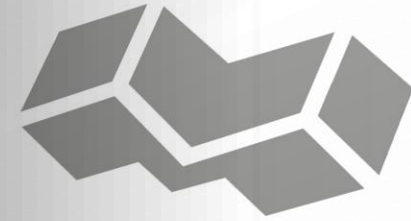


Company Brochure

Private and Confidential



MODULAR 500

DESIGN | MANUFACTURE
DEPLOY | MAINTAIN



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Business Overview



We are Modular500



- Founder led business started in June 2010, we currently have in excess of 1500 modular buildings in the UK
- Partnering with Starbucks, Greggs, KFC, Wendy's, Costa, Haven, Park Holidays, Autoglass and Developers and Project Managers.
- We design, manufacture, deploy and maintain high quality modular buildings with great customer service
- High sense of social responsibility when it comes to sourcing our building materials
- Great adopters of technology to improve our operations and enhance our customer's journey

Our Story

Modular500 are bespoke modular building designers and manufacturers, with an industry leading team, utilising the very latest in modern materials, coupled with traditional craftsmanship.

The company was established in 2010 by our current Chairman who is still very much involved in the running of the business and its strategic aspirations. Matt and David 'Our Directors' oversee the successful operation and growth of the business.

Based at our headquarters in Chesterfield, Derbyshire, we have a network of facilities throughout the UK, ensuring that we have the production capacity to fulfil both the requirements of our highly valued existing client base and the ability to service new client instructions.

Modular 500 have a track record extending over 15 years, working alongside clients such as Starbucks, Wendy's, Greggs, Costa Coffee, KFC, Marks & Spencer, amongst others.

Modular 500 work with our clients and their appointed teams from initial design, through engineering and manufacture, to installation and commissioning, utilising our fully accredited and highly experienced in-house team. We are well versed in the integration with existing client project teams and have particular experience in marrying the demands and aspirations of both landlord and occupier.



What Matters To Us



Only source sustainable raw materials



Only hire professional craftspeople



Ecovadis Top 1% Platinum Awarded Company



Support UK Communities and Charities



Never fear competition, build right next door instead



Leave the customer happy

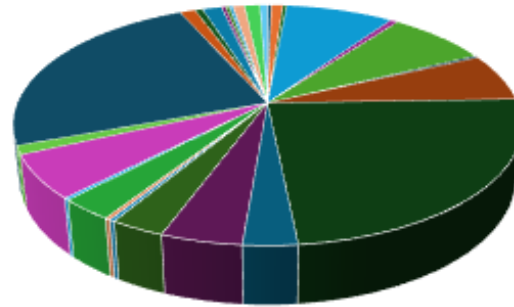


Do it all over again



Our Estate

Our Current List of Modular Buildings



- | | | |
|---------------------------------|---------------------------|-------------------------------|
| ■ KFC | ■ Starbucks | ■ Wendy's |
| ■ Greggs | ■ Schools | ■ Costa Coffee |
| ■ Park Holidays | ■ Bourne Leisure | ■ Autoglass |
| ■ Avis | ■ Covid Testing Pods | ■ Kirby Market |
| ■ Rugby Clubs | ■ Doctors Surgery | ■ Click & Collect Supermarket |
| ■ Sainsburys Information Centre | ■ Carstore Car Collection | ■ Bridgestone Tyres |
| ■ We Buy Any Car | ■ Johnsons Dry Cleaners | ■ Papa Johns |
| ■ Chopstix | ■ M & S | ■ Butlins |
| ■ Safelite (US) | ■ EE/BT | ■ LL Bean |
| ■ Halfords | | |

Our Estate



Customers love Modular500



"I have had the pleasure of working with Modular500 over a number of years and across multiple projects and sites throughout the UK.

During this time, they have consistently provided us with a high-quality product and excellent customer service.

Their prices are competitive and their turnaround time for orders is always quick, efficient and on programme".



"I highly recommend Modular500 for their excellent work and professional team".



"It has likewise been an absolute pleasure working with Modular500 - looking forward to the next project".



"I highly recommend Modular500 for any project or service they offer.

I have had the pleasure of working with Modular500 and have always been impressed with the quality of their work and the level of professionalism and expertise shown by their team.

I have no hesitation in recommending Modular500 for any project".

Sustainability

Modular500 is committed to measuring and reducing our impact on the environment.

