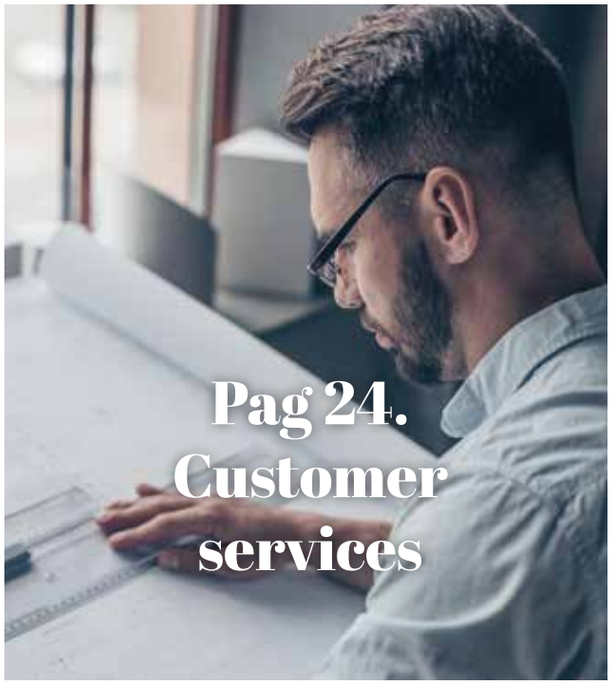

WES
efficiency
&
design

Index



1. We are WES

WES: Energy efficiency and design

WES Efficiency & Design, WES Efficiency & Design, is the brand for industrialized WES housing construction, a company located in the valley of the Vinalopó, in the province of Alicante.

We are specialized in prefabricated turnkey housing construction, the origin of the company being the construction of prefabricated single-family homes. Our ability to manufacture large-size panels allows us to offer enormous design possibilities to our clients and architects, who find in our system a perfect ally to develop the creativity that requires the creation of custom homes.

>Innovation

Our workers have been innovating for more than 20 years in industrialized modular buildings to improve comfort and the quality of our homes, always seeking to improve the insulation, design and efficiency of our products.

We are a company very aware of quality and technology, we have always spent a lot of time and effort in improving the production systems, machinery, materials and capacities of our team. We have custom-designed machinery for the manufacture of panels, which allows us to increase the quality of our product far above traditional technology. This technological advance allows us to offer very technical solutions beneficial and profitable for our clients.

Awareness of innovation and construction quality

>Ecological

WES was born fully aware of the importance of maintaining the environment, as well as the current environmental requirements, which have led us to reformulate models and applications techniques in design and construction to be able to execute more ecological and sustainable buildings, with a high level of quality.

All the wood supplied by our suppliers that we use in our panels has the FSC certification (Forest Stewardship Council), which means that it comes from forests whose logging is authorized and guarantees reforestation, sustainability and protection of biodiversity.

"CERTIFICATION OF FORESTS PROMOTES THE MAINTENANCE OF BIODIVERSITY AND ECOLOGICAL PROCESSES"

>Quality

WES works only with top quality suppliers and materials, with full guarantees and certificates that support the results thereof. Internally, we have review systems and quality control of our products to always offer the best version of our company to our customers.

>Industrialized

We are committed to industrialized building. All the constructive details and singular points come from our banks of details, which have been previously tested and studied. This optimizes processes, reduces time and facilitates detailed planning.

>Teamwork

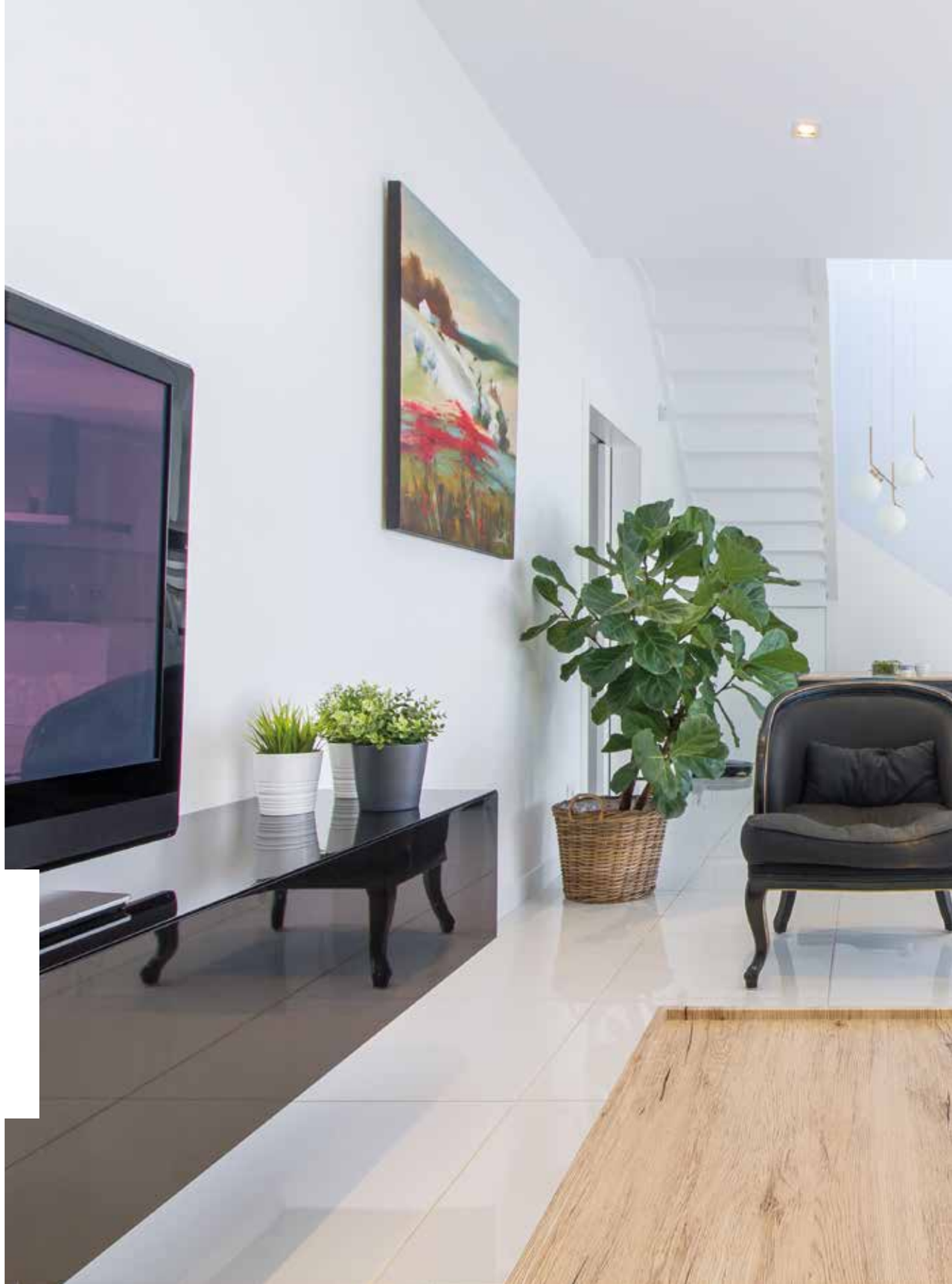
WES has professionals in industrialized construction, manufacturing and architecture, so that we can cover all disciplines related to the manufacturing of panels and industrialized homes. Only in this way can we offer the best constructive solutions for every need.

>Values

We believe in a cleaner world, in a more sustainable construction. We believe in people as responsible for the success of projects, in motivation as the engine of change and evolution.

We believe in technology as a tool for evolution, and evolution as the only way of success that guarantees maintenance of the environment and of Humanity.

Large-format panels for a cutting-edge design



>Vision

We want industrialized construction to replace traditional construction in the next 10 years for its efficiency, both constructive and energetic and, therefore, its economical and ecological advantage.

"THOSE WHO LOVE WOOD UNDERSTAND VERY WELL WHAT IT MEANS LIVING WITH IT, BECAUSE WE PERCEIVE IT AS SOMETHING ESSENTIAL IN OUR ENVIRONMENT "

>Mission

Disseminate the advantages of industrialized construction so that the construction of single-family homes is carried out in factories, with professionals and materials with a low carbon footprint

>Our Partners

Our suppliers are necessary collaborators and travel partners on this adventure, because without them we could not manufacture our panels or our homes with the required quality.

We have the support of large suppliers such as Rothoblaas and other great professionals in the industrialized construction and wood sector.

2. Competitive Advantages

But it also has other advantages

2. Competitive Advantages

The Wespanel panel system provides a clear competitive advantage, since mastering the construction system, from the knowledge of raw materials, the manufacture of semi-finished products and the final product, gives the company enormous strength when it comes to providing construction solutions to clients' projects. Our know-how ranges from the design and technical development to the manufacture and assembly of the houses on the client's plots.

WES has the professional experience of its workers, with many homes already behind them, and accustomed to developing their technical capacities to innovate and solve construction problems and the challenges it faces when developing customized projects.

Adapting the designs of the architects to the industrial plans necessary for the manufacture of the panels that make up each house is a capacity that not all have. This allows us to address all kinds of designs and give them a satisfactory constructive response.

BUT IT ALSO HAS OTHER ADVANTAGES

Knowledge of the market: suppliers, qualified partners and competitors, allow us to take advantage of the opportunities to better reach end customers.

>Speed

Do you want to wait more than a year to have your house? No, right? WES homes have a very important advantage, and that is that they can be ready in half the time of a conventional house. The production processes in our factory are much faster than traditional construction with bricks, cement, etc. If the terrain and design are prepared, we can manufacture and assemble a home in 4 months.

>Quality control

Another great advantage of WES homes is that, being made in a factory, the production controls are much more exhaustive than those that are followed in a conventional construction site. The panels (the walls, floors and ceilings) are subjected to internal quality controls that will not occur in the laying of bricks in a conventional construction site.

