

Details of Business – Epack Prefab Technologies Limited

We were incorporated in the year 1999 and have a legacy of over 25 years, operating into two business verticals, i.e. (i) Pre-Fab Business, wherein we provide complete solutions to customers on turnkey basis which includes designing, manufacturing, installation and erection of pre-engineered steel buildings, pre-fabricated structures and its components in India and overseas (“**Pre-Fab Business**”); and (ii) manufacturing of expanded polystyrene sheets and blocks (also referred as “**EPS Block Molded**” products and “**EPS Shape Molded**” products) for various industries such as construction, packaging, and consumer goods in India (“**EPS Packaging Business**”).

DESCRIPTION OF OUR BUSINESS

Our business is structured into two key divisions:

A. Pre-Fab Business:

This division focuses on providing comprehensive pre-engineered steel building and pre-fabricated modular building solutions. Our Pre-Fab Business division offers complete turnkey solutions that encompass project design, engineering, manufacturing, installation and erection, tailored to meet the specific requirements of our customers across various industrial and infrastructure sectors.

We provide complete building solutions to the customers which includes estimation, designing, engineering and manufacturing of all the building components in controlled process at our manufacturing facilities, then transported to the respective sites, installed and erected under the supervision of our on-site project management team. We endeavour that our customers get reliable and cost-effective solutions.

Typically, pre-engineered steel buildings consist of a structural steel framework, including primary and secondary framing systems, onto which metal roofing and cladding are attached. All components of our pre-engineered steel buildings are carefully engineered and fabricated at our manufacturing facilities to ensure that no cutting or welding is required at customer’s site.

Our Pre-Fab Business Offering

We provide end to end to solution to our customers in respect of our Pre-Fab Business. Our offering includes designing, by our in-house design & detailing team, analysing and estimation, modelling and preparing 3D model of the building. Once the designs are approved by the customers, the primary structure, secondary structure, roof sheeting, wall cladding etc are manufactured as per the approved design. Thereafter, the pre-engineered steel building & pre-fabricated modular building are shipped to the relevant site, erected and installed under the supervision of our project execution team. After completion of the buildings, we co-ordinate with the customer for any post sales requirements.

B. EPS Packaging Business:

In our EPS Packaging Business, we manufacture EPS Shape Molded products and EPS Block molded products. These products are used for packaging applications as well as for insulation of cold storages, etc.

Together, both divisions enable us to offer a diverse range of services that span across industrial sectors, including general engineering and manufacturing, food and beverages, warehousing and logistics, power, textiles, and railways.

OUR SERVICES, PRODUCTS AND MANUFACTURING PROCESSES

Our Product Offerings in Pre-Fab Business

- 1. Pre-engineered Steel Buildings:** We offer steel buildings that provide an efficient, cost-effective solution for various types of construction projects. These buildings are designed, fabricated, and assembled using components that are manufactured off-site, which results in faster construction times and reduced costs. Our pre-engineered steel buildings are customized to meet the specific needs of each project, whether it is for industrial, commercial, or residential use.

The modular design allows for flexibility, enabling easy expansion or reconfiguration in the future. The

categories of Pre-engineered Steel Buildings are:



- a. **Multi-Storey Buildings:** We manufacture pre-fabricated multi-storey buildings that offer a fast, efficient, and cost-effective solution for high-rise construction. These buildings are designed for durability and flexibility, making them ideal for commercial and residential projects.



Warehouse Building: We provide pre-fabricated warehouse buildings designed for efficient storage and logistics. These structures are quick to assemble and built to withstand the demands of industrial environments, offering reliable performance over time.

