



TopHat

Who we are

Technology enabled manufacturer of volumetric modular homes, established in 2016.

Based in a dedicated 125,000sqft advanced manufacturing facility in Foston, Derbyshire, the business currently employs 200 people.

TopHat's integrated technology platform drives industry leading design variation and customisation, manufacturing efficiency and quality.

The UK's first zero embodied carbon house builder TopHat has diversified routes to market through:

- ✓ Turnkey
- ✓ Partnerships
- ✓ Private sale
- ✓

TopHat has invested more than £150m of private sector funds to date in the development of the company.



Key accomplishments

- ✓ First true digital home manufacturer with scalable systems and process
- ✓ UK's first zero embodied carbon home builder
- ✓ 200 homes already in the ground featuring 12 different house types
- ✓ Catalogue of 22 semi-detached and detached homes and 7 apartment types, with an established 4 week DfMA process for a new production ready house type using TopHat standard details
- ✓ 5 year framework with Ikea/Skanska joint venture, Boklok, to deliver all their off-site homes in the UK





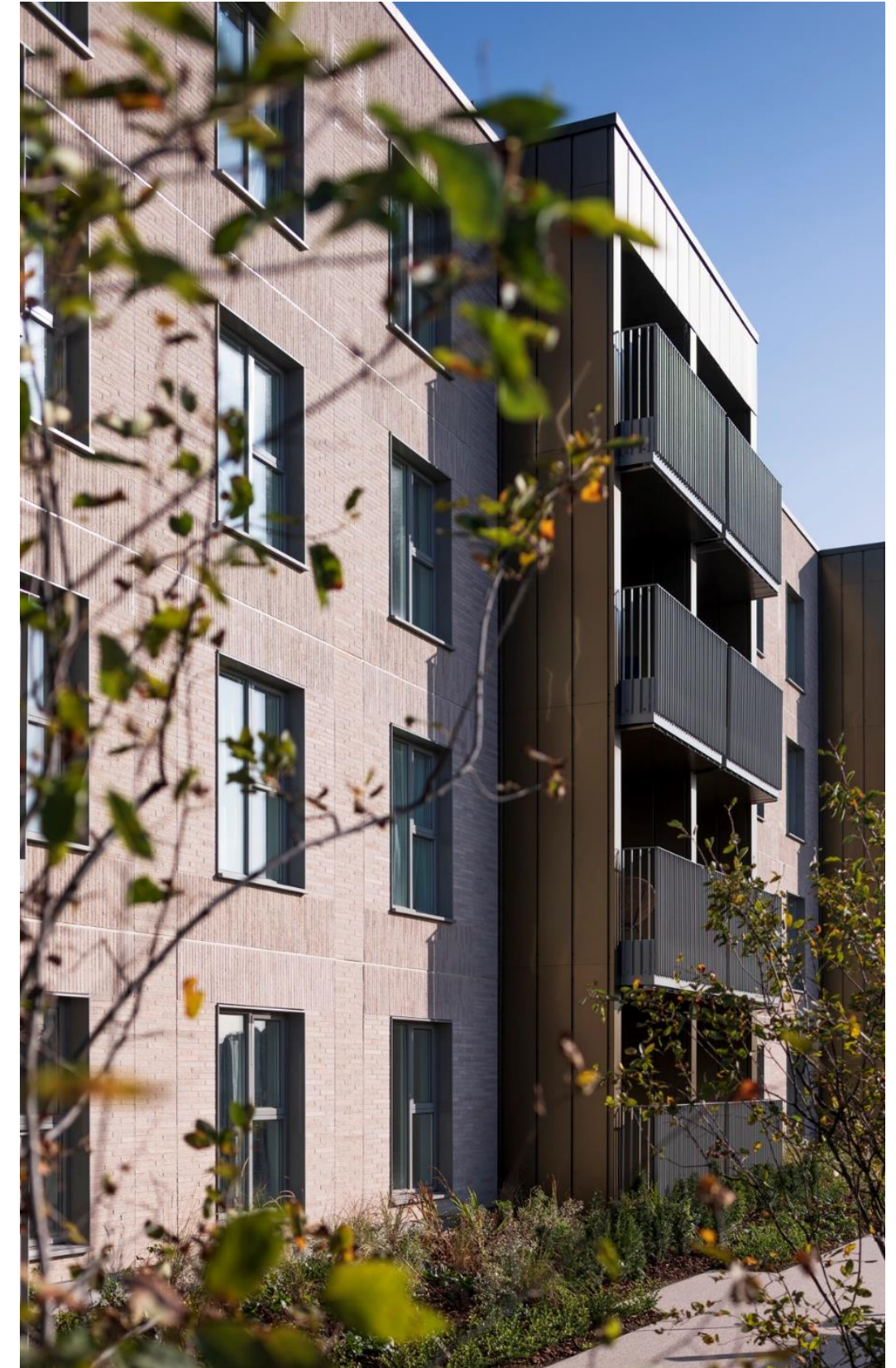
Kitchener Barracks, Chatham

NUMBER OF HOMES	CLIENT	SQUARE METRES
280	TopHat Developments	30.000





Kitchener Barracks apartments

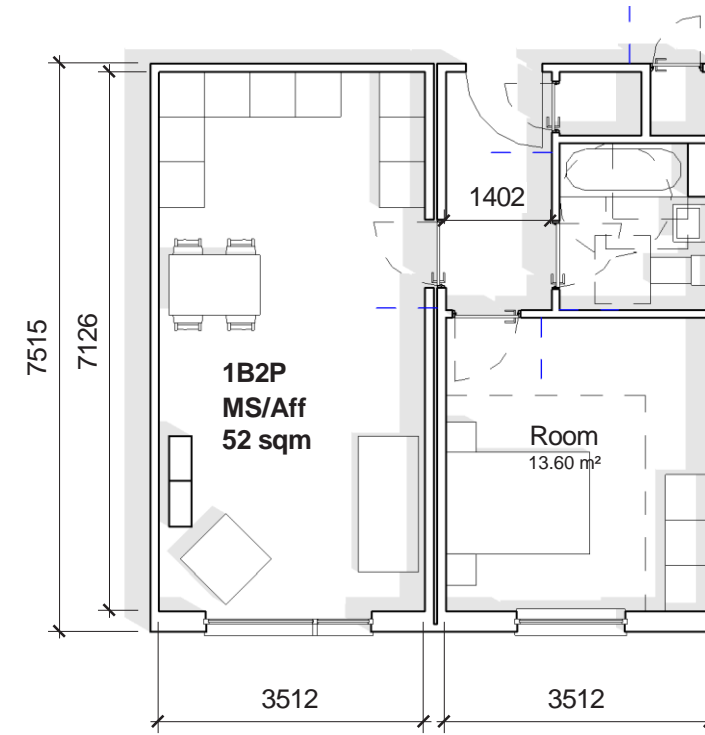


Apartments





*Images for illustrative purposes only



THSA 1_52 sqm

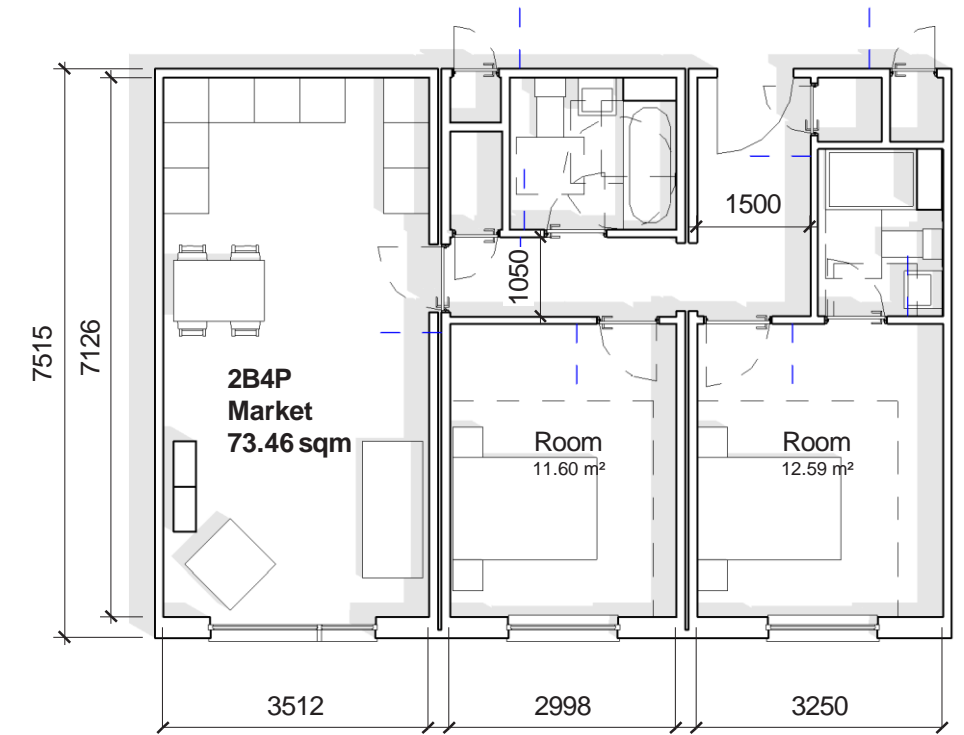
1Bedroom_2Person

Tenure:

PRS

Standards:

- NDSS compliant as 1B_2P & 2B_4P
- Doors and windows are Secured by Design compliant
- Window positions shown on the plans above will vary depending on the elevation option selected
- Please refer to project specific specification for product's layout options, finishes and fittings