>Custom design

At WES we are at your service. We put at your disposal our technical team to help you design the house of your dreams, and if you already have a trusted architect, we are at your service to get you to have the house you really want. To make it even easier we have preselected several finishes, tiles, taps, bathrooms, kitchens, etc., always top brands, but you have the last word, if you want to choose others we adapt to your wishes. It is your house, it is your dream, we make it come true.

>Custom budget

There is one thing in which we have no competition, designing the best possible house tailored to your budget. We build your house taking into account your budget, with the highest quality and without surprises. We adapt to you, not you to us, so you don't have to worry about spending more than you had in mind.

>Fixed price

With WES you will not have surprises, you will pay what you have approved in the budgets that we will always present you, and what we have agreed in the contract, nothing more. Everything controlled from the start, no surprises.

Budgets suitable for each project

>EQUIPMENT AND QUALITY MEMORY

WES delivers its homes with fully equipped kitchen and bathrooms, for which, we have three ranges of quality and different price so that each client chooses the one that suits them best. According to the ranges chosen, the price of the house will be one or the other, although both are from first suppliers and of recognized quality. So much the PLUS range as well as the PREMIUM range offer special features of comfort and quality. If you are looking for an extra touch in those finishes, you can also opt for the LUXURY range. Each client will choose the range they want, WES has a catalog of materials for the three ranges to deliver to their customers.

The client can choose from the bedroom cabinets, a fireplace for the living room, the tiles, the flooring, the kitchen furniture, the kitchen and bathroom taps, the toilets, the extractor hood, the worktop, the kitchen furniture, the stove, as well as various kitchen and bathroom elements.

In the design phase are also chosen the carpentry, exterior facades, bars, blinds, shading elements such as pavilions, elements of energy generation such as solar panels, heating and cooling system, tiles, and in general, any element of the house that the client wants to personalize.

WES Efficiency & Design homes are truly tailor-made, to the taste of our clients, both in design and in equipment and qualities.

Our homes are delivered with kitchen and bathrooms equipped to your liking

3. Characteristics of the WES homes

Ecological insulators that improve the quality and energy savings of your home

>EFFICIENCY

WES homes are high energy efficiency and high durability and resistance industrialized homes, custom designed for each client applying the WES industrialized panel technology.

The materials used in the manufacture of the WES homes are of high quality, which is reflected in the high performance of resistance to fire and humidity, as well as their extraordinary behavior against heat transmittance, allowing us to manufacture almost zero energy consumption houses at very competitive prices.

The incorporation of new ecological insulating materials to our range of panels, such as cork, cellulose or wood fiber, not only reduces the carbon footprint of our constructions, but also improves the results of heat and sound transmittance, as they are excellent insulators.

This characteristic of our panels makes it easier to reach the efficiency standards of the Passivhaus seal, which makes us a particularly interesting company for those who want to enjoy homes with these characteristics.

PLATAFORMA
EDIFICACIÓN
PASSIVHAUS

>HABITABILITY

HYGIENE, HEALTH AND ENVIRONMENTAL PROTECTION.

The WES homes comply with the provisions of the basic health document of the technical building code and the different local regulations corresponding to each home, in such a way that acceptable conditions of health and tightness are reached in the interior environment of the building and that it does not deteriorate the environment in its immediate surroundings, guaranteeing proper management of all kinds of waste.

The whole building has means that prevent the presence of water or inadequate humidity from atmospheric precipitation, the ground or condensation, preventing its penetration or, where appropriate, allowing its evacuation without causing damage.

It also has adequate means to supply the expected hygienic equipment with water suitable for consumption in a sustainable way, providing sufficient flow rates for its operation, without altering the properties of suitability for consumption and preventing possible returns that may contaminate the network, incorporating means that allow the saving and control of water and adequate means to extract the wastewater generated independently with atmospheric precipitation.

>SAFETY

1. **STRUCTURAL SAFETY.** Our homes are structurally designed in accordance with Eurocode 5 (UNE-EN 1995-1-2: 2016) as well as the CTE's basic structural safety document, to ensure that the building has adequate structural behavior against foreseeable actions and influences to which it may be subjected during its construction and intended use, so that damages that originate or affect the foundations, beams, pillars, slabs, walls or other elements do not occur in them or in any of their structural parts that directly compromise the mechanical resistance, the stability of the building or that produce inadmissible deformations.

2. **SAFETY IN CASE OF FIRE.** WES homes comply with the provisions of the CTE's basic fire safety document, to reduce to acceptable limits the risk of building users suffering damage from a fire of accidental origin, ensuring that the occupants can evacuate the building in safe conditions, the extension of the fire within the building itself and surrounding buildings can be limited and the action of the extinguishing and rescue teams is allowed.

3. **SAFETY OF USE.** The design of the spaces is carried out in accordance with what is established in the basic document on access security and use of the CTE, in relation to the configuration of the spaces, the fixed and mobile elements are installed in the building, in such a way that it can be used for its intended purposes, reducing the risk of accidents for users to acceptable limits.

WES, homes for a lifetime

>COMFORT AND HEALTH

An industrialized home provides very good benefits superior to conventional homes, as they are technologically more advanced to provide greater comfort to its occupants.

This comfort is reflected in the following characteristics:

-Thermal comfort. WES homes offer greater thermal insulation in summer and winter, so they are more comfortable and help save energy, and with it, money.

-Acoustic comfort. WES homes have better acoustic insulation, avoiding external noises from the street and providing a better environment within our homes.

-Ventilation. Less dust and pollen. The quality of the insulation allows to keep the house closed, which together with a correct ventilation with aerothermal systems and heat recovery energy allows the air to be filtered and remain free of dust and pollen. Maintaining indoor air quality, and a healthy humidity is easy in a WES home.

-Illumination. The correct study of the positioning of the house and the necessary windows means that the WES houses have the necessary light in all rooms to guarantee good visual health and save electricity.

The level of insulation is adjustable, so that each client chooses the degree of comfort they want for their home, since the panels can have different layers that improve the performance of the home, being able to reach a degree of isolation and passive home comfort, that is, houses with almost zero energy consumption.

WES homes can be adapted to the Passivhaus seal, if customers so wish, as WES panels and systems offer solutions for this.

Natural materials that take care of your health and improve the comfort of the home

>PROTECTION AGAINST NOISE

In our homes the provisions of the CTE's basic noise protection document are taken into account, in such a way that perceived or emitted noise does not endanger people's health and allows them to satisfactorily carry out their activities.

Our panels are based on the mass spring system to mitigate sound transmission. The combination of wood and sound-absorbing materials used in its construction allow the configuration of acoustically isolated spaces at the same time as with reduced reverberation.

>HEALTHY HOMES

The health of the inhabitants of a WES home is protected by two parameters, the tightness and insulation of its structures, walls and carpentry, as well as the use of heat recovery and filter equipment and ventilation control.

The equipment allows to control the temperature and quality of the air that is breathed in our homes, which is especially recommended for people with allergies or respiratory problems.

In this way, energy efficiency also obtains this direct health benefit, since the air that enters the house is filtered, avoiding pollen and dust.

>ENERGY SAVING AND THERMAL INSULATION

The WES homes are built in accordance with the provisions of the CTE's basic energy saving document, in such a way that a rational use of the necessary energy for the adequate use of the building is achieved.

The house has an adequate envelope to limit the energy demand necessary to achieve thermal well-being depending on the climate, the intended use and the summer and winter regime. The characteristics of insulation and inertia, permeability to air and exposure to solar radiation, allow the reduction of the risk of the appearance of surface and interstitial condensation humidity that may harm the characteristics of the envelope. The treatment of thermal bridges is especially taken into account to limit heat losses or gains and to avoid hygrothermal problems in them.

The homes have adequate lighting installations to meet the needs of its users which are, at the same time, energy efficient. The demand for domestic hot water can be covered in part through the incorporation of a collection, storage and use of low-temperature solar energy system, depending on the global solar radiation of your site and the hot water demand of the building.

socio PEP 2020

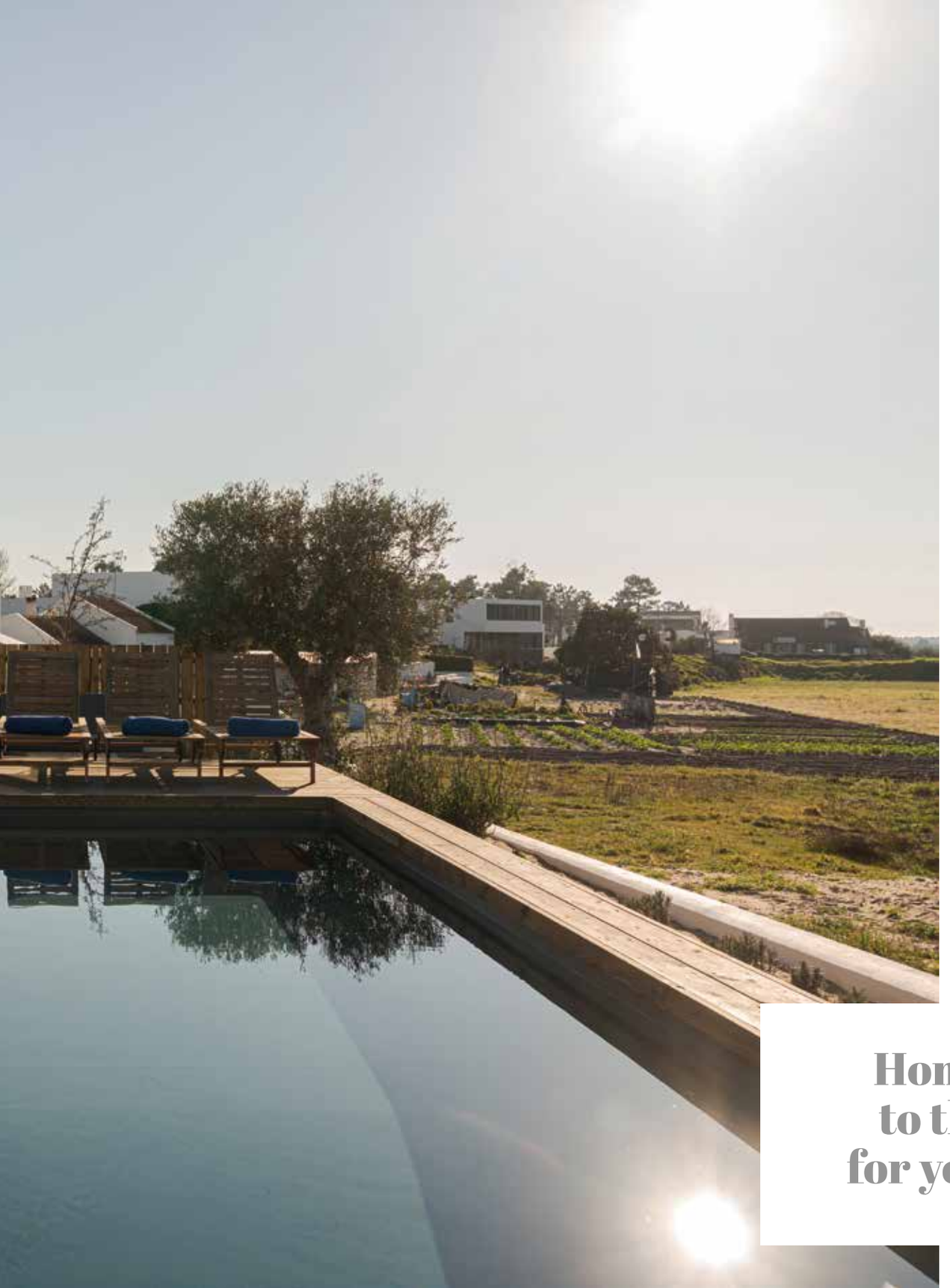
>WOOD, THE MATERIAL OF THE FUTURE.