- b. **Industrial Shed:** We offer durable and cost-effective industrial sheds that are ideal for manufacturing, production, and storage. These sheds are designed for easy construction and can withstand harsh working conditions, ensuring a safe and functional environment.
 - c. **Factory Building:** We specialize in pre-fabricated factory buildings that offer quick setup and long-term durability. These buildings are designed to support various industrial activities while providing a safe and efficient working environment.
 - d. **Cold Storage Building:** We specialize in designing and manufacturing cold storage buildings that provide consistent temperature control and energy efficiency. These structures are perfect for storing perishable goods in a secure and temperature-controlled environment.
2. **Pre-fabricated Structures:** We design and manufacture a wide range of pre-fabricated structures that are built to last and can be quickly assembled. These structures provide efficient, cost-effective solutions for various applications, including construction sites, industrial operations, and residential projects. The categories of our pre-fabricated structures are as follows:
- a. **Pre-Fab Site Office:** We offer pre-fabricated site offices that are quick to install and provide a functional, mobile workspace for construction sites. These offices are designed for comfort and efficiency, supporting project management needs.
 - b. **Control Room:** We manufacture pre-fabricated control rooms that are ideal for monitoring operations in industrial or commercial settings. These rooms are built for safety, efficiency, and ease of use, with all necessary infrastructure included.
 - c. **Railway Shelters:** We design and manufacture pre-fabricated railway shelters that provide a comfortable and safe waiting area for passengers. These shelters are durable, weather-resistant, and quick to install.

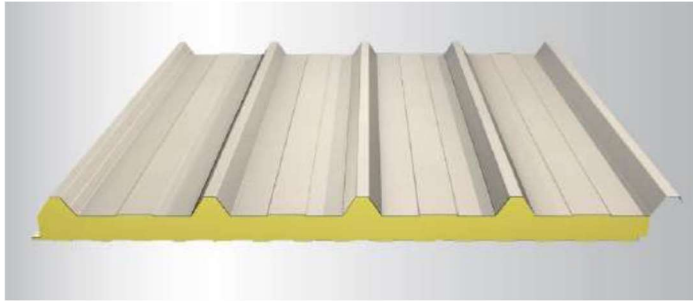
- d. **Labour Hutment:** We produce pre-fabricated labour hutments that offer safe and practical accommodation for workers on construction sites. These hutments are easy to assemble and provide essential comfort and security for workers.
 - e. **Low-Cost Housing:** We offer affordable, high-quality pre-fabricated housing solutions. These homes are designed to be cost-effective while providing a comfortable living space, making them an ideal choice for affordable housing projects.
 - f. **Acoustic Enclosures:** We manufacture acoustic enclosures that effectively reduce noise in industrial environments. These enclosures are designed to meet noise control requirements while ensuring durability and easy maintenance.
 - g. **Portable Security Guard Cabins:** We provide portable security guard cabins that are easy to transport and set up at any location. These cabins offer a secure and comfortable space for security personnel, with all necessary amenities included.
3. **Light Gauge Steel Framing:** We offer Light Gauge Steel Framing (LGSF) solutions using cold-formed steel for roofs, floors, walls, or entire buildings. LGSF reduces construction time, labor, and costs, offering a durable and cost-effective alternative to traditional materials like concrete and brick.



- a. **Pre-fabricated School:** We design and manufacture pre-fabricated school buildings that are quick to assemble and durable. These schools provide flexible, cost-effective solutions for educational institutions, ensuring safe, functional, and comfortable learning environments.
4. **Sandwich Insulated Panels:** Our Sandwich Insulated Panels consist of two layers of metal or other rigid materials, with a layer of insulation sandwiched between them. These panels are bonded under high pressure to create a strong, durable structure that offers excellent insulation against heat, cold, and fire. The categories of our Sandwich Insulated Panels are as follows:
- a. **PUF/PIR panel:** We manufacture a range of compact PUF (Polyurethane Foam) insulating panels, ideal for industries such as agriculture, offices, healthcare facilities, cold storage units, and warehouses. These panels provide exceptional thermal insulation and are highly efficient for a variety of applications.

