





# LIVING MODULES MADE OF BRICK – WHAT'S THAT?



Completely prefabricated room modules with all electrical and sanitary connections, floor and walls



Easily assembled due to the "LEGO principle"



Parquet, tiles and kitchen are already installed in the factory



Modules are built to ENEC 40 standard with QNG certificate





## WHY BRICK MODULES?



Most durable building material – developed over 7,000 years ago



High thermal insulation in summer and winter



Lowest total cost of ownership



Easy to renovate in case of water damage, etc.



High quality at low prices





# HOW IS IT CONSTRUCTED?

PATENTED PROCESS

STAINLESS STEEL PRESSURE PIPES

WALLS COVERED IN TENSION FABRIC

KNAUF DRY SCREED SYSTEM

UNDERFLOOR HEATING MANUFACTURED IN GERMANY

230 MM INSULATION INSIDE

BUILT ON REINFORCED CONCRETE FLOOR SLAB C 45/50

## CERTIFICATE on the grant of patent no. 10 2021 102 131

### Designation:

Building construction module,  
modular building and method  
of erecting a modular building.



# WHAT ARE THE ADVANTAGES OF THE BRICK MODULES?



Low energy consumption



Solid construction



Optimal indoor climate in summer and winter



Significantly better sound insulation compared to wooden modules



## Picture above:

Sensitivity required: Loading of the 33 ton modules (incl. interior fittings) by our experienced assembly team.

## Picture on the right:

Precision work: Exact placement of four brick modules at the destination.





# WHO IS WMM MODULBAU?

Originated from an exclusive interior construction company, we are **the only business in the world having the patent to manufacture brick modules.**

With more than 1.100 employees, our company is divided into 17 divisions, which operate in various sectors. We have various economic pillars ranging from construction to hotel industry and telecommunications.

**Tobias Wältl**  
Director WMM AG



**Sebastian Wältl**  
Distribution



**Elmar Rothenfusser**  
Distribution



**Georg Mückenhausen**  
Distribution



**Alexander von Cramm**  
Distribution

# WMM CORPORATE GROUP





# WHAT CAN WE OFFER YOU?



One single source – from planning to completion



Close collaboration with your architect and project designer



Multiple floor plans and apartment sizes from 25 sqm – 150 sqm



Many years of experience and a large number of properties in our own portfolio, resulting in maximum production quality at low production costs. Already over 2,500 modules installed.



Completion time compared to conventional construction: 88 % faster

## BUILDING TYPES



I. MULTI-STORY BUILDINGS



II. BOARDINGHOUSES



III. RETIREMENT HOMES



IV. HOMELESS SHELTERS



V. REFUGEE ACCOMMODATION

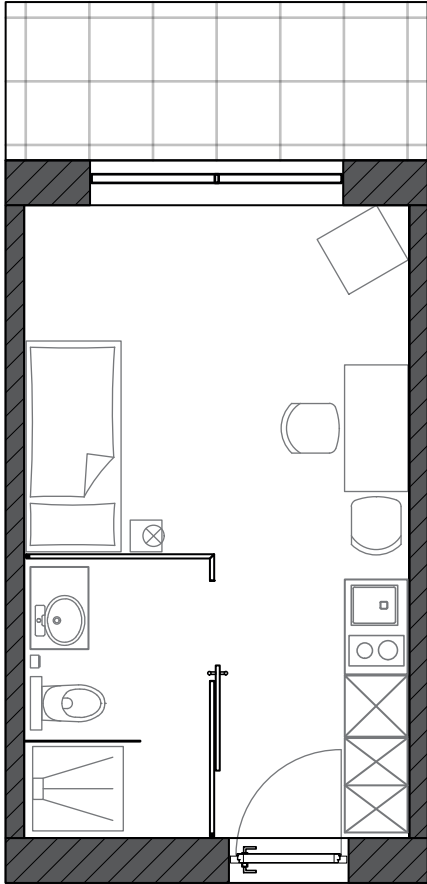


VI. OFFICE SPACES

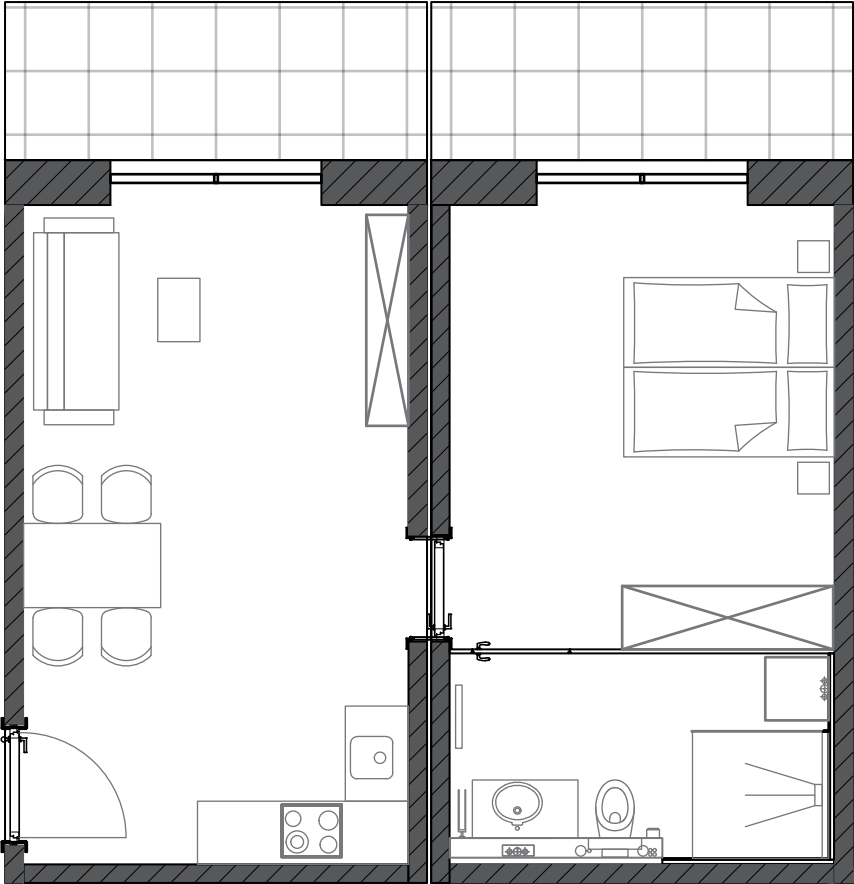
VII. We do not offer hotel rooms for sale – however, we can check whether our own hotel chain can operate a hotel on your property.

# FLOOR PLANS

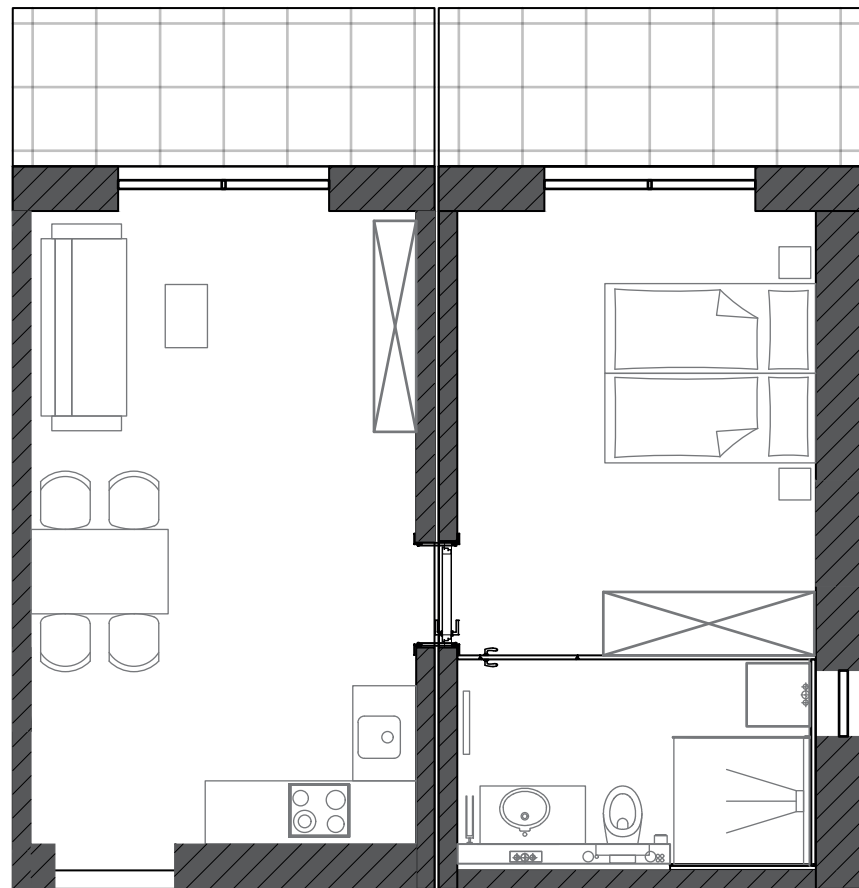
## FOR MULTI-STORY APARTMENTS



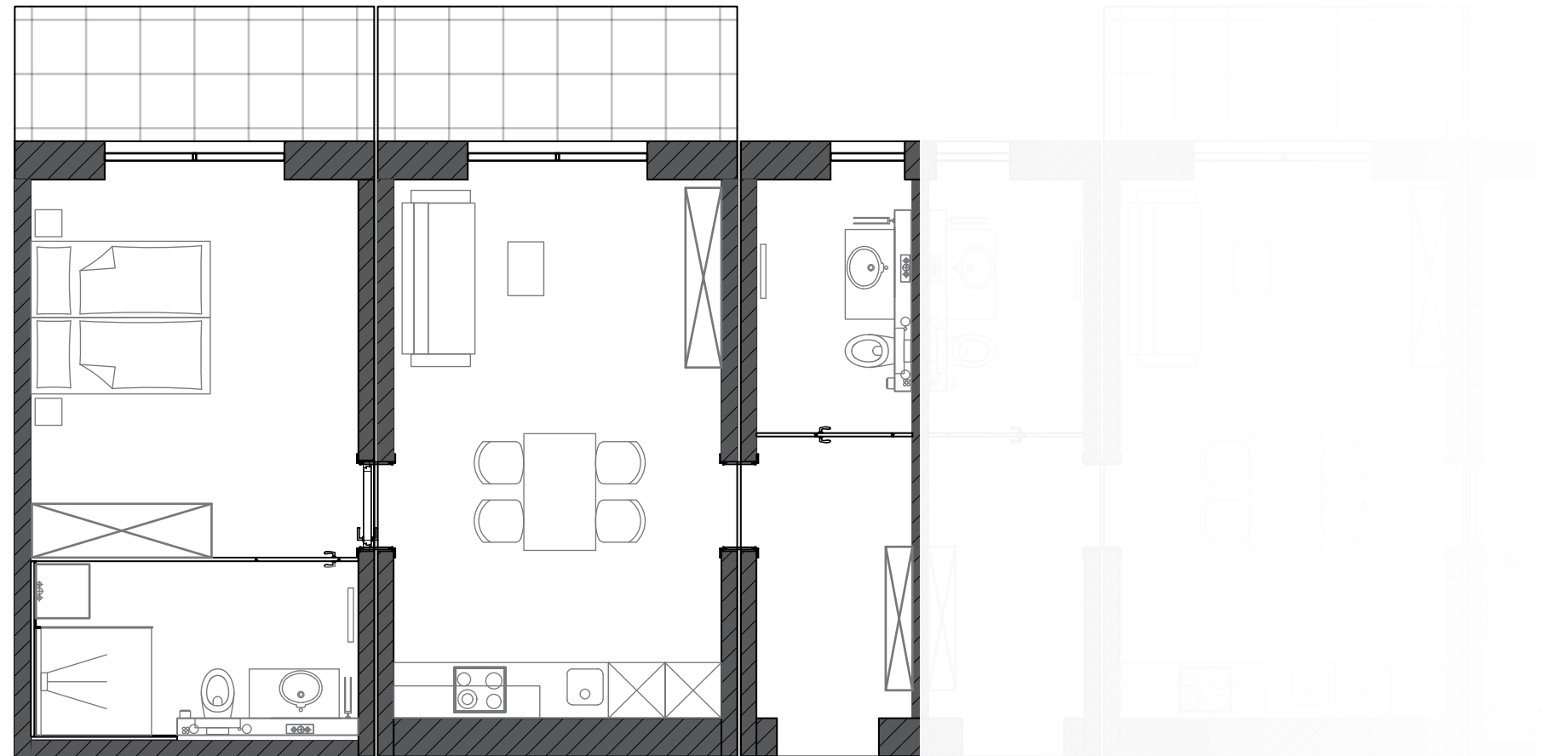
**1 module residential unit**  
Living space: approx. 25 sqm