There is a tendency to think of wood as a material with an expiration date, and without the capacity to compete with its alternatives, concrete and steel. Although it is true that the latter have allowed architects and engineers to develop large-scale works and infrastructures, wood today, thanks to the optimization of its production and the enhancement of its capabilities, is, without a doubt, the best option for medium-sized works.

In the last decades the consumer has established the vision that concrete and steel are the only way to build, mainly influenced by architectural fashion and high buildings.

However, recently, driven by prefabrication, the improvement of construction techniques and optimization of resources, wood is experiencing a rebirth in the construction industry. And not only for these reasons, wood also has a number of advantages:

- It is a renewable material and its exploitation is very less polluting than any other material used in the construction industry.
- It is a light and resistant material. This contributes to structural solutions with less material per unit area. That is, if we compare a structure of concrete with another of wood: for the same resistance the wood will use much less material.
- It is a thermally insulating and acoustically absorbent material.
- BIt is well protected from humidity and biotic agents, it can achieve a lifespan of hundreds of years.



Homes equipped to the last detail for your well-being

4. Customer services

We draft the projects and carry out the necessary proceduresfor the construction of houses

1>Basic project and work execution project.

We can take care of the development of the necessary projects for housing through our technicians and collaborators. We will take care of the drafting of the projects and all the procedures through the pertinent administrations and obtaining the licenses necessary for the construction of the houses.

2>Technical advice.

The WES technical department provides assistance to our clients in all phases of the project.

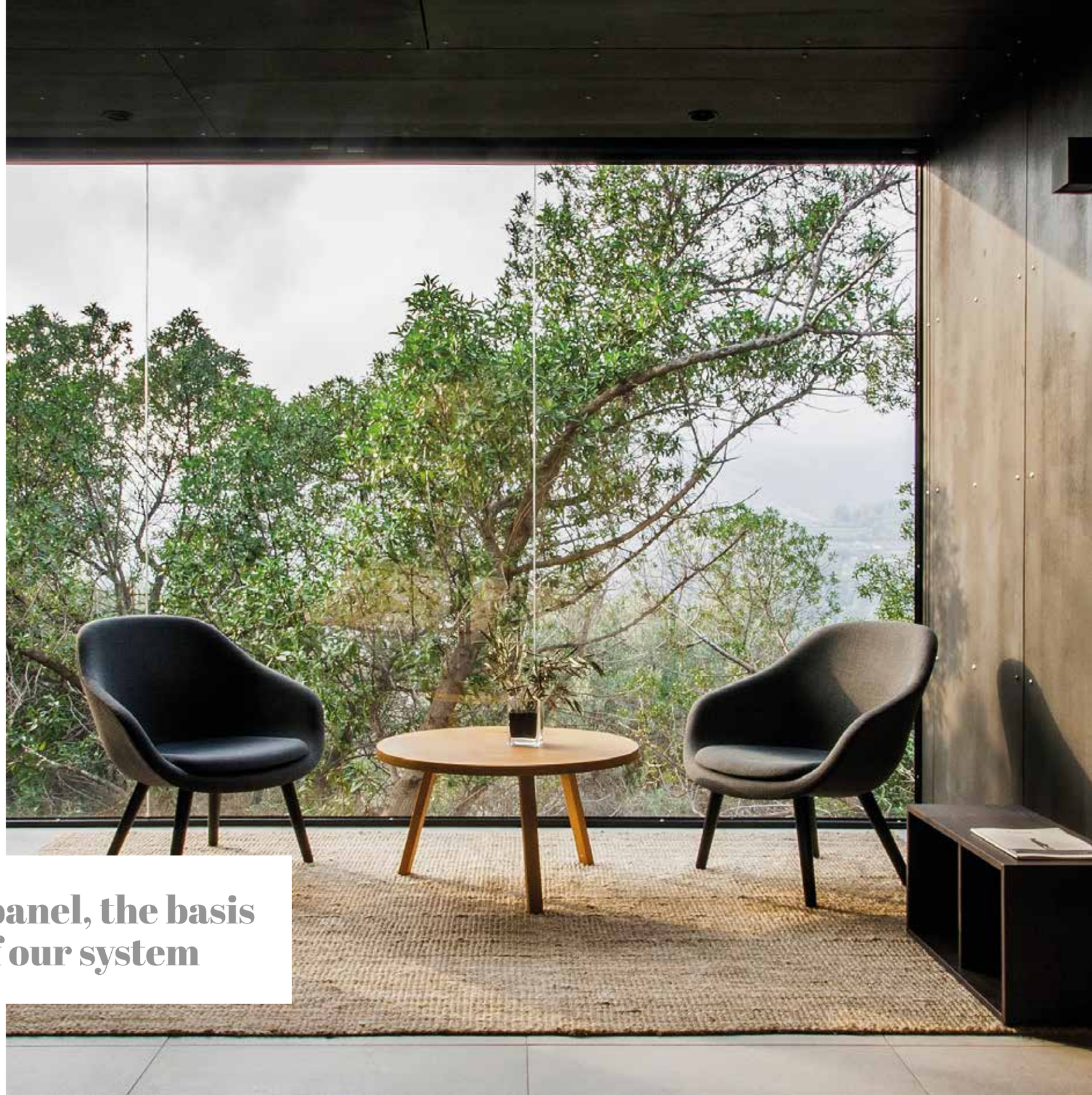
3>After-sales service.

We guarantee our work and take care of the necessary repairs for the product to be delivered to the best conditions and meet customer expectations.

4>Construction projects.

We carry out, if our clients wish, the necessary projects to complete or improve the home, such as swimming pools, entrances, foundations, etc.

5. WES construction system



Wespanel, the basis of our system

All WES constructions are manufactured with a load-bearing wall system.

This system, also called the diaphragm panel, is made up of a series of horizontal and vertical wooden posts that make up the skeleton of the walls and floors. These skeletons are closed on both sides with wooden boards, forming a compact and light element, with a very high load capacity and exceptional thermal and acoustic insulation performance.

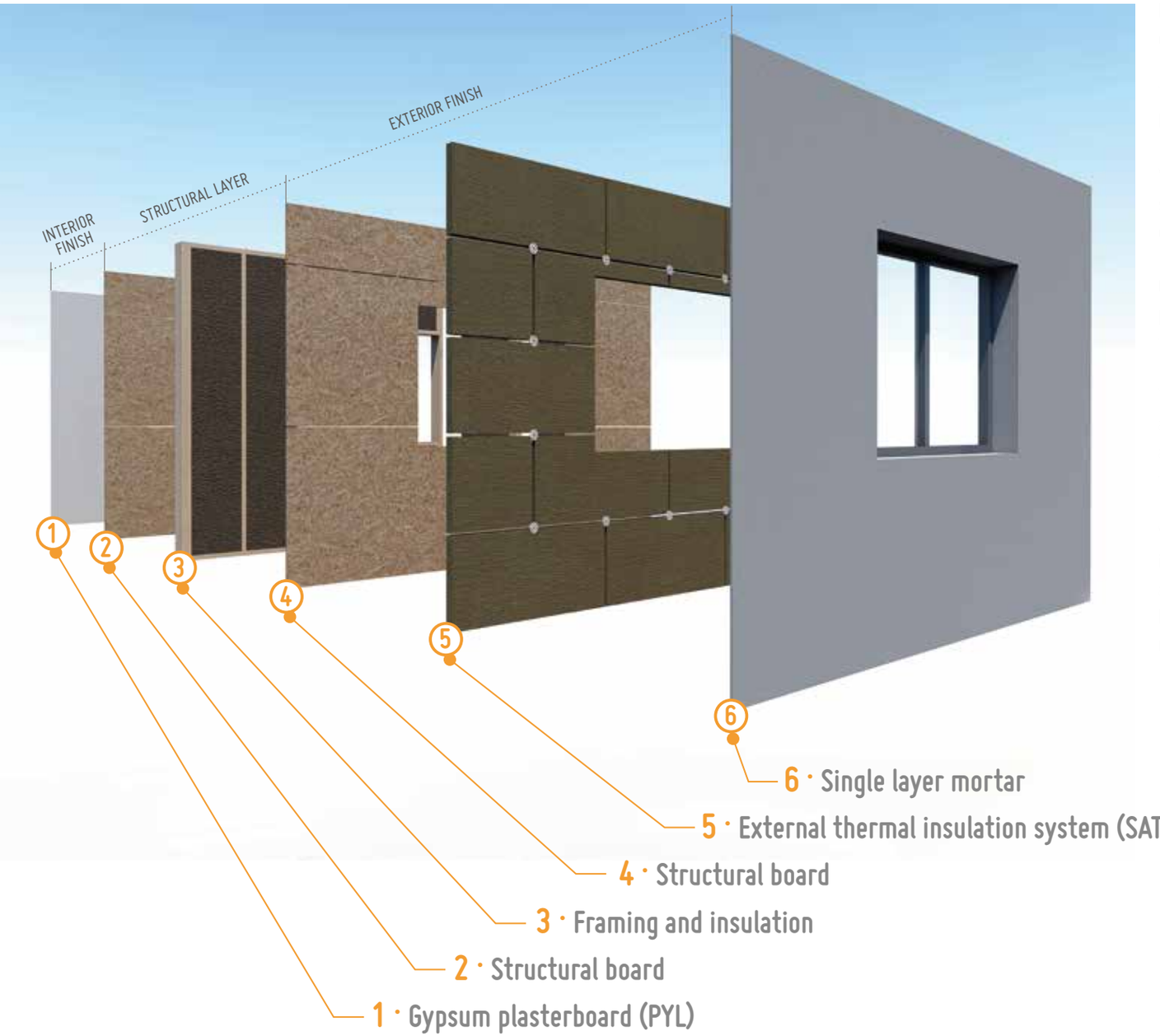
This type of construction is included in detail in the technical building code.

