
50% Faster. 30% More Affordable.
Zero Execution Risk.
A Turn-Key Modular Ecosystem for Institutional Developers & Investors.
SwiftBuild
Faster, Smarter, No-bs Homes.

P1-6
Introduction & Our Mission

P7-11
The Construction Organization

P12-14
The Power Of Timeline Compression

P15-23
Wall Components & Performance Benefits

P24-25
Payment Flows & Guarantees

P26-30
Case Studies

We strive to be the leading turnkey partner in industrialized construction.

Focused on driving superior project yields and capital velocity for institutional developers and real estate investors.

Building with SwiftBuild allows you to build:

50% FASTER

&

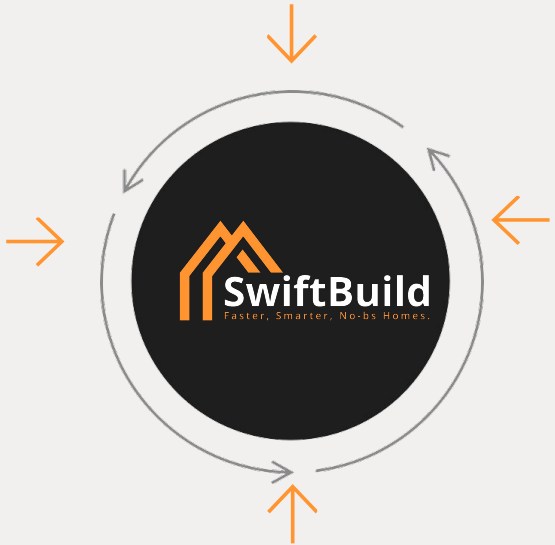
30% LESS COST


SwiftBuild
Faster, Smarter, No-bs Homes.

We are building SwiftBuild as a fully integrated, execution-led construction organization.

H.Essers & Primafrio
Pan-European Logistics & Corridor Optimization

Machiels Building Solutions
Industrialized Manufacturing



Kocsa Obra y Servicio
Tier-1 On-Site Execution

U10 Studio
Architecture, Engineering & Compliance

Architecture, Engineering & Compliance

U10 Studio



Malaga, Spain

U10 Studio bridges the gap between cutting-edge industrial technology and local regulatory precision. With a 40-year legacy of execution across Iberia and a powerhouse team of 30 full-time architects and engineers, U10 has successfully delivered over 500 projects. They have fully integrated and approved the SwiftBuild system for Spain's strict Technical Building Code (CTE). This ensures that while our manufacturing scales globally, every project is perfectly optimized for local municipal permitting, rapid zoning approval, and flawless architectural integration from day one.

30+	500+	40+
Employees	**Projects**	**Years of Execution**

Industrialized Manufacturing

Machiels Building Solutions



Genk, Belgium

Through our exclusive partnership with Machiels Building Solutions, SwiftBuild leverages a massive, state-of-the-art European infrastructure to replace unpredictable site labor with automated precision. Backed by 17 years of off-site manufacturing experience, this facility produces over 1,500 highly engineered units annually. By moving core fabrication into a climate-controlled, robotically optimized environment, we eliminate weather delays, material waste, and human error entirely—delivering institutional-grade quality at a pace and price point traditional construction cannot match.

2000+	1500+	€1B+
Employees	**Units Per Year**	**Revenue Per Year**

Pan-European Logistics & Corridor Optimization

H.Essers & Primafrio



European Union

6000+
Active Trucks

150m²
Capacity Per Truck

35%
Cost Reduction

SwiftBuild eliminates supply chain risk through a secure, fully insured logistics alliance bridging Northern Europe directly to Iberia. By pairing **H.Essers**—Belgium's largest fleet right at the Genk factory gates—with **Primafrío**, Europe's leading Iberian transport network, we command over 6,000 active vehicles. Our ultra-dense 2D design maximizes payload efficiency, packing 150 m² of structural walls, roofs, and floors into every flatbed. By capturing Primafrío's massive return lanes back to Spain, we exploit optimized backhaul economics to slash standard long-haul transit costs by 35%—guaranteeing precise, just-in-time site delivery synced with our crane schedules.