**2 module residential unit**  
Living space: approx. 50 sqm

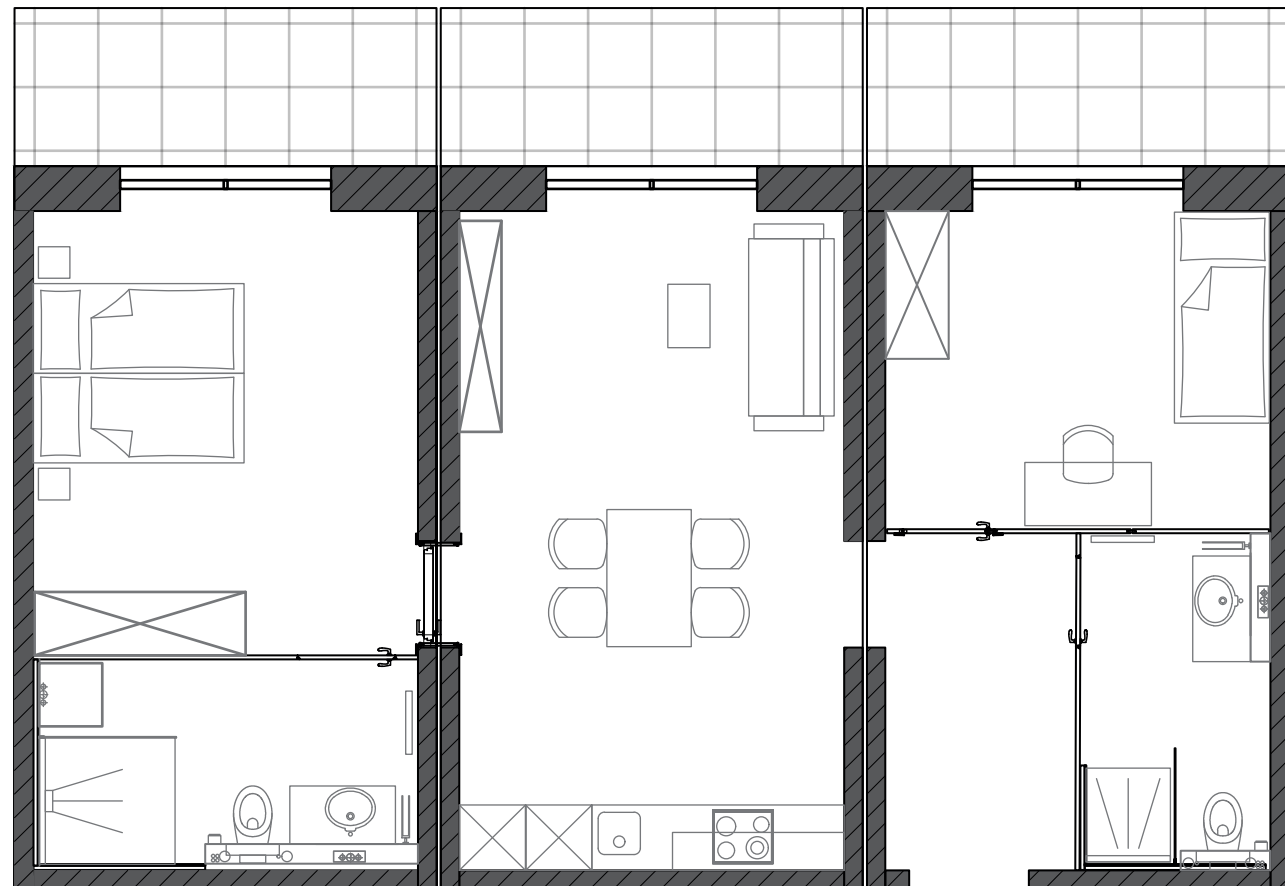


**2 module residential unit**  
 Living space: approx. 50 sqm

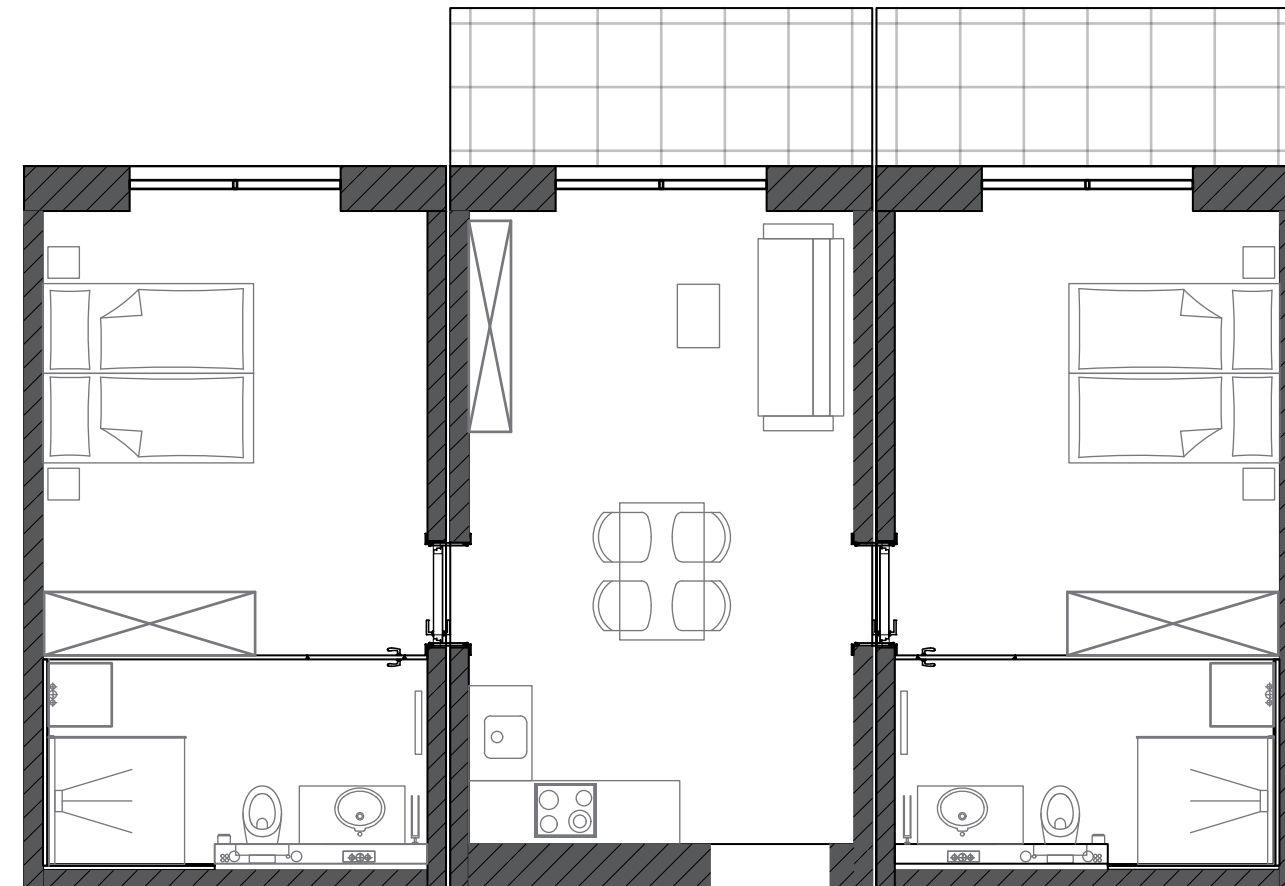


**2.5 module residential unit**  
 Living space: approx. 62,5 sqm

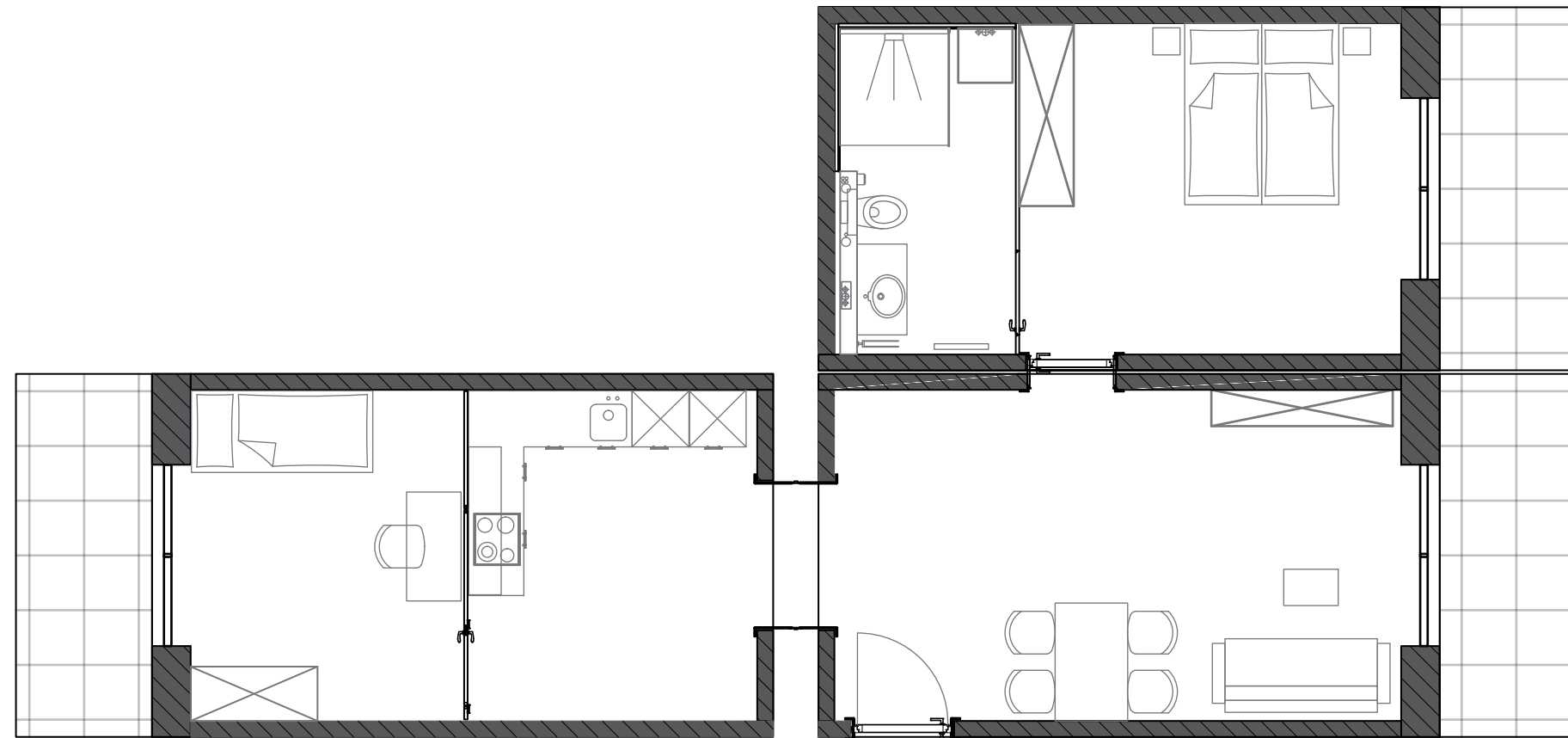




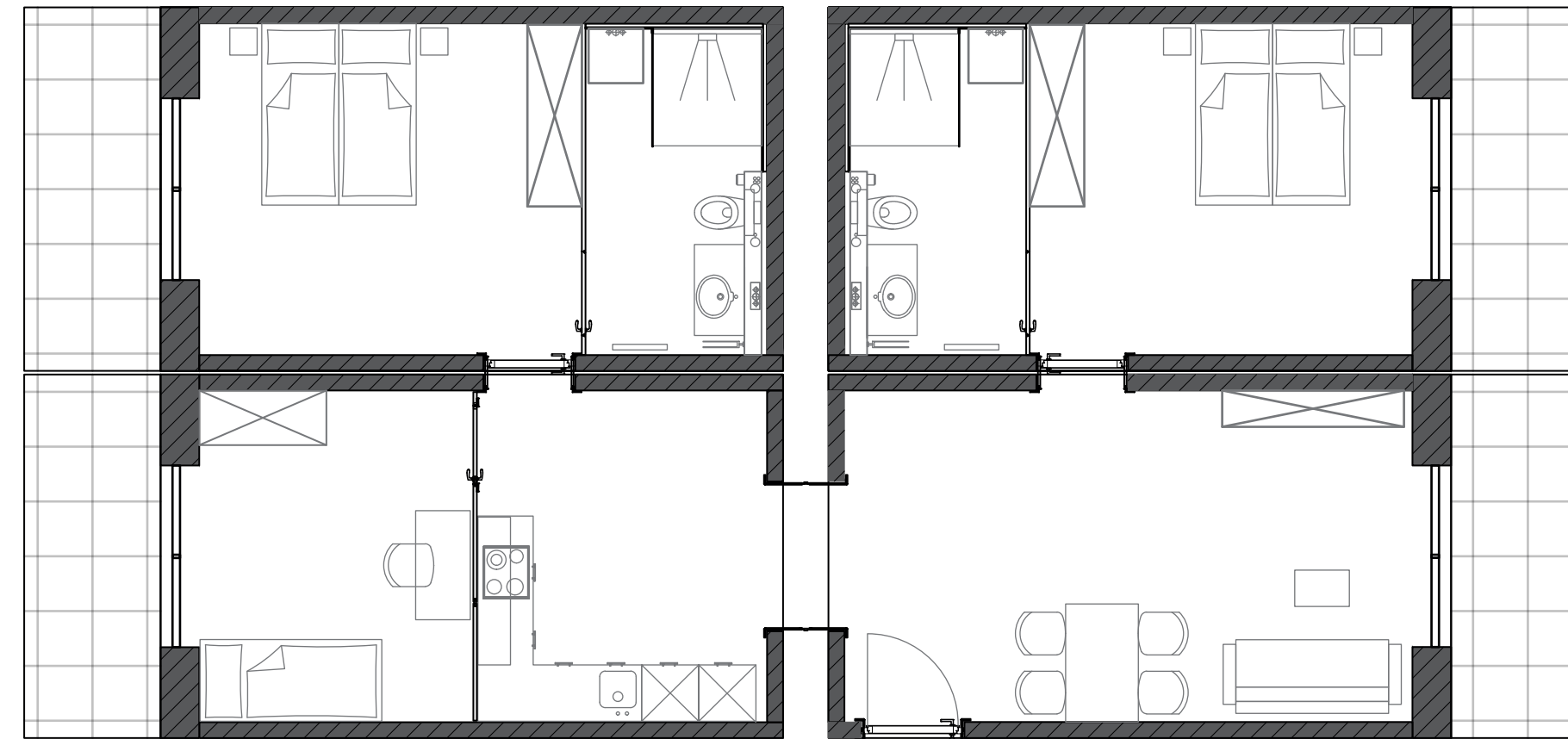
**3 module residential unit**  
Living space: approx. 75 sqm



