

CENBU™ CO.

Living, beautifully engineered.



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Modular Systems

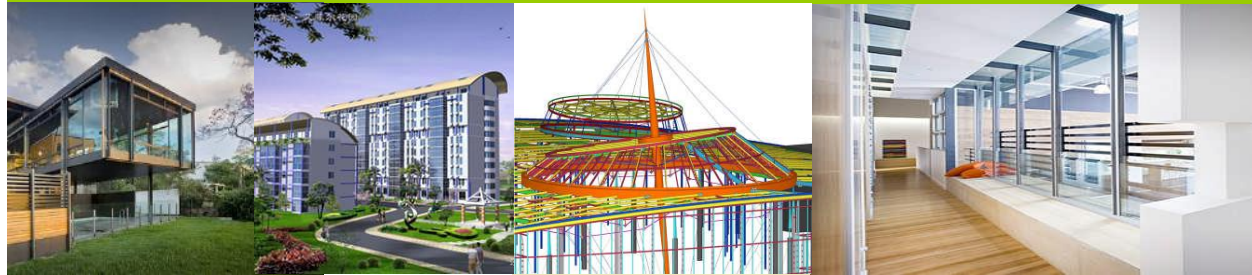
Speed. Quality. Flexibility. Sustainability.

Modular construction incorporates technical innovation into an automated process that uses proven, standardized practices and process efficiencies. The end result: Greater reliability and higher quality than conventional site-built projects.

Cenbu Sync™ construction proc-



Applications



“Cenbu helped us save over 60% money and 40% construction time, compared to our previous building projects. And the finished buildings are beautiful, without the ‘cheap pre-fab feelings.’”

— Michael Huang

CEO

Fountain Garden Development

ess differs from traditional building methods because production tasks occur simultaneously rather than sequentially, so the overall time to project completion is condensed.

As a leader in the modular building industry, Cenbu provides modular buildings that are recognized for their design excellence and architectural appeal.

Advantages

Modular construction creates a permanent building using factory-made modules that are assembled and set on a foundation on your site. The key differentiator is that modular construction enables building completion in substantially less time than traditional construction allows, resulting in lower costs and earlier occupancy for the customer.

- High Quality and Low Cost
- Time Savings

Our modular building experts are ready to help you with your next project, no matter the size, scope or geographic location. And with a support staff of designers, engineering managers, project managers and field superintendents, Cenbu has the knowledge and experience to satisfy every space need.

Temporary or Permanent

Modular buildings meet both temporary and permanent space needs.

In contrast to conventional site-built buildings, modular construction offers you the flexibility to have temporary facilities constructed and relocated or quickly removed when they are no longer needed. Temporary buildings are also an ideal so-



Cenbu Projects



lution to short-term space demands.

Modular buildings can also serve as permanent applications. Cenbu's permanent modular buildings allow unmatched flexibility and adaptability, proving that form need not be sacrificed for function. Designs can be tailored to your individual needs, with unique elements and details that enable usability, as well as configurability, and re-use over time.

Same Building Qualities

Whether a facility is temporary or permanent, it must conform to the same codes as conventionally constructed buildings. The only differences are in the types of materials used as well as the construction and operating expense-saving measures used in constructing a temporary facility compared to a building with a 50-year life expectancy.



Cenbu Sync™

Project Process and Time line

When you're planning the development of a new building, time to occupancy is an important consideration. Cenbu's Sync™ process is an accelerated construction method that allows you to occupy your building faster, saving time and money.

Unlike the linear process used with

Synchronized Process



conventional construction, Cenbu's Sync™ enables construction stages to occur simultaneously rather than in sequence. As a result, site work and off site construction of the building happen at the same time, which cuts the construction time line in half.

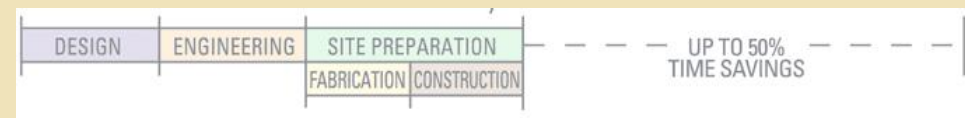


Transitional Process:

More than 50 percent of the Cenbu's Sync™ process occurs off-site in a factory-controlled environment, reducing risks and controlling quality. Site work (preparation, foundations and utilities) happens while the building's modules are being fabricated in the factory. Individual modules are then shipped to the site for final installation.