Tier-1 On-Site Execution

Kocsa Obra y Servicios

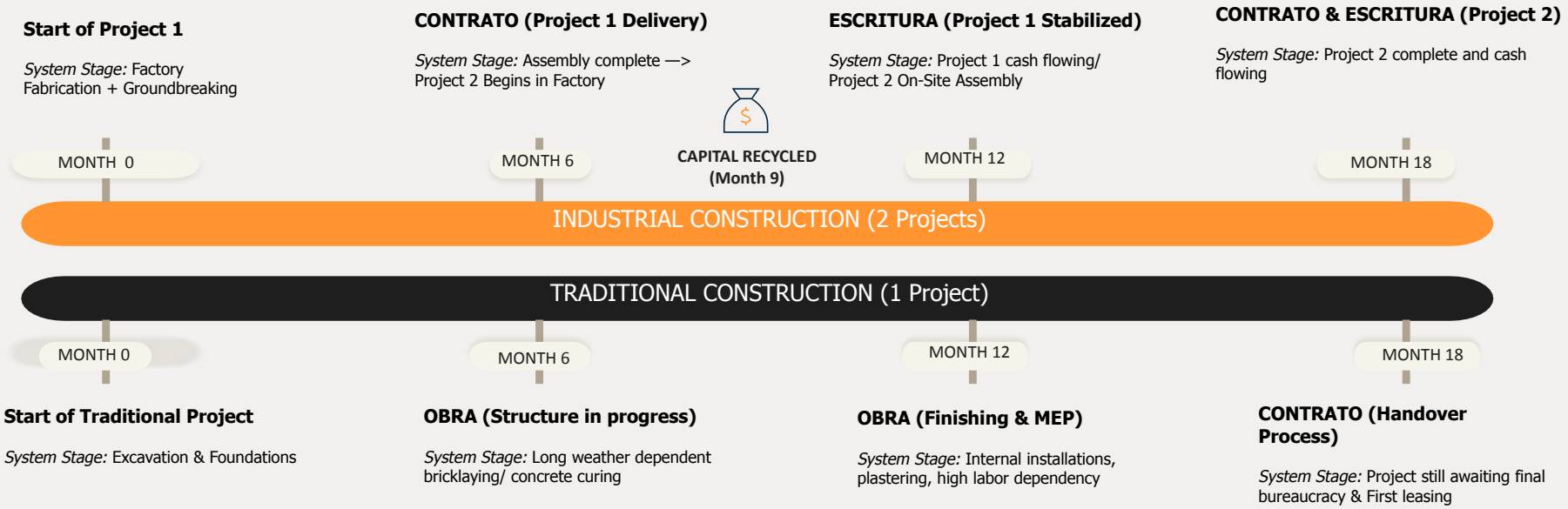


Pizarra, Spain

Kocsa Obras y Servicios provides the heavy-duty, on-site execution power required to turn factory precision into completed communities. Backed by over 200 full-time construction professionals, Kocsa is a trusted Tier-1 general contractor chosen by global corporate giants like Aldi, Lidl, and Mercadona to deliver high-stakes, time-sensitive infrastructure. Managing everything from complex earthworks and foundations to rapid structural assembly and high-end finishing, Kocsa leverages its massive residential and commercial portfolio to ensure flawless, rapid site delivery that matches our off-site manufacturing speed line for line.

200+	30+	400+
Employees	**Years of Excellence**	**Projects Completed**

Build Two Complete Projects for the Cost and Time Traditional Construction Delivers Just One.



2X Asset Generation

Deliver twice the portfolio volume within a single market cycle. By compressing construction timelines by 50%, you exit the risk zone early and double your unit delivery without increasing your initial capital footprint.