**3 module residential unit**  
Living space: approx. 75 sqm

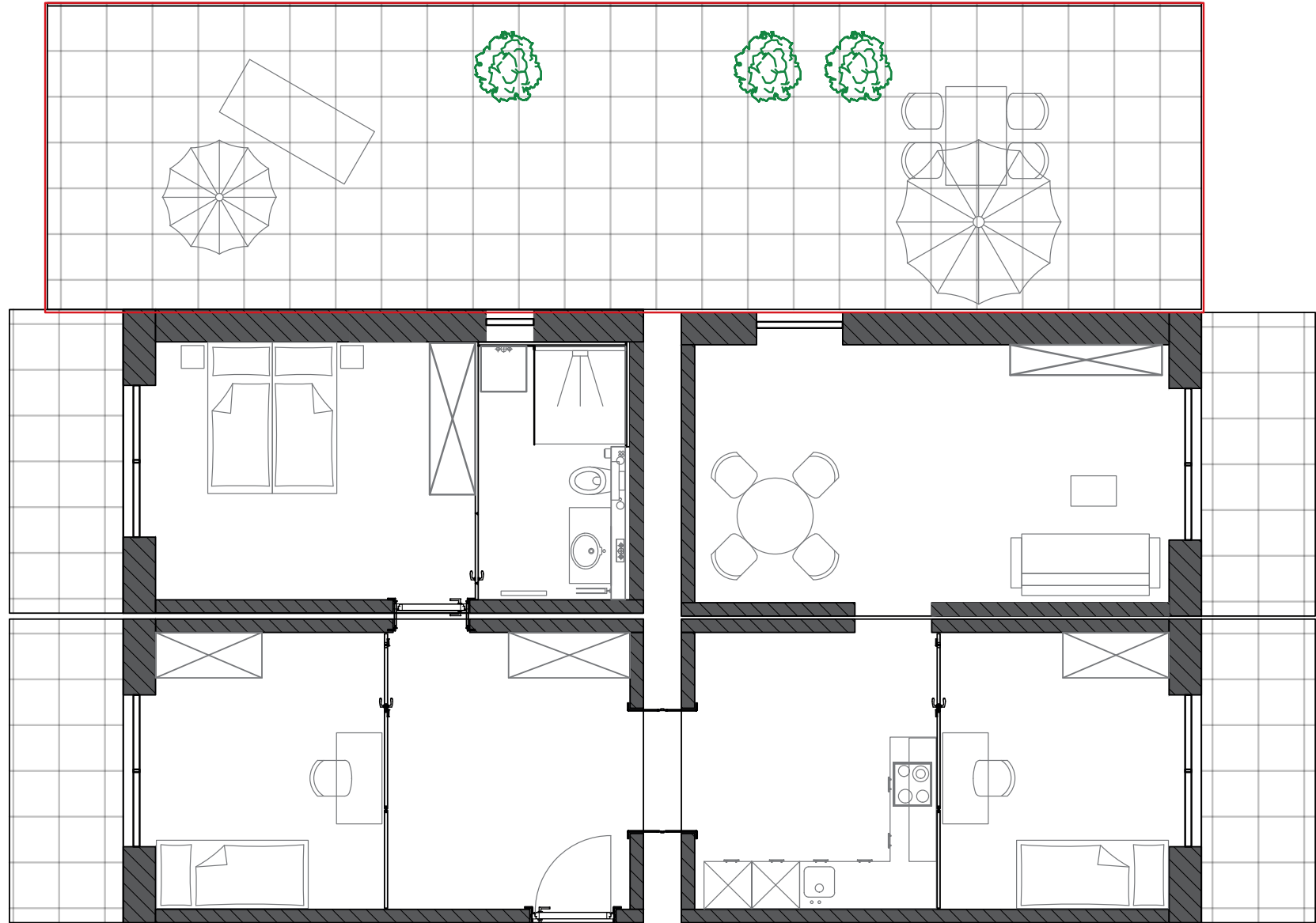


**3 module residential unit**  
 Living space: approx. 75 sqm

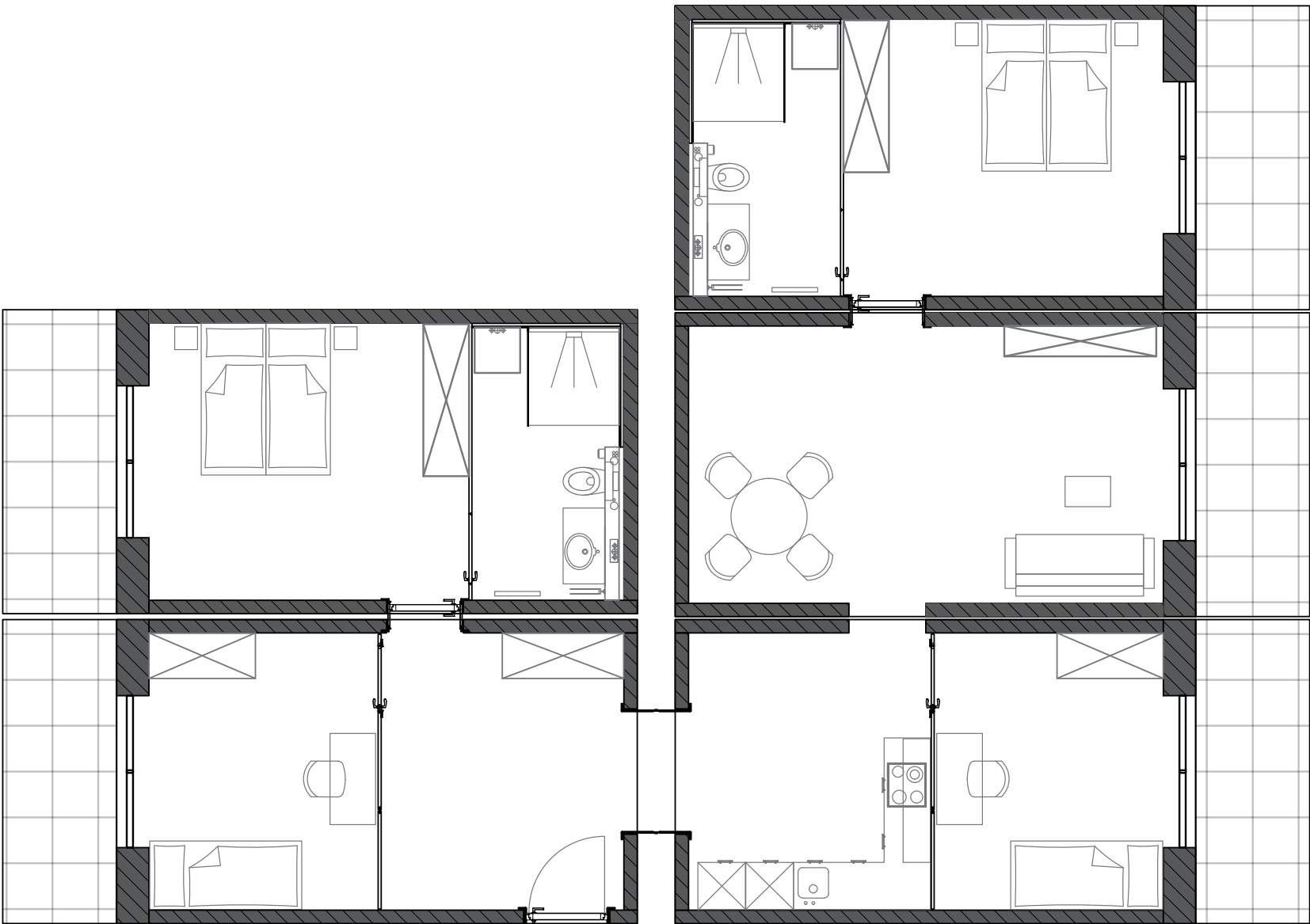


**4 module residential unit**  
 Living space: approx. 100 sqm

**4 module  
residential unit**  
Living space:  
approx. 100 sqm



**5 module  
residential unit**  
Living space:  
approx. 125 sqm







# A STRONG FOUNDATION FOR YOUR FUTURE



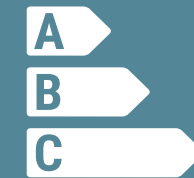
RELIABLE



COST-EFFICIENT



FUNCTIONAL



ENERGY EFFICIENT



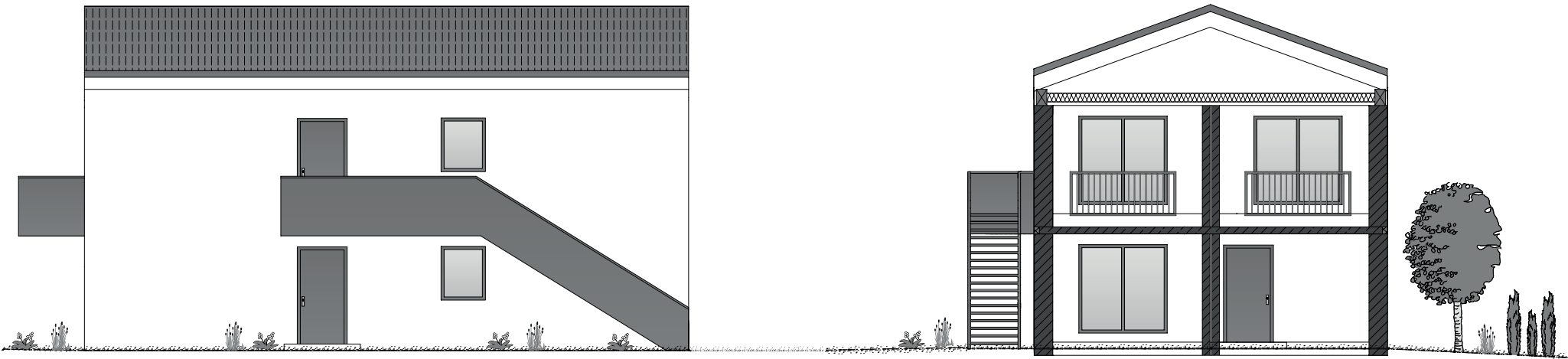
HIGH QUALITY



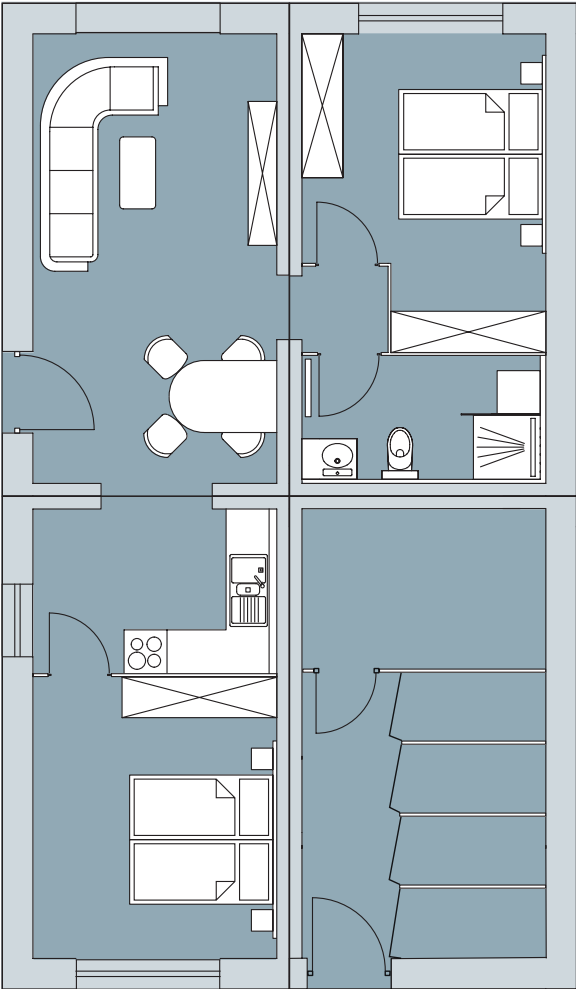
TIMELESS MODERN

# TWO-FAMILY HOUSE IN MINDELHEIM

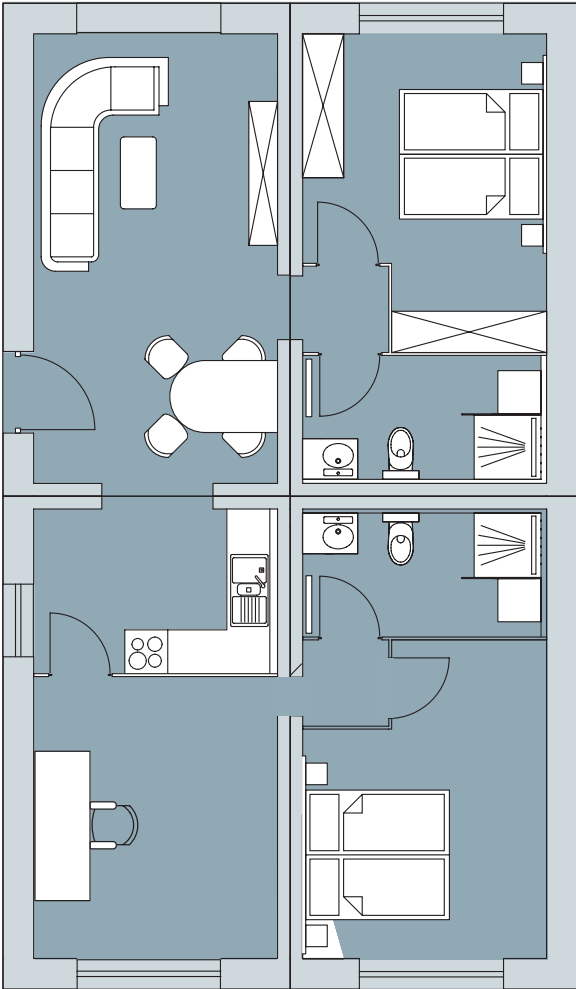
New residential building with two units in modular construction.



## GROUND FLOOR



## FIRST FLOOR



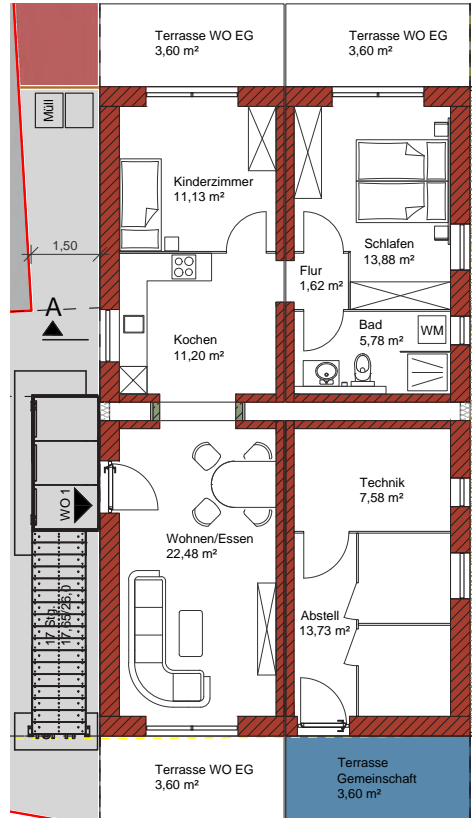




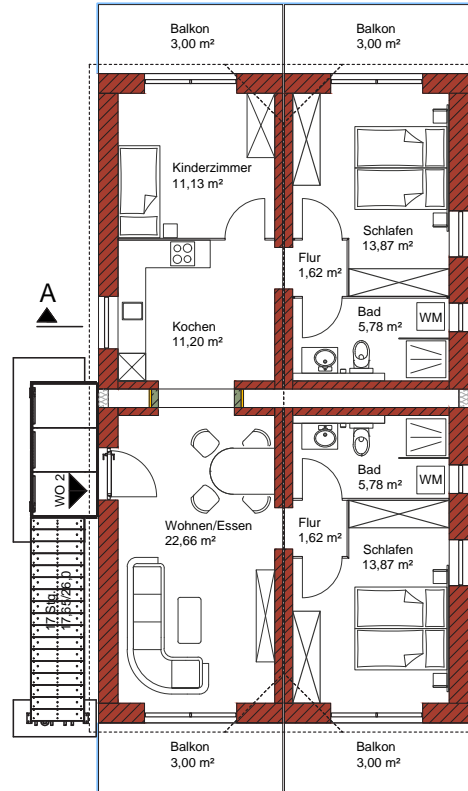


# TWO-FAMILY HOUSE IN KAMMLACH

## GROUND FLOOR



## FIRST FLOOR

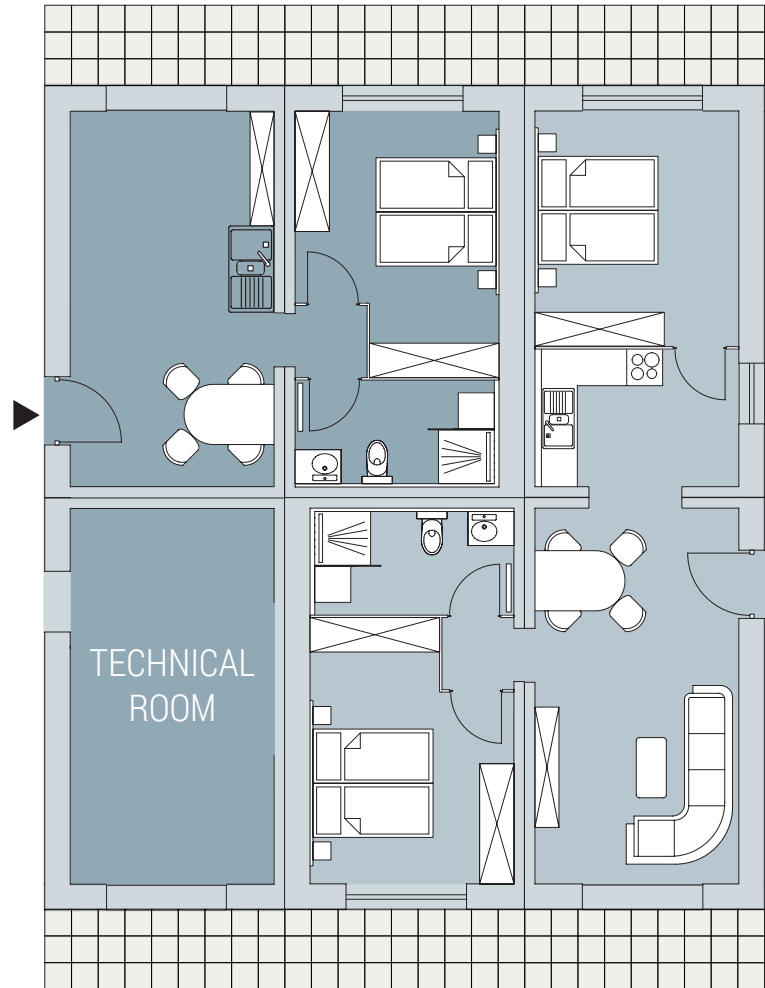


# APARTMENT BUILDING IN EICHENZELL FOR A FOUNDATION

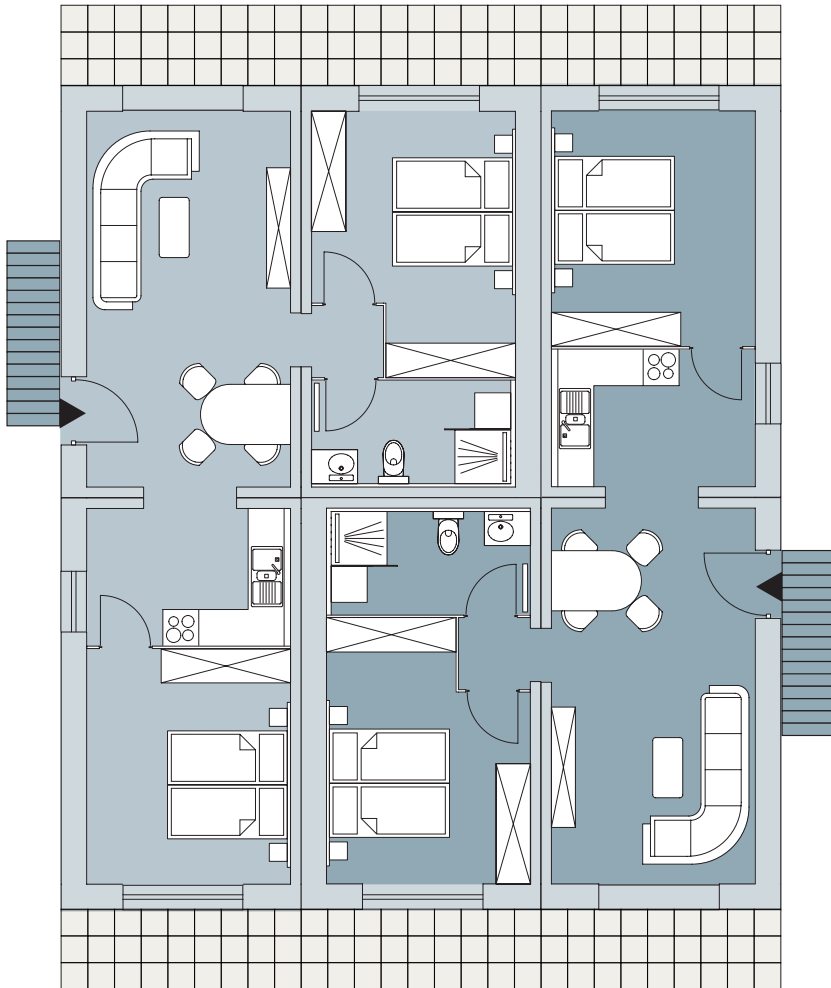
New construction of 12 residential units in three modular blocks of four residential units each.



## GROUND FLOOR



## FIRST FLOOR



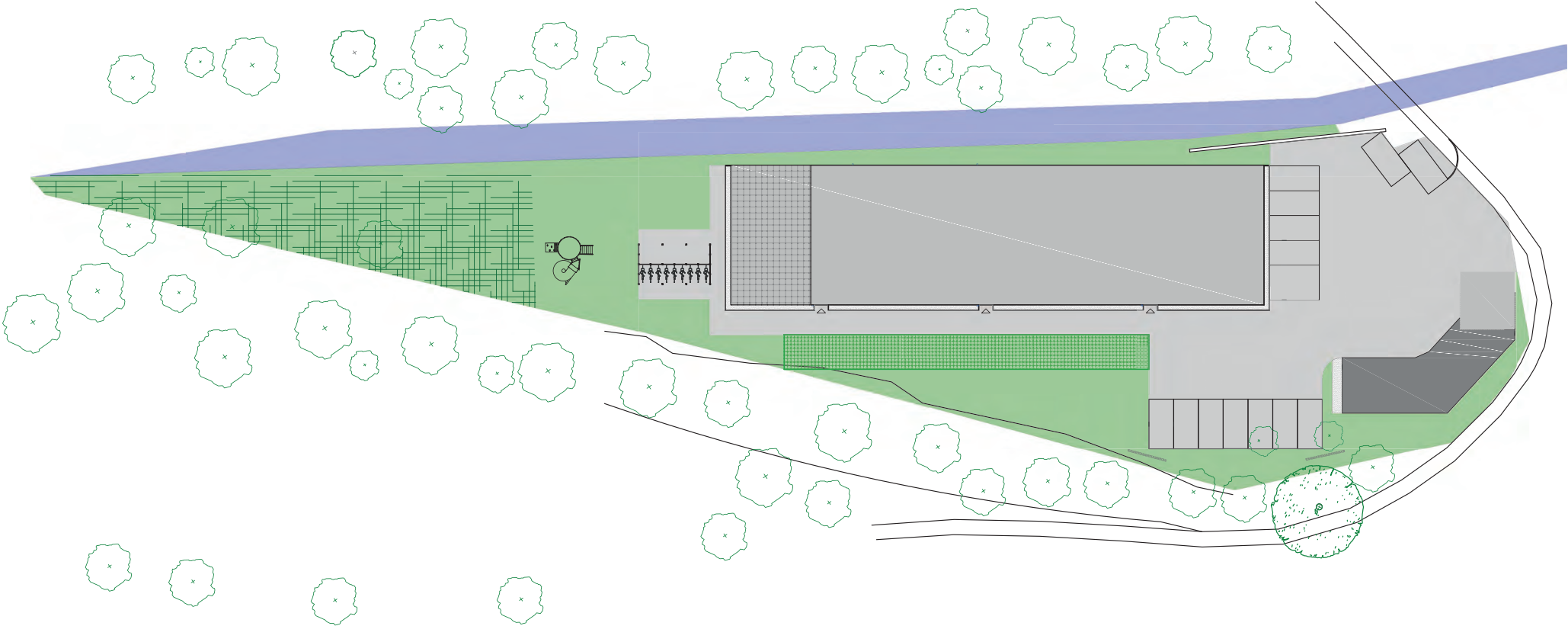
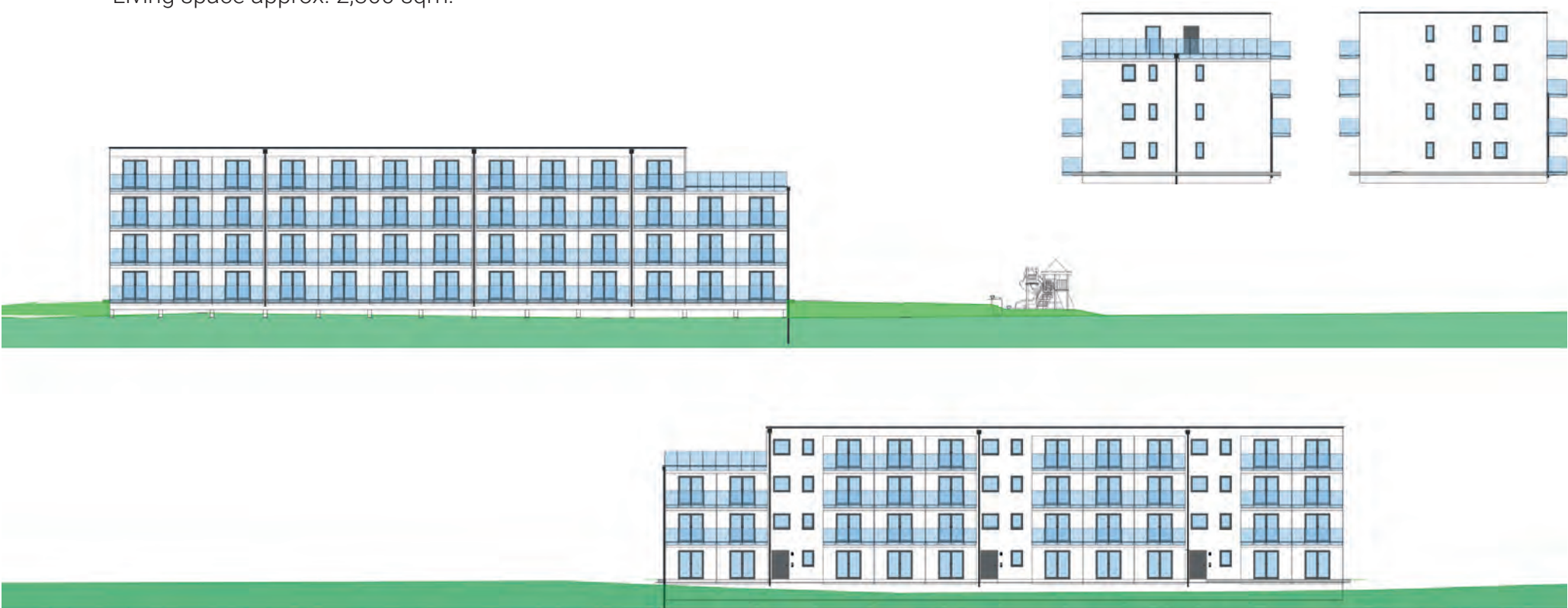




