



**TME**

**TRUE MODULAR BUILDING**





# Start your local TMB Community

Life is a gift, and it offers us the privilege, opportunity, and responsibility to give something back.

Support True Modular Building (TMB) in changing mindsets.

The acronym **TRUE** stands for:

**T**raceable & **T**ransparent  
**R**esilient & **R**egenerative  
**U**nique & **U**niversal  
**E**conomic & **E**co-friendly

Modularized construction is an efficient method to decarbonize the built industry. Please join the True Modular Building community.



**We must act now.**



Please join the True Modular Building tribe by connecting via LinkedIn



Creating healthy living products

# Discover true modular building

True Modular Building specializes in crafting attainable, eco-friendly and comfortable built to rent (BTR) living solutions with a modular design and customizable features, ensuring that you feel at home both today and tomorrow. Our core belief centers around sustainable construction, where we use raw materials efficiently and leverage their distinct attributes like strength and adaptability to create hybrid residential buildings manufactured as a product.

At True Modular Building, our asset light quasi-vertical business model is built on a foundation of sustainability, driving us to integrate eco-friendly practices throughout our entire value chain. Our mission is to create products that not only provide comfortable living spaces but also contribute positively to the environment.

One of the core principles driving our innovation in the building industry is the use of a flexible building system, a configurable platform capable of delivering a diverse range of building types with unique architectures. We achieve this through modularization, mass-customization, and configurable product platforms – powerful tools that enable 'True' modular building. Our technology allows whole buildings to be mass-produced at a factory. By breaking down buildings into simple interchangeable components, TMB offers a practical solution to decarbonize the construction sector. We believe in more than just constructing buildings; we strive to change mindsets.

**TMB is a building system, not a type of building**

A solid orange horizontal bar is positioned below the text 'TMB is a building system, not a type of building'.

# ORANGE KIT



## "Plug and Play"

Orange Kit (-of-Parts) is a collection of standardized building components that can be arranged and assembled in various ways to create buildings. By breaking down the design into a small number of components, TMB is able to create a repeatable and scalable delivery method for housing. Pluggable connection systems are ideal for sustainable building components that conserve resources. Color coding, further simplifies installation, making the process reliable and error-free.

### **Simplicity is the future**

Modularization enables us to easily assemble, disassemble, expand and adapt components to changing needs. Orange Kit allows reusable and demountable structures to be built, promoting more efficient use of materials and reducing environmental impact.

TMB focuses on efficiency, flexibility and sequestering carbon in design and construction. By delivering prefabricated, easy-to-install "plug and play" components (flat pack) to the construction sites, we created a flexible easy to transport and assemble system to cope with the increasing cost and industry's labor shortage.





# Sharing economy

## Co-living

The way that people are choosing to live, and work is changing. True Modular Building strongly believes that because of the various benefits such as shared amenities, concepts of community living such as co-living (a student way of living) will become a preferred type of residential living. Living closer together in a micro village has not only arisen from economic necessity but also from determination to create alternative and more desirable social ways to live.

Co-living is an innovative living concept that creates a balance between the value of individuality and community and an accessible alternative to traditional housing options that can eventually give its residents a sense of belonging.

TMB offers a range of co-living designs. From 7-unit micro apartments (TMB 400) in which each tenant has an own bedroom supplemented by shared amenities like kitchen, toilets, bathroom and living room, to apartment buildings with 20 units per story (TMB 430) with a private bathroom and kitchen where tenants share amenities such as living room, garden, laundry room and fitness/entertainment.



# Products

## **TMB is a building system, not a type of building**

Residential buildings manufactured as a product. A driving force in the building industry, is to produce a variety of building types with the same flexible building system (configurable platform) using a different architecture. By breaking our product architecture down and modularize our product, the components can be arranged in different ways to create our buildings that meet unique customer needs. Based on size, function, and number of rooms we have classified our portfolio.



### **TMB100 - Low and mid rise buildings**

Low and mid-rise apartments have studios and 1 to 3-bedroom apartments. They are popular with students, couples, roommates and young families. The size of the apartments varies from 190 to 870 sq ft (approx. 18 – 80m<sup>2</sup>).



### **TMB200 - Mixed use apartments**

Mixed apartments consist of studios and 1 to 3-bedroom apartments. They are multifunctional and combine the needs of urban target groups in the areas of living, working, shopping, recreation, and possibly social services.





### **TMB300 - Cluster apartments**

Cluster buildings with or without a commercial plint, residents share amenities. The buildings have studios and 1 to 2-bedroom apartments and size from 290 to 680 sq ft (about 27 – 63m<sup>2</sup>).



### **TMB400 - Co-living apartments**

TMB offers a range of co-living designs (a student way of living). From 7-unit micro apartments (85 to 160 sq ft / 8m<sup>2</sup> –15m<sup>2</sup>) in which each resident has an own bedroom supplemented by shared amenities like kitchen, toilets, bathroom and living room, to apartment buildings with 20 units (160 to 225 sq ft / 15m<sup>2</sup> –21m<sup>2</sup>) per story with a private bathroom and kitchen where residents share amenities such as living room, garden, laundry room and fitness/entertainment.





### **TMB500 - Care homes and apartments**

Accessory Dwelling Units (ADUs) and care home apartments are a comprehensive housing solution tailored to cater to the needs of individuals requiring (intensive) care.



### **TMB600 - Single or two story-homes**

TMB offers a range of 1 and 2-story single-family homes varying in size and number of bedrooms, all with adequate storage space provide flexibility for new couples, (first) families, and retirees. Detached, semi-detached and terraced, optional with balcony or garage. The size of the homes varies between 580 to 1,170 sq ft (about 54 -110m<sup>2</sup>).



# Join the True Modular Building community

Feel free to join our TMB community  
by connection via LinkedIn 

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**Our sign for  
quality and  
authenticity**

