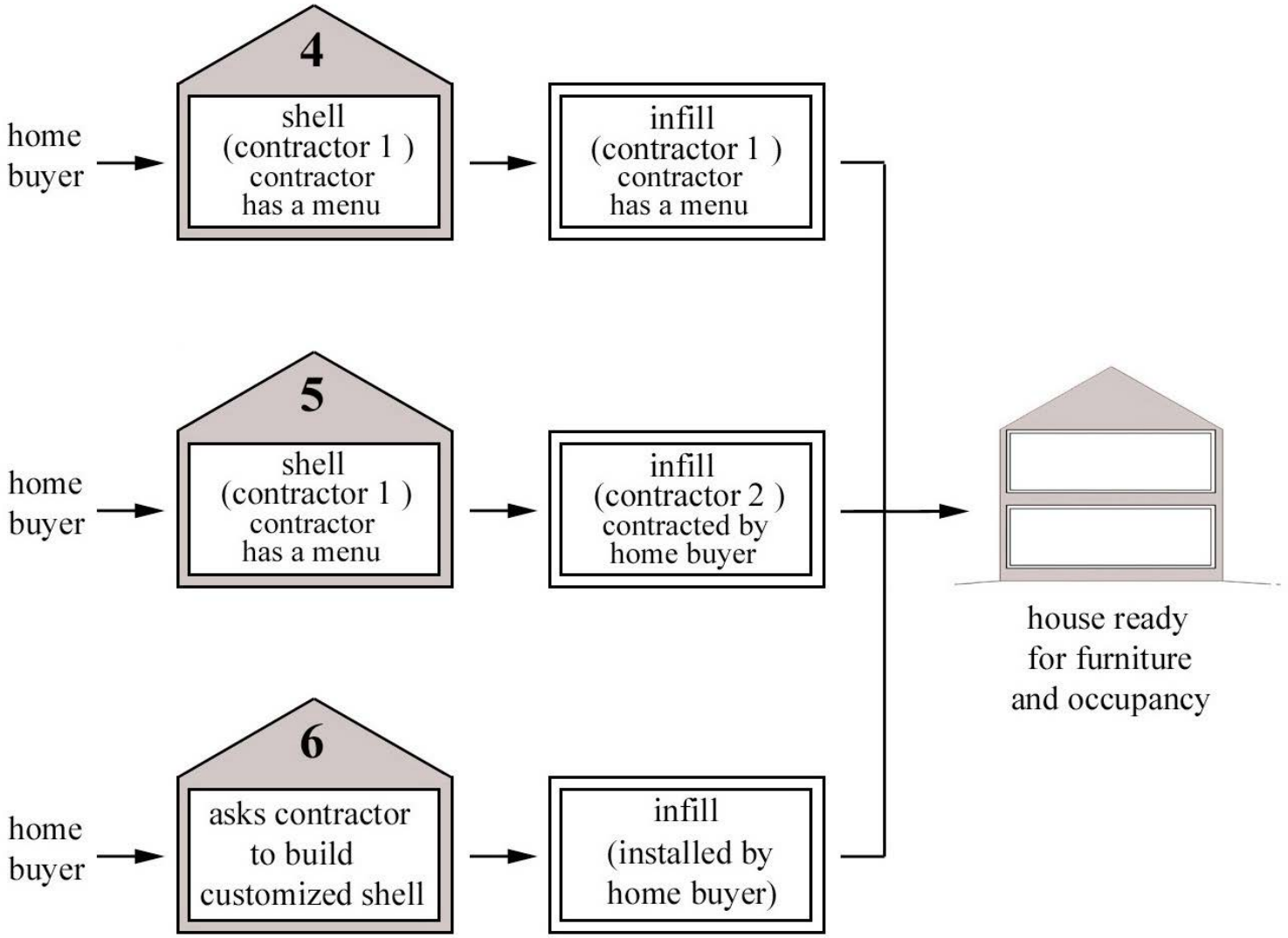


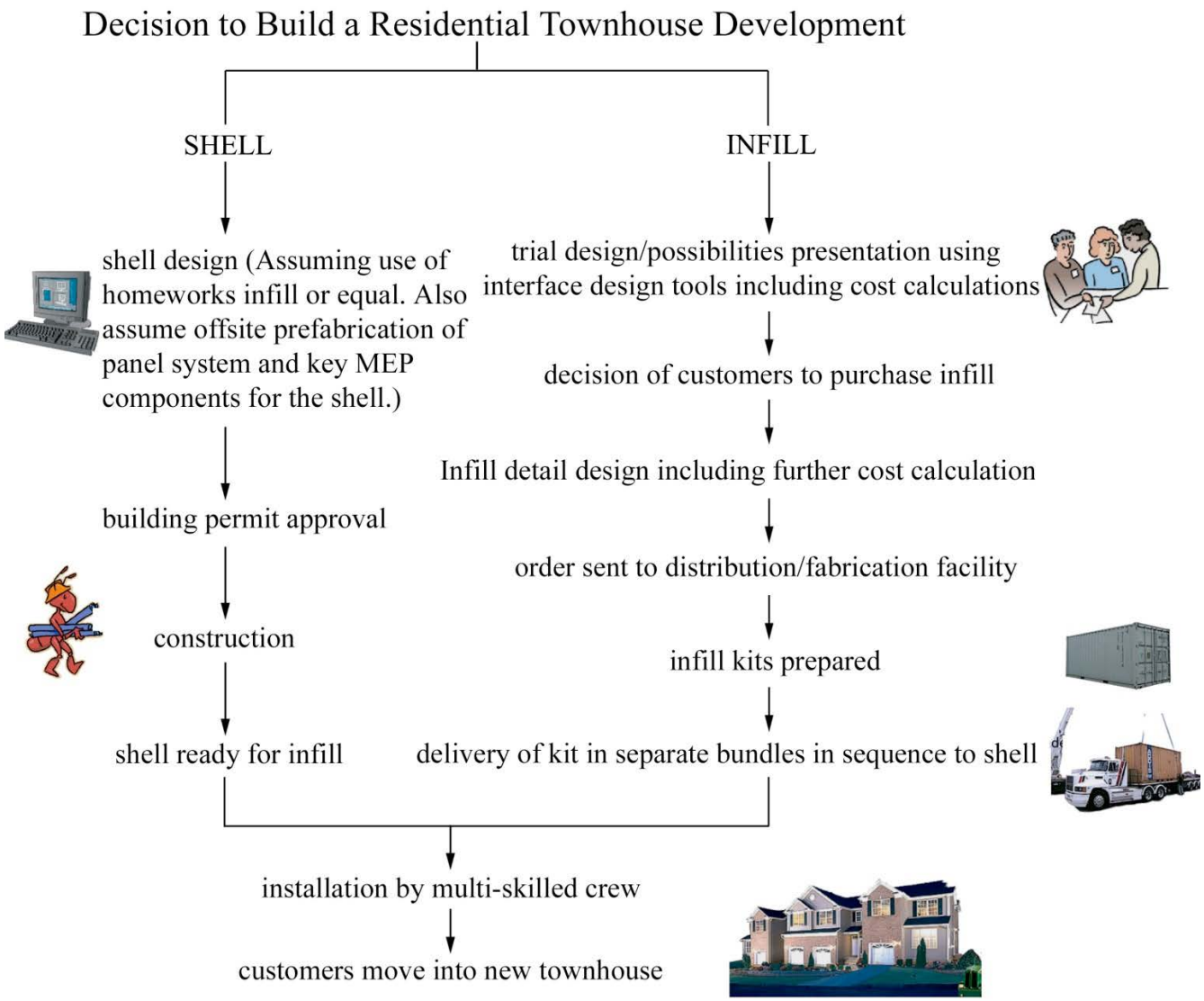
Two months after work begins the home is ready for living



Various ways to arrange contracts



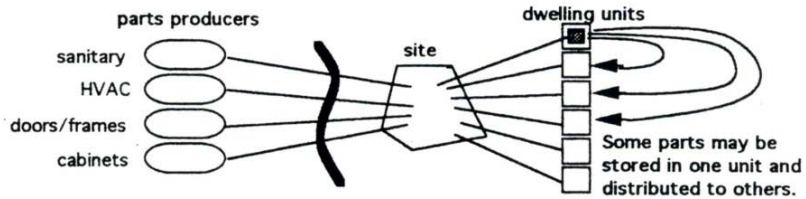
More ways to arrange contracts



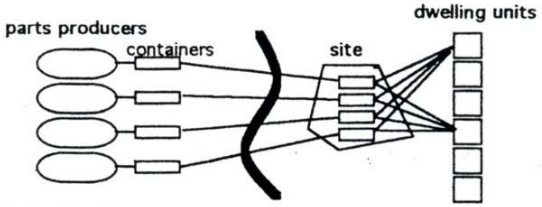
Two-step process in detail

Comparing Logistics Strategies:

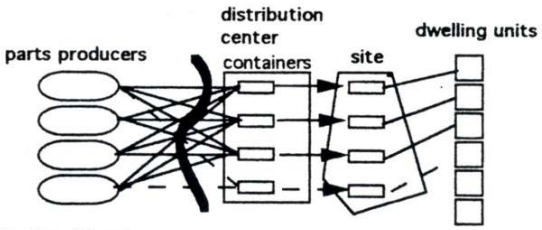
Traditional vs. Fit-Out



The Traditional Supply and Logistics Chain



Intermediate Strategy



New Logistics Strategy

(source: Matura Netherlands BV)

The idea of an off-site prefabrication facility, with delivery to the site in stages for just-in-time installation

Logistics compared

Infill Systems are nothing more than well-organized packages of available products, prepared off-site for rapid fit-out in empty spaces in a building.

They are specified, budgeted and contracted one-dwelling-unit at a time. Their specification can be made by the provider (developer) or by the end-user.

Infill Systems are effective in repositioning older buildings for residential occupancy, or for quickly and quietly upgrading individual units one-at-a-time in an occupied building.

Infill Systems are also effective in new construction where speed-to-market is critical: construction of the base building can proceed before decisions are made about number and layout of dwelling units, meaning that decisions about the target market (or custom sales to individual buyers) can be deferred without risk.

A new business opportunity