We are also proud that our panel is built 100% by woods from eco-sustainable forests, thus reducing the carbon footprint and making our contribution in the fight against climate change.

Our panels constitute the minimum unit of completion time, and playing with their thickness and surface finishings allow us to use them of load-bearing walls, enclosure, interior partitions and slabs.

There are two types of industrialized homes, those of on-site assembly and the modular ones. Differences? On-site assembly units are completed on-site, while modular units are assembled from the factory and only the workmanship are made on-site.

Which ones are better? Both are just as good, it is not better to do it one way or another, it depends on the conditions of the land, the access to the plot and some aspects of the design of the house itself. In less than 6 months from the start of the work, the house will be ready for customers to start enjoying it.



6 · Single layer mortar

5 · External thermal insulation system (SATE)

4 · Structural board

3 · Framing and insulation

2 · Structural board

1 · Gypsum plasterboard (PYL)

2D CONSTRUCTION "ON SITE"

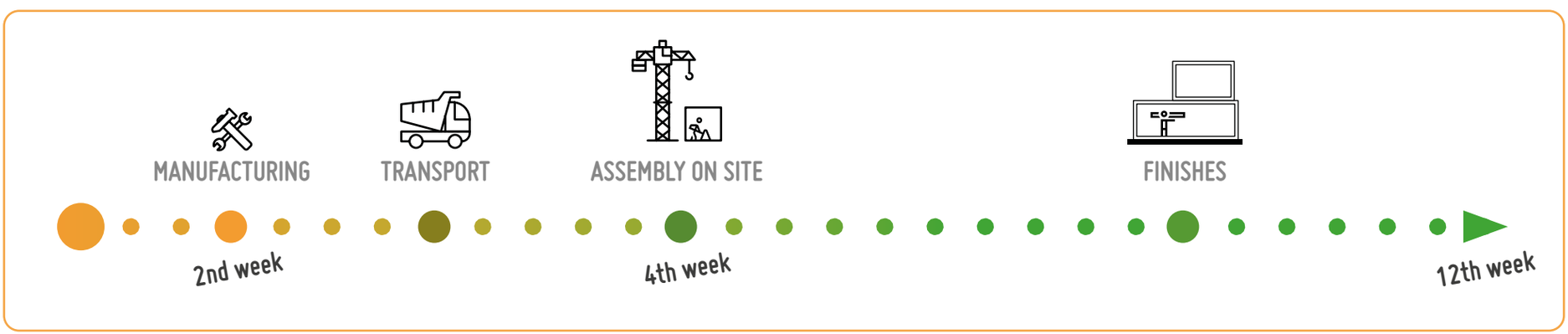
We speak of 2D or "on site" construction when the panels are transported and assembled at the destination. The panels are stacked and carefully packed and then transported by truck to the destination. Once there, they are placed and assembled in their final position with the help of a crane. After this process, both exterior and interior finishes are made, windows and doors are placed, electrical installations, plumbing are incorporated, roofs are waterproofed, etc.

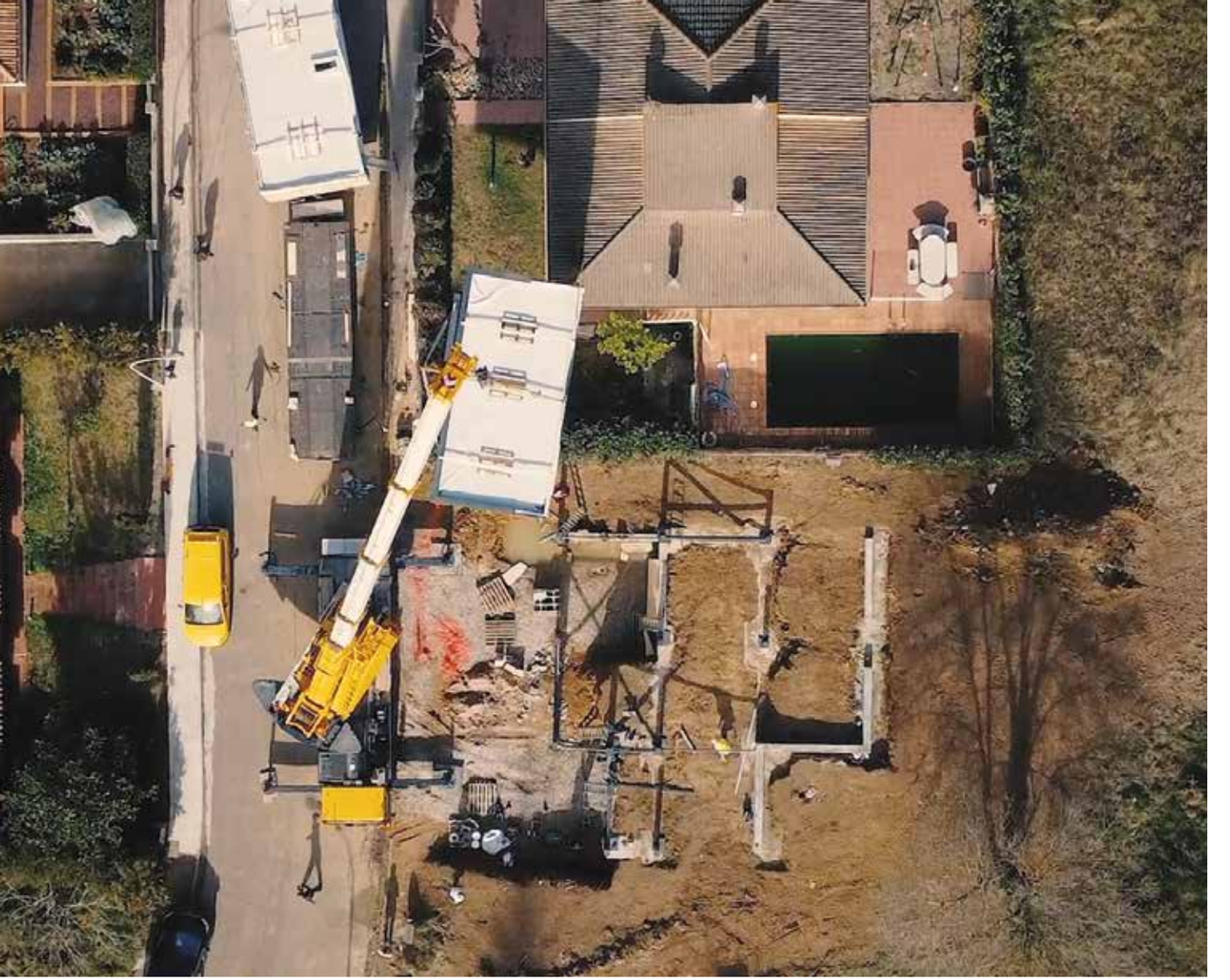
As can be understood, it is a process that takes a greater amount of work time on site and less time in the factory.

In addition, it must be taken into account that the foundation for this system must be made with a slab or sanitary floor.

ADVANTAGES OF THE 2D SYSTEM

- Total freedom in design.
- Lower transport costs
- Easier access to the plot





5. WES construction system

"MODULAR" 3D SYSTEM

We speak of 3D or "modular" construction when the house is divided into cubic fragments or modules that are finished both internally and externally from the factory. These modules are installed and assembled together on site. The times of execution on site are considerably reduced, since the modules are 90% finished in the factory, incorporating windows, doors, waterproofing of roofs, facilities, etc.

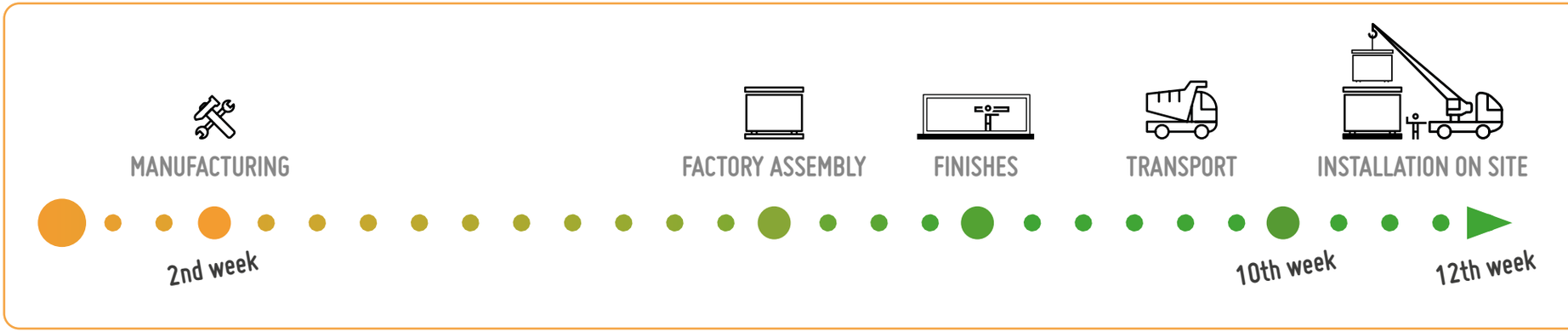
Another characteristic of this system is that the modules are self-supporting. This means that the foundation options are varied. From sanitary slabs and floors, to piles and even other more innovative systems that the market offers.