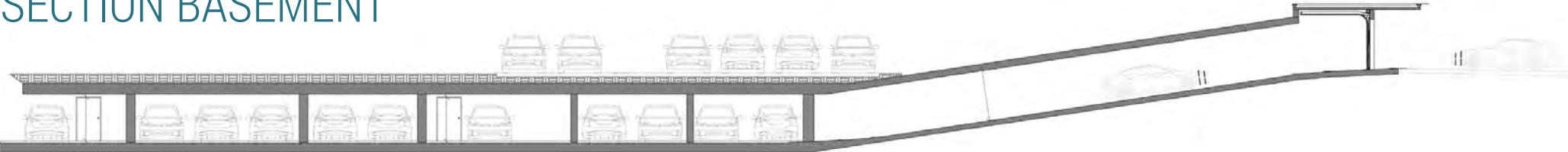


# MULTI-STORY APARTMENT BUILDING IN MARKT SCHWABEN FOR A FAMILY OFFICE

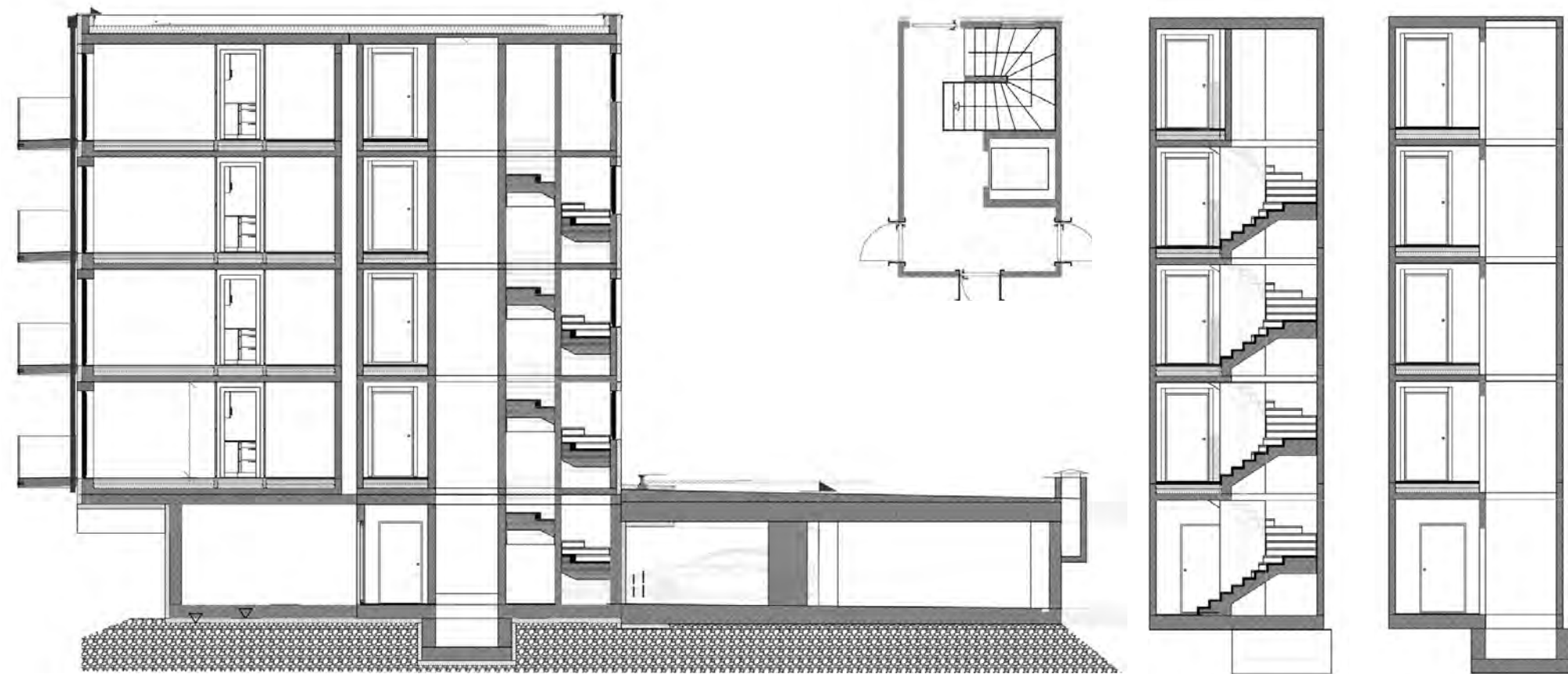
New construction of a condominium complex with 32 residential units in modular construction.  
Living space approx. 2,300 sqm.



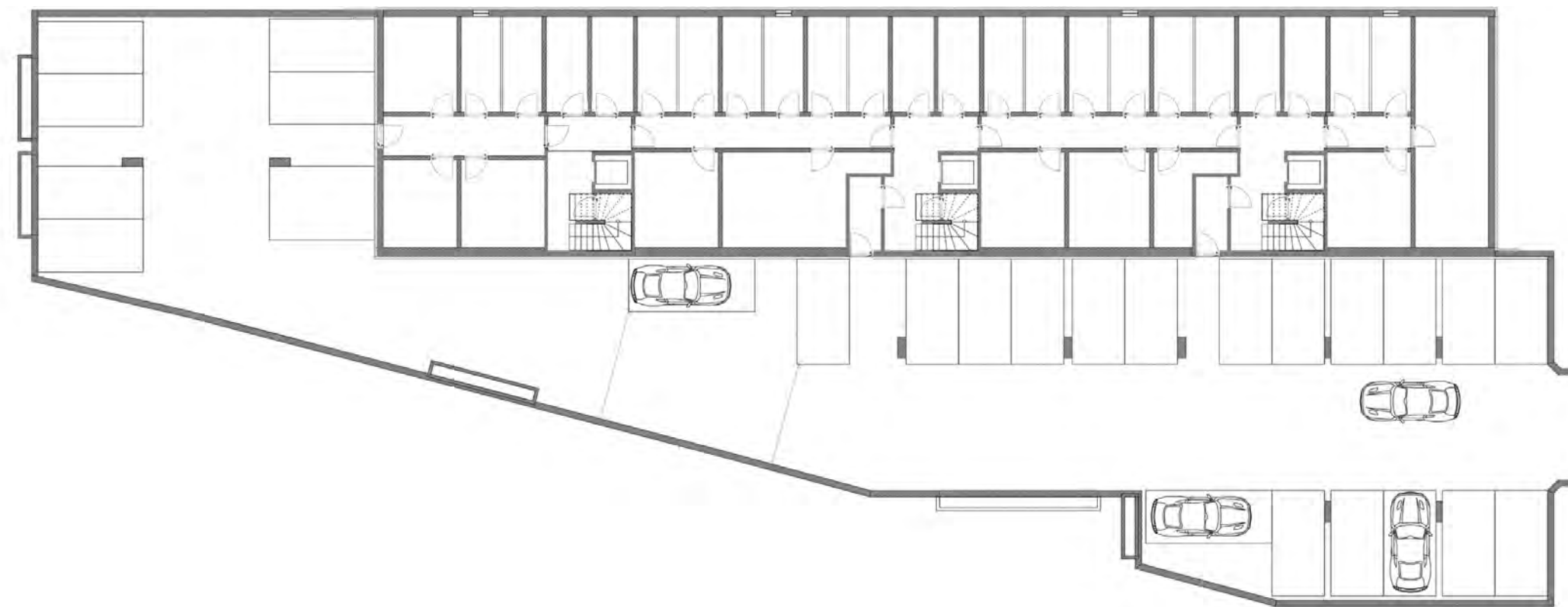
## SECTION BASEMENT



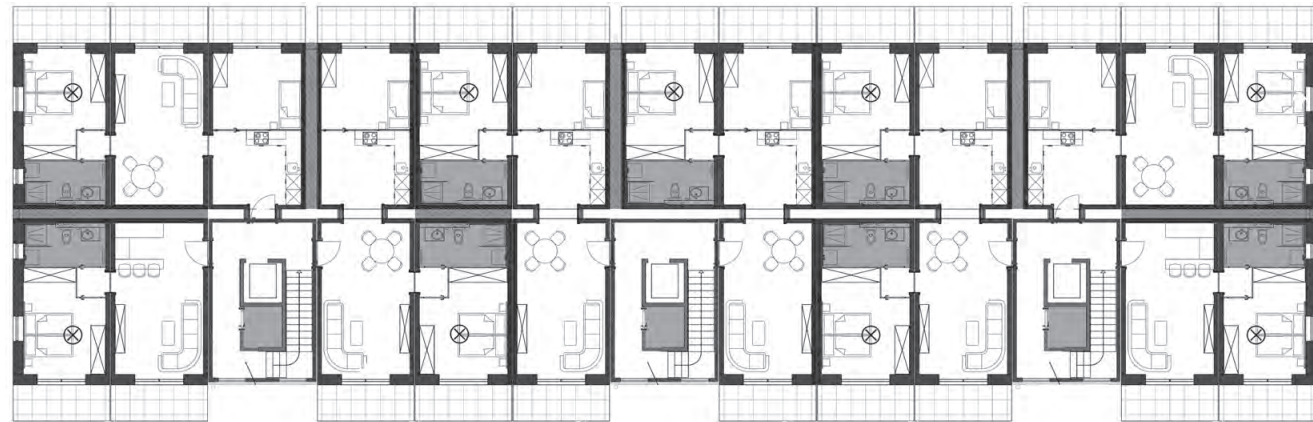




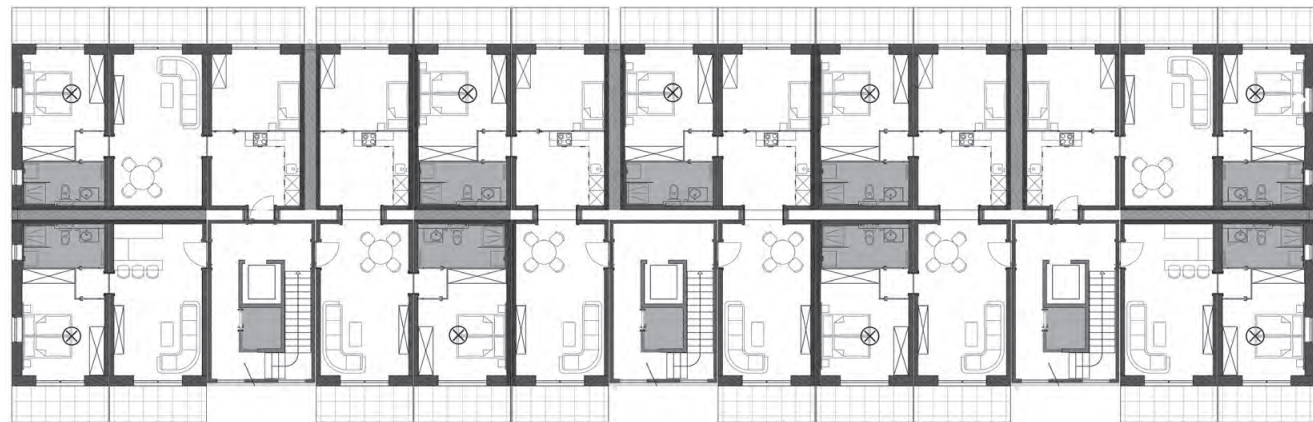
## SECTION BASEMENT



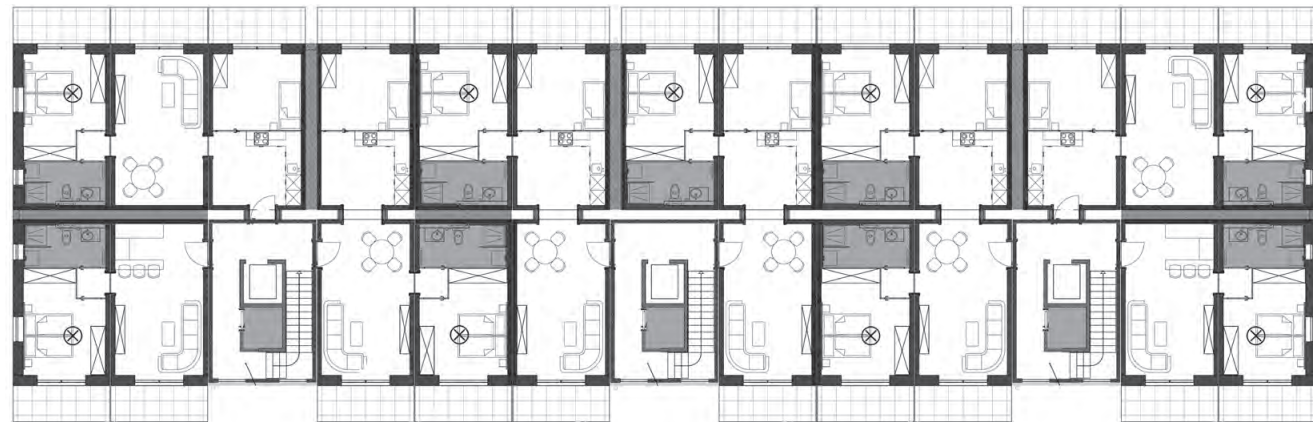
GROUND FLOOR



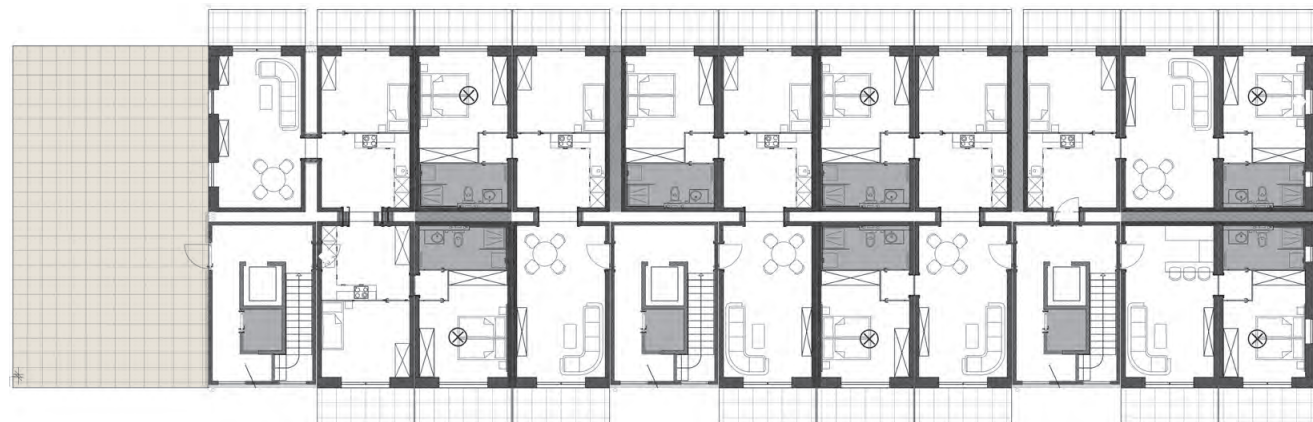
SECOND FLOOR



FIRST FLOOR



TOP FLOOR





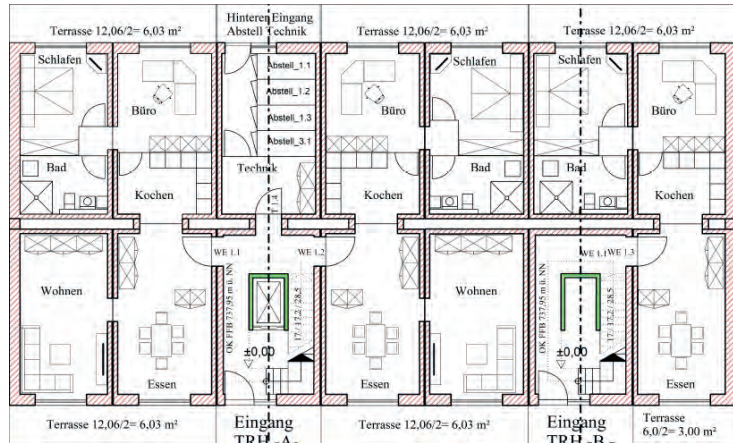
# MULTI-STORY APARTMENT BUILDING IN LEUTKIRCH

Establishment of ten residential units in solid modular construction for rent and sale.

