Cancret
MATERIALS

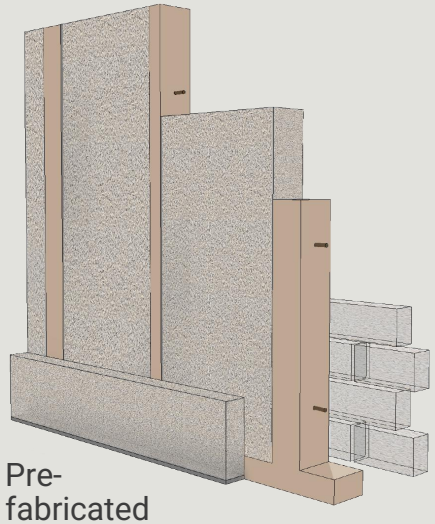
Prefabricated Hempcrete Walls

A patented material innovation from Switzerland

RENEWABLE · CO_2-NEGATIVE · PERFECT INSULATION

Martin Bodmer, Principal shareholder & CEO, Dez. 2025

A unique **asset light-business model** in a fast-growing market



Pre-fabricated Cancret Walls

Market-Opportunity

- Hempcrete – the superstar among biogenic materials with construction and insulation material properties – removes 105 kg CO_2/m^3 from the atmosphere.
- Demand for biogenic building materials soars: Hempcrete market expected to grow at 11-14% CAGR by 2034.

Solution

- Patented prefab technology for hempcrete walls reduces cost from CHF 800 to 200 / m^2 and turns buildings into lasting CO_2 sinks.
- Exceptional thermodynamic properties improving indoor climate and occupant wellbeing, fireproof, circular and low-cost.

Business Model

- Licensing of patented technology to prefab manufacturers
- Direct sales of prefab elements to end customers
- Trade in system additions such as interior walls

Traction

- Built Europe’s largest hempcrete building in Switzerland in Q3 2024.
- 1,200 m² contract with Openly 2 and 10 concrete project inquiries in pipeline

Investment Opportunity

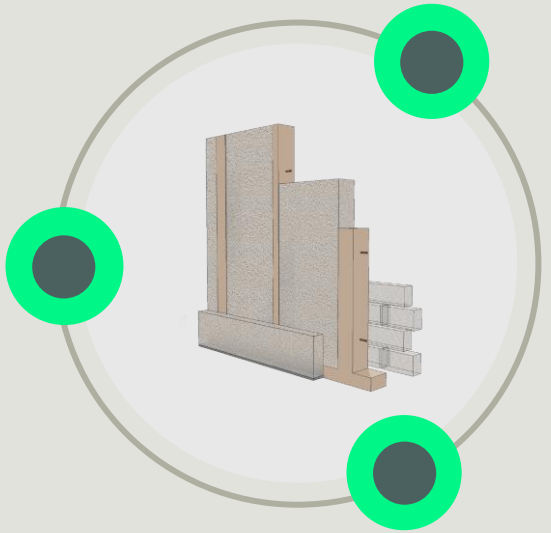
- Financing through CLA and/or strategic industrial partners to accelerate market penetration.
- Profitable business from 2029 onwards

Cancret’s patent **reduces cost** for hempcrete walls from CHF 800 to CHF 200 / m^2 and transforms buildings into **lasting CO_2 sinks.**