ADVANTAGES OF THE 3D SYSTEM

- Minimum working time on site.
- Total factory control of finishes.
- Different foundation options.

LIMITATIONS

- Maximum dimensions for logistics



WES – WOOD ENGINEERING FOR THE MOST EFFICIENT AND SUSTAINABLE HOUSES

At WES we are pioneers in Spain in prefabricated wood construction. Our professional trajectory and years of experience in the sector have allowed us to improve to provide a high-quality, high-performance finished product.

>Housing slab:

LAYER 1: INTERIOR FINISH
Aesthetic layer, freely selectable from a wide range.

LAYER 2: RESISTANT LAYER
Structural layer formed by wooden beams and oriented chipboard (OSB). We place thermal insulation between the beams to guarantee the best thermal and acoustic comfort.

LAYER 3: INTERIOR FINISH
Aesthetic and visible layer. It consists of a suspended ceiling of laminated plasterboard. This allows us to locate the facilities and have total freedom in lighting design.

>Internal partition:

LAYER 1: INTERIOR FINISH
Aesthetic and visible layer for the user. We use gypsum plasterboard (PYL) that is fixed to the resistant layer. This smooth surface can be painted or tiled over it.

LAYER 2: RESISTANT LAYER
The structural layer that supports the house, at the same time that it collaborates in the acoustic insulation between rooms. It is made up of a light wooden framework system, made up of a core of uprights arranged every 60cm, between which thermal-acoustic insulation is placed. This core is closed on one side with an oriented chip board (OSB). The semi-solid nature of this layer also allows us to accommodate the facilities inside.

>Cover:

LAYER 1: PROTECTION
Heavy layer of gravel that guarantees protection of the waterproofing. In sloping roofs this layer is formed by the tiles.

LAYER 2: WATERPROOFING LAYER
We use PVC sheets that guarantee the greatest durability and resistance.

LAYER 3: RESISTANT LAYER
Structural layer formed by wooden beams and oriented chipboard (OSB). We place thermal insulation between the beams to guarantee the best thermal and acoustic comfort.

LAYER 4: INTERIOR FINISH
Aesthetic and visible layer. It consists of a suspended ceiling of laminated plasterboard. This allows us to locate the facilities and have total freedom in lighting design.

>Facade walls:

LAYER 1: FINISHINGS
Layer visible from the outside. We apply a continuous acrylic mortar coating that guarantees the watertightness of the facade. Thanks to the nature of the mortar, it allows different types of surface finishes and colors.

LAYER 2: EXTERNAL THERMAL INSULATION SYSTEM (SATE)
System of insulating material plates that are fixed to the resistant layer. This layer provides a continuous thermal envelope, reduces thermal bridges and increases the durability of the facade.

LAYER 3: RESISTANT LAYER
The structural layer that supports the house, at the same time that it collaborates in thermal and acoustic insulation. It is made up of a light wooden framework system, made up of a core of uprights arranged every 60cm, between which thermal-acoustic insulation is placed. This core is closed on both sides with an oriented chip board (OSB). The semi-solid nature of this layer also allows us to house the facilities inside.

LAYER 4: INTERIOR FINISH
Aesthetic and visible layer for the user. We use gypsum plasterboard (PYL) that is fixed to the resistant layer. This smooth surface can be painted or tiled over it.

>Flooring:

LAYER 1: INTERIOR FINISH
Aesthetic layer, freely selectable from a wide range.

LAYER 2: LEVELING:
Leveling mortar layer, allows to correct the imperfections of the slab to provide a horizontal pavement. This layer also allows us to install underfloor heating if desired.

LAYER 3: RESISTANT LAYER
Slab.

INNOVATIVE WORK METHODOLOGIES

>Bim methodology

We use BIM (Building Information Modeling) methodology in all our projects. This means that we make a virtual model of your home, where each element to be manufactured is previously modeled.

This translates into total control of the operation, notably increasing the quality of the work and reducing last minute extra costs. With this methodology and applying innovative technologies, our workers can know in detail the information and definitive location of each element.

>>QUALITY CONTROLS

WOOD TEST

All the wood used in the structures is rigorously plastered in accordance with national and European regulations to guarantee maximum resistance and durability.

FSC BOSQUES PARA TODOS PARA SIEMPRE

METAL TEST

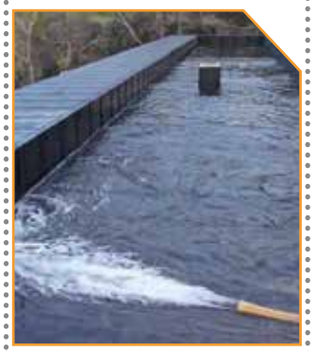
The metallic elements are protected from corrosion by means of a certified compound, in addition to carrying out a rigorous test to verify welds and joints to guarantee maximum structural safety.

INSTALLATION TEST

All installations are subjected to high working pressures to check that there are no leaks at the joints and to guarantee a correct operation.

TIGHTNESS TEST

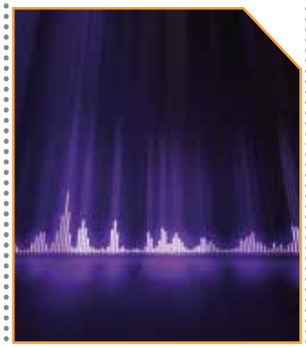
The roofs are tested by flooding for 24 hours, ensuring that the waterproofing has been carried out correctly and that it is watertight.



ACOUSTIC TEST

Our panels have been tested in the laboratory, guaranteeing adequate noise reduction rates.

The materials used in insulation, due to their porous structure, absorb sound waves, which makes them excellent acoustic insulators.



ENERGY EFFICIENCY TEST

Thanks to the insulating nature of the panels and the wood itself, thermal bridges are minimized and a continuous thermal envelope is achieved, which allows us to achieve A and higher energy efficiency values. This translates into comfortable indoor temperatures with minimal investment.

>>OUR PARTNERS

At Wes we look for the leading companies that offer us the necessary quality. That is why we only work with large companies such as Rhotoblaas, Finsa, Sika, Roca, Saloni, Rockwool and other professionals in the construction and wood sector.

FINSA · Roca · rothoblaas · SALONI · Sika · ROCKWOOL

MAXIMUM EFFICIENCY FACILITIES

>Aerothermy

AEROTHERMY is a clean technology that extracts up to 77% of the energy from the air for free. Aerothermal systems are state-of-the-art heat pumps designed to provide cooling in summer, heating in winter and, if desired, domestic hot water (DHW) all year round.

>How does it work?

The system extracts ambient energy contained in the air temperature, even below zero, and transfers it to the room or tap water. This is achieved through the thermodynamic cycle that uses a refrigerant gas compressed at very low temperatures to extract heat from the outside air.

Aerothermal energy provides more energy than it consumes. Thanks to this low energy consumption compared to gas, diesel, fuel oil, propane, pellets, etc., aerothermal energy is the energy solution in most office buildings, airports, cinemas, etc.

>Advantages of aerothermal

- High efficiency. It consumes less energy (kWh) than traditional heating systems, and that can be seen in the monthly bill.
- It is a renewable energy, collected as such in the CTE (Technical Building Code).
- It is sustainable, and is classified as such by the European Union. It requires almost no maintenance, it is like any other household appliance.
- It does not produce combustion (there is no boiler). There is no smoke or residue. It is safer.
- The whole house can run exclusively on electricity, without the need to contract gas or fuel supplies. It may offer air conditioning.
- Low cost hot water. The aerothermal installation is much better and simpler than those operating with non-renewable energies.
- Their outputs can be combined (traditional radiators, underfloor heating, heat pumps, etc.)
- It is the heating system with the lowest energy consumption.

>Heat recovery

A heat recovery unit is a device that makes it possible to recover part of the energy from the heated air inside a room or premises, through the mechanical ventilation system of said air, by means of an exchanger that puts the interior air that is extracted into contact with the one from the outside that is introduced, without mixing the air from the two circuits.