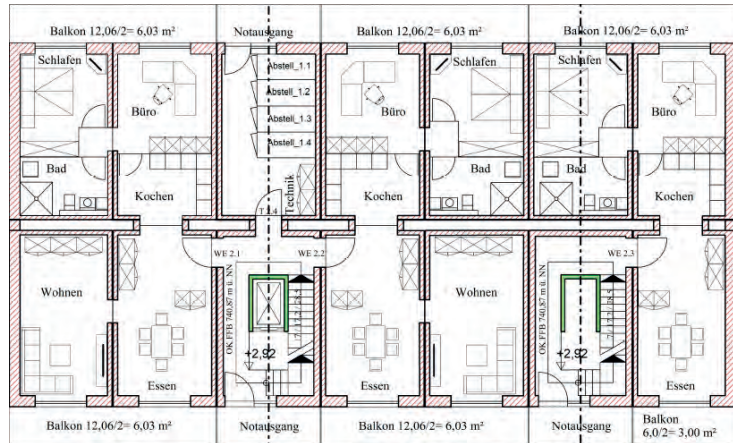




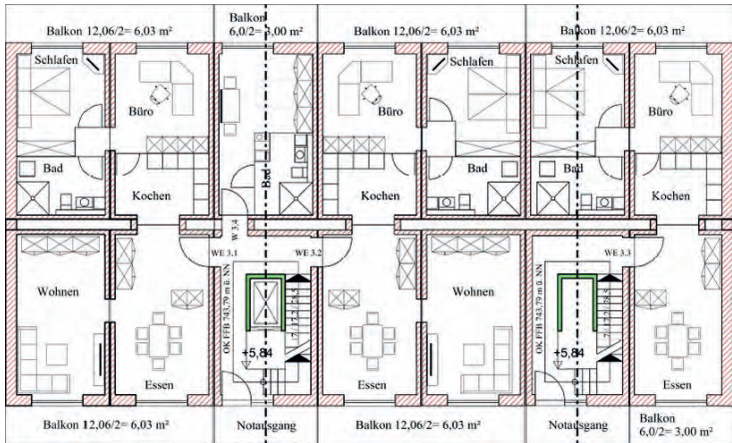
# GROUND FLOOR



# FIRST FLOOR



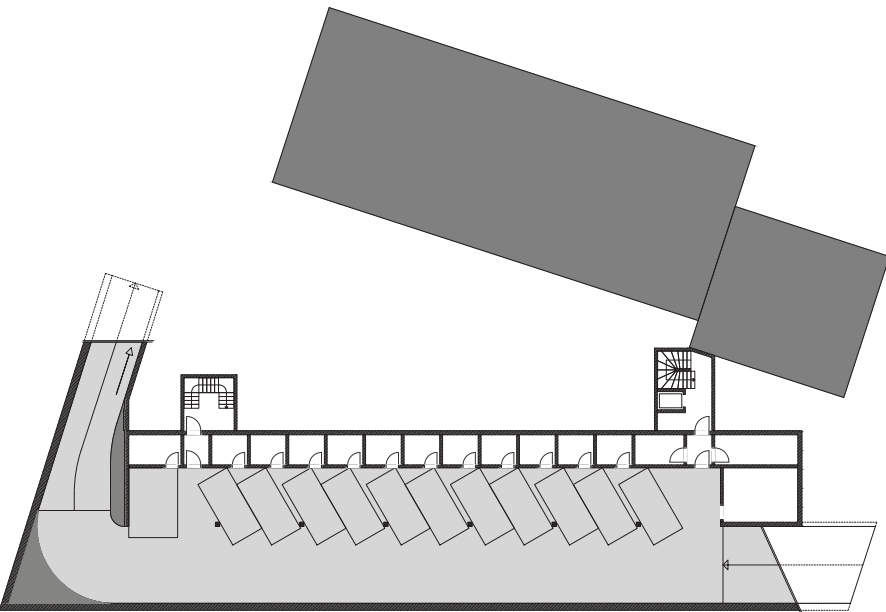
# SECOND FLOOR





# HOUSING CONSTRUCTION IN COLOGNE-NIPPES IN OWN INVENTORY

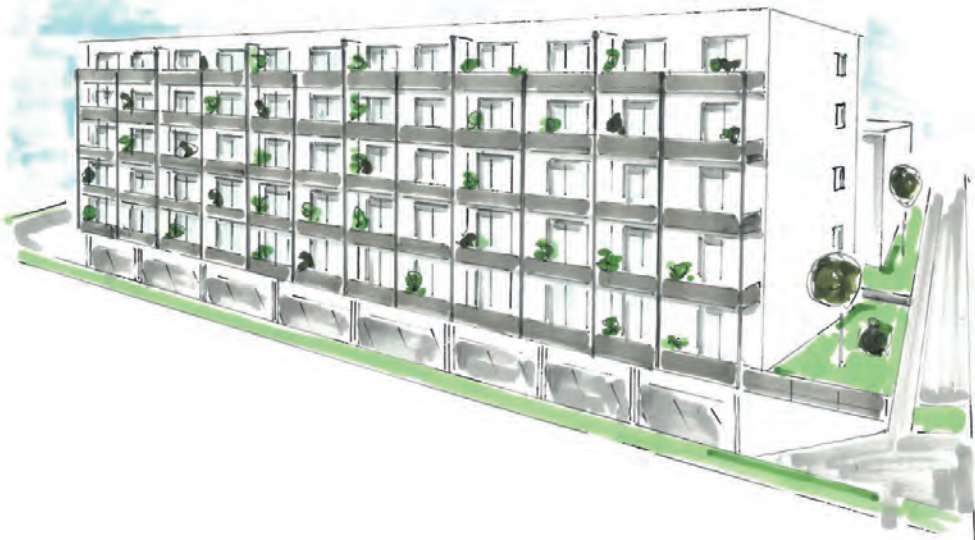
BASEMENT



GROUND FLOOR

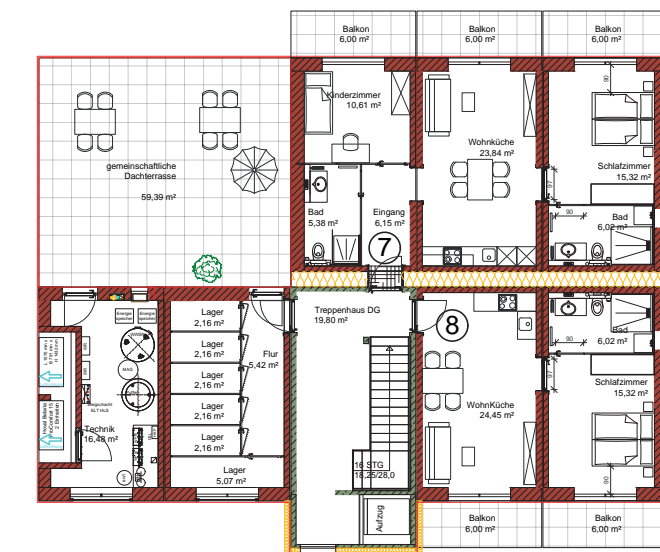


FIRST FLOOR





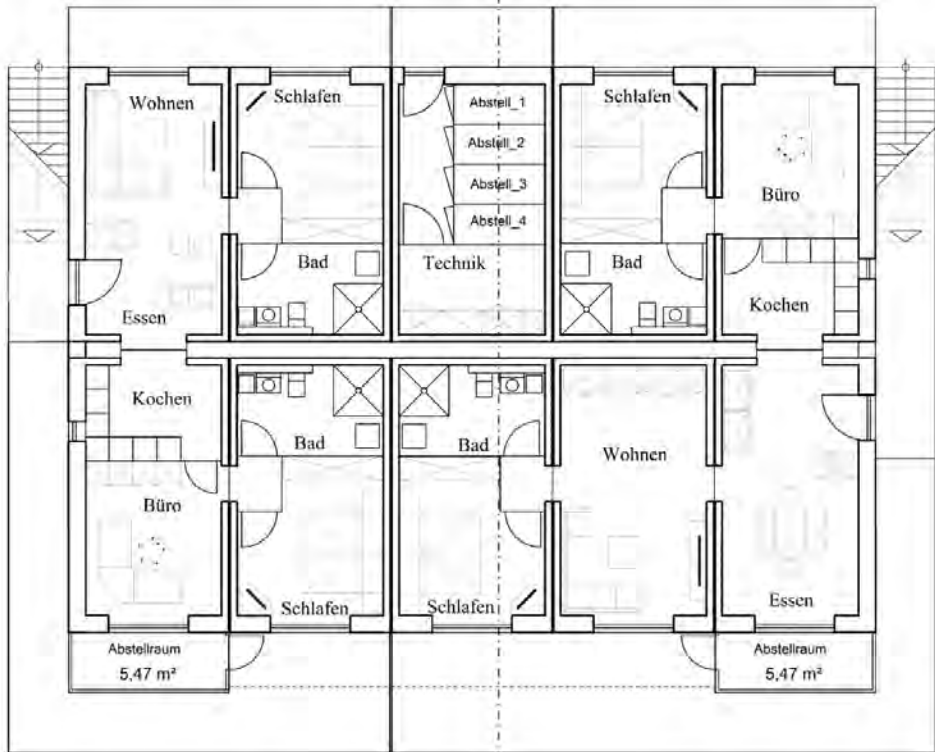
## 47



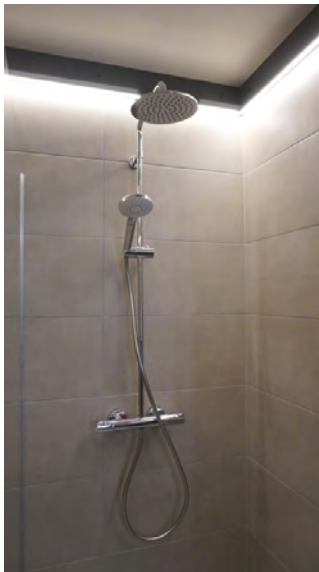
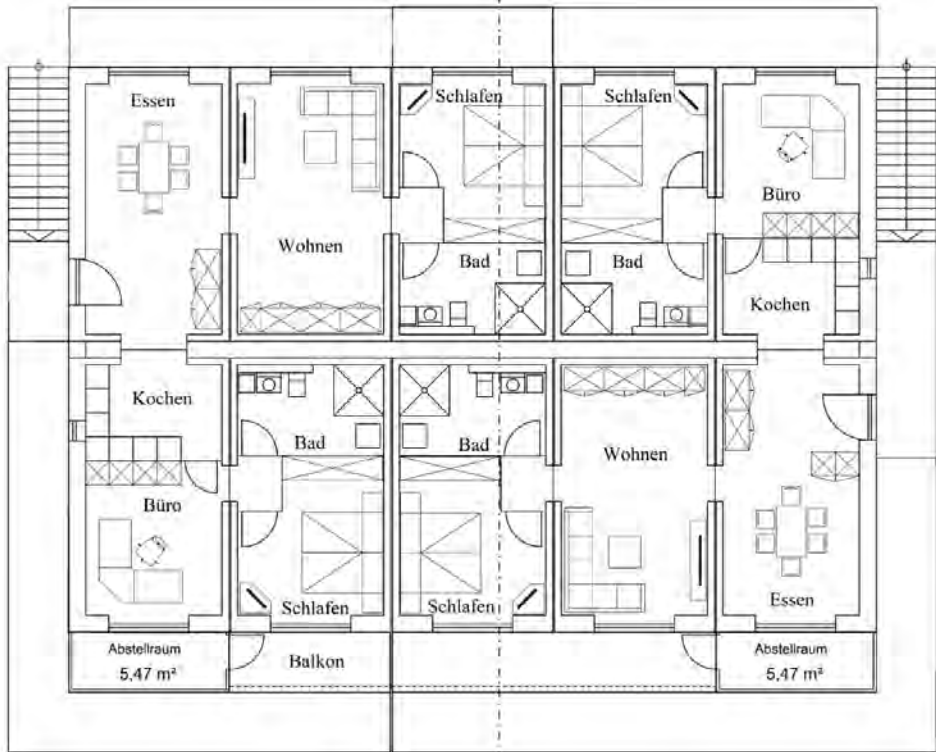


RESIDENTIAL COMPLEX IN ILLEREICHEN  
IN OWN INVENTORY

GROUND FLOOR



FIRST FLOOR

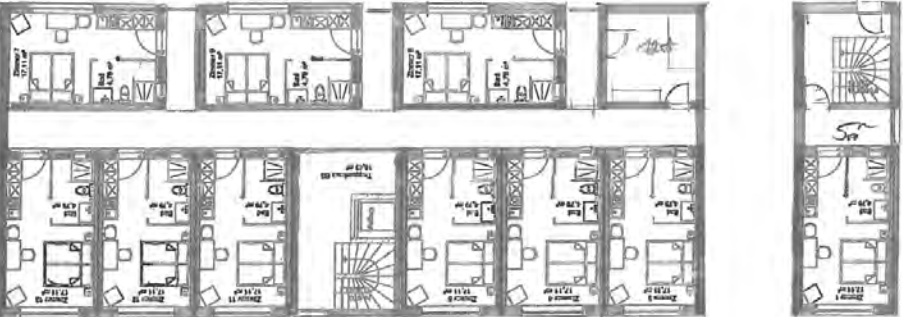




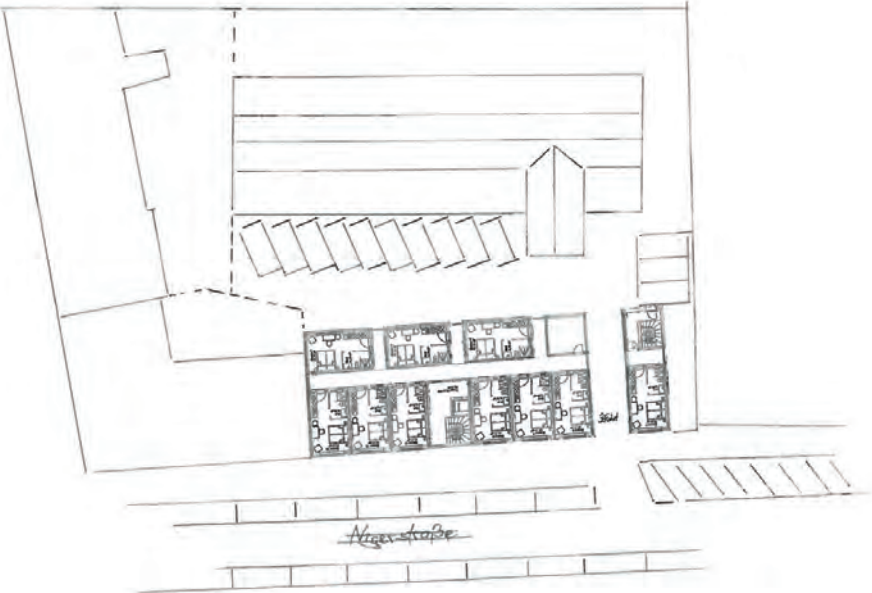
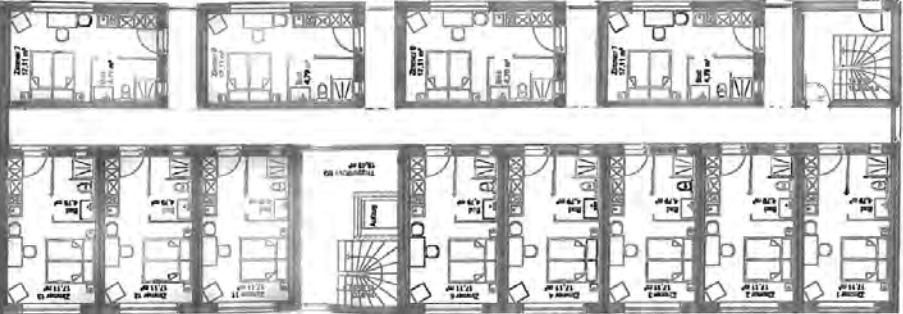
# RESIDENTIAL COMPLEX IN MUNICH FOR A FAMILY OFFICE