myclimate
shape our future

Already sold 10,000 tons high-quality CO_2 offsets to myclimate

Content

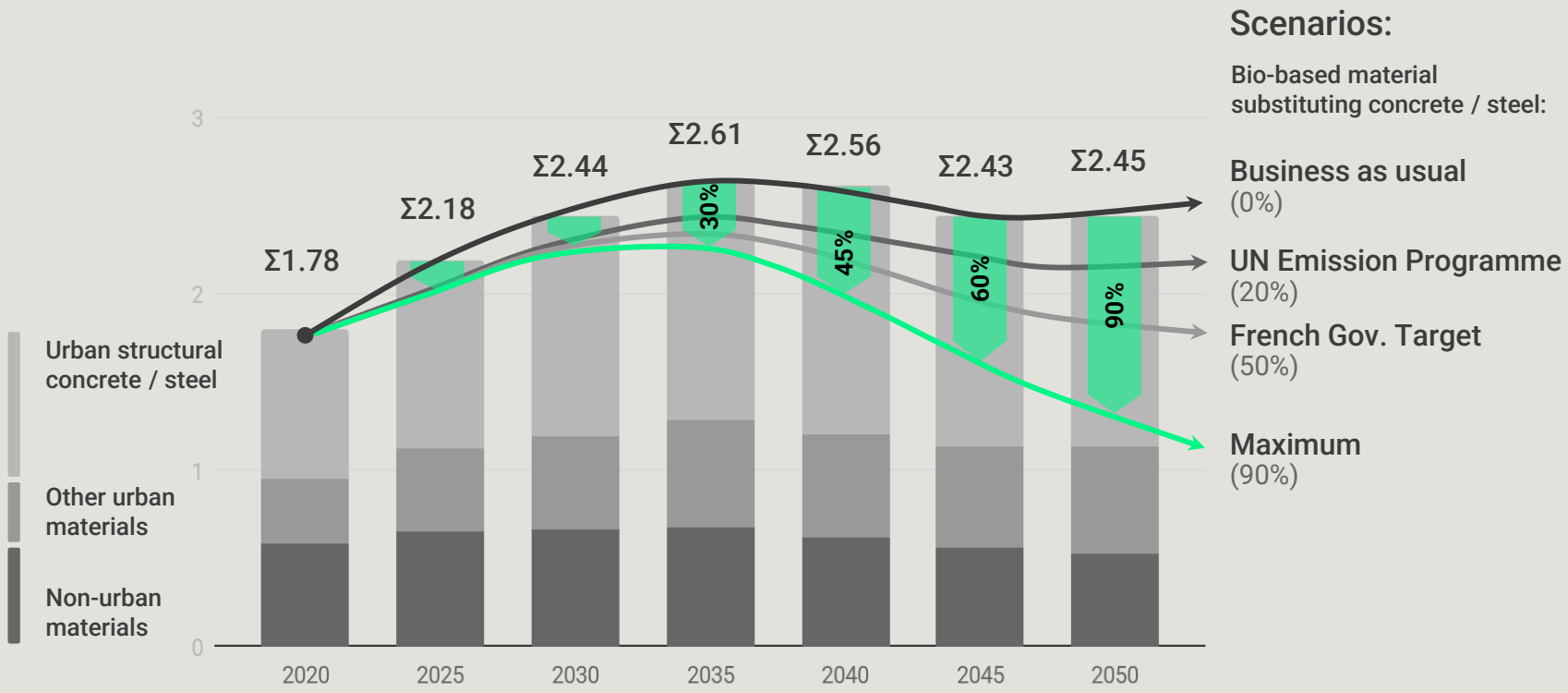


No way around **bio-based** building materials

The primary solution to significantly reduce GHG emissions in the global construction industry.

Potential reductions of annual embodied GHG emissions

In $GtCO_2$ per year



Sources: IEA (2022), Carbon Leadership Forum (2017), Zhong et al. (2021), Liu et al. (2023), UN DESA (2018), BDP Quadrangle (2023), UN Emission Programme (2023)

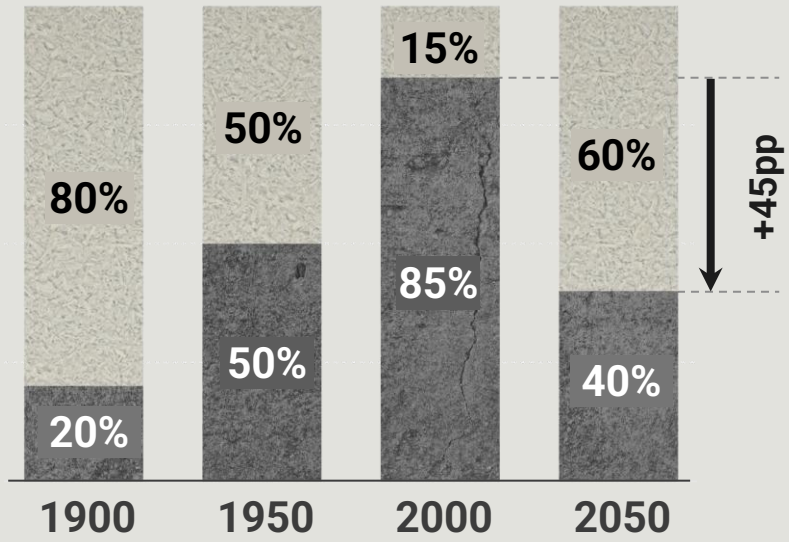
Cancret

Back to the **roots** in order to achieve net zero targets

Building structures made from bio-based materials

Bio-based
Timber, thatch, hempcrete, straw, mud, cross-laminated timber

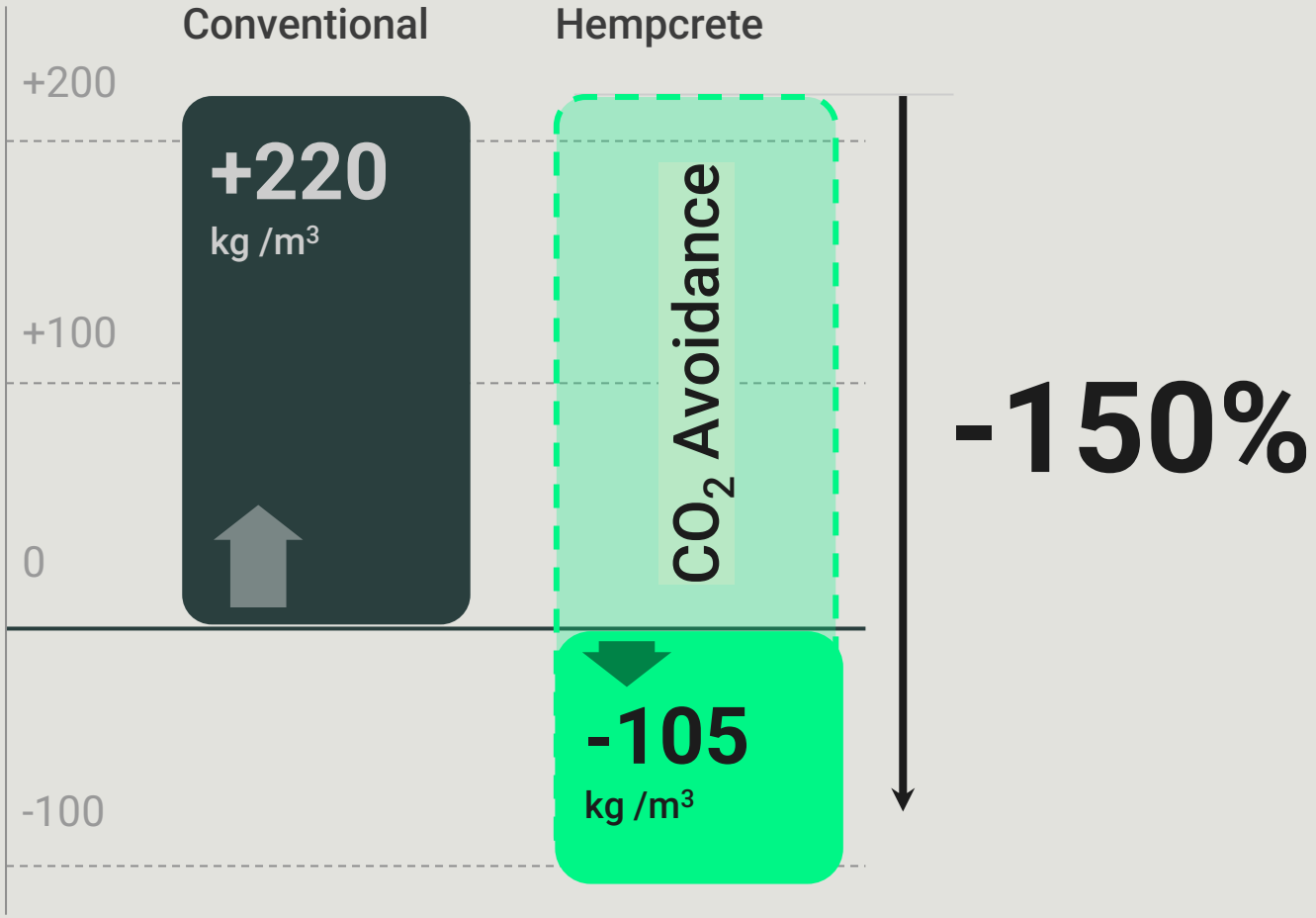
Conventional
Brick, stone, lime, concrete, steel