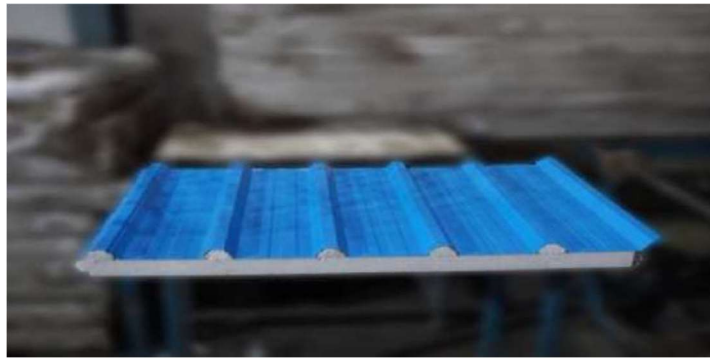


PIR Panel

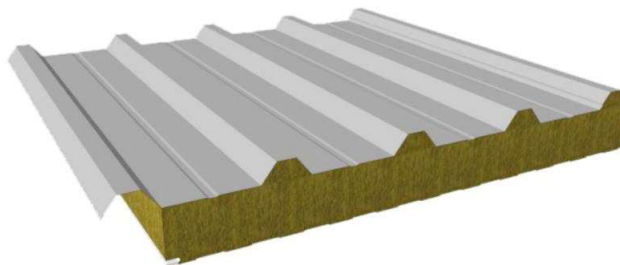


PUF Panel

- b. **Expanded Polystyrene panel:** We offer an extensive selection of Expanded Polystyrene insulated panels, widely used in the construction and building industries. Known for their excellent thermal performance and lightweight properties, these panels are a reliable choice for various building applications.



- c. **Rockwool panel:** Our Rockwool panels feature a core of Rockwool insulation sandwiched between two pre-painted galvanized or Galvalume steel sheets. These panels are highly effective in providing superior fire protection, sound insulation, and thermal resistance, making them ideal for fire-sensitive environments.



- d. **Glass wool panels:** Glass wool panels are known for their outstanding fire resistance and are suitable for a wide range of construction applications. Made from non-flammable glass fibres, these panels effectively prevent the spread of fire and provide excellent thermal and acoustic insulation.



5. **Standard modular solution:** We offer standard modular solutions that provide flexible, cost-effective, and quick-to-install buildings. These pre-designed modules are ideal for various applications, offering efficient, durable, and scalable solutions to meet project requirements. The categories of our Standard Modular Solution are as follows:

a. **Porta cabins:** We manufacture portable cabins that are compact, versatile, and easy to transport. These cabins offer a quick, cost-effective solution for temporary offices, site accommodation, or storage.



Porta Cabin

b. **Liftable cabins:** Our liftable cabins are designed for easy relocation and setup. These cabins provide flexible, durable, and mobile space solutions, ideal for use in construction sites or as temporary accommodations.

c. **Mi homes:** We offer Mi homes, a modern, cost-effective solution for affordable housing. These modular homes are quick to assemble, energy-efficient, and designed for comfort and durability.



MI Home

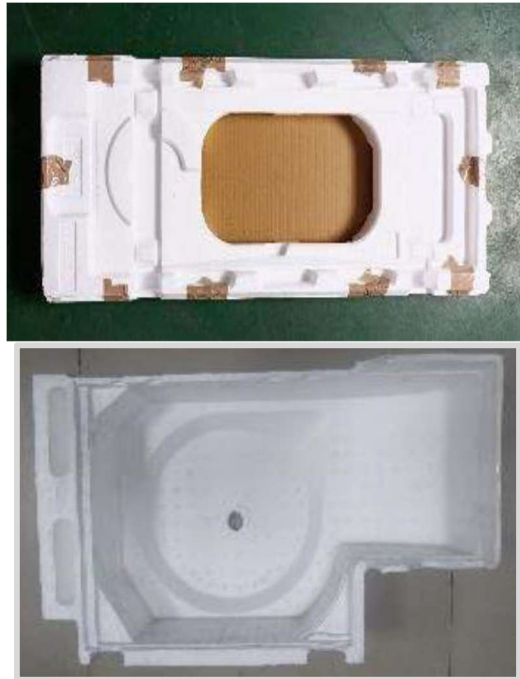
d. **K-house:** Our K-house is a compact, affordable, and modular housing solution, ideal for quick deployment in residential or site accommodation projects. These homes are built for long-term durability and ease of installation.



K-House

Our product offering EPS Packaging Business

1. **EPS shape molding products:** EPS shape molding products are precision-molded components created to meet specific design requirements. They are ideal for protective packaging, custom insulation solutions, and specialized industrial applications, offering strength, flexibility, and efficient energy absorption.



2. **EPS block molding products:** EPS block molding products are versatile, lightweight blocks made from expandable polystyrene. These blocks are widely used in construction, packaging, and insulation applications due to their excellent thermal and acoustic properties, durability, and ease of customization.