Cenbu Sync™



Quality

Utilizing factory-based construction for 50 to 70 percent of the total building needs results in higher construction and project quality for several reasons .

Precision, Consistency, and less waste

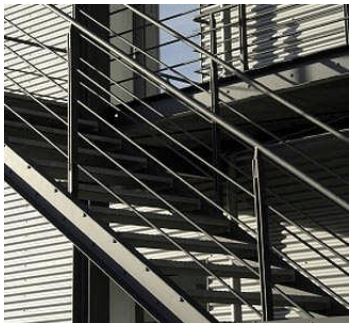
A quality labor force and the inherent Quality Control (QC)/Quality Assurance (QA) of a factory envi-



Art and Engineering



ronment means more consistency and less material waste versus conventional construction. The stacking and connection of modules and sub-systems that are constructed to more rigorous factory tolerances makes the last 5 to 15 percent of the work much more precise.



Code requirements

The structural integrity of modules is built to withstand transportation from the factory to the site and meet or exceed the same building codes and standards as site-built structures.

Materials

The same architect-specified steel, aluminum, glass, wood panel, insulation materials used in conventionally constructed buildings are used in Cenbu Sync™ construction projects.

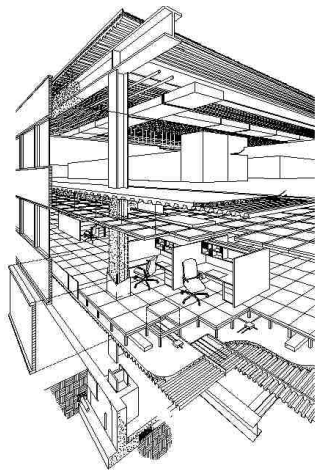
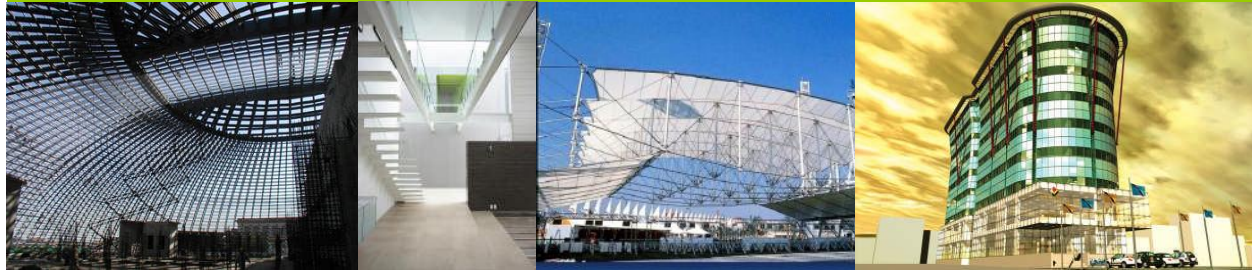
Speed

Speed of construction is considered by all project participants to be the principal advantage of Cenbu Sync™ Construction. Simultaneously preparing the project site and constructing the building's modules off site in a factory yields a 30 to 50 percent time savings over conventional construction methods.

While work related to grading, foun-



Time Savings



ation, below-grade structural elements and utilities is underway at the site, the building modules are constructed in a factory environment. The modules comprise structural, HVAC, electrical, plumbing, and fire systems, as well as many interior and often exterior finishes.

Sustainability

Due to the component-based factory-construction process used during the manufacturing process, modular units are inherently “greener” than a similar site-built structure. Modular construction allows for the following:

- Less time in calendar days spent onsite by construction crews
- No impact from inclement weather such as rain, snow, cold, heat and winds
- Fewer workers to manage onsite, resulting in reduced parking needs
- Reduced material waste
- Reduced noise, dust, staging, traffic, deliveries, work site risk, and potential injury

Multi-story Residential

Our multi-level housing and office modular buildings are built with custom light-weight steel structures.

A steel building from Cenbu is the most economical building choice you can make. Our steel buildings are long lasting and trouble free. Steel is stronger and more resilient than conventional building materials.