Sources: UN Emission Programme (2023)

Hempcrete is the **superstar** among sustainable construction materials

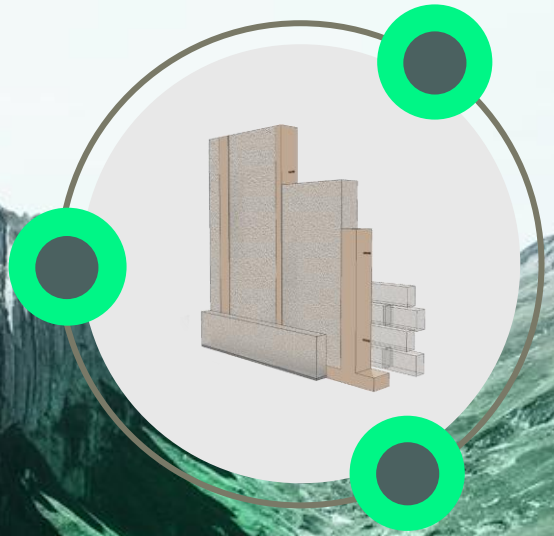
It outperforms traditional concrete and even CO_2-enhanced alternatives. For comparison, Neustark, a Swiss startup valued CHF +400M with BlackRock and Holcim backing, stores **8-14 kg CO_2 per m³** in recycled concrete — **10x less** than Cancret Materials.



Cancret

Cancret

Fostering **planet-healing construction** and **healthier living environments** by making hempcrete **cost-competitive** and accessible to developers and builders **at scale**.



Every CHF 80 invested stores and avoids 1 ton of CO_2 by 2029 – measurable climate impact with every franc invested.

Future cancret wall elements will significantly improve the CO_2 balance further – continuous innovation for maximum sustainability.


Cancret
MATERIALS
Revolutionäre Technologie
für nachhaltiges Bauen
Patentierte Technologie
Kostensenkung
Industrielle Stärke


Cancret

Industrial hemp facts at a glance

Renewable, fast-growing, abundant, and high CO_2 storage

110 days

growing time only, no water and pesticides needed

49% carbon

contained in hemp hurds used for Cancret walls

By-product

Cancret hemp is a by-product of the hemp industry

77 m³ hempcrete

from one ha hemp hurds (6.75t yield)[1]

0.1t CO_2

captured from 1m³ hemp

EXAMPLE

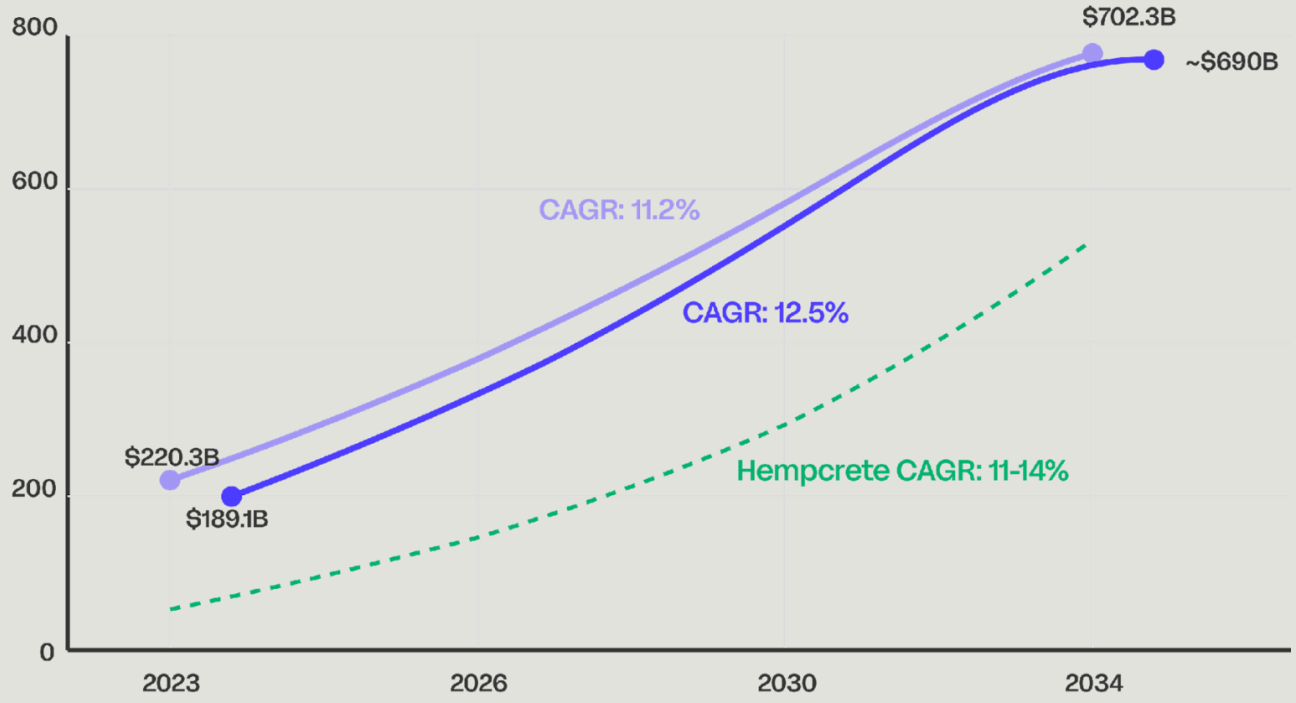
France, on its own, as Europe's largest hemp producer (1.25 Mio m³ hemp p.a.) captures 125'000t CO_2. For comparison – Climeworks, which is valued at USD 1bn, was capturing 5'250t annually in 2023.