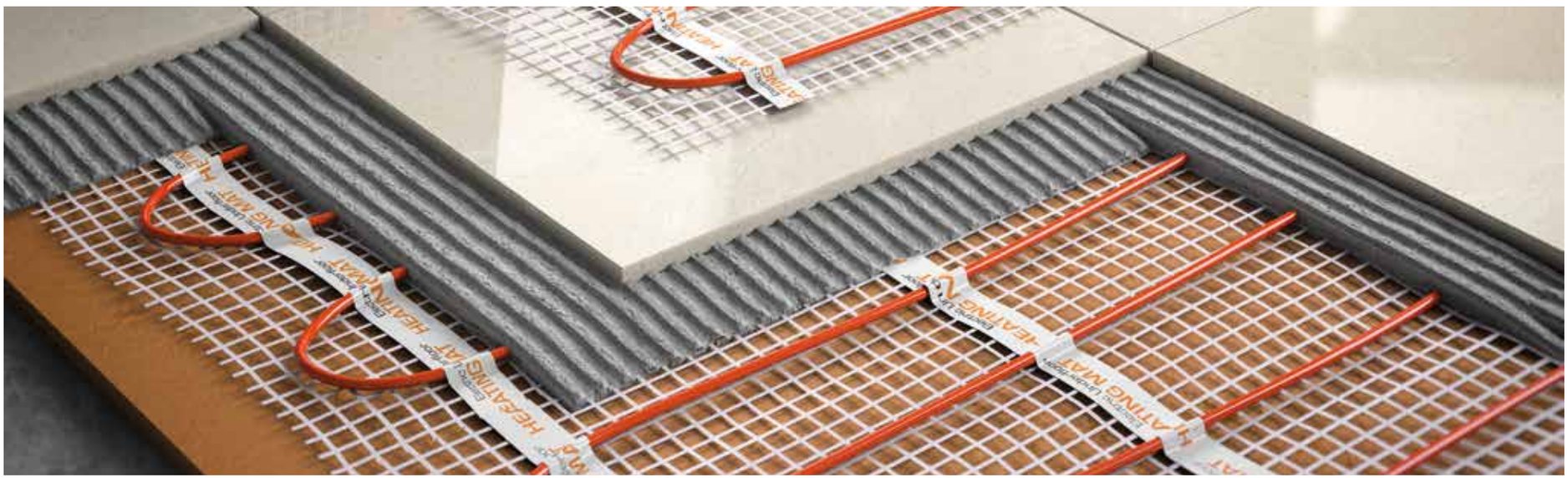
In winter it works by heating the cold air that comes in from outside, while in summer it allows cooling the hot air from outside, also having filters that reduce the level of pollutants and considerably improve the quality of said air.

>Radiating floor

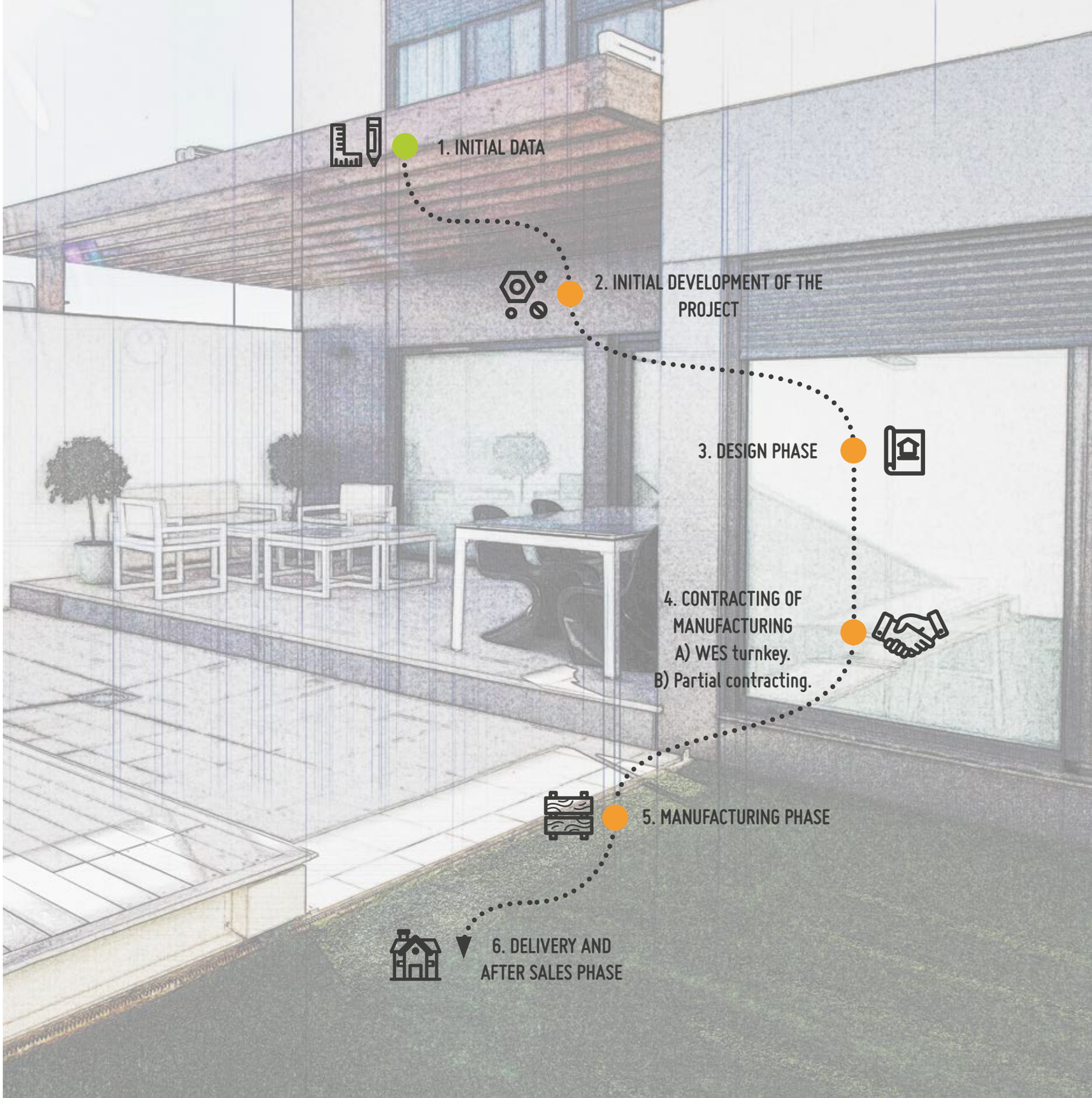
The underfloor heating installation consists of a network of plastic tubes of cross-linked polyethylene or polybutylene, which are installed under the pavement and of a layer of self-levelling mortar through which hot water circulates at a temperature between 30ºC and 45ºC.

This is the heating system that uses the lowest flow water temperature.

As a reference, a conventional radiator installation uses a water supply temperature of about 70ºC.



6. Recruitment process



>Recruitment process: from the dream to the home.

1. INITIAL DATA. DRAFT *.

1> INPUT DATA

A>> The plot. We start from the information of our clients' plot, as we need to know the location and characteristics of the land in order to design and assess the house.

B>> The regulations. We study and present to clients the regulations applicable to their plot and to their home.

2> THE HOUSE

A>> References. From the references that the client presents to us, we elaborate the design of the house, from a photo, a drawing, a plan, we start the design of the house.

B>> Establishment on the plot. We prepare an implantation of the house on the ground so that you can see where and how the house is going to be.

C>> Distributions and views. In this first phase, we prepare the distribution plans of your home and create 3D views so that you can see how your house will look.

3> FINANCIAL ASSESSMENT

From the beginning, our clients know the amount of investment that the manufacture of their house will entail, since we present the initial budget derived from all the data collected in the initial data.

* The price of the preliminary project is included in the service fee, and may be free in certain circumstances.

Option 1: 252m^2

Option 2: 242m^2

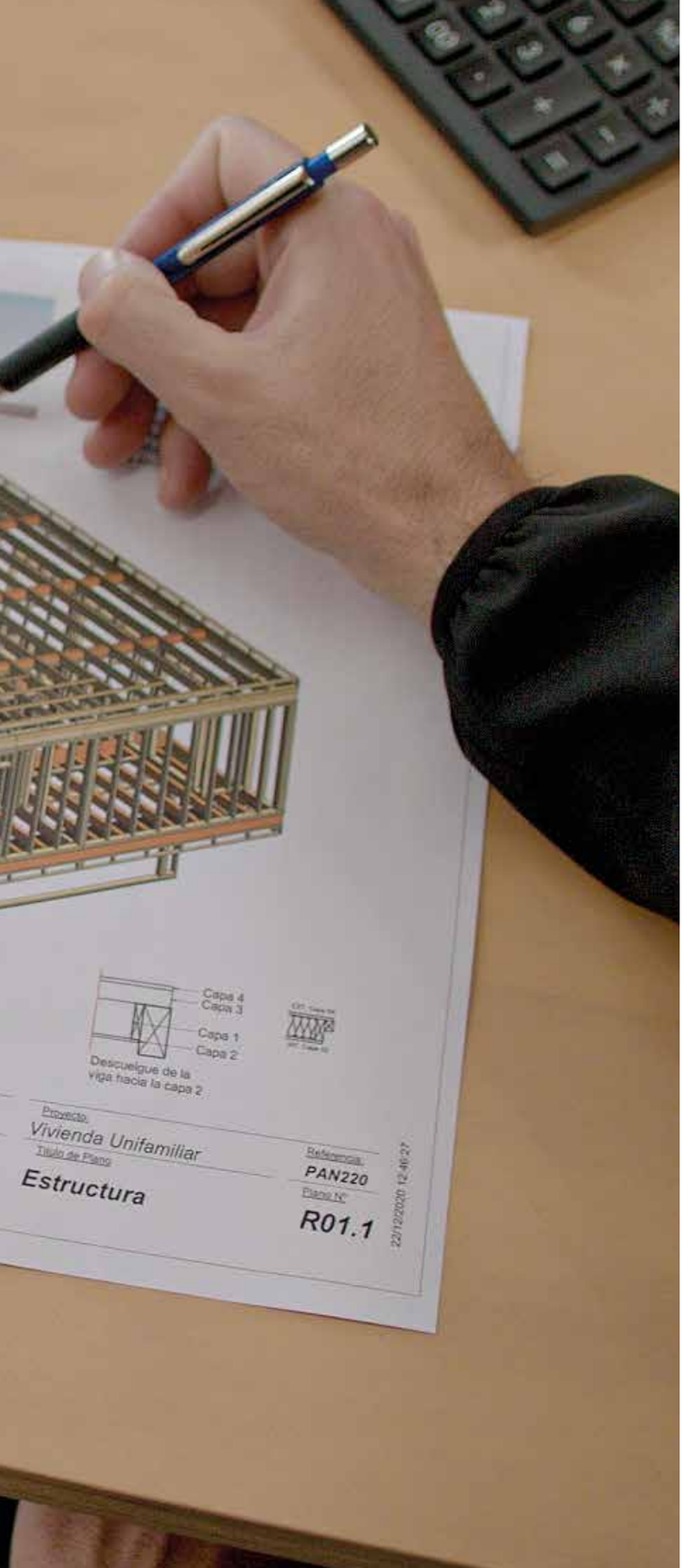
Option 3: 256m^2

Possibility of porch and garage

2. **INITIAL DEVELOPMENT OF THE PROJECT.** From here, we take care of collecting the necessary information to know the possibilities of the land, the licensing needs, the square meters of buildable area, and other characteristics of the land that affect the construction.