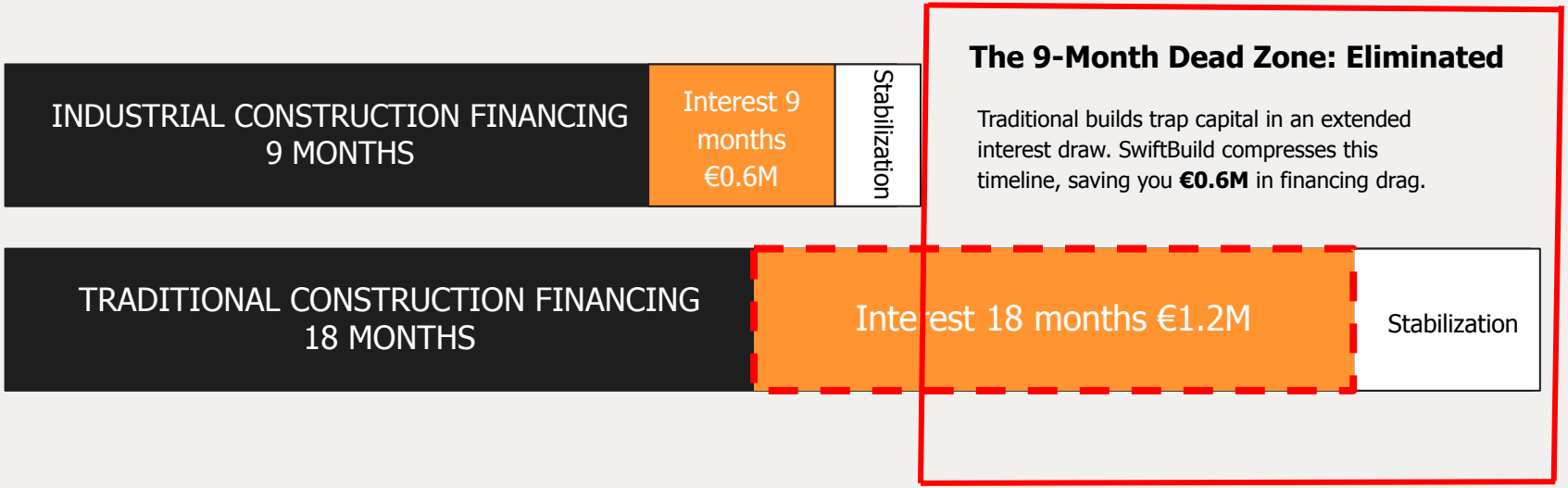
Hyper-Accelerated IRR

Exponentially boost project returns by pulling cash flows forward. Shifting your stabilization date forward by 12 months dramatically compresses the discounting window on early revenues, skyrocketing your Internal Rate of Return.

Recycled Equity

Unlock and reinvest your capital with unprecedented speed. Stabilize and refinance your first asset by Month 12, allowing you to pull your equity out and immediately deploy it into the next pipeline project.

Squeeze the Dead Zone: Cut Financing Timelines by 50% and Slash Interest Costs in Half



Eliminate Financing Drag

Traditional 18-month construction schedules trap capital in extended, high-interest draw periods. SwiftBuild wipes out this trailing interest curve by compressing active construction to just 9 months, ensuring you stop paying for dead time.

€0.6M Retained Capital

Shaving 9 months off the financing cycle slashes your total interest burden from €1.2M down to €0.6M. This is a direct hard-cost reduction—leaving €600,000 of cash in your bank account instead of paying it to a lender.