1 15t hemp consist of approx. 11.25t stem/stalk, 3t fiber and 0.75t dust. The high-quality hurds used for Cancret's mixture make up about 60% of the stem. Roughly 30m³ hempcrete are needed for a 3-bedroom apartment (new built).

Massive market demand for hempcrete meets Cancret‘s **perfect product timing**

Green building material market

In billion USD



11.2% CAGR

Market at $220.3B in 2023, growing to $702.3B by 2034 (Transparency Market Research)

12.5% CAGR

Market at $189.1B in 2024, growing at 12.5% CAGR by 2034 (Precedence Research)

11-14% CAGR

Hempcrete CAGR expected at 11-14%, based on market demand (Market Research Future)

Five key challenges: Facing the global construction and real estate industry

1

Regulation & market change

Stricter building codes demand better efficiency & less CO_2 emissions.

Green building certifications set elevated benchmarks & impact financing costs.

Demand for eco-friendly options soars but lacks alternatives.

2

Environmental impact crisis

Concrete production causes 8% of global CO_2 emissions.

Construction causes ~40% of energy-related CO_2 emissions.

Construction waste accounts for up to 40% of solid waste in developed countries.

3

Insulation & health

Increased energy use due to poor insulation of existing buildings.

Traditional materials limit moisture regulation, creating unhealthy environments.

Mold, poor air quality, and toxins cause "sick building syndrome" and respiratory issues.

4

Affordability & shortages

Rising construction costs hinder affordable housing.

Most bio-based construction materials have a significant green premium

Slow processes and traditional methods delay project timelines.

5

Inefficient logistics

On-site construction faces delays and coordination issues.

Traditional site-built methods struggle with consistent quality control.

Construction sites often waste over 15% of purchased materials due to inefficient practices.

Cancret's **prefabricated hempcrete walls** for timber frame construction

Combine hemp's carbon-sequestering benefits with its favorable **thermodynamic** properties in a scalable **low-cost** and **low-weight** prefab design.

Thickness
18-42 cm

Mixture
Hemp/m^3
Slaked & unslaked lime
Water

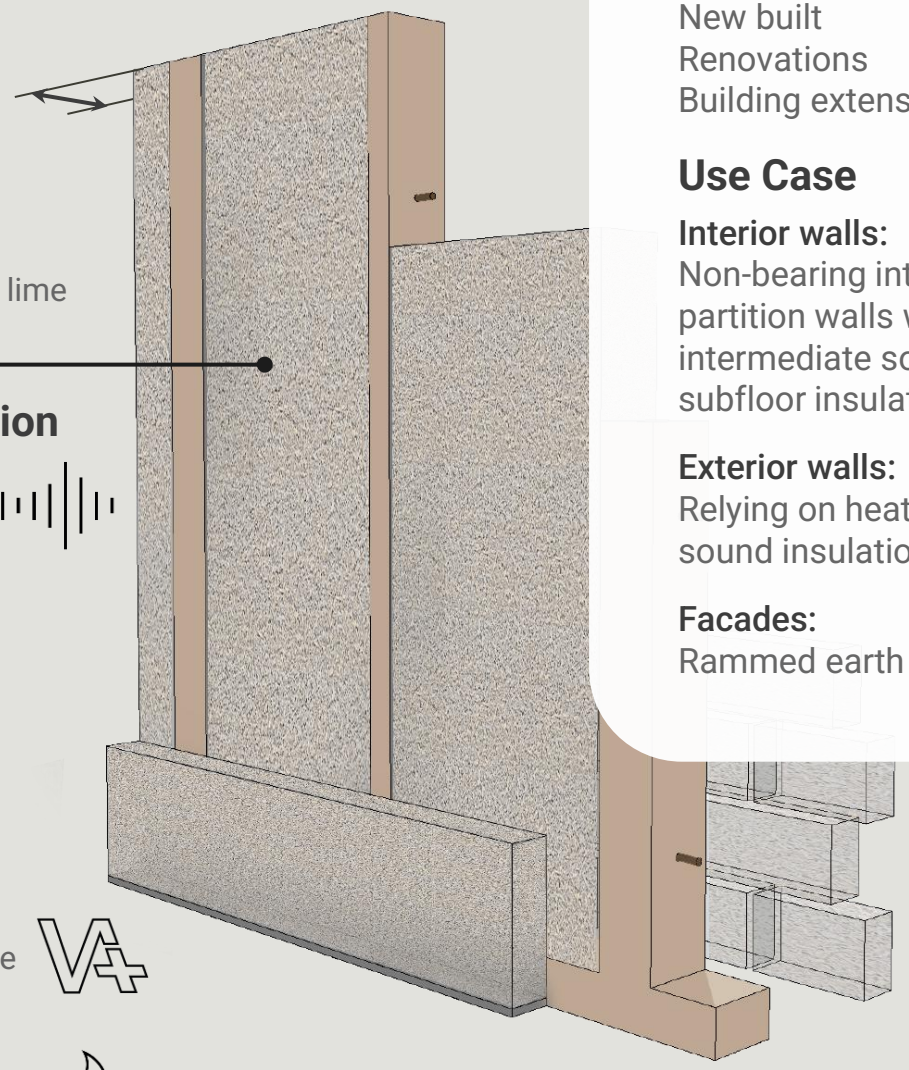
Sound insulation
35-45 dB

Insulation
0.06-0.07 W/m-K
excellent energy efficiency

Weight
350 kg/m^3

Plus-energy
More than Minergie P / KfW 40

Fire resistance
Non-flammable
EI 120



Project types

New built
Renovations
Building extension

Use Case

Interior walls:
Non-bearing interior and partition walls with intermediate sound and subfloor insulation

Exterior walls:
Relying on heat and sound insulation

Facades:
Rammed earth look

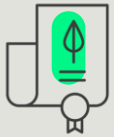
Cancret

Cancret walls **address** the industry‘s key challenges

Regulation & market timing

Complying with the latest regulations and serving the soaring demand for biogenic building materials.