Multi-unit, Multi-level Housing



Low Cost

Our steel buildings are more economical than conventional methods due to the originating costs and reduced labor. Complete steel buildings are delivered to the job-site and quickly erected.

Quick Construction

On average, a steel building system can be completed in approximately one-third the time required for conventional construction.

Better Appearance

The appearance of steel buildings can easily be enhanced with stucco, stone, brick or glass. Metal building systems can attain a remarkable exterior that will merge with the ambiance of the building's surroundings.

Low Energy Consumption

A suitably insulated metal building can drastically decrease heating and cooling expenses. Insulated roof and wall systems preserve and reassure thermal efficiencies.

Low Maintenance

Extended life materials reduce maintenance, and eliminate troubles such as structural deterioration, rotting and insect damage.



Low-cost, Fast-built Housing

These homes are built to meet average Western home standards with lower price and affordable for both low and high income Nigerians without trading quality and comfort.

Specializations

Our African focused team specializes in creating homes that model after low income and luxury western standard homes, bringing west-



A Nigerian Project



PREFAB HOUSE

ern style that is best imagined to your door step in Nigeria. Cenbu has carefully put into consideration natural lightning and climate friendly homes. This homes are built uniquely to accommodate the African weather, yet meeting the western living standard.

Cenbu has put all this into perspective and introduced prefab homes that are not only cost effective but time savers and affordable.

Our knowledge of African terrain makes this homes unique, affordable to both low income earners



Program Data

Total number of units	500			
Lead time				
Manufacturing (days)	30			
Shipping (days)	60			
Foundation (days)	7			
Assembling (days)	3			
Floor plans	A	B	C	D
m ²	72	90	108	144
# of bedrooms	2	3	3	4

Modular Offices

Model Number: CB-MO003

The CB-MO003 is a modular office system suitable for permanent installation. It offers stylish, high-quality office buildings that are cost effective and easy to assemble.

Complete design flexibility

Cenbu's design/CADD professionals will work with you to create the



Model Number: CB-MO003



perfect floor plan and assure optimal creativity in design as well as sustainability.

Assurance that buildings meet or exceed applicable building codes

Our modular buildings meet or exceed all applicable codes and standards.



Financing options

The appeal of modular space stems in large part from the flexible financing options available. The primary means of procuring modular space are purchase, lease and lease-to-own. We will help you evaluate your individual space and financial requirements to find the best method for you. For large development projects, Cenbu has teamed up with Chinese, European and American investment companies to provide project short- and long-term finances. For more information, please contact us.

Choice of single and multi-story buildings

One of the first decisions you'll make about your new modular building is whether to have a single level or multiple stories. We'll help you consider the pros and cons of all the options based on the intended end use of the structure as well as potential future needs.

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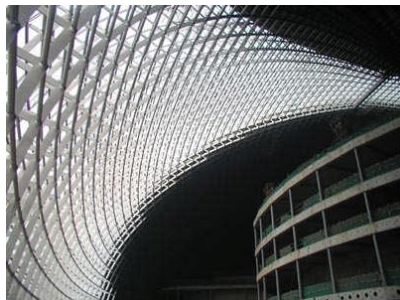
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About Cenbu Co.

Cenbu Co. is a leading building engineering company in China. Our prefabricated systems are fast to build, and they are not as damaging to the environment as building one site the regular way could be. They offer the potential to reduce wastage and offer the benefits of mass production – lower prices, faster and easier to build, and a range of designs to choose from.



A Division of China Jingye and MCC



This Prefab buildings are cost effective and carefully built to meet your climate control condition. They are less energy consumed and easy to be installed.

Cenbu Co. is a division of China Jingye Engineering Corporation Limited. CENBU™ is a trademark of Cenbu Co.

MCC

China Jingye Engineering Corporation Limited is a wholly owned subsidiary of China Metallurgical Group Corporation (MCC). MCC is one of the Top 500 Companies of the World (Fortune 500). As one of China's leading multidisciplinary multinational company, MCC is well known for its experience and strengths in scientific research, industrial engineering practice and international trading capabilities. MCC is mainly engaged in EPC (engineering, procurement and construction) business, natural resources exploitations, paper mills, equipment fabrications, real estate development and provision of the related services.

MCC is a major driving force behind the growth of China's steel industry, and a reputable contractor of a number of key projects both at home and abroad.



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