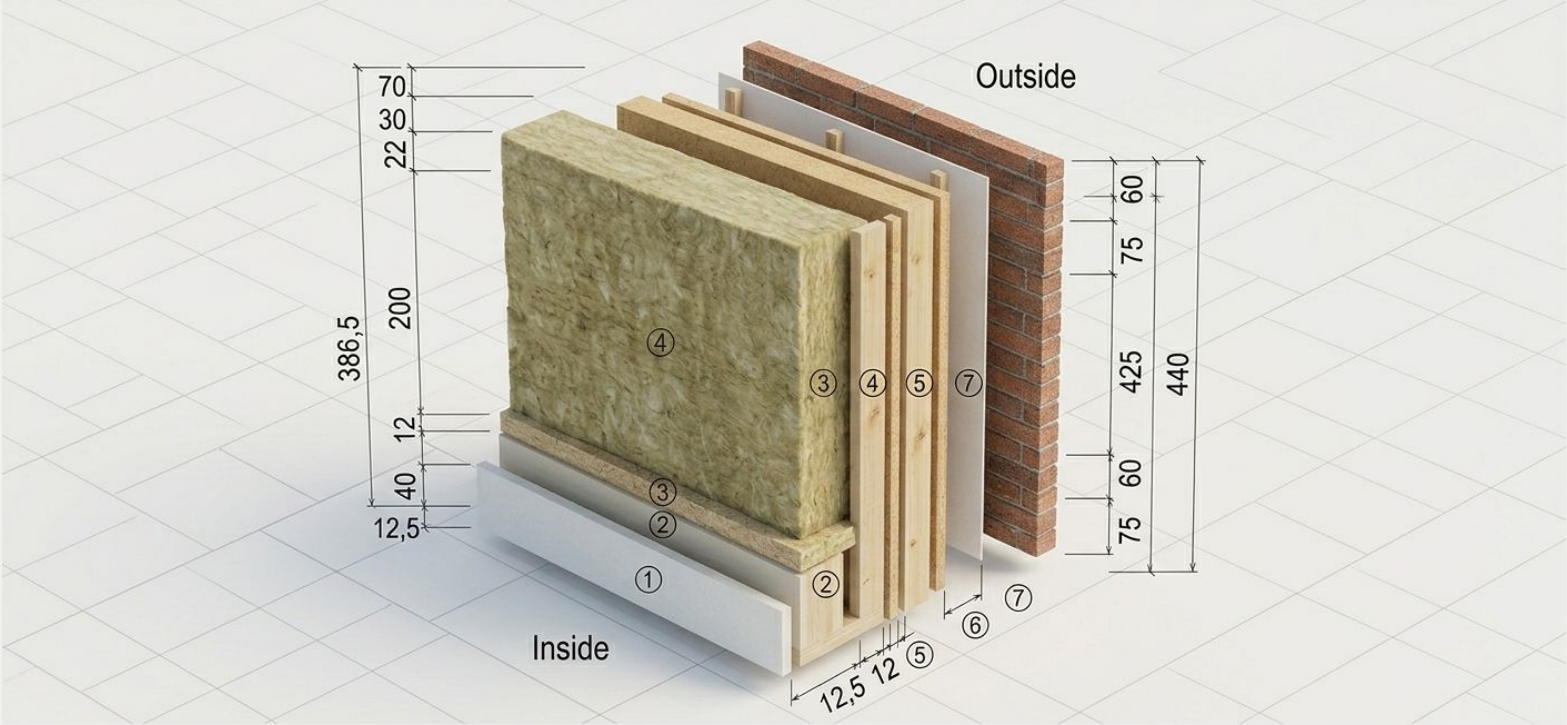
De-Risked Yield

Longer schedules increase your exposure to macroeconomic shifts and floating rate spikes. Exiting the construction loan phase 9 months faster drastically shrinks your risk window and accelerates your transition to stable, long-term refinancing.

Controlled Precision vs. Field Variance: Eliminating Structural Risk Before Groundbreak

Precision Metrics	Automated Factory Production	Traditional On-Site Labor
Manufacturing Environment	**Climate-Controlled Hub** | Eliminates weather delays, moisture trapping, and seasonal thermal expansion/contraction during assembly.	**Exposed to Elements** | Subject to open-air rain, wind, mud, and fluctuating temperatures that degrade raw material integrity.