Carbon Standard International certifies Cancret walls’ CO_2 storage. Cancret walls help gain additional points in LEED, GRESB, SNBS assessments.



Sustainability & circularity

Cutting reliance on high-emission concrete and reducing operational energy use.

-105kg/m³ vs. +220 kg/m³ for concrete. Ultra-low operational cost: e.g. Minergie P in CH or KfW 40 subsidy in D. Cradle to cradle / fully recyclable.

Thermal & fire performance

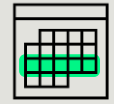
Providing excellent thermal insulation and regulating humidity thanks to superior breathability.

0.06 – 0.07 W/m °K for a 12cm wall and breathable. Fire protection class* B1 according to EN 13501-1, DIN 4102* (EI 120 minutes).

Low cost & incentives

Being low-cost and giving access to financial incentives, incl. subsidies and carbon credits.

Cancret’s walls reduced manufacturing cost from CHF 800 to CHF 200 (e.g. Minergie P CHF 40/m2 in CH, KfW 40 up to €150k in D).



Prefab & low-weight

Enabling faster, more affordable housing projects to meet growing urban demand.

Fast assembly on-site: 3.5 room flat in 1 day.
Low-weight of walls facilitate handling and reduce transportation cost & emissions.

All **parties** across the value chain benefit

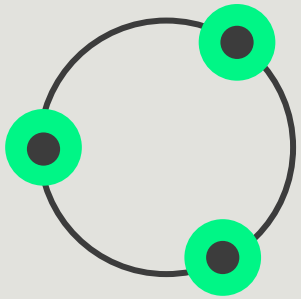
Innovation: Cancret walls are one of the most advanced bio-based building systems globally

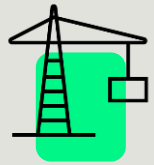
Labels: Building with Cancret prefab walls improves all relevant building certifications

Incentives: Developers receive attractive subsidies for sustainable construction

Cost savings: The CO_2 stored in Cancret walls can lower the construction costs by up to 1% through carbon removal certificates

Investor | Developer | Asset Owner





Timber Construction Companies

PRIMARY

Expanded offerings: Cancret enables timber construction companies to broaden their product range

Lower cost: Cancret's patented manufacturing process reduces cost from CHF 800 to CHF 200/m^2

Growth opportunity: The Cancret licensing model allows timber construction companies to retain value in-house

Lightweight design: Easier handling as opposed to concrete-filled walls

Occupants | Tenants

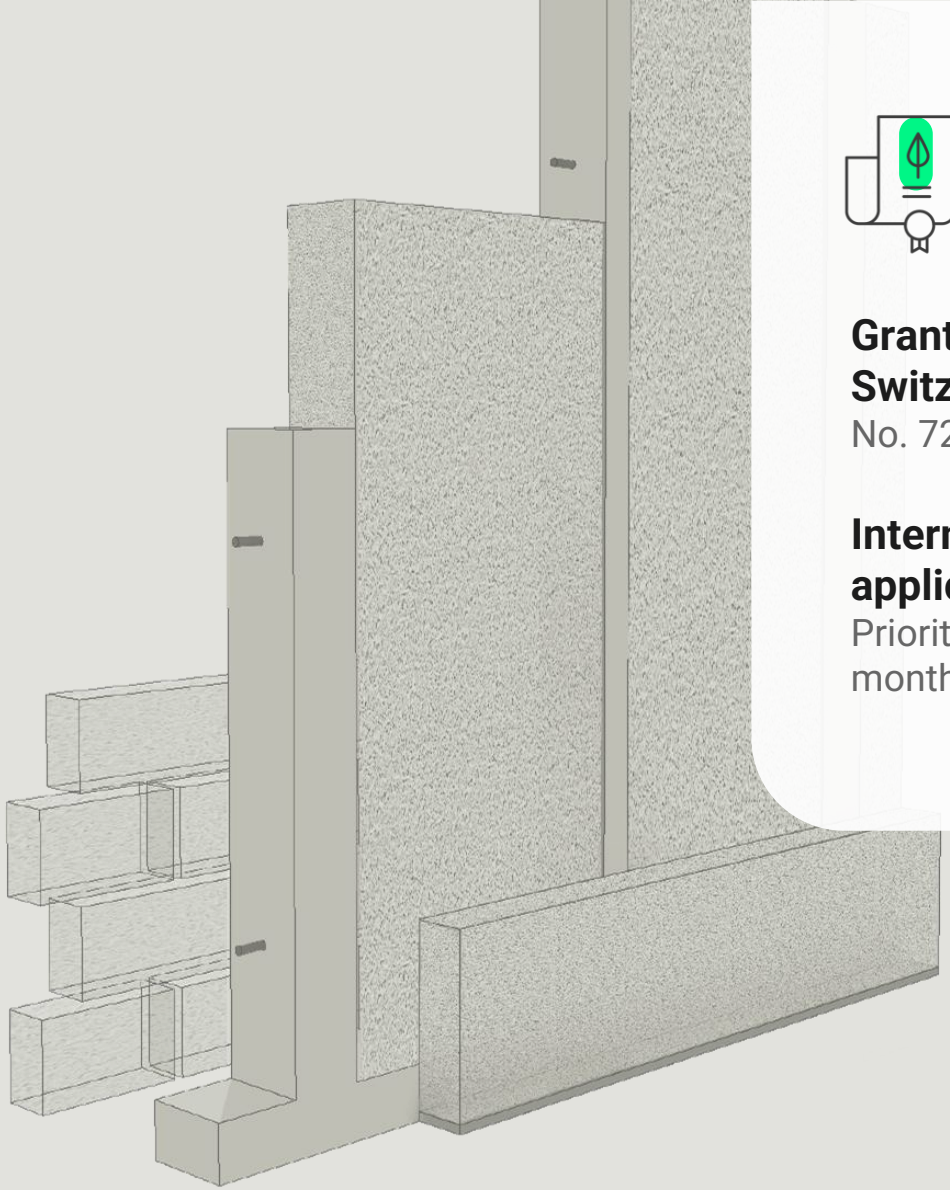
Reduced expenses: Up to 60% lower energy cost due to better insulation

