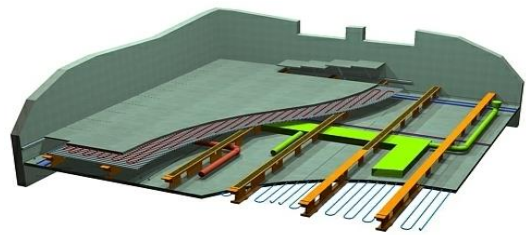


THE FUNDAMENTAL FOR SUSTAINABLE FUTURE PROOFING

The Slimline Floor System is an integral combination of ceiling, horizontal service space and subfloor. The solution is based on bearing steel beams equipped with a concrete ceiling, combined in prefabricated elements and a subfloor of choice.



Sustainable Building

A high quality building which meets the needs of current and future occupants is the best investment from an economical perspective, but in sustainability as well. The longer the building lifespan, the smaller the total environmental impact of the structure. Slimline enables the realization of quality buildings which offer significantly higher comfort level to the occupants. An additional advantage the Slimline Floor System offers over other systems is the ability to achieve a full functional change (for example from office to residential units) within the existing building. This allows developing a building which accommodates both residential and office use, or a variable combination of both. The ability to change the function, and thereby lengthen the lifespan of a building, is primarily defined by the adaptability of the building's service installations. The Slimline Floor System offers a unique and easy solution.

Material Use

The Slimline Floor System is significantly lighter than alternative building systems. This allows for weight savings for the entire building of over 50%. In office buildings, substantial additional savings can be achieved on the application of expensive materials like facades, interior walls, ducts and pipes. As the Slimline Floor System consists of custom made, prefabricated elements, the number of transport movements to the site can be reduced, and the amount of waste as well as the risk of construction errors are minimized.

Building Time

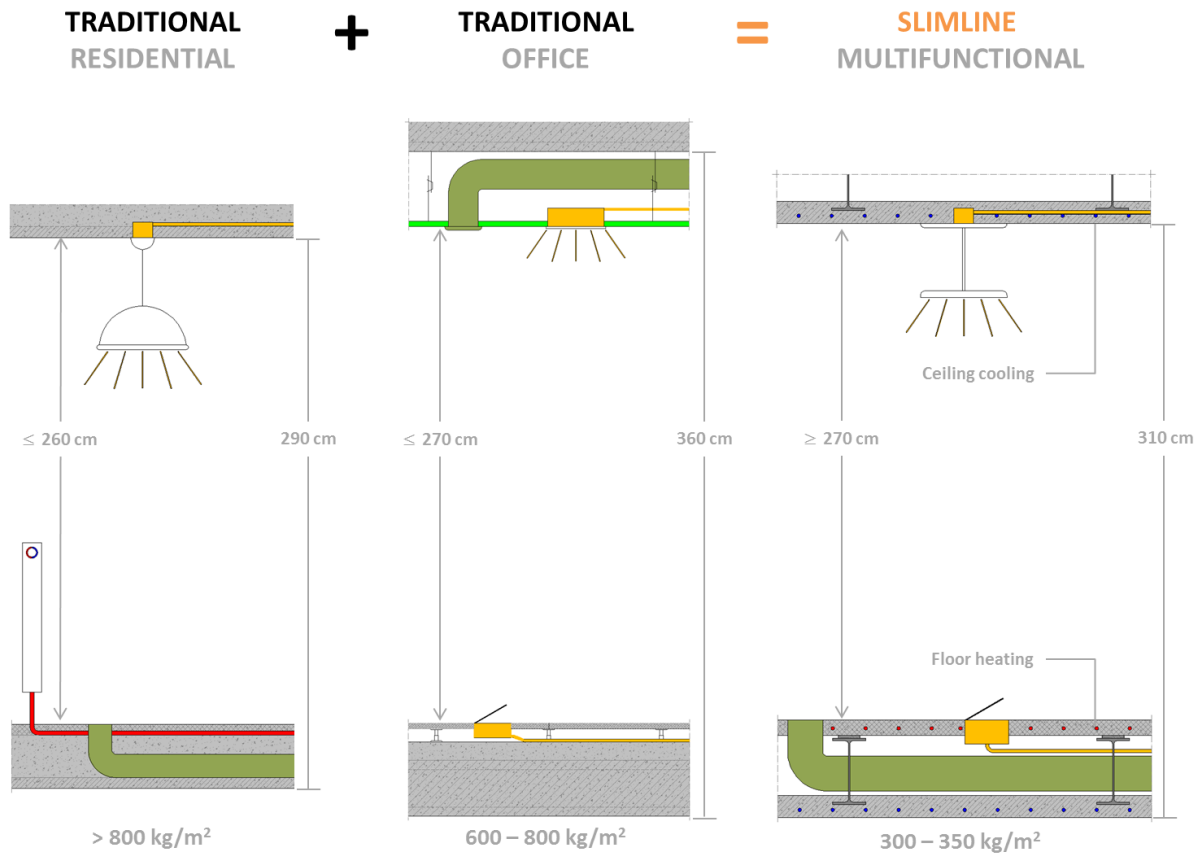
Thanks to the dry construction method and smart building logistics, the building time can be cut in half. Besides savings in funding costs and lower preparation costs, the building is available for use earlier.

Energy Consumption

In case the Slimline Floor System is equipped with the optional climate system with double pipes (in both the floor and the ceiling), an exceptionally comfortable indoor climate is achieved while at the same time offering maximum savings on energy consumption. By warming and cooling rooms and spaces by running water through integrated pipes in the concrete slab (thermal activation), the optimal indoor climate is possible.

Future Proof

An investment in a building yields the maximum return when the property can adjust to accommodate the needs of users in different stages of the building lifespan. To this end, opportunities have to be sought in engineering and construction technology.



First, it's important the building construction enables the first stage of the building lifespan to be as long as possible, as this guarantees the highest (rental) yield for the longest possible period. Ideally, the fastest aging components of the property, the service installations, can be easily upgraded to the latest technology standard. Building with the Slimline Floor Systems means the service installations aren't poured in concrete, which is the current standard in traditional (residential) construction. Adjusting or upgrading the service installations remains permanently possible with the Slimline Floor System.

As soon as the second stage of the building lifespan commences, the layout of the building should be easily adaptable to accommodate, for example, multiple new tenants looking for a smaller office spaces. The Slimline Floor System enables the realization of large, column-free spans, which allows for easy adaptability of the building layout.

Next, the building should allow transition into stage three of the building lifespan, a full functional change of the building, without the need for major rebuilding or renovation. As a result of the accessible service installations, outstanding fire safety and acoustical properties and a ceiling with high esthetical value, Slimline buildings offer maximum opportunities for a functional change.

The challenges in real estate today show that 90% of the available buildings can't accommodate the adjustments necessary to enter the next stage in the building lifecycle, primarily because of the inflexibility of the floor system used. In order to allow easy transitions in the future, it's crucial to understand the implications of the choices we make in building construction today. Moreover, it calls for a construction technology which facilitates, for example, removing office service installations and fitting residential service installations without the need to make structural changes to the property.

In order to yield the maximum return on real estate, service installations and building layout should be easily adaptable to retain the optimal rental and thereby property value with minimal costs. The solution is building with the Slimline Floor System.



Would you like to know more about the Slimline Floor System? Please contact us to discuss the possibilities for your next project, or visit our website.

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