Tolerances & Cutting	**Millimeter-Precise CNC** | Multi-axis robotic machining guarantees execution down to a strict $\pm1\text{mm}$ structural tolerance.	**Manual Tape & Hand Tools** | Field cuts dependent on human skill level, resulting in lax $\pm10\text{mm}+$ cumulative variances.
Material Quality Control	**Inbound Laser Scanned** | Steel and timber are digitally verified for defects upon arrival and stored in humidity-optimized zones.	**Unprotected Site Storage** | Bundles sit in dirt or under tarps, risking bowing, warping, rusting, and site degradation before installation.
Structural Waste & Rework	**Zero-Error Loop** | Software optimization cuts with nesting algorithms, reducing material waste below 10% with zero on-site scrap.	**High Scrap & Field Rework** | Mistakes in manual cutting and bad coordination drive site waste above 30%, requiring constant structural remediation.

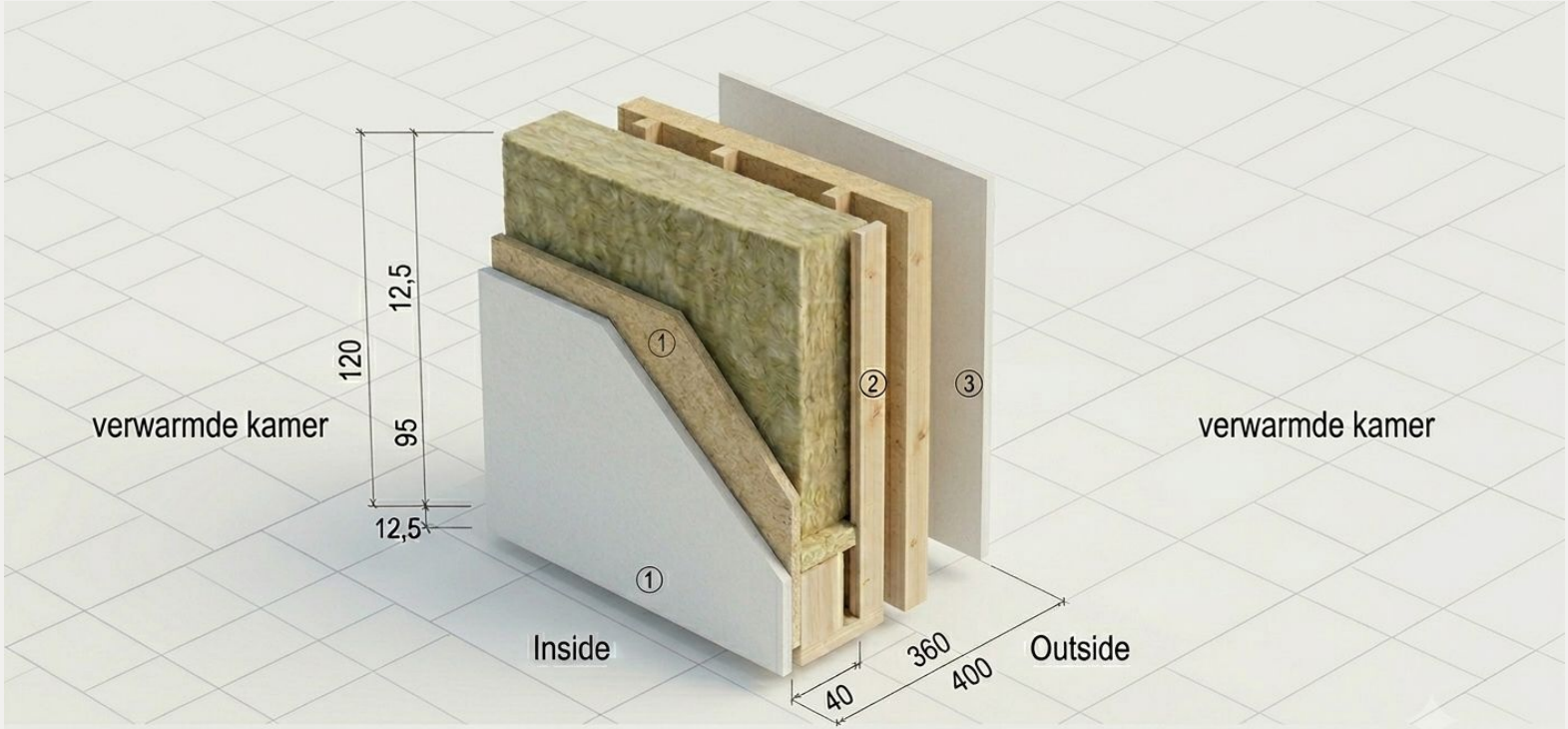
Advanced Multi-Layer Performance and Facade Engineering