Healthier spaces: Improved indoor air quality and less toxicity

Natural humidity regulation: Hempcrete maintains optimal 50% indoor humidity all year round

Our patent broadly protects the…

1. **Horizontal** assembly and manufacturing [1]
2. Integration of **hempcrete and timber** frames
3. **Thickness** and assembly of all wall elements
4. **Mixing ratio** of the hempcrete



Granted patent in Switzerland
No. 721 221

International application pending
Priority period 18 months

1 Faster, cheaper and leads to more homogeneous surfaces than the widespread vertical assembly

Cancret

Cancret's contribution to improving **building labels**

LEED

Materials and resources (MR), Energy and atmosphere (EA), Indoor environmental quality (IEQ), Sustainable sites (SS), Innovation (IN)

+ 8-24 points

GRESB

Materials and resources (MR), Energy and atmosphere (EA), Energy (EN), Greenhouse gas emissions (GHG), Materials (MA), New construction Certifications (NC), Sustainability policies (SP)

+7-15 points

SNBS

Greenhouse gas emissions (E1), Energy efficiency (E2), Resource efficiency and materials (E3), Health and comfort (S2), Lifecycle costs (C3)

+ 6-16 points

Why higher scores pay off

Top ratings
(e.g., LEED Platinum) justify higher rental fees and property valuations.

Better financing terms
More sustainable projects benefit from better financing terms and have access to green bonds and incentives.

Tenant attraction
Eco-friendly designs draw premium clients and improve their scope 2 or 3 emissions.

Compliance with regulations
Meet regulations, avoid penalties and taxes.

Cancret's carbon removal is certified by the **global construction c-sink standard**

Developers building with Cancret walls own the storage performance of the hempcrete worth up to 1% of the construction cost.

Global Construction C-Sink Standard

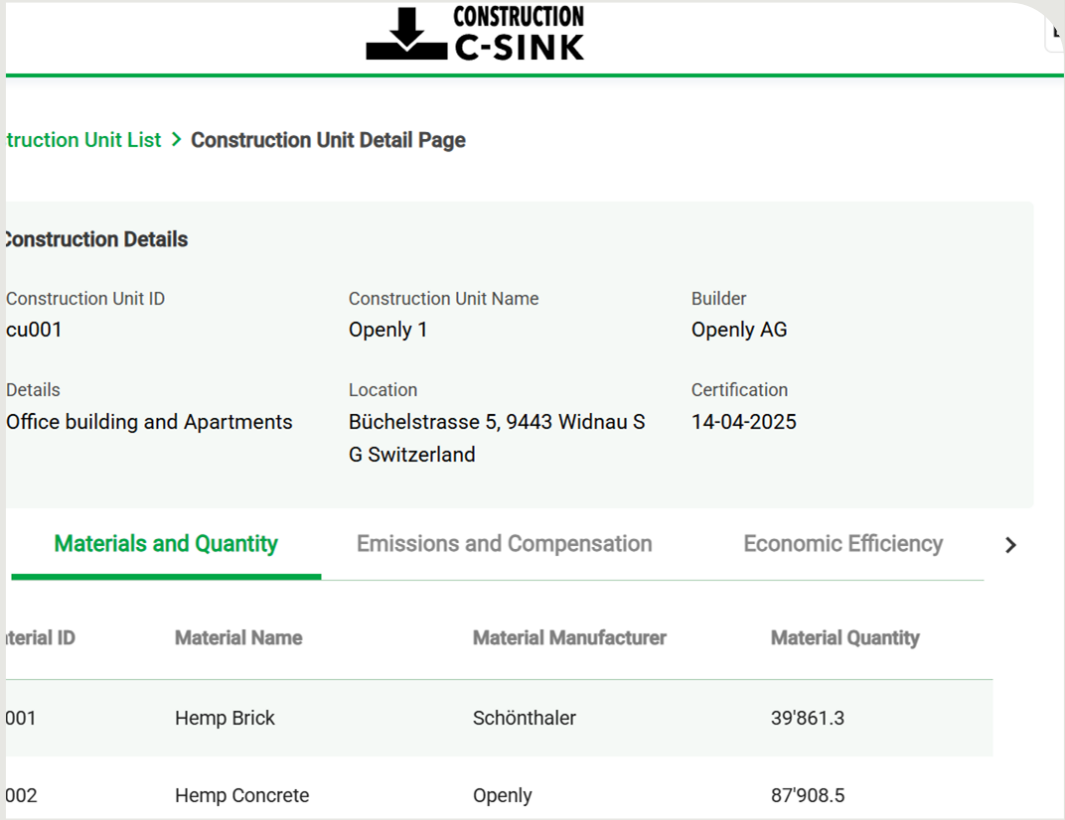
Learn more

EXAMPLE

Certification of a building unit in a public registry

Buechelstrass 5, 94443 Widnau

The standard certifies buildings with biomass-derived carbon sink materials (e.g., hemp), tracks carbon, offsets GHG emissions, uses digital monitoring, and publicly registers certified constructions.