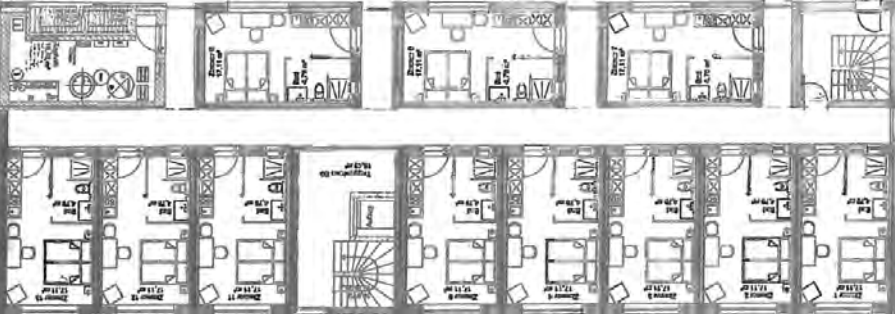
GROUND FLOOR



FIRST / SECOND FLOOR



THIRD / FOURTH FLOOR

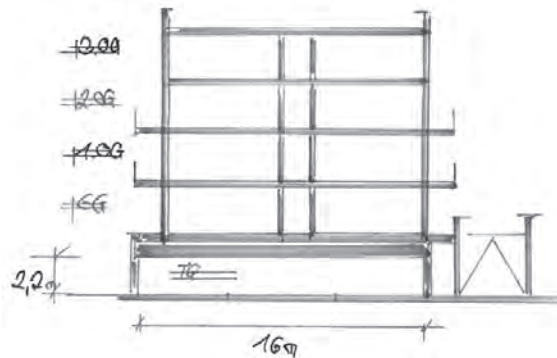
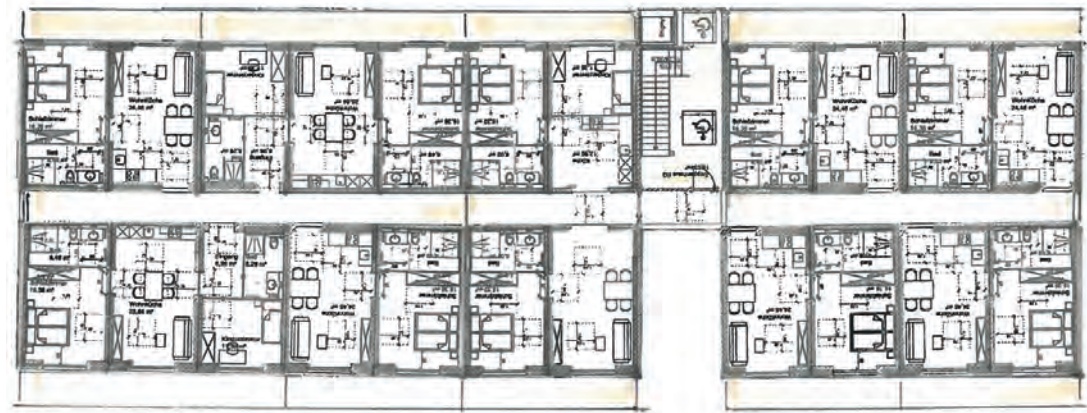




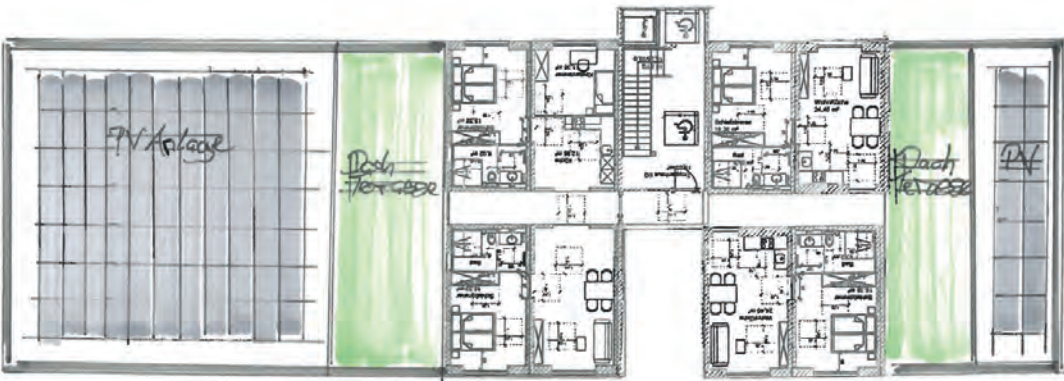
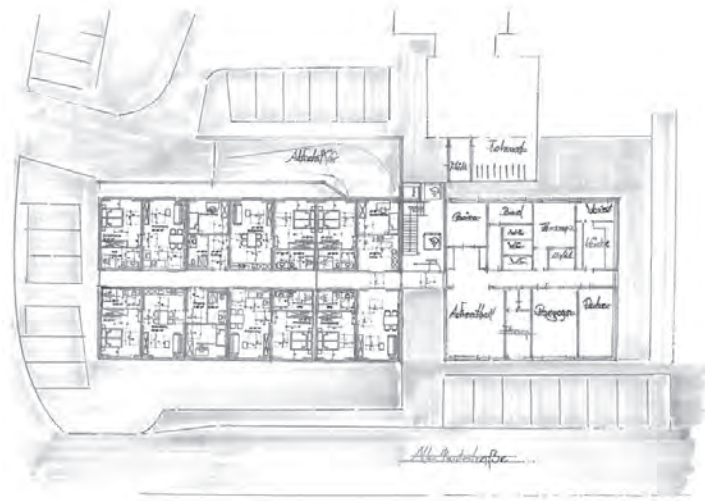
RETIREMENT HOME IN BAIENFURT  
FOR A FOUNDATION



FIRST FLOOR / SECOND FLOOR

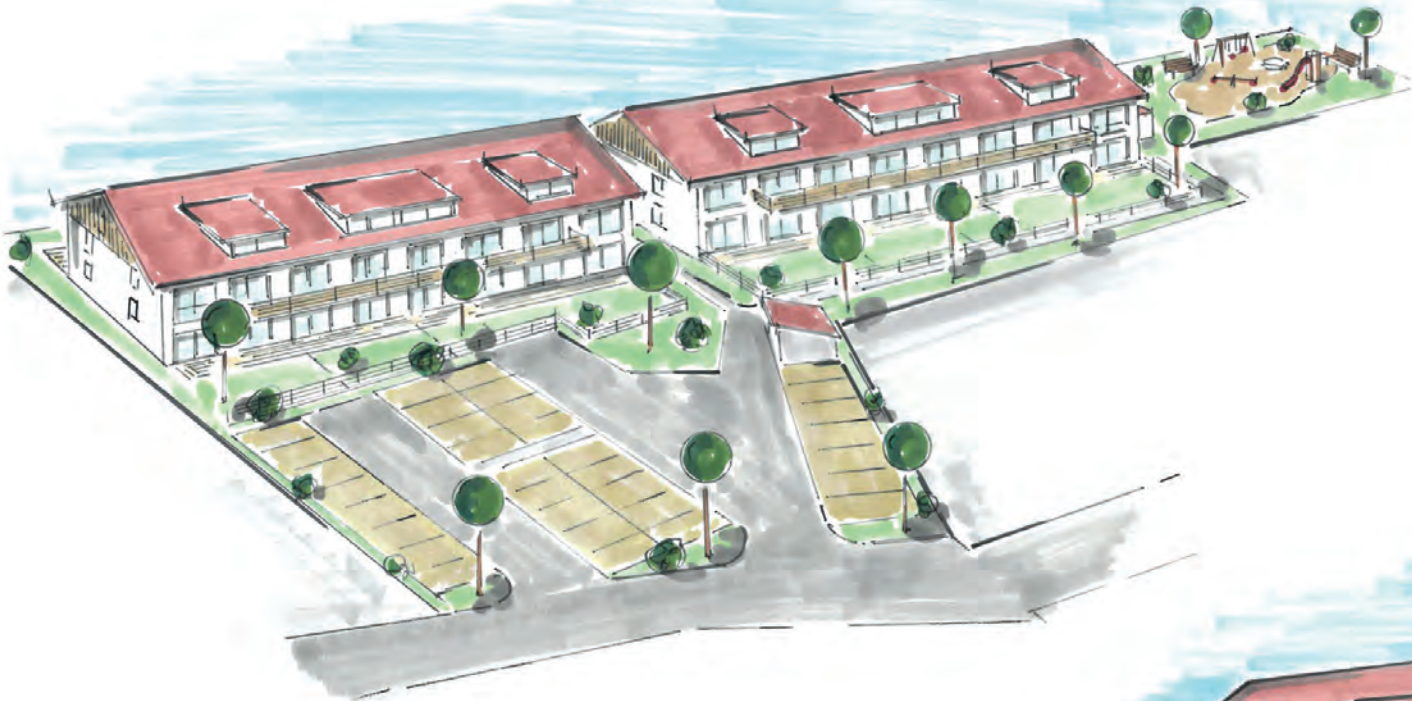


THIRD FLOOR





APARTMENT BUILDINGS IN LACHEN  
IN OWN INVENTORY

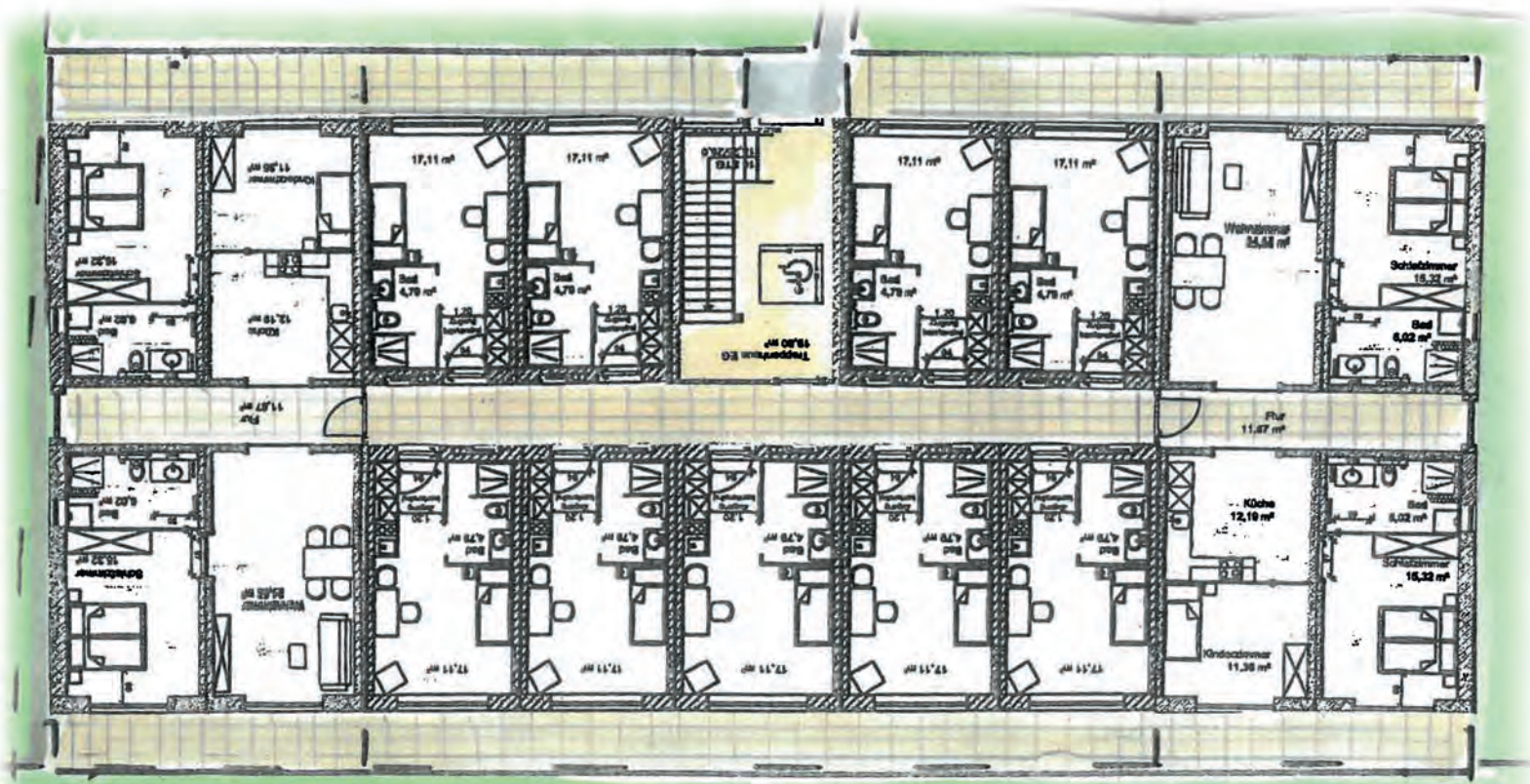




# RESIDENTIAL BUILDING IN LAUTENBACH FOR A FOUNDATION

Funded by apprenticeship funding in Baden-Württemberg.

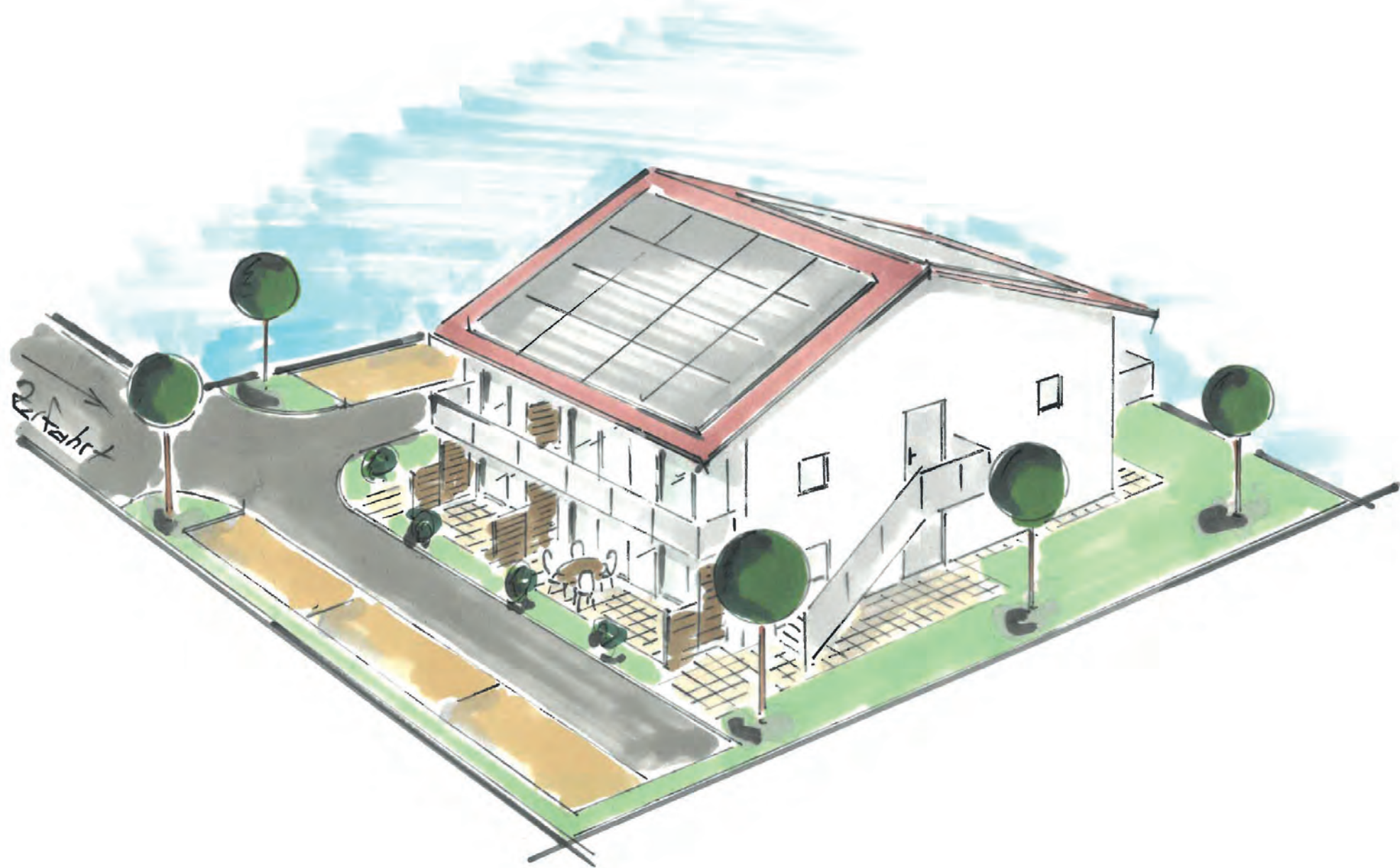
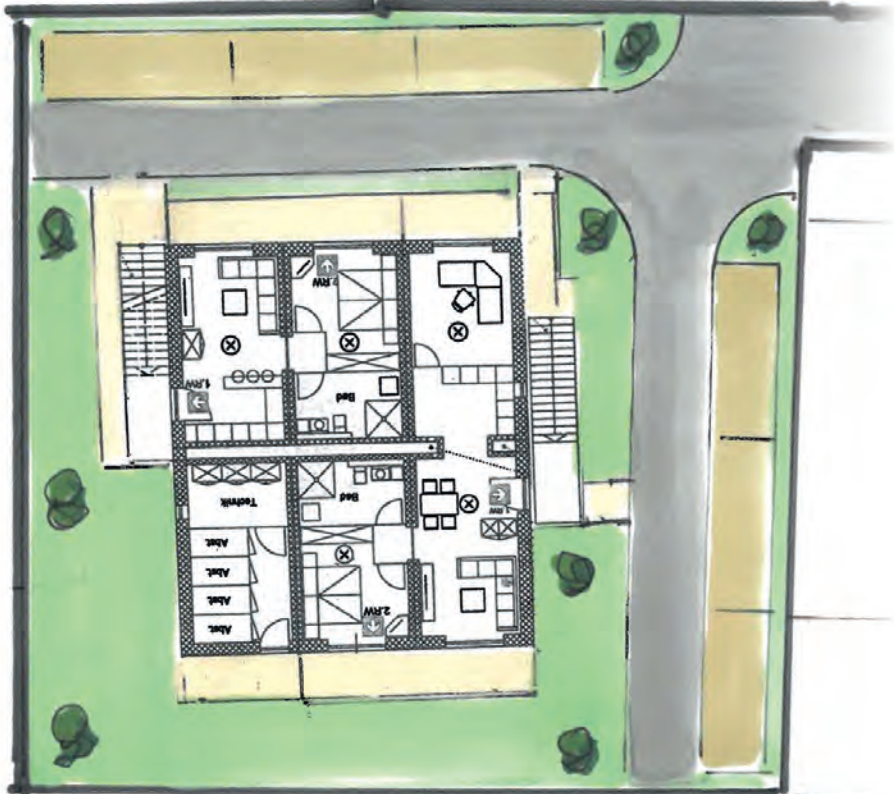
## GROUND FLOOR / FIRST FLOOR