Exterior wall

① Gypsum fiber board (12,5 mm)
② Electrical Cavity (40 mm)
③ Dalle Spanish Sub-5 Floor 5 (12 mm)
④ Mineral Wool 035 (200 mm)
⑤ STEICOuniversal (22 mm)
⑥ Stretch ventilated air layer
⑦ Brick or Other Facade

Sectional Anatomy of High-Performance Interior Partitions



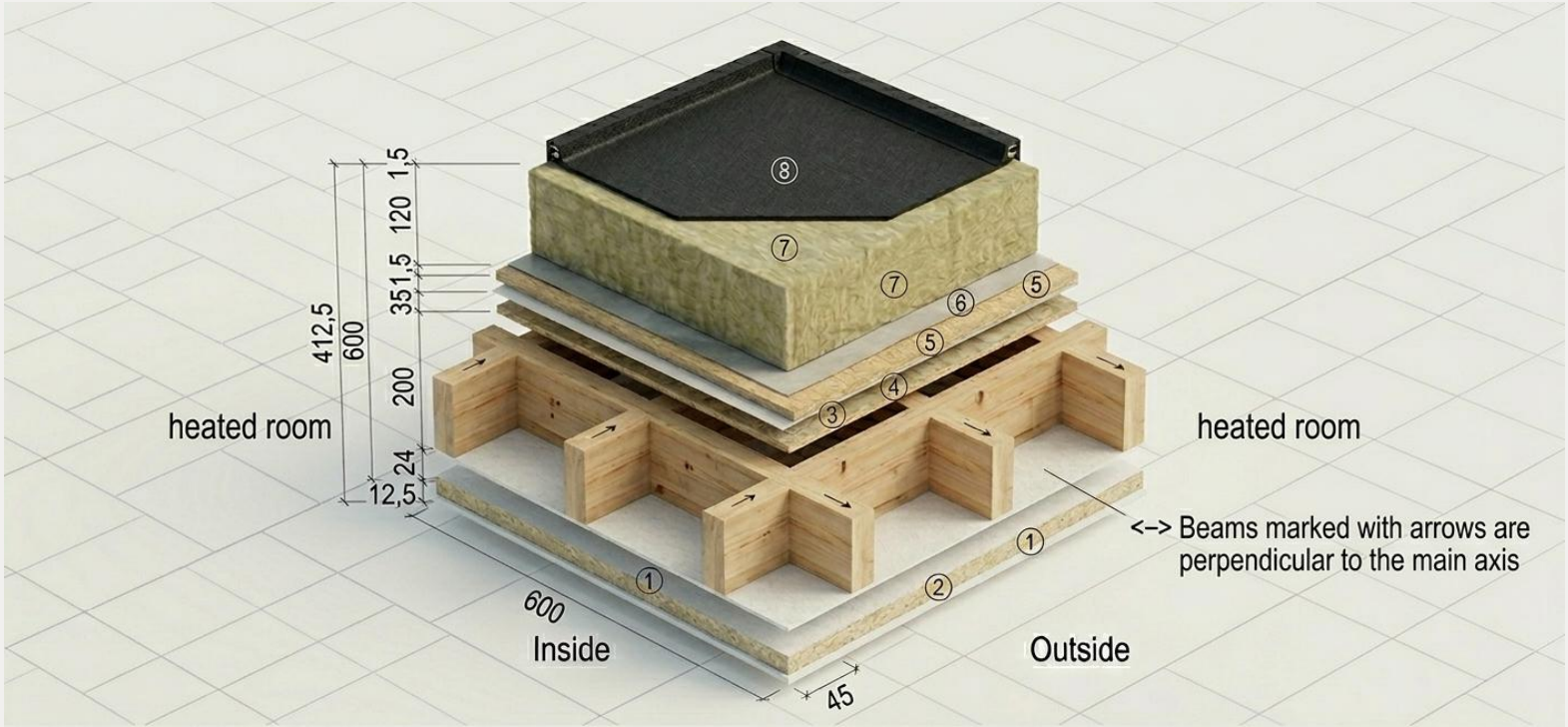
Interior Wall

① Gypsum board (12,5 mm)

② Mineral wool WLG035 (95 mm)

③ Gypsum board (12,5 mm)