Cancret

Hempcrete succeeds as **construction** and **insulation material**

It compares to less versatile substitutes as follows

	CONSTRUCTION			INSULATION					
Material / Characteristic	**Clay**	**Concrete**	**Hempcrete**	**Mineral wool**	**Straw**	**Wood fiber**	**Cellulose**	**Calcium silicate**	**Foam glass**
Thermal insulation	-	- - -	++	+++	++	+	+++	+	+
CO_2 balance (net)	o	- - -	+++	-	+++	+	+++	o	-
Humidity regulation	++	- - -	+++	-	+	+	+	+++	-
Fire protection	++	+++	++	+++	-	+	+	+++	+++
Soundproofing	+	o	+++	+	++	+++	+	+	+
Compressive strength	+	+++	+	+	+	+	-	++	+++
Lifespan	++	+++	++	+	+	+	+	+++	+++
Cost efficiency	++	++	+++	+++	+++	+++	++	+	-

Cancret

Competitors lack proprietary IP and cannot scale as quickly

	WALL SYSTEMS		BRICKS & HEMPCRETE				PANELS		
Company	**Cancret** CH	**Wallup** FR	**Schoenthaler** AT	**IsoHemp** BE	**Senini** IT	**Dun Agro** NL	**Vicat Biosys** FR	**Strabag Naporo** AT	**Cannabric** ES
Segment	Residential + Commercial	Residential	Residential	Public + Commercial	Single homes	Single homes	Single homes	–	Single homes
Market	Global	France	Switzerland, Austria, Italy	Germany, Netherlands	Switzerland, Italy	Netherlands	European Union	Austria	Spain
Revenue '25	0.5M	0.5M	1M	3M	0.5M	-	-	0.5M	0.1M
IP	✓	✗	✗	✗	✗	✗	✗	✗	✗

Legend: Residential buildings · Commercial buildings · Public buildings · Single homes

Cancret

Successfully **bootstrapped** to product-market fit

This is not a concept.
We have built Europe‘s largest hempcrete building, the OPENLY Valley Widnau building (CH):

- **1,500m²** of Cancret walls (patented)
- **2,600m²** of hemp bricks
- **Less than 1 year** construction period
- **All 19 units** sold

Cancret

325 residential units in our pipeline

Location	Männedorf CH	Köppel CH	Widnau CH	Wiesloch D	Basel CH	Samaden CH	München D	Buchs CH	Chalet CH
Residential units In total #	5	7	11	21	120	60	60	40	1
Cancret walls In m^2	400	560	880	1680	9600	4800	4800	3200	80
Construction start Year	2027	2026	2026	2026	2027	2027	2027	2027	2027
Status	Building permit pending			Project Design	Preliminary Studies				
Partners	Valley Architects	Valley Architects	Valley Architects	Wieslocher Handwerker Bau GmbH	Gugger Architects	Pestalozzi Architects	BHB TU München	Schöb AG	Gus Wustemann
Total Invest In CHF	5M	3M	4M	tba	tba	tba	tba	19M	tba

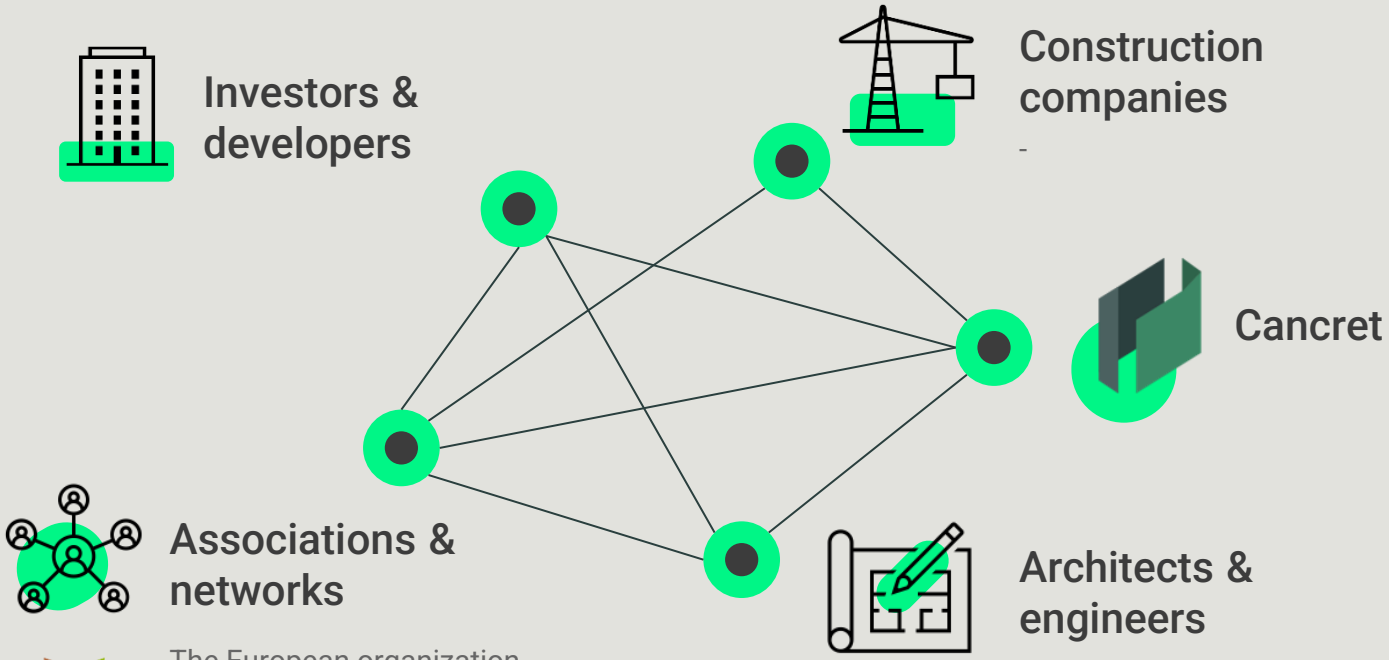
1 Assuming $80m^2$ per unit

Cancret

Cancret's GTM is focused on **rapid expansion** through strategic partnerships with leading partners worldwide

Key Objectives

1. **Market development**
   Education on hempcrete as a building material
2. **Scale sales**
   Strengthening sales pipeline and international expansion
3. **Grow brand**
   Ensure strong brand positioning within the fast growing market



The European organization Timber Construction Europe alone counts 22k member companies in Italy, Luxembourg and DACH

Cancret

After completing 19 units and building a pipeline in CH, we are now poised to **expand in EU & beyond**

Expansion priorities based on regulation, market size and dynamics, incentives & entry barriers

France

Broad adoption of hempcrete as building material, well established value chains.

