

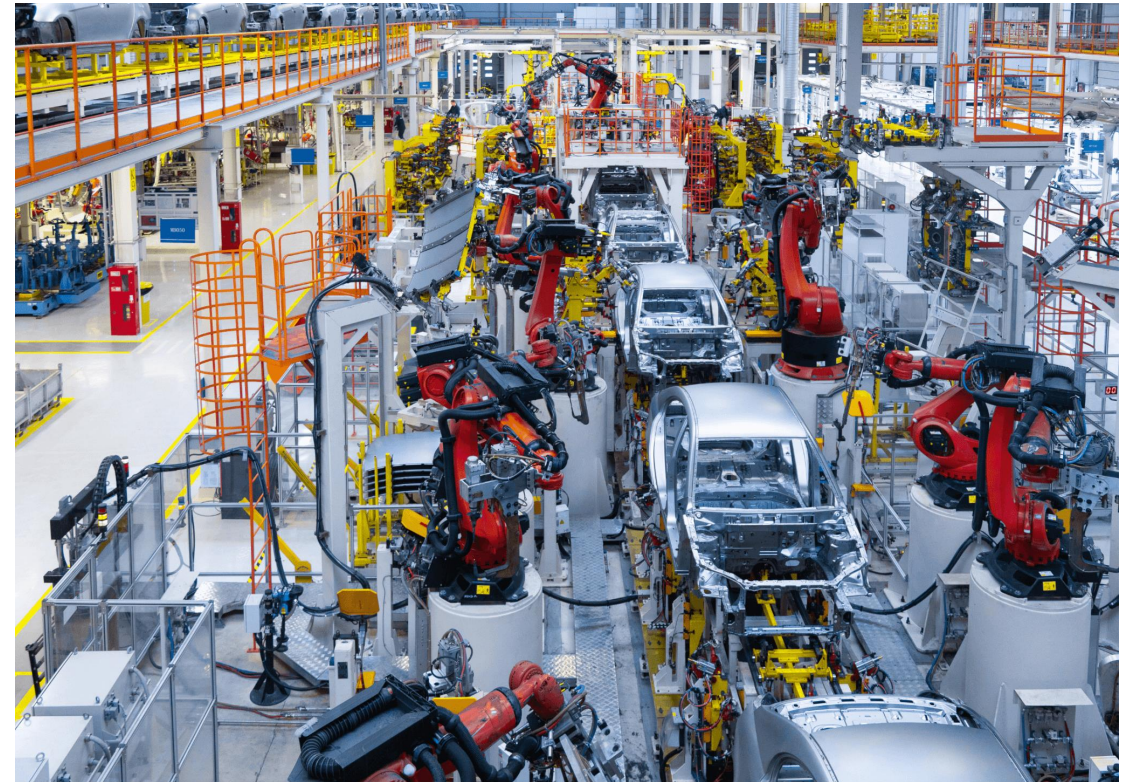


Building Better.

Modular is no longer a swear word

Presented on: November 6, 2025

MEMORY LANE....



MODUS

- **Trusted Expertise:** With over 20 years of experience, powered by over 300 people, Modus delivers high-quality modular building solutions across Canada from its base in Crossfield, Alberta.
- **Advanced Manufacturing:** Our 200,000+ sq. ft. CSA-certified facility enables rapid, weather-proof indoor construction with consistent quality.
- **Versatile Solutions:** We specialize in modular construction for Education, Housing, and Continuing Care, tailored to meet diverse community needs.



GHOSTS OF MODULAR'S PAST



TODAY'S MODULAR



TECHNOLOGY AND INNOVATION



In House Design Team

- Architects & Engineers
- Concepts & Renderings
- Beautiful Designs



Digital Factory

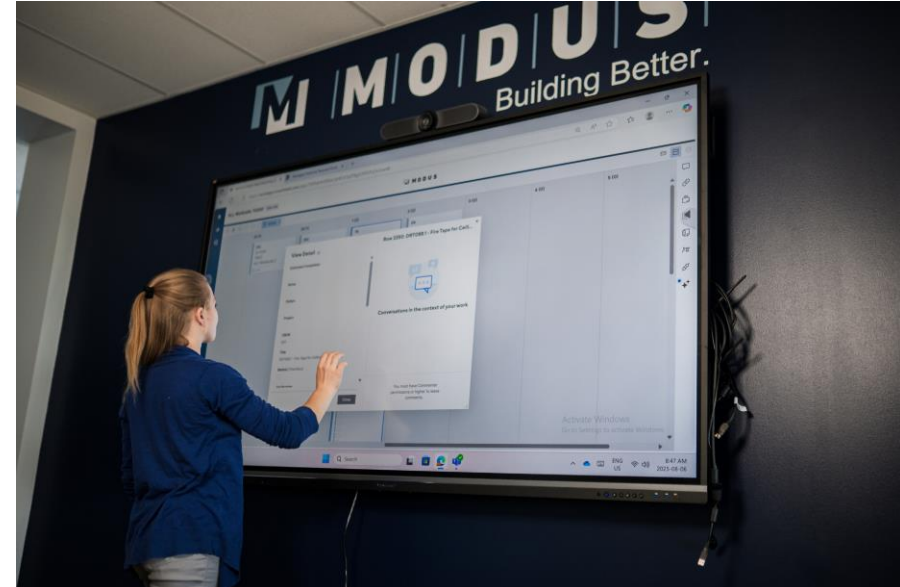
- Paperless
- Streamlined Workflows
- Real-Time Schematics

TECHNOLOGY AND INNOVATION



Manufacturing Efficiency

- Supply Chain Management
- Construction Substations
- Lean Manufacturing



Modern Tools

- Building Information Modeling
- Digital Twins
- RevIT

ST THOMAS MORE SCHOOL - From Concept To Reality In 90 Days



BENEFITS



1. SPEED



2. COST PREDICTABILITY



3. SCALABILITY



4. QUALITY CONTROL



5. SUSTAINABILITY



6. COMPLIANCE & SAFETY



7. MINIMAL DISRUPTION

EARLY INTEGRATION IS KEY IN THE DESIGN PHASE



PRODUCTIZATION



RESIDENTIAL APARTMENTS



CONTINUING CARE



MULTI-FAMILY



SINGLE STOREY HOMES



MICRO SHELTERS



STAFF & STUDENT HOUSING

PRODUCTIZATION





BUILD CANADA HOMES PROGRAM

BUILD AFFORDABLE HOMES



Grow the proportion of housing that is affordable for low- and middle-income households

FINANCE AFFORDABLE HOMES



Help create the conditions for a high-capacity, growth-oriented housing sector that can scale

CATALYZE A NEW HOUSING INDUSTRY



Generate long-term, predictable demand for **Canadian factory-built housing.**



THANK YOU

