SMART LODGES UKRAINE

Offsite Construction Factory, Transcarpathian Region, Ukraine

Company Presentation, November 2025

Building Energy-Efficient Timber Solutions for Ukraine’s Reconstruction

- Smart Lodges Ukraine TOV produces **prefabricated timber elements and modular units** that enable fast, sustainable, and high-quality construction.
- Our mission is to make **Ukraine’s reconstruction** greener, more efficient, and economically attractive — combining **industrial precision with energy-efficient design**.
- Located in the **Transcarpathian Region**, **less than 20 km from the EU border**, our refurbished industrial facility is equipped with **German** Weinmann and Hundegger **automated CNC machinery**, and is **managed by an international team** from Austria, Ukraine, Germany, and Estonia.

What We Do

- We manufacture **2D timber elements** (walls, ceilings, floors) and **3D modular timber units** for **off-site construction** projects.

- Our activities include:
  - **New builds:** low-rise single, town, and multi-family housing
  - **Hybrid projects:** cooperation on high-rise structures combining timber elements with reinforced concrete or steel frames
  - **Serial renovation:** industrialized upgrading of existing housing stock for **sustainability, energy efficiency, and modern design**

- Smart Lodges merges **timber-based off-site technology** with **Ukraine's industrial capacity**, providing **profitable, scalable, and sustainable** solutions for both Ukraine and European markets

Who We Are

Operational Management

- **International Experience – Local Commitment**

  - **Clemens Lehr (Austria)** – Co-Founder & CEO | 20+ years of international real estate and investment experience in Ukraine and Europe

  - **Vitaliy Kaschshenko (Ukraine)** – Co-Founder & CCO | Ukrainian Entrepreneur, Real Estate Developer & Founder of the Charity organization uadream.fund

  - **Oleksandr Homenko (Ukraine)** – Co-Founder & COO | Pioneer of prefabricated timber construction in Ukraine since 2006

Who We Are (2)

Founding Partners

- **Hansbert Ott (Germany)** – Former Co-Owner and Managing Director of **Weinmann GmbH**, world leader in machinery for timber-frame and modular construction; guiding technical excellence and equipment integration.
- **Albert Zelikman (Estonia)** – Entrepreneur specialised in **international prefab and machinery trade, development and off-site construction**, bridging European technology with Ukrainian production.
- **Mykola Grybanov (Ukraine)** – Founder of one of Ukraine's largest **industrial construction and building-materials companies**, focused on warehouses and industrial assets; contributing market and logistics expertise.

Together, we unite **Western engineering know-how** with **Ukrainian entrepreneurial drive** to deliver dependable, sustainable housing technology.

Why We Create Real Value

- **Speed & Efficiency:** Industrial production of timber elements shortens on-site construction time by up to 70 %.
- **Quality & Precision:** German CNC equipment and European supervision ensure consistent standards.
- **Sustainability & Energy Efficiency:** FSC-certified timber and optimized thermal design minimize CO_2 emissions and energy consumption.

Why We Create Real Value (2)

- **Local Value Creation:** We source **timber** locally from the **Carpathians**, ensuring short supply chains, sustainable logistics, and strong regional impact — creating value not only through automation but through **local sourcing and transformation into precision modules**.

- **Social Impact:** We employ local staff, empower **women and veterans**, and provide safe, semi-automated working conditions.

- **Reliability:** European-Ukrainian ownership, transparent governance, and long-term commitment to Ukraine's industrial recovery.

Building Hope, Together: Current Collaborations in Ukraine

- **Rapid Relief with UAdream.fund**
  Delivered 140+ modular homes and medical modular centers for displaced Ukrainians — bringing immediate shelter and care where it's needed most.
- **Residential Revival with Japan**
  Partnering on permanent residential buildings for internally displaced persons (IDPs), helping families rebuild with dignity and stability.
- **Export of 2D Elements to the EU**
  Expanding Ukraine's role in Europe's sustainable construction by exporting prefabricated timber wall, roof and floor elements — adding local value, creating jobs, and strengthening Ukraine's resilience through exports.

Coming Soon: Expanding Impact

- **Serial Renovation**
  Preparing large-scale serial renovation of Soviet-era apartment blocks (“Plattenbauten”) using industrialized factory-made elements — a scalable, energy-efficient model for Ukraine’s urban renewal.
- **Hybrid Multifamily Buildings**
  Developing hybrid housing solutions combining timber with steel or reinforced-concrete structures — enabling quick reconstruction, modern comfort, and compliance with Ukrainian building norms.
- **Modular Kindergarten**
  Launching a safe, nurturing modular kindergarten to provide education, stability, and hope for Ukraine’s youngest generation.

PARTNERSHIP OPPORTUNITIES
Join Us in Building Ukraine's Sustainable Future

We cooperate with partners who share our belief in Ukraine's potential — and in its path toward a **stable, democratic, and prosperous future**.

Opportunities include:

- **Technical partnerships** with architects, engineers, and construction firms
- **Investment and financing cooperation** to expand production and capacity
- **Joint projects and programs** supporting sustainable reconstruction
- **Reliable supply partnerships** with developers and institutional clients

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