   Once this is known, we will design an initial sketch of the house and prepare an initial indicative budget for the project so that the client knows from the beginning the financial needs that their home entails. We include architectural, manufacturing and civil works to have the total budget. If the client approves it, we start the next phase.

3. **DESIGN PHASE.** The architect's design, the basic and execution work on the projects, necessary for approval at the association and the town hall, as well as the possible surveillance work are completed in the first phase, the design phase. A contract will be signed with the corresponding architect, which can be provided by WES, or another provided by the client. Once the execution project is obtained, the necessary licenses are processed. When the client has a project and a license, it is time to look for bank financing if needed, as the banks will ask for both documents for a self-promotion mortgage.



6. Recruitment process

4. **CONTRACTING OF MANUFACTURING.** The client is the self-promoter, so in this phase the contract is made in which the functions that WES is responsible for throughout the work are specified, There are two modalities:

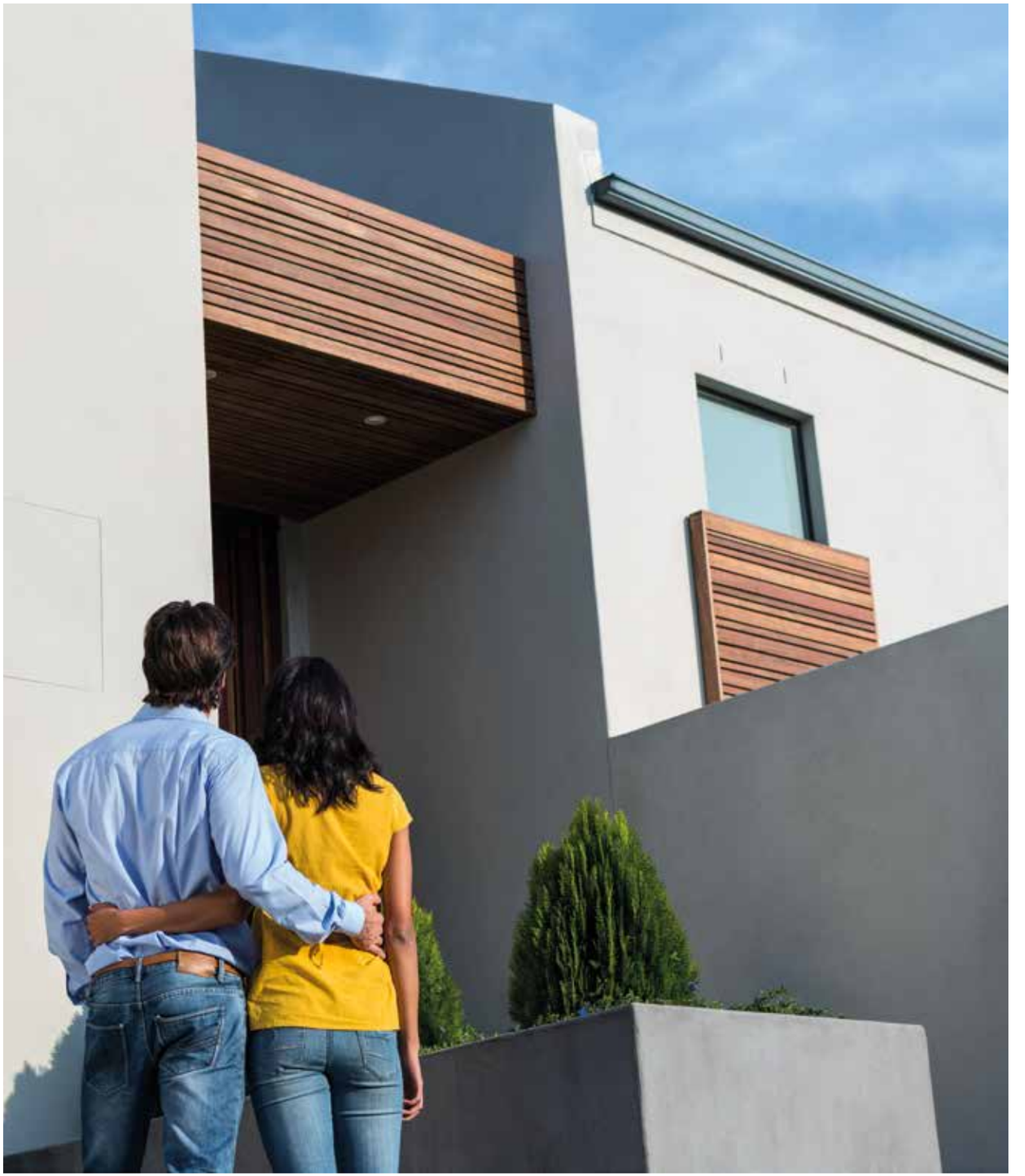
   A) WES turnkey. The client does not worry about anything, WES takes care of all the work, the house, the civil works, foundations, swimming pool, garden, everything.

   B) Partial contracting. We take care of providing the enclosures (walls, floors, ceilings) with our panels, and the rest of the work is entrusted to other companies that the client will have to coordinate with the project manager. The optional management can be contracted by WES or the client himself.

5. **MANUFACTURING PHASE.** Once the conditions of the house, the price, the forms of payment and the delivery terms have been established in the relevant contract, WES begins the work of supplying materials and manufacturing the WES house. During the first days we close the finishes and personalized equipment of the house with the clients and begin to work.

   Throughout the first month we can accept improvements in the home, which we will formalize in an improvement budget approved by the client. Without your consent we will never modify the agreed price. One of the main advantages of our homes is that they are at a fixed price, without surprises. We will manufacture the houses, and when the foundations and the modules, or the structures are ready, we will go to the plot to start the assembly.

6. **DELIVERY AND AFTER SALES PHASE.** At the end of the work, WES delivers their homes to customers. Completion of work and certificate of occupancy, first occupation license and building book are provided. Customers have a review period of the homes to detect possible failures, WES will bear the costs of the repairs that are necessary and attributable to the construction, not to misuse. WES homes have the same guarantees as any home, those required by the LOE.



WES build the house of your dreams

>SUMMARY, FROM THE INITIAL IDEA TO THE HOUSE OF YOUR DREAMS

1> Inspiration Phase.

It is the beginning of everything, you have an idea in your head, a photo that you saw in a magazine or on Pinterest, an image of a house that you know and that has inspired you. A handmade drawing of your house, the one you want. It is just an idea, but thanks to it, we will later build the home of your dreams.

2> Landing Phase.

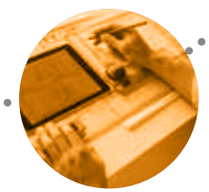
CYou share your idea, your photos and drawings with us and we give you ideas and we translate it into provisional professional plans and 3D sketches so that you can start shaping your house. We adjust until we find what you really want and the budget you want to spend.

3> Specification and Budgeting Phase

Together with you, we are closing the plans, qualities and equipment of the house, the materials for each room, the finishing touch you want in each one, the colors, everything. When we have everything defined, we pass you an economic budget so that you can check that everything you have chosen is collected in your home and you know what it costs.

4> Hiring Phase.

Once the budget is approved, the only thing left to do is to get to work to build your house. In order to do this, we sign a contract in which the price of the house, the form of payment, the delivery date and the guarantee of the house are collected, amongst other things.



5> Drafting stage and licenses.

Either our technical team, or your architect, will start the works that will result in a construction project endorsed by the association of architects and in the municipal building licenses necessary to be able to build on the plot.

6> Manufacturing Phase.

Once we have the execution project, we begin to build the house in our factory, with the supervision of the technical team and applying the strict quality controls of WES. If your home is built with the modular system, the house will be practically finished from our factory. If the house is assembled on site, we will manufacture the structures to a high degree of completion.

7> Assembly Phase.

Once we have the modules or structures of the house ready, we transport them to the plot and assemble them. There we finish the house and leave it ready for inspection and delivery.

8> Delivery Phase.

Before delivery we inspect the home to deliver it free of defects. Once everything is correct, the house is delivered together with the necessary documentation to inhabit it, the guarantees and the building book.

9> After-sales phase.

The client is guaranteed the repairs of those faults that he may find in his home and that are the responsibility of WES as the constructor responsible for the quality of its products. We will always be ready to answer and advise on any questions that may arise during the use of the house.

7. FAQ

The layout is also tailor-made, we make it to your liking and we will guide you to help you improve your home.

>What is the delivery time?

Our usual delivery time is 4 to 5 months from the signing of the contract if you have the necessary permits and the foundation is prepared.

>Are they tailor-made?

Totally. You choose the surface, the shape and the different interior and exterior details. However, our technical team is here to help and advise you.

>Can I modify the layout?

The layout is also tailor-made, we make it to your liking and we will guide you to help you improve your home

WES builds custom models combining modules. Modifications can be made as long as the external measurements of our modules are respected. Any modification that the client wants to introduce is studied and valued. Modifications will be accepted up to 90 days before the delivery date signed in the performance contract.

In the standard models some variations can be made in their interior layout.

On the other hand, we have several standard interior and exterior finishes with different options within the same price.

De este modo el cliente puede personalizar su vivienda. Disponemos de una calidad estándar que denominamos PLUS, y otras dos superiores que denominamos PREMIUM y PREMIUM LUXURY. Además de estas tres calidades de materiales preseleccionados por WES, se pueden incorporar otros materiales seleccionados por el cliente. En estos casos se calcularía la diferencia de precio respecto al estándar.

>What standard equipment do WES homes have?

All our houses are equipped with water and electricity facilities, kitchen furniture, a sink with a tap and complete bathrooms. The kitchen appliances included as standard are the induction hob and the extractor hood.