THSA 2_73.46 sqm

2Bedroom_4Person













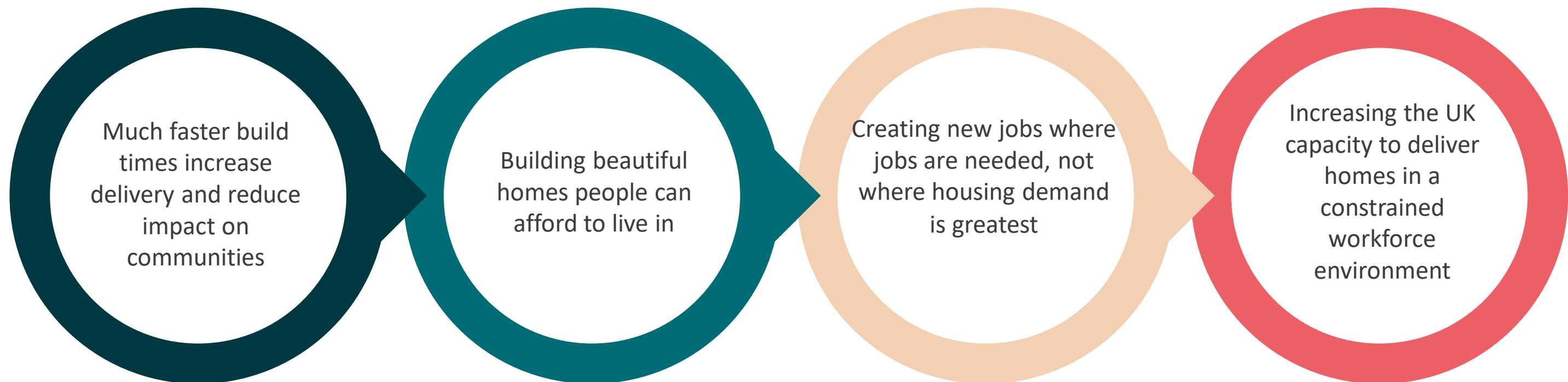


Impeccable environmental and social standards

Ultra low embodied carbon, lower energy in use, affordable homes at scale, and jobs created where they are needed.

Ultra low embodied carbon	Future Homes Standard ready	Lower carbon in-use	Lower lifetime energy costs
<ul style="list-style-type: none"> ✓ Timber frame all sustainably sourced ✓ Low carbon cladding ✓ 82% less embodied carbon than the average new build home* ✓ Already 65% lower** than the RIBA 2030 target for whole life embodied carbon 	<ul style="list-style-type: none"> ✓ Structure designed ready to take enhanced levels of insulation ✓ All TopHat houses have air source heat pumps as standard 	<ul style="list-style-type: none"> ✓ 50% reduction in carbon in use compared to a traditional house *** ✓ Air source heat pumps as standard can deliver net zero carbon with the use of PVs ✓ TopHat will deliver net zero carbon as the grid becomes green 	<ul style="list-style-type: none"> ✓ Substantially less energy consumption than the average home in England (-30% lower than a traditional house¹) ✓ Zero bill option can be delivered, when working in partnership with Octopus Energy

Addressing the significant shortage of affordable social housing and creating jobs where they are needed:



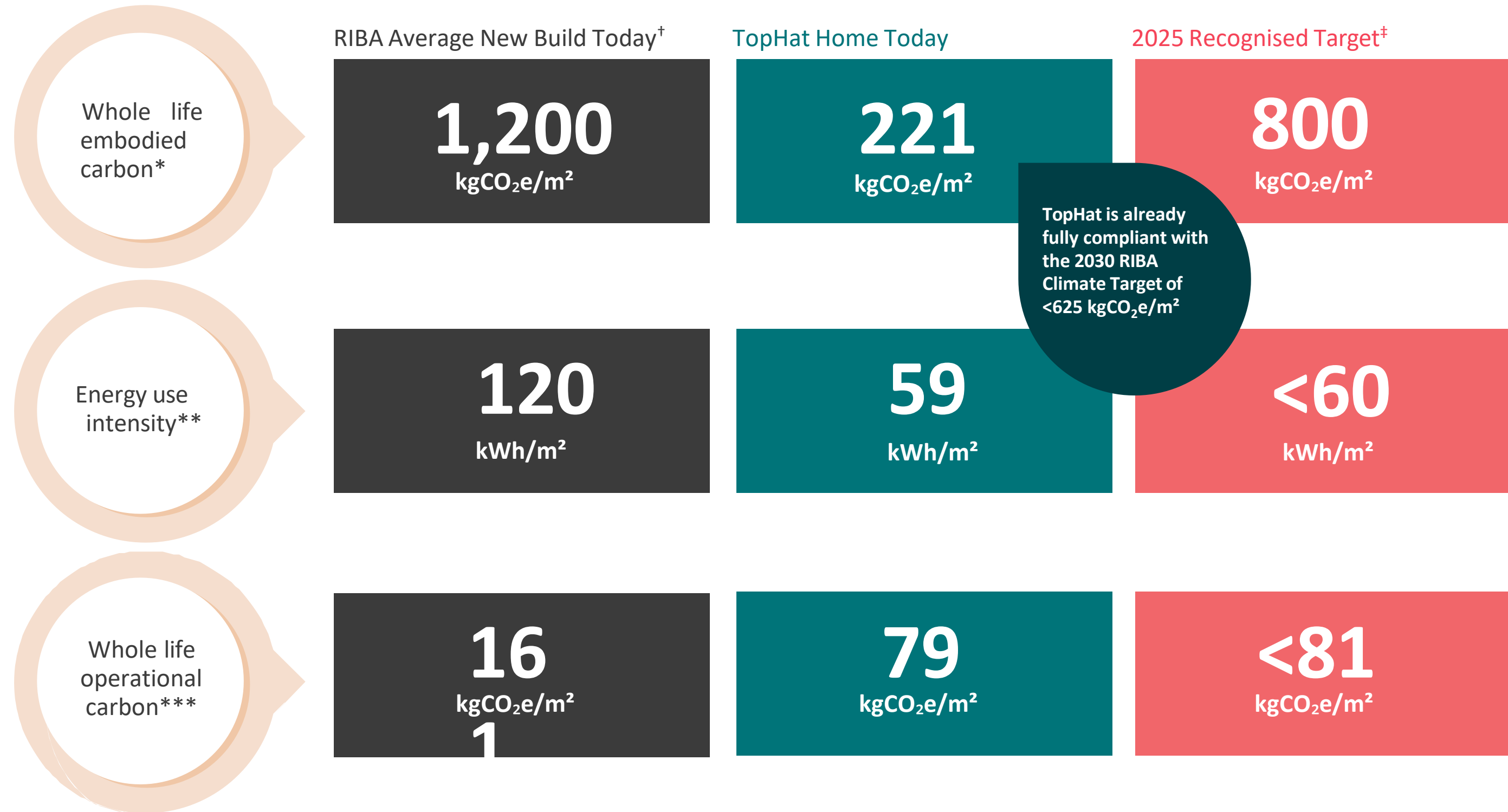
Sources: Statista, WSP Analysis (1) Refers to a 3 bed house which is not a new build. *RIBA average new build 1,200 kgCO₂e/m² v TopHat 221 kgCO₂e/m²

** 2030 RIBA Climate Target of 625 kgCO₂e/m² v TopHat 221 kgCO₂e/m²

*** RIBA average new build of 161 kgCO₂e/m² v TopHat 79 kgCO₂e/m²

Carbon lifecycle assessments

At present, TopHat meets and exceeds RIBA targets set for 2025



(*) New build, compliance approach. (**) The amount of carbon emitted during the making of a building. Indicator of the energy efficiency of a building's design and/ or operations. (***) The amount of carbon emitted during the operational or in use phase of a building. (†) Business as usual, standard house, from RIBA. (‡) Based on RIBA 2025 target; RIBA 2025 target assumes a highly decarbonised grid, which will benefit TopHat too, as an all-electric provider.



SolShare solar panels at Kitchener Barracks



Jack Taylor
General Manager - Allume Energy Europe



A comprehensive range providing a total solution

Cladding



Buff



Red - Multi



Charcoal



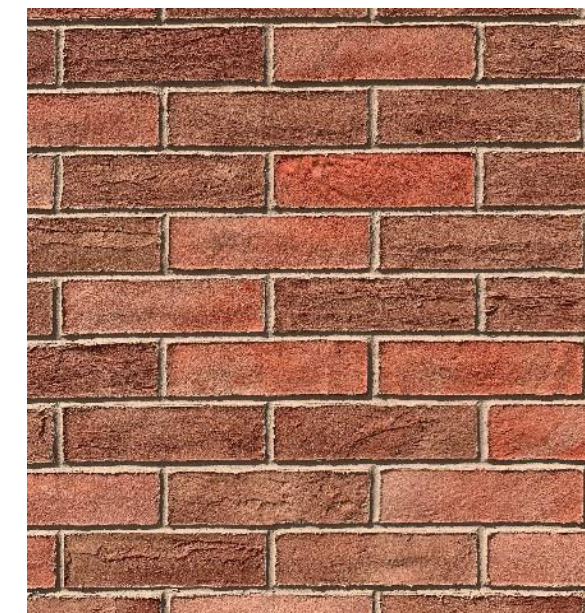
Red



Buff Roman Format



Slate Roman Format



Built examples

Mortgage providers on Kitchener Barracks