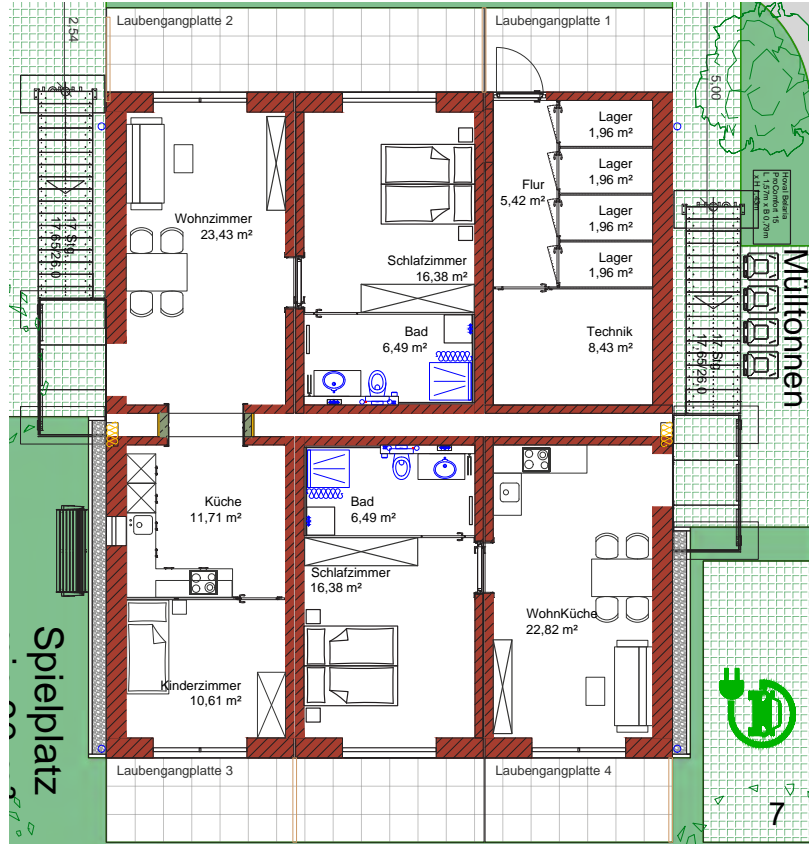
# RESIDENTIAL BUILDING IN INGOLSTADT-IRGERTSHEIM

New residential building with four units in modular construction for a project developer from Ingolstadt.

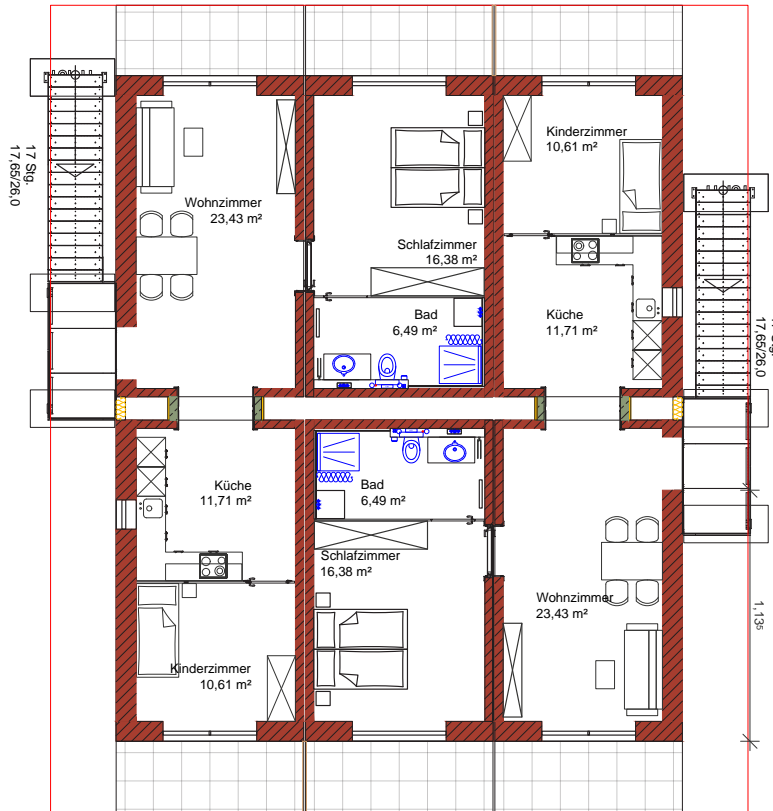




GROUND FLOOR



FIRST FLOOR

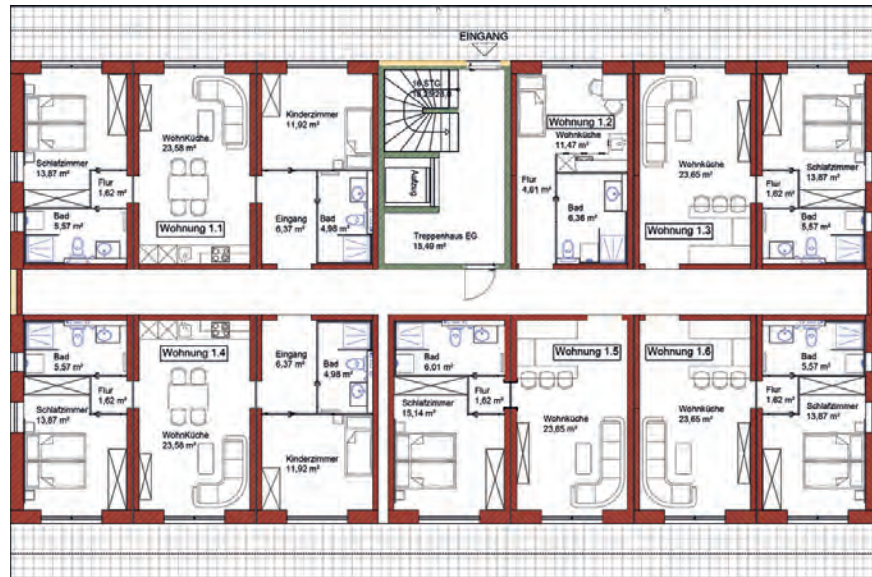




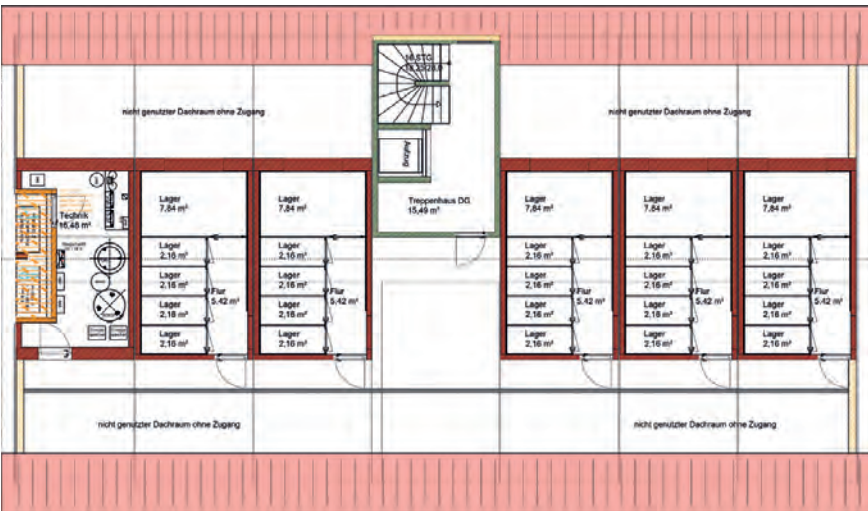
# APARTMENT BUILDING IN OBERGÜNZBURG IN OWN INVENTORY

New residential building with 18 units in modular construction.

## GROUND FLOOR



## FIRST FLOOR





RESIDENTIAL COMPLEX IN GÜNZBURG  
EOF PROMOTION



HOUSE 3

HOUSE 4





# HOUSE 3

## TOP FLOOR



## SECOND FLOOR



## FIRST FLOOR



## GROUND FLOOR



# HOUSE 4

## TOP FLOOR



## SECOND FLOOR



## FIRST FLOOR



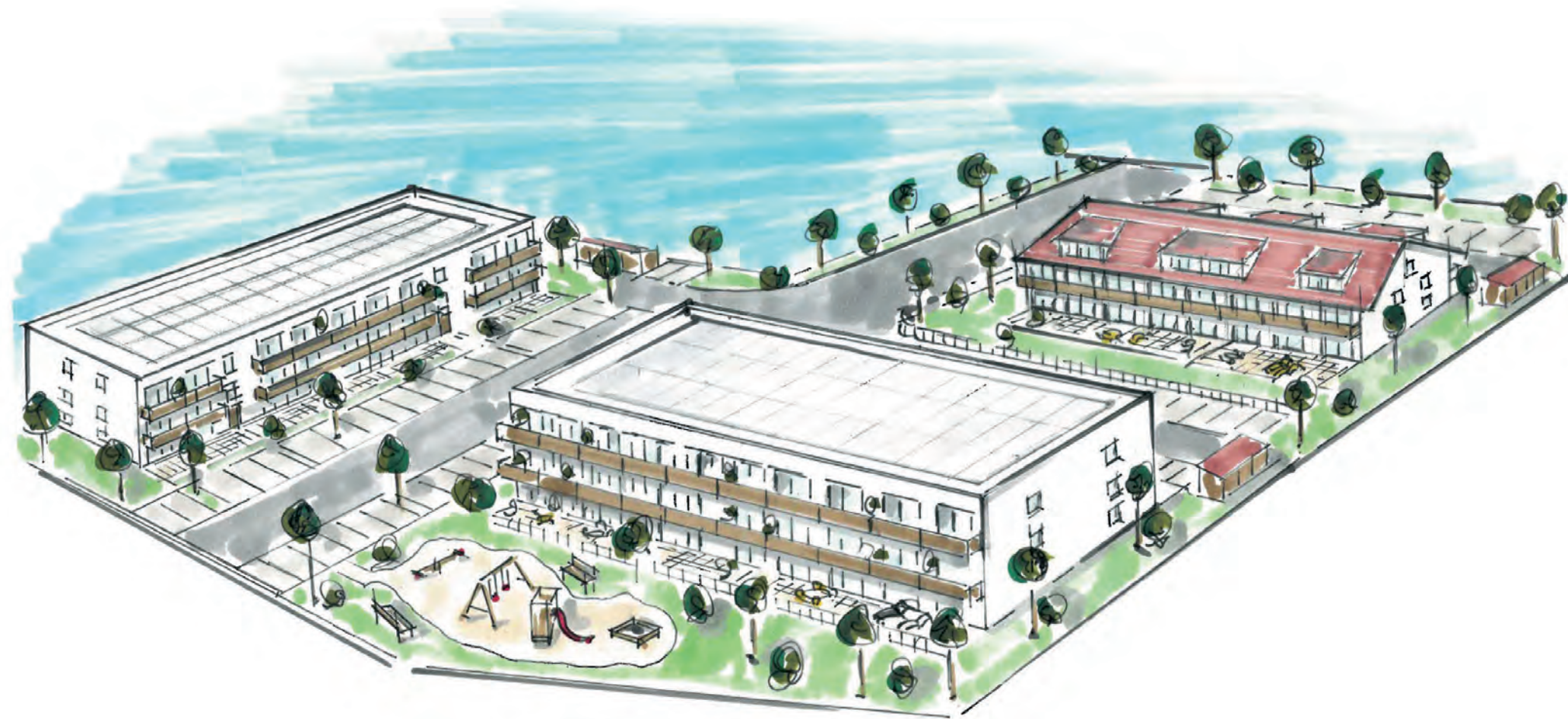
## GROUND FLOOR





# WAIDHOFEN

Construction of multi-family houses.



# KAUFBEUREN

Design of multi-story apartment building with four point houses as a densification project.





# SUPERMARKET AND HOTEL COMBINATION IN MÜHLDORF

## GROUND FLOOR



ANSICHT VON OSTEN



ANSICHT VON SÜDEN



ANSICHT VON WESTEN

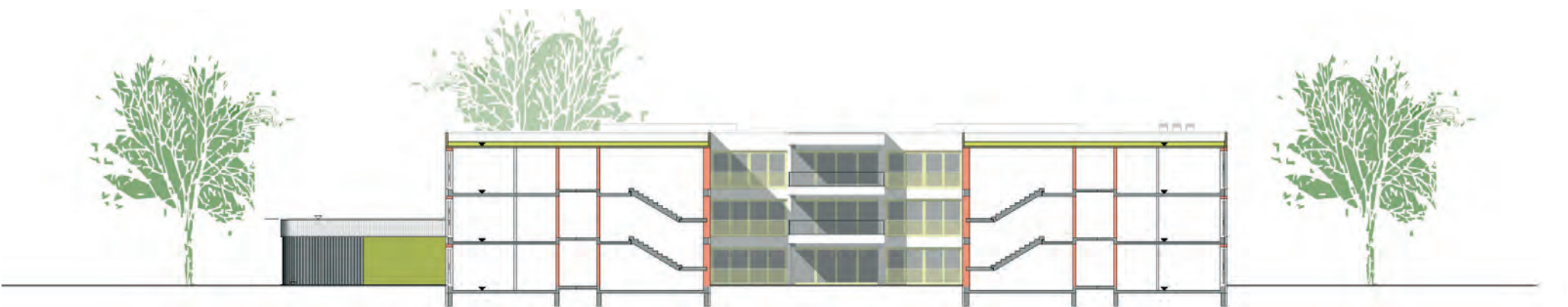
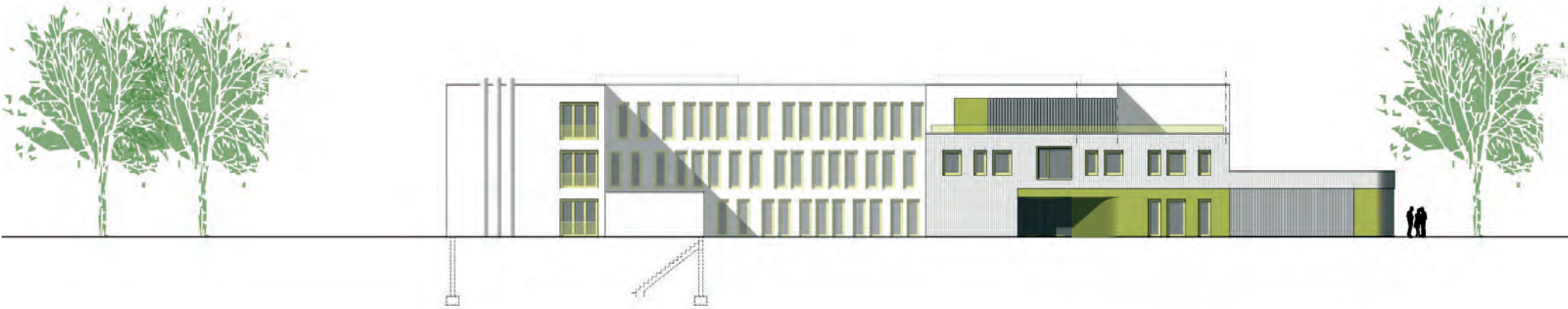