Our sustainability approach involves reviewing and utilising sustainable building materials, implementing energy-efficient systems, and promoting recycling and waste reduction practices.

Additionally, we prioritise designing buildings that are energy-efficient and promote the use of renewable energy sources.

We are currently measuring our carbon impact through an appointed external consultancy, via the use of a carbon footprint calculation, which is an important aspect of sustainability.

This calculation takes into account the emissions associated with our production, transportation, and disposal of building materials, as well as the energy consumption of the building over its lifetime. This will then be followed by a life-cycle assessment of our buildings to provide a more comprehensive understanding of our carbon impact and help identify areas for improvement. This will assist us in achieving and reporting on our carbon reduction targets.



**Turnkey
Solutions**



Our strategy is rooted in simplicity, speed, and certainty. We combine Modular500's advanced volumetric modular systems with Graphite DBM's in-the-ground expertise in groundwork, to deliver some Remarkable schemes. The result is a unified construction model that removes the traditional inefficiencies of fragmented construction. From early-stage planning through to final delivery, our method drives efficiency, manages risk and enables scalability. This strategy isn't theoretical, it's tested, proven, and ready to roll out at scale across a range of sectors including Drive-Thru, F&B and Roadside Retail.

Economically, the modular alternative is a no-brainer. A shorter build programme translates directly into earlier occupancy and revenue generation, reduced financing costs, and fewer site preliminaries. Factory-built components reduce wastage, optimise labour, and mitigate weather delays, each of which can cripple traditional schemes. For clients and investors, the model delivers sharper cost predictability and a cleaner, more controlled route to completion. We're building leaner, faster, and more economically than traditional methods allow.





Commercially, the benefits stack up. Whether it's reducing the construction phase by 30% +, avoiding prolonged disruption in urban environments, or creating a replicable asset type for rollout across a portfolio, our model is built to deliver time and time again. We reduce time on site, minimise disruption to neighbours, and offer greater consistency of product. This makes the modular route particularly appealing to franchisee's, equity operators, private developers, and institutional investors looking for dependable returns and scalable solutions.

We understand funding structures vary from project to project. That's why we offer commercial flexibility in how we structure payment terms and contracts. From phased payments tied to milestones, to payment options during pre-delivery, we work with clients to tailor financial arrangements that fit their development cycle. Our goal is to unlock delivery, not to put up barriers.





The success of this model comes down to joined-up delivery. Modular500 and Graphite DBM operate as a fully aligned partnership, removing traditional interface risks between modular providers and on-site contractors. We share scheduling platforms, design coordination tools, and management processes to ensure seamless transition between phases. You're not managing two suppliers, you're working with one integrated team, from the ground up. Our engineering solutions are practical, precise, and tailored to modular delivery. Our design teams engage early to integrate structural, MEP, and architectural requirements, reducing rework and design risk later on. Whether we're collaborating with your architects and project managers or leading the design ourselves, we ensure every decision works in harmony with the modular methodology and the realities of on-site installation.

Procurement under our model becomes more predictable and streamlined. We take a fabric-first approach, pre-ordering materials in bulk and managing logistics centrally. This eliminates many of the traditional long-lead delays and reduces the dependency on multiple third-party trades. With fewer moving parts, fewer subcontractors, and fewer material risks, we deliver a more dependable programme with better commercial oversight.





The factory-based off-site build is the engine room of our system. Every unit is precision-built in controlled environments using high-quality materials and standardised methods. While Graphite DBM prepares the site and completes enabling works, Modular500 is building your structure in parallel. This dual-track approach slashes overall programme time and provides consistent quality across every build. Once on site, it's plug, play, and progress, modules can arrive complete with MEP, internal finishes, and external cladding, ready for rapid install.

We don't just meet regulations, we often exceed them. Our systems are pre-approved for the latest changes in Part L, Part B, and other key regulations. Because modules are built in a controlled environment, quality control is tighter, and specs are consistent. This reduces the need for costly post-handover corrections and ensures your project is compliant from day one, on everything from fire performance to energy efficiency. From insulation to air permeability, our systems are engineered for performance. High SBEM ratings are baked into the design, not bolted on later. That means better environmental credentials for your planning submissions, lower operating costs for end-users, and easier compliance with local authority and funding requirements. It's all part of delivering smarter, more sustainable buildings.





