Innovative Construction Methods

Conjuguons l’avenir au future propre
Global warning is a reality. We are heading towards a warmer world. Everyone wants to help but are unsure on how to decarbonize?

- 37% of CO² emissions (due to human activities) comes from Buildings
- It takes 130 tons of CO² to build a house (of 200m²) using traditional technics (concrete, cement)
- Refurbishing a house and upgrade it to latest standards increase the footprint to around 40 tons of CO²
- Using the latest innovations reduces drastically the impact of a new build to around 10 tons of CO2.
- While we have to adapt to a warmer climate, traditional methods of constructions are not suited to insulate houses perfectly, and these buildings compensate through high usage of heating and cooling (costs and CO² impact)

Modern Construction Methods allows for:

1. Drastic CO² footprint reduction at construction (4 times less than a refit, 13 times less than traditional buildings)
2. Drastic CO² footprint reduction when using the house (hardly any heating and cooling is needed)
3. Due to improvements in construction process, innovative construction technics takes 6 to 8 month to delivery costing less than a traditional house.
we are comparing the costs of construction of a 280 m² home with 5 bedrooms, a large terrace, a pool and a garage for 2 cars.

<table>
<thead>
<tr>
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<th>Traditional</th>
<th>Innovative</th>
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<tbody>
<tr>
<td>Total Structural Work</td>
<td>394.323 €</td>
<td>211.303 €</td>
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<tr>
<td>Total finitions</td>
<td>546.797 €</td>
<td>546.797 €</td>
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<tr>
<td>Total construction cost excl. VAT</td>
<td>941.120 €</td>
<td>758.100 €</td>
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<tr>
<td>Studies and project</td>
<td>177.497 €</td>
<td>80.000 €</td>
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<tr>
<td>Total project including tax</td>
<td>1.342.340 €</td>
<td>1.005.720 €</td>
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<tr>
<td>M² price</td>
<td>4.794 €</td>
<td>3.592 €</td>
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Innovative methods saves you around 336.620€ for a house of 280m² it represent a little more than **33% savings** of the construction costs.
HOW DOES IT LOOK?
HOW IS IT DONE?
• Recycled metal structure (Sea containers or tailor-made structure) are used to create the structure to the house. This **self-supporting structure** reduces massively the use of concrete. It is **lighter and it does not need heavy foundations**.
• **It is earthquake ready.**
• Each containers are built in a factory (South of France) where insulation, windows, walls, electricity etc are assembled. Each module is tested and validated by the customer before delivery guarantying a **high-quality delivery**.
• On site, all the modules are being installed on the lightweight foundation (previously setup). Within 2 weeks your house is ready for you.
• **The full project takes between 6 to 8 month** from the signature of the plans to the delivery (average of 1,5 years in traditional construction site)
• The factory is responsible for all different professional skills (plumber, plaster, electrician etc) ensuring a **clear accountability** path and an **optimized work organization**.
• All houses are guarantied according to French law like any other new buildings
• **It costs 33% less than a traditional construction**
• It uses 10 x less CO₂ in its manufacturing process
• It supports **Passive Haus standards** limiting the amount of energy needed to heat or cool the house.
6 PROJECTIONS

CASE

- A plot in St Paul de Vence with a great view and location should be found for 400,000€
- The construction of a luxurious home (280m²) using containers are structure for 1,000,000€
- Total project of 1,400,000€ for a fully custom-made luxurious villa
- We expected a 5000€/m² for this project (including plot) while a new value of a new building is around 7000€/m²

KEY POINTS

- Ecofriendly home
- Rapid time to delivery: 6 to 8 months
- Fully customizable to your needs and wishes
- Massive impacts on your CO₂ footprint reduction
- 33% costs savings compared to traditional construction
- Immediate profits

NEXT STEPS

1. Prospect and buy a plot (Under condition of building permit)
2. Made plans with architect and deliver building permit
3. Select materials and interior design
4. Build the modules in the factory
5. Sign off for delivery
6. Install the villa on the plot and move in
LEMON TREE CAPITAL