Layer-by-Layer Engineering of the Flat Roof Assembly

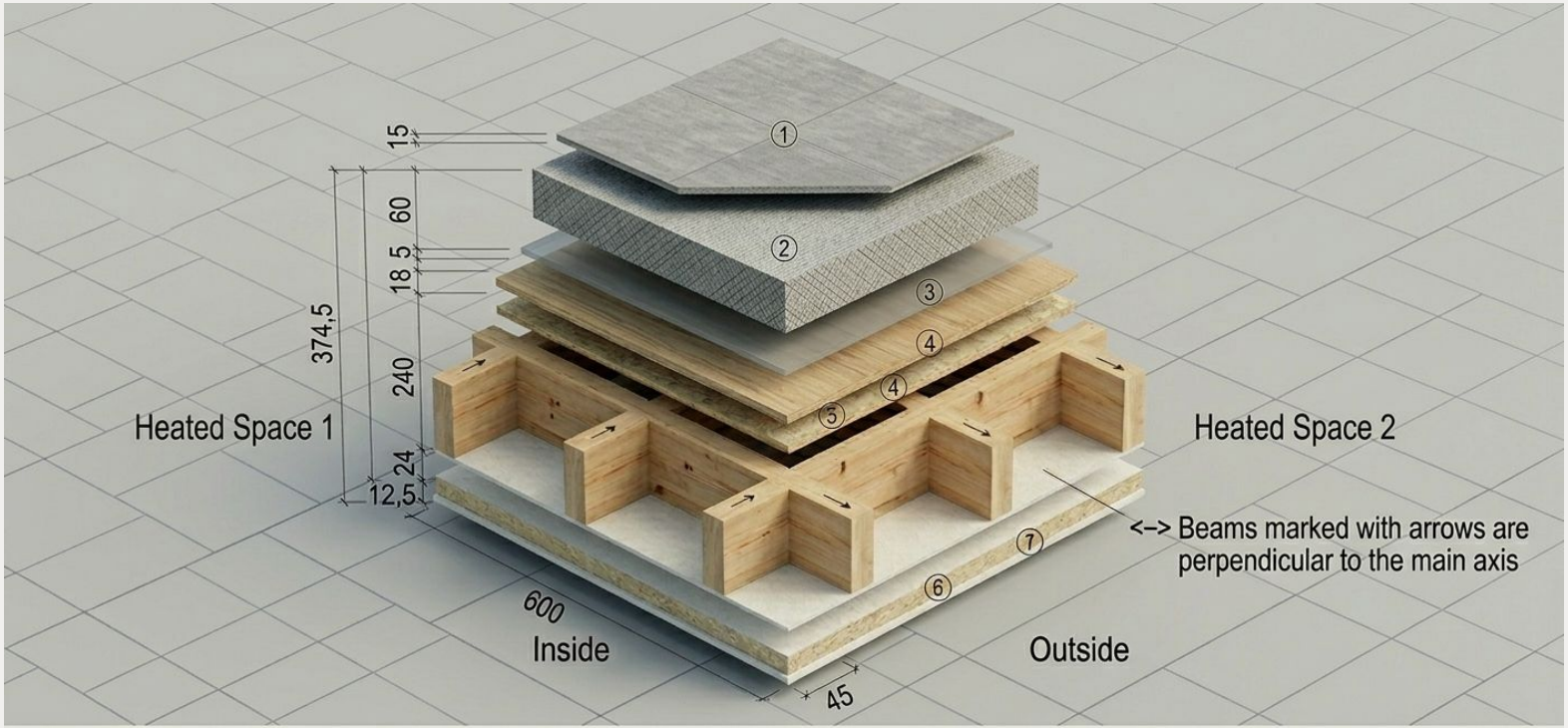


Flat Roof Spec

① Gypsum board (12.5 mm)
② Air space (24 mm)
③ Air space (200 mm)
④ Air space (35 mm)
⑤ Chipboard (18 mm)
⑥ Vapor barrier membrane (sd=100)
⑦ POWERDECK 024 (120 mm)
⑧ EPDM roof membrane

Ref: Flat Roof Spec

Sectional Anatomy of the Intermediate Floor Assembly



Intermediate Floor Spec

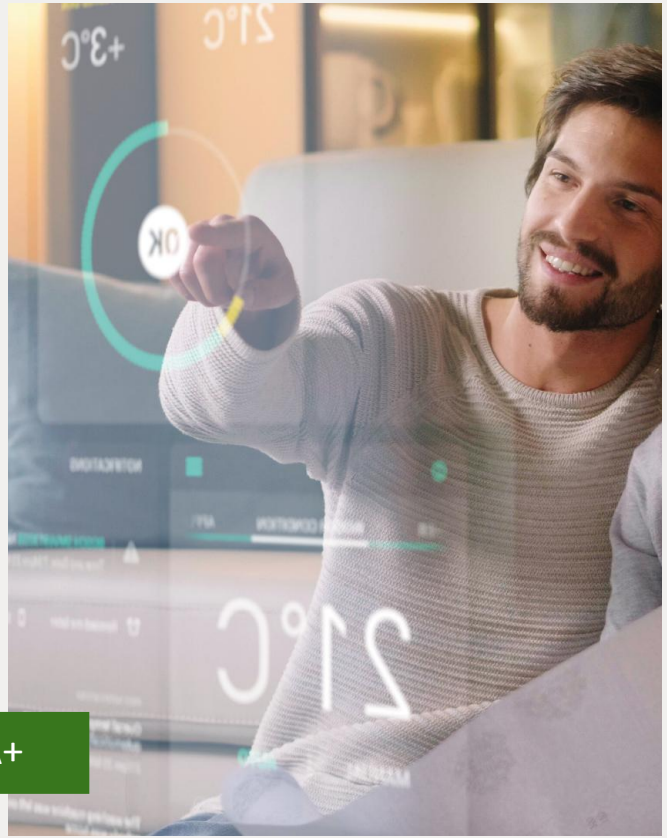
① Tiles (15 mm)

Ref: Intermediate Floor Spec

① Tiles (15 mm)
② Cement-bonded screed (60 mm)
③ Impact sound insulation (5 mm)
④ Particleboard (18 mm)
⑤ Air space (240 mm)
⑥ Air space (24 mm)
⑦ Gypsum board (12.5 mm)

The Green Premium: Institutional Asset Appreciation Through Built-In Efficiency

Our precision-engineered, factory-assembled wall systems eliminate structural thermal bridges at the source, inherently guaranteeing passive-house level thermal performance. By transitioning complex insulation detailing into a controlled manufacturing environment, we secure an automatic A-Rated Energy Certificate for the asset upon completion. This built-in compliance directly mitigates future carbon taxation, slashes operational expenditures, and delivers a highly verifiable data set that structurally enhances institutional ESG asset valuation.



Institutional-Grade Fire Resistance Proven in Critical Infrastructure

Every assembly utilizes precision-engineered, non-combustible materials designed to meet and exceed the most rigorous international fire safety standards. The ultimate validation of this technology is our deployment of the system in the construction of a fully operational fire station—a facility where structural integrity under extreme conditions is non-negotiable. By replacing unpredictable field applications with certified factory fabrication, we eliminate systemic installation variances, securing robust structural compartmentalization that minimizes risk profiles, lowers insurance premiums, and preserves institutional capital.