Each unit undergoes air tightness and roofing integrity tests before handover. That gives you measurable data on performance. We remove uncertainty, reduce remedial work, and deliver buildings that perform exactly as designed. No more hoping the building passes at the end of the job, we already know it does from factory checks completed earlier in the process.

Clear communication sits at the heart of our delivery model. We use integrated digital tools for project tracking, drawing management, and real-time updates. Clients, contractors, and end operators are looped in throughout, ensuring transparency and accountability. From pre-start meetings to post-handover support, we maintain strong lines of dialogue that keep everyone aligned and avoid surprises.





Our projects stick to budget because they're designed to. With more of the build happening in a controlled factory environment, we reduce the scope for costly on-site variations. Early-stage design freezes allow us to lock in material and labour costs, while in-house value engineering ensures every pound is well spent. Any variations that do arise are managed with full transparency and impact analysis keeping cost certainty front and centre.

Our system has been successfully deployed across the UK, from tight urban infills to remote sites with limited access. We work with local planning and compliance teams, adapt to regional nuances.

Every project is a chance to do more than just build. We prioritise supporting local, training apprentices, and supporting community-led initiatives wherever we go. Modular delivery reduces disruption in sensitive areas, making life better for existing residents. Whether it's a new Drive Thru on a busy main road, a QSR restaurant on a community retail park or regenerating a brownfield site with a new coffee shop, our goal is the same: to build places that serve people and support communities long after the site team has left.



How to get started today



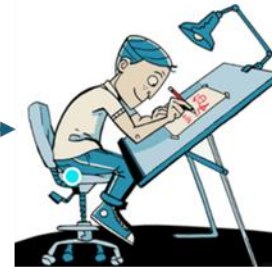
Contact us to discuss your enquiry:

Tel: 01246 914005

Email: helpdesk@modular500.com



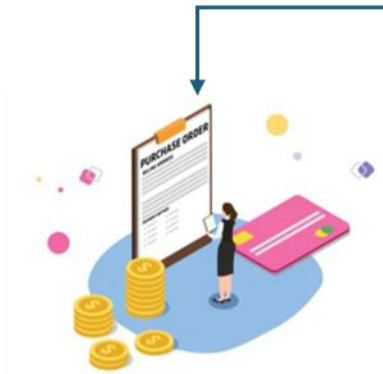
Fact finding stage to obtain High Level Cost, Full Appraisal or Tender



GA Concept Drawings
Quotation issued



Keep developing until agreed, Design and Costs approved



Purchase Order placed, Deposit Invoiced, Site Delivery Survey, Design Freeze, Liaise with Building Control as required, Procurement commences



Build commences, Regular Quality and Compliance Inspections, Practical Completion Factory Tour



Snagging Review, O&M Pack issued, Full Handover, Balance Settlement, Aftercare Services



Snagging Review, O&M Pack issued, Full Handover, Balance Settlement, Aftercare Services

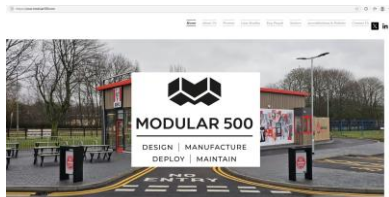
Accreditations and Affiliations

Modular500 are proud to be accredited by the following organisations. We take pride in ensuring all our projects are of the highest standard, we take sustainability, health and safety and building regulations seriously and we make sure our employees are paid a fair wage and their wellbeing is priority.



Some of Modular500 highlights during 2024

January



We launched our new website
www.modular500.com

February



Appointed as the Principal Contractor for the full Development of the adventure village located at Burnham on Sea

March



Thrilled with our successful completion of Greggs with MFG at Roundswell

April



Our team was working really hard on numerous Haven Sites

May



Two successful Chopstix Handovers at Haven - Hafan Y Mor and Devon Cliffs

September



Beautiful 1800sqft modular was smoothly handed over to Starbucks Grantham

August



Fabulous deployment in Milton Keynes of a seamless and sleek design

July



Awarded the prestigious title of "Best Modular Building Design & Manufacturing Company - Midlands"

June



We tackled The Yorkshire 3 Peaks with our colleagues at Graphite DBM and raised over £4k for PWSA UK and won the "INTEGRA Best in Business Award for growth"

October



Our van fleet got a nice new makeover

November



Two Greggs deployed this month to Waterbeach and Mosshall

December



Weymouth Cooks deployed just in time For Christmas

Visit our website