ANSICHT VON NORDEN

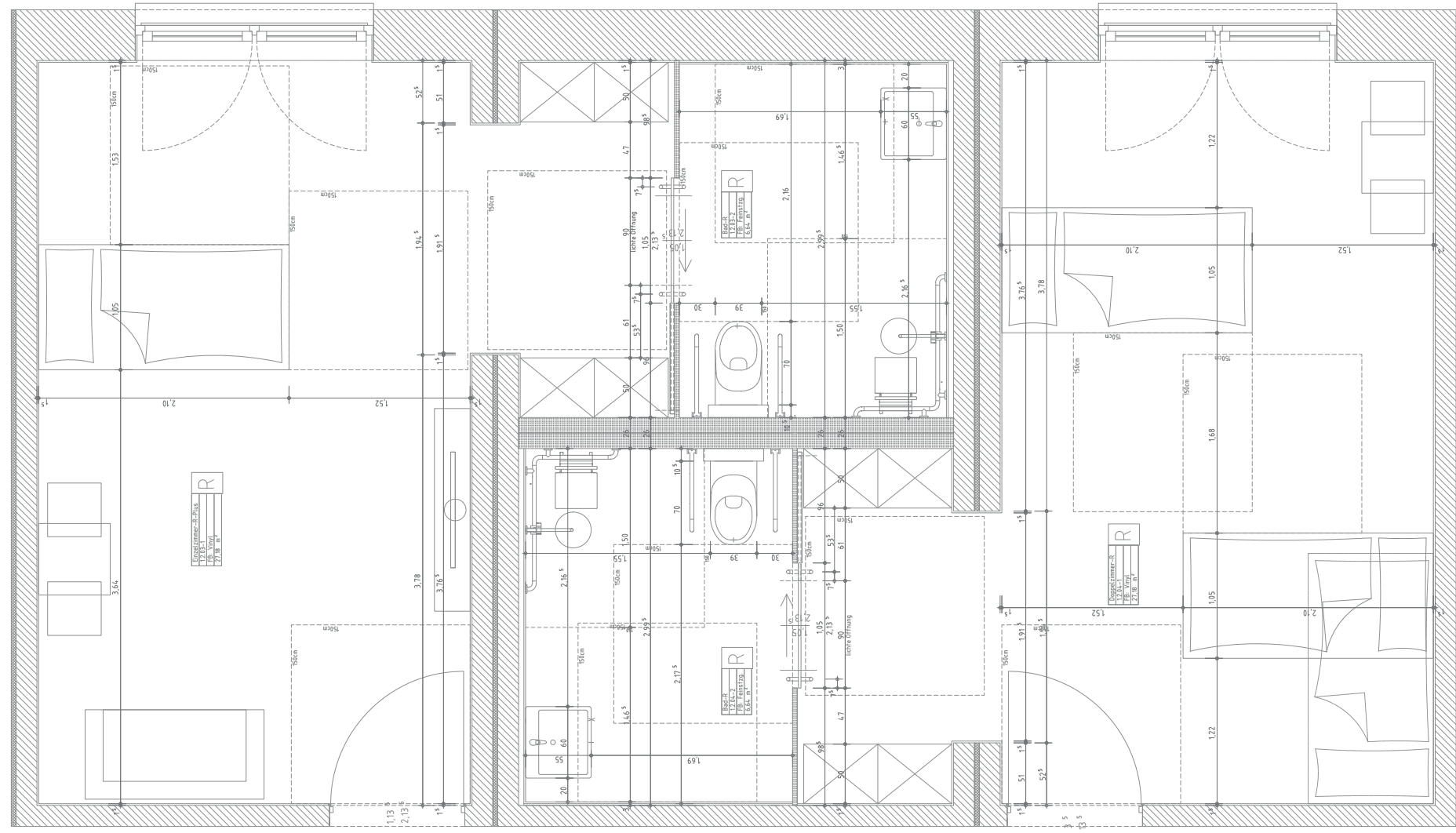
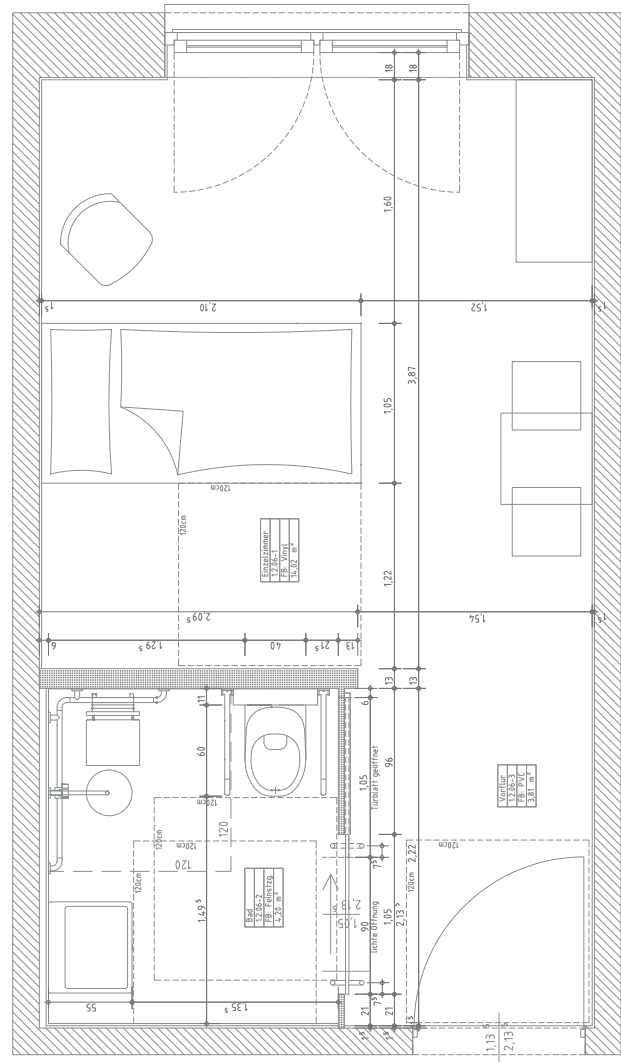


# RETIREMENT HOME IN STRASSKIRCHEN

Construction of a senior care facility with 89 beds for Caritas.









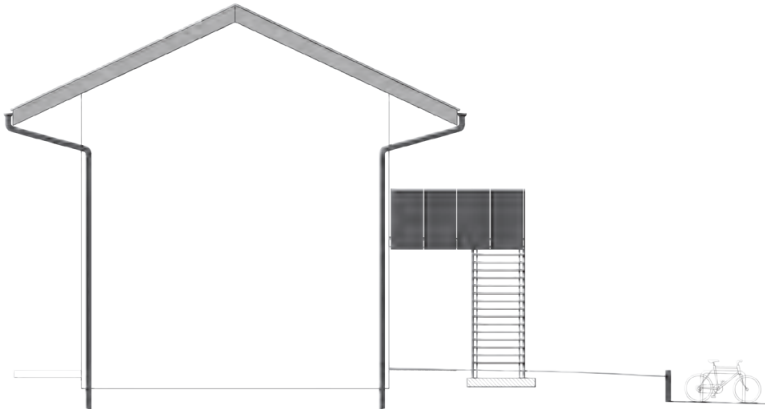
HOTEL CONSTRUCTION IN OWN INVENTORY



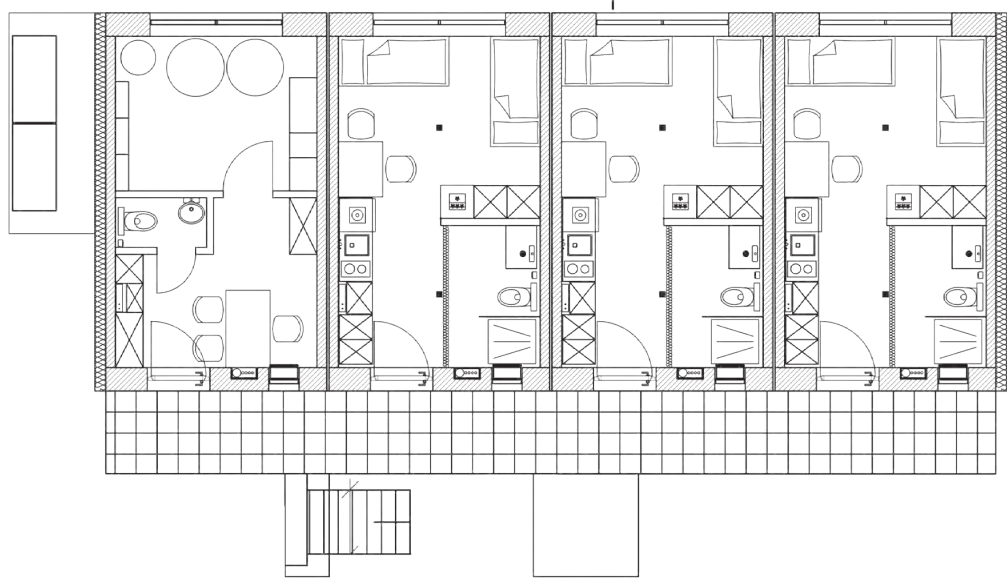


# TEMPORARY HOUSING FOR HOMELESS PEOPLE

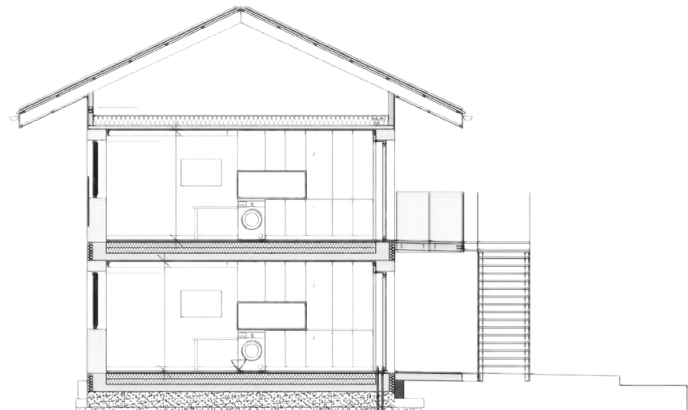
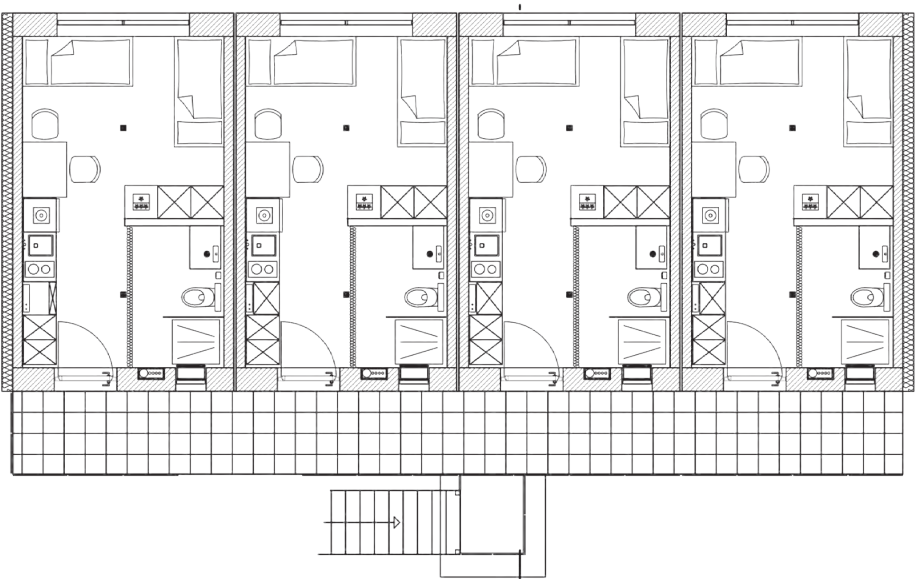
Seven units for 14 residents.



## GROUND FLOOR



## FIRST FLOOR





# TEMPORARY HOUSING FOR HOMELESS PEOPLE

Constructing a new homeless shelter with seven rooms and an administration room, meeting all requirements of the VOB tender.







# PROJECT PROCESS

1 | ROUGH PLANNING

2 | FINE PLANNING

3 | CONTRACT AWARD  
AS A GENERAL  
CONTRACTOR







## 1 BRIEFING

Your needs are our motivation.



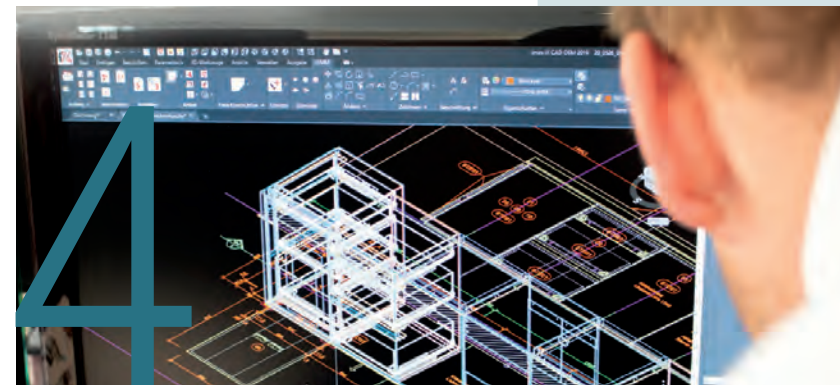
## 2 ROUGH PLANNING

A solid foundation for your building project.



## 3 PROJECT MANAGER

Your pivot point.



## 4 FINE PLANNING

Consulting, work planning, construction management.



## 5 INTERIOR INCLUDED

From floor to ceiling.



## 6 SCHEDULE SECURITY

Due to serial production at our plant.



## 7 TRANSPORTATION

Said. Done. Delivered.



## 8 FINAL ASSEMBLY

Completion at the destination.



# HEAVILY IMPRESSED

From Illertissen to the world

LIKE LEGO,  
ONLY BIGGER.  
WE KNOW  
LOGISTICS.

After pre-production of the brick modules and completion of the interior fittings, they leave the construction plant perfectly packed.

An oversized forklift first prepares the modules for onward transportation to their destination. The immediate

proximity of the production site to the A7 freeway enables easy access for heavy goods vehicles, which transport the individual modules from Illertissen throughout Europe. Once they arrive at their final destination, they are grouped into residential units on the already prepared foundations.





# ACT SUSTAINABLY AND CONSERVE RESOURCES

We think one step ahead

## INNOVATIVE TECHNOLOGIES ARE OUR CONTRIBUTION TO ENVIRONMENTAL PROTECTION.

A wide range of actions are already helping to improve the WMM Group's CO<sub>2</sub> footprint. By processing sustainable raw materials, we are meeting

our ecological responsibility and thus managing the balancing act between serial production and environmental protection.

Emissions attributable to the WMM Group include generating green electricity using the company's own photovoltaic systems, using waste to generate energy, operating our hotels and using heat pumps.

The course for sustainable corporate development has already been set for the coming years — with the ambitious goal of not only becoming CO<sub>2</sub>-neutral, but also achieving a positive CO<sub>2</sub> balance.

## CO<sub>2</sub> FOOTPRINT



The company's own photovoltaic systems currently generate

**8 MW**

output – further installations will follow.



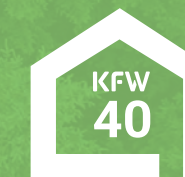
With the consistent waste avoidance strategy – such as the use of wood waste to generate energy – conserves resources.



All hotels are powered by renewable energies: Air heat pumps generate heating energy from the ambient energy.



Water treatment systems enable reuse and thus reduce the amount of fresh and waste water.



Our residential units are KfW40 certified and therefore require only 40 percent of the energy of a conventional new building.





Acting today for tomorrow

## USING MODERN TECHNOLOGIES AND PRESERVE RESOURCES.

Actions are already being implemented in many areas to reduce CO<sub>2</sub> emissions.

» CLIMATE PROTECTION  
STARTS WITH THE  
FIRST IDEA. «



Current CO<sub>2</sub> savings of the WMM Group per year in figures:

- |   |                       |
|---|-----------------------|
| Generation of 8 MWh of photovoltaic green electricity   | – 3.134.999 kg        |
| Use of wood waste instead of oil or gas for energy production   | – 92.014 kg           |
| Savings through elimination of the waste disposal CO <sub>2</sub>   | – 74.213 kg           |
| KfW40 standard thermal insulation of the hotel rooms (2.500 units, status 01/2025) compared to conventional new buildings | – 635.099 kg          |
|   | <b>– 3.936.325 kg</b> |

**Picture on the right:**  
Hall roof with photovoltaic system.

**Picture below:**  
HOVAL air source heat pumps next to one of the hotel locations.





# WITH HEART AND SOUL: OUR FOUNDATIONS

Actively shaping society

## USING THE COMPANY'S SUCCESS AND SHARING IT WITH OTHERS.

Striving for success and recognition is part of human nature. Some succeed better, others less well. The WMM Group has set itself the task of sharing economic success with those who need support.

The Helmut Ecker Foundation and the WMM Foundation serve two completely different purposes: research into and treatment of rare eye diseases as well as support for socially disadvantaged members of society.



The Helmut Ecker Foundation supports and promotes research into dry and wet, age-related macular degeneration (AMD) and general eye diseases that threaten vision, e.g. of the anterior and posterior segment of the eye, the retina, the choroid and the optic nerve. In addition to basic medical research, the foundation is especially interested

in the development of new treatment methods for affected patients. The research findings on diagnostics, prevention and therapy are to be used in a patient-oriented manner in order to maintain quality of life. The WMM Foundation reflects the fundamental Christian attitude of the WMM Group. The main focus of support is the construction and main-

tenance of apartments, homes and shelters for people in special need or living situations. Especially supporting the elderly and people in need. In this way, the foundation responds to changes within society and is involved in the area of the difficult housing market – both for the implementation of housing projects and for ongoing maintenance costs.









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