>Are the houses well insulated?

WES panels provide insulation far above conventional work, achieving A / A + / A ++ ratings, both in walls, floors and ceiling, being able to reach Passivhaus standards.

>What type of heating can be installed?

Any heating and air conditioning system can be installed, as well as fireplaces, underfloor heating, etc.

>How long do these homes last?

Structurally they last longer than a traditional construction home. The traditional construction house has a very heavy structure. All the weight falls on the foundation and load-bearing pillars. Over the years they weaken, and if it is not maintained it tends to collapse.

Our lightweight frame construction type has minimal structural weight. All the vertical walls function as a load-bearing wall, so the structure can hardly collapse. A clear example is that the vibrations of transport from the factory to the final destination, designated by the client, would be equivalent to a high intensity earthquake, with no alteration in the home.

>Are they fire resistant?

Flame retardant materials are used in the manufacture, both outside and inside.

>Can they resist the wind?

Due to its weight, it is materially impossible for the wind to move it. By way of illustration, during transport, the houses withstand winds both due to the speed of the truck and the wind itself, and they never suffer any alteration.

GUARANTEE

>What guarantee does a WES industrialized home have?

We offer a 10-year guarantee on structure, 1 year on finishings.

Does the company provide after-sales service?

WES has a wide range of professionals to provide after-sales services to our clients, as well as spare parts.

>How long does an industrialized house last?

Like a brick house, there are no differences for the lifespan of the houses, which are as solid and robust as conventional ones.

TRANSPORTATION AND INSTALLATION

>How long does the assembly take?

It depends on whether the house is modular or on-site. If your WES home is modular, assembly can take between two and seven days, depending on the size and access conditions of the assembly machinery, such as cranes when needed.

In the event that the assembly is on-site, the house would be completed in three months at the most.

>Can they be relocated once installed?

Modular industrialized houses can be disassembled, loaded onto trucks and transported to another location to be reassembled, stored or sold, although these operations must be carried out by professional workers accustomed to assembling industrialized houses.

REQUIREMENTS PRIOR TO INSTALLING A WES HOUSE

>Previous requirements

It is recommended to install industrialized homes on a concrete foundation. Said foundation and the floor of the house form a chamber or sanitary slab through which the water, electricity and sanitation connections are made.

The house is installed on the slab and later the connections of the electrical and water intakes and the drains are made. WES takes care of the entire installation and the slab, although the customer can do it on their own if they prefer.

>Can it be assembled in all of Spain?

We can install WES homes throughout the peninsula and in the Balearic Islands, as they are transported in trucks and these can travel by ferries to the Balearic Islands. In special projects, they can be designed and transported in containers to any part of the world.

ECONOMIC ASPECTS

>How can I get the prices?

The prices of our homes are the result of the design and furnishings of the home that each client chooses, so it is necessary to request a quote. Each home has dimensions and requirements that make it unique. Request an appointment to develop your budget at: **info@wespanel.com**

>What are the payment terms?

We usually ask for a 5% down payment at the signing of the contract, four months before starting the manufacturing work we ask for 25% of the total we need to be able to start manufacturing, and the rest is paid with certifications of work according to the degree of advancement of housing. However, the payment conditions are adjusted to the possibilities of the clients and the needs of the execution of the works.

>What does the price include?

The budget includes all the items that make up the total price, all the works and services we provide. The contracted services are decided by the client, since there is the option that we do only the industrialized structures or the complete turnkey house. The price will include everything that has been collected and approved in the budget signed by the client.

>Can these houses be financed?

Manufactured homes can be mortgaged in the same way as a conventional home, as long as it is located on urban land, and has the necessary municipal licenses. If not, you can use a personal loan.

Real estate: Mortgage. You can get a mortgage on the land plus industrialized housing. It will be necessary to carry out an appraisal, both of the land and of the modular home, prior to the granting of the mortgage. It will be necessary to have previously carried out a basic project and work execution project, as well as to have obtained the corresponding municipal license.

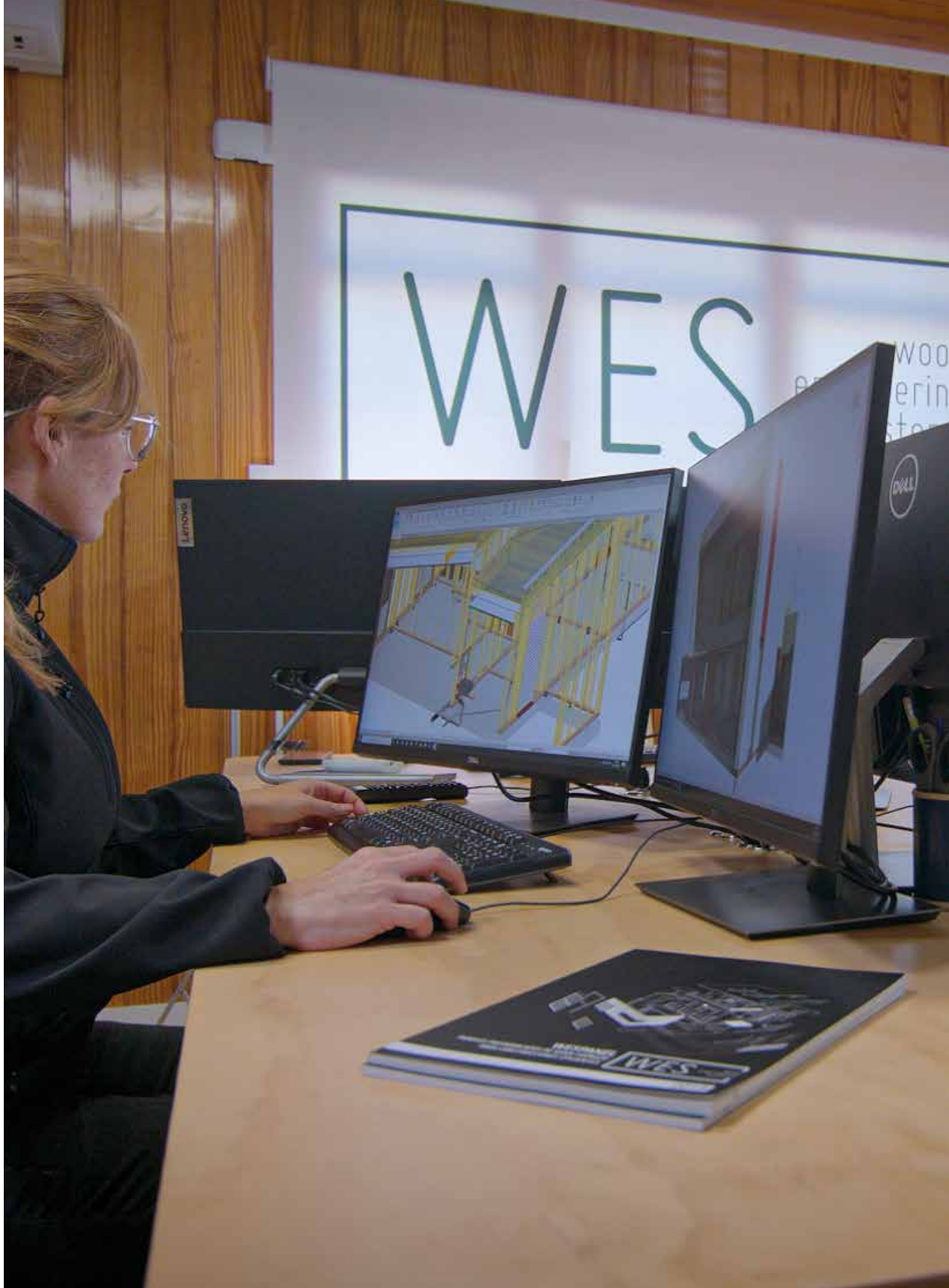
Typically, the amount of the mortgage amounts to 80% of the appraised value of the land plus the home.

>Particular requirements to receive financing:

The client must demonstrate sufficient payment capacity, that is, that the sum of their current monthly payments for other financing already obtained, plus the monthly payment resulting from the new mortgage operation, does not exceed 40% of their monthly income.

The client must not appear in any record of unpaid payments. The financial institution will mark the criteria for the need for seniority in the payroll, the need for guarantees and others.

The conditions regarding interest rates, commissions, terms and expenses, will be established by the financial entities, based on their own criteria.



URBAN POINTS AT ISSUE

>Is it possible to install it on a rustic land?

To install a WES house on rustic land, we advise you to consult the town hall of the municipality where the property is located and check what permits are necessary and what regulations apply to it.

>Requirements for the realization of a house with a Project.

1. The land must meet urban regulations.
2. Work project, visa (Architect and Technical Architect)
3. Building license from the City Council.
4. End of work and electricity and water bulletins. First occupation license is requested.

>Do I need a certificate of occupancy?

It can only be obtained if it is installed as real estate.

8. Outline of management procedure

TECHNICAL AND PERMISSIONS	PROCEEDINGS		ECONOMIC-FINANCIAL
	Contract signature		5% down payment
	Urban Information Sheet **Geotechnical study**		
	Approval of the project		
		4 MONTHS BEFORE STARTING THE WORKS	Delivery of 25% of the contract. If the amount is not available, a bridge loan is requested until the mortgage is obtained, at which point the bridge loan is canceled.
Request for water and electricity at the construction site	**License**		Indispensable to start the work. Once the license is obtained, the appraisal (land and house) is carried out to apply for the mortgage -Formalization of mortgage for self-promotion. -New construction permit
	Request for setting-out on site and fitting the house on the plot		
	Foundation		Certification payments to WES
	Implementation of the structure		
	House installation	**4 MONTHS FROM START OF WORK**	Certification payments to WES
	Signature of the certificates		
Technicians issue the completion certificate	**End of all works**		100% house payment 30 days from end of all works
Installation certificates (electrical and water)	**Occupancy certificate**		
	First Occupancy License		
	Building book		
	Registration of finished work		

WES efficiency & design

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