Netherlands

Advanced sustainable architecture and construction industry.

Denmark

Regulatory push: CO_2 tax on materials and tax deductions for CO_2 storage.

Germany / Austria

In 2023, 15k residential buildings in Germany/Austria were approved for timber construction (22% of approved residential buildings).
[Timber Finance]

Cancret's **business** case

in CHF

Investors help avoid and remove 25k tons CO2 by 2029

			2026	2027	2028	2029
Total	**Revenues**		**350'000**	**1'213'750**	**2'291'750**	**5'401'000**
	Cost		**670'226**	**1'637'857**	**2'675'150**	**4'238'130**
	Margin		**-320'226**	**-424'107**	**-383'400**	**1'162'870**
				-35%	**-17%**	**22%**
Supply	**Cost**	Total	179'700	622'750	1'146'250	2'558'750
	Margin	Contribution margin after material costs	**49%**	**49%**	**50%**	**53%**
Personnel & other	**Cost**	Personnel	294'026	784'107	1'276'900	1'385'380
	Margin	Contribution margin after personnel costs	**-35%**	**-16%**	**-6%**	**27%**
	Cost	Other	196'500	231'000	252'000	294'000

Meet the team

MARTIN BODMER
Principal shareholder CEO
Martin.Bodmer@cancret.com
+41 79 383 36 16

SANDRA SCHUSTER
Architect
Client Advisory / Execution Planning

LEA STEGHERR
CAS ETH Regenerative Materials
Component Approvals & Certifications

RALPH SIEBENTHAL
Head of Production
5,000 m² production facility in Nenzing, AT

ANDY KEEL
Board President
Cancret Patent Inventor

CLAUDIA FEURSTEIN
Marketing / Communications

Cancret

Fetch superior returns thanks to our unique IP, asset-light business model and a rapidly growing market.

CHF 1.5M

from construction-savvy investors until Q1 2026

CLA

24 months | 15% discount | 1% interest | Floor and cap

USE OF FUNDS

40% **Sales** Team	**30%** Product & Tech.	**30%** Brand & Marketing

Cancret

Thank you!

Invest in the green revolution with Cancret Materials.

Martin Bodmer
#technicalsolutions

CONTACT

Cancret AG / Cancret Ltd.
Buechelstrasse 5
9443 Widnau, Switzerland
www.cancret.com

MARTIN BODMER
Principal shareholder & CEO
Martin.Bodmer@cancret.com
+41 79 383 36 16

Cancret

What are the main benefits of using hemp as a building material?

Process: High silicon content of hemp hurd + magnesite content of lime lead to carbonization, the material slowly turns to stone

Sustainability: Hemp is a fast-growing (100 days), renewable resource that requires minimal water and no pesticides provides around 7 tons of building material per hectare . Its cultivation contributes to carbon sequestration, making it an environmentally friendly choice.

Carbon Negative: Hempcrete has a negative carbon footprint, as the hemp plants absorb CO2 from the atmosphere during their growth, making it a viable option for reducing overall carbon emissions in construction.

Exceptional Insulation: Hempcrete provides excellent thermal insulation, helping to regulate indoor temperatures and reduce energy costs for heating and cooling.

Fire Resistance: Hempcrete is naturally fire-resistant, offering enhanced safety compared to many traditional building materials.

Moisture Regulation: It has hygroscopic properties, which means it can absorb and release moisture, helping to maintain a balanced indoor environment and reduce the risk of mold.

Lightweight: Hempcrete is much lighter than traditional concrete, which can reduce transportation costs and ease the construction process.

Versatility: It can be used in various applications, including walls, insulation, and flooring, making it suitable for a range of building projects.

Durability: When properly constructed, hempcrete can be long-lasting and resistant to decay, contributing to the longevity of the building.

Low Embodied Energy: The production of hempcrete requires less energy compared to traditional concrete, reducing the overall environmental impact of construction.

Health Benefits: Hempcrete is non-toxic and free from harmful chemicals, contributing to better indoor air quality and a healthier living environment.

Cradle-to-Cradle: hempcrete is recyclable, resp. can be chopped up and recast into hemp bricks / hemp blocks.

What are the limitations and challenges of hempcrete?

Low Load-Bearing Capacity: Hempcrete has limited structural strength, making it unsuitable for load-bearing walls without additional reinforcement or a supporting framework (e.g., timber or steel).

Curing Time: The material requires 4-6 weeks to fully cure and achieve its final strength (at woodwork construction facility).

Moisture Sensitivity: Hemplime is susceptible to water damage if not properly sealed or protected. Prolonged exposure to moisture can lead to mold growth or material degradation.

Regulation and Certification: In some regions, hempcrete still lacks standardized building code approvals, complicating its use in regulated construction projects and requiring additional testing or certifications

Limited Sound Insulation: Hemplime does not meet the airborne sound insulation requirements for apartment partition walls in some countries (e.g., Switzerland, Di ≥ 52 dB;, limiting its use in multi-family housing.

Design restrictions: Some interior construction can be restricted comparable to gas concrete blocks.

Relevant research and literature list

Development in the Built Environment: «Examining the global warming potential of hempcrete in the United States: A cradle-to-gate life cycle assessment.» Link

Materials Today: «Opportunities & challenges of hempcrete as a building material for construction: An overview.» Link

Built by Nature: For a comprehensive market analysis on biogenic materials. Link

The builder's daily: "Rebuilding After Fire: Can Hempcrete Help Future-Proof Homes in Los Angeles?" Link

How is the CO_2 balance being calculated?

	Element	CO_2 in kg / m³
Emissions		
	Hemp cultivation	10
	Lime Mixture	160
	Transportation	3
Capturing		
	Hemp	-184
	Lime Carbonation	-94
Total balance		**-105**