Institutional Acoustic Engineering: Delivering Premium Multifamily Asset Protection Through Superior Sound Isolation

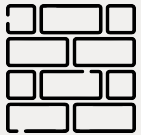
A Rigorous Approach to Acoustic Isolation



58–62 dB Rating



Maximum Impact Dampening



Outperforms Hollow Brick



DB-HR Certified wins

The path to seamless Iberian institutional underwriting is clear



Full CTE Compliance



Tier-1 OCT approvals are pre-validated



Seguro Decenal underwriting is effortless



Structural risk is completely mitigated

In this regulatory environment, pre-engineered precision guarantees execution speed

we ensure pan-European deployment by standardizing our structural validation

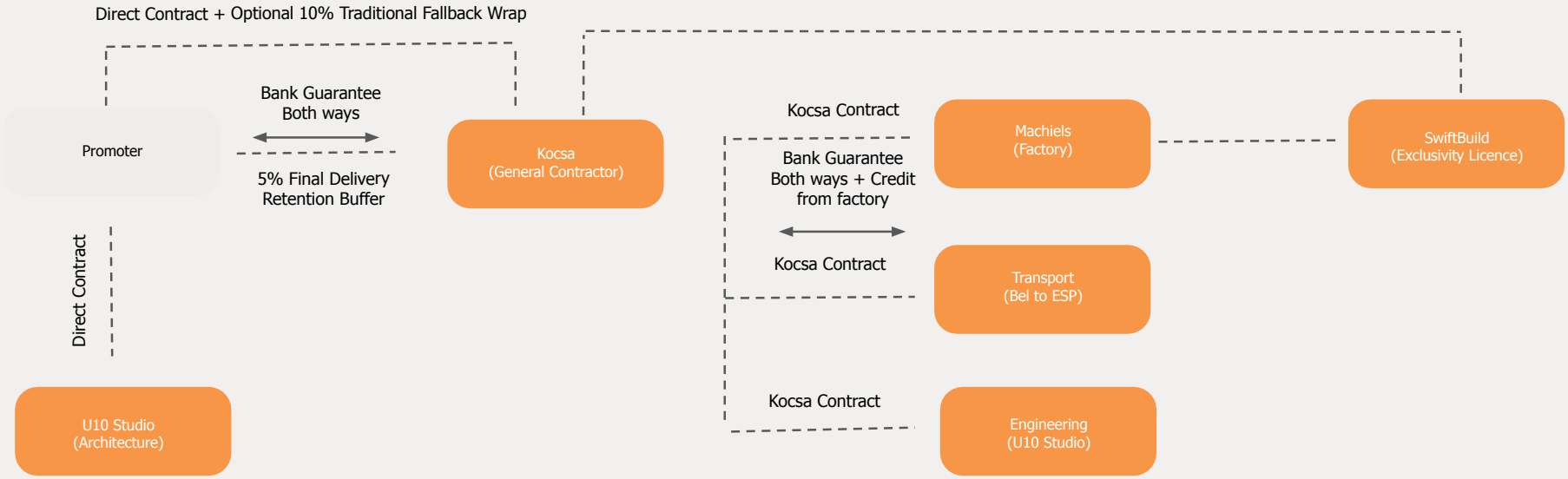


ETA CERTIFIED

CE CERTIFIED

DE-RISKING
THE CAPITAL STACK

We eliminate counterparty chaos by serving as your single point of contractual contact, anchoring your pipeline with a secure capital stack backed by institutional bank guarantees and direct lines of credit with the factory.

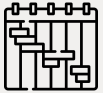




Guaranteed
Completion



Fixed-Price
Certainty



Fixed Construction
Timeline



Better
Quality
Building



No Labor
Shortage



Institutional
Partners

Residential Project

La Quinta



Marbella, Spain

2

Villas

€14m

Sold for by Developer

Residential Project

Puerto Banus



Marbella, Spain

3

Villas

€8m

Sales price per Villa by Developer

Residential Project

Malaga



Malaga, Spain

1

Villa

450

M2

Residential Project

Malaga



Malaga, Spain

23

Apartments

10

Months

Commercial Project

La Cala de Mijas



Hasselt, Belgium

1

Retail Unit

5

Months Build

Commercial Project

Estepona



Estepona, Spain

1

Retail Unit

7

Months Build

Commercial Project

Malaga



Malaga, Spain

1

Development

108,000

M2 Plot

Residential Project

Stadshaven



Hasselt, Belgium

62

Apartments

6

Retail Units

Touristic Project

Terhills - Center Parcs



Dilsen - Belgium

250+

Villas

10

Month Build Time

Student Accommodation

The Cube



Utrecht, Netherlands

639

Student Apartments

49.5

Meters High

Commercial Project

Elia HQ



Brussels, Belgium

4980

M2 Of Modular Panels

6

Floors High

Give us your current site plans.
We will quote a turnkey,
fixed-price solution delivering
50% speed and 30% savings.
Let us prove the math on your
next project.



SwiftBuild
Faster, Smarter, No-bs Homes.