



TRUE MODULAR BUILDING

Carel van Duuren
CEO True Modular Building

Revolutionizing Modular Build-to-Rent (BTR) Housing with the Orange Kit System

T

True Modular Building (TMB) is changing the way homes are built with its innovative approach to modular construction. By focusing on sustainability, affordability, and efficiency, TMB aims to address the growing need for high-quality housing while reducing environmental

impact. At the heart of this transformation is the Orange Kit system, a groundbreaking method that simplifies the construction process, making homes adaptable, durable, and easy to assemble.

The TRUE Philosophy: A Guiding Principle for TMB

TMB operates on the core philosophy of TRUE, which stands for Traceable & Transparent, Resilient & Regenerative, Unique & Universal, and Economic & Eco-friendly. These values shape every aspect of the company's approach, ensuring that all materials are responsibly sourced, buildings are designed to last, and processes remain efficient and sustainable. By following this philosophy, TMB creates housing solutions that not only meet today's needs but are also prepared for the future.

The Orange Kit: A Smarter Way to Build

The Orange Kit is an intelligent modular construction system designed for speed, flexibility, and efficiency. It

consists of pre-manufactured components that can be easily transported and assembled on-site, reducing labor costs and construction time. Unlike traditional modular building methods that require large factories and high upfront investments, the Orange Kit offers a scalable and adaptable approach. Homes built with this system can be customized in design, size, and functionality while maintaining high standards of quality and sustainability.

How TMB's Modular Approach Differs from Traditional Construction

Unlike traditional volumetric modular construction, which relies on prefabricated units that require large factory spaces, TMB's system breaks buildings down into smaller, manageable components. This method allows for greater design flexibility and makes it easier to scale projects based on demand. Additionally, TMB ensures that each component is built to the highest standards, making them durable, reusable, and easily replaceable when needed.

Smart, Space-Saving Housing Solutions

TMB offers micro-apartments and co-living spaces that optimize space without compromising comfort. Adaptable layouts can be tailored to different demographics. These designs cater to various needs, from student housing to family homes. Co-living spaces, for example, include private bedrooms with shared facilities such as



kitchens and lounges, promoting community living while maintaining privacy. By focusing on modularization and efficient use of space, TMB creates homes that are both functional and inviting.

Sustainability at the Core of TMB's Mission

Sustainability is a key priority for TMB, and every aspect of its building process is designed with environmental impact in mind. The Orange Kit system allows buildings to be easily disassembled, relocated, and repurposed, reducing construction waste. Additionally, the company prioritizes the use of bio-based insulation and long-lasting materials that minimize the depletion of natural resources. By using smart design principles, TMB ensures that its buildings are energy-efficient and environmentally responsible.

Leading the Way in Innovative and Affordable Housing Solutions in Europe

By significantly reducing its reliance on raw and natural materials, True Modular Building is redefining sustainability in the realm of affordable housing. Every compo-

nent, from the smallest parts to the larger sub-assemblies, is designed to be reusable and easily reassembled without unnecessary rework. This pioneering approach is influenced by TMB's sister company, NxtGen Smart Modular Building, a leader in professional modular container kitchen rentals known for its groundbreaking innovations in 2016 and 2018.

Building on these advancements, TMB's founder and CEO, Carel van Duuren, recognized the potential to revolutionize construction through a repeatable and sustainable building method. This vision gave rise to the Orange Kit—a fully configurable system that allows for the construction of a variety of unique, customizable buildings. By designing core components that cannot be broken down further, TMB engineers sub-assemblies with minimal parts, making them simple to put together even without specialized skills. With a focus on precision engineering and prototyping, this process ensures streamlined assembly and minimizes errors, resulting in an intelligent, 'plug-and-play' construction system.

TMB's innovative housing solutions are being implemented in locations such as Ireland and Texas, where small communities of 10 to 15 homes are being designed to seamlessly adapt to local landscapes and building regulations. TMB is setting up Joint Ventures and looking for



representatives in various parts of the world, which will market, order and are in control of building residential communities for different target groups.

Through its next-generation technology, TMB maintains complete control over the quality of its builds, from production to the value chain. Founder Carel van Duuren emphasizes that “technological innovation and digitalization will reshape the built environment and unlock the potential for creating more affordable homes.” With a vision of fully sustainable construction, TMB not only minimizes energy use and waste generation but also ensures that its buildings are designed with long-term environmental benefits in mind. **“Sustainable construction doesn’t stop when the building is complete,”** Carel states. **“The materials and design choices must continue to positively impact the environment throughout their lifespan.”**

As a self-funded company, TMB takes a deliberate, step-by-step approach to product releases while continuously refining its existing offerings. True Modular Building’s unwavering dedication to sustainability, affordability, and innovation has earned its recognition as Europe’s leading company for cutting-edge housing solutions in 2024. As the company continues to pioneer new ways of

building communities and reducing the carbon footprint of the construction industry, including assessments of emissions, energy consumption, and material usage, its affordable BTR housing projects stand as proof of what is possible in this evolving sector. With a future focused on smarter, greener housing, TMB is paving the way for lasting change.

In 2024 the company built new building prototypes and expanded its Orange Kit component lineup. Now, in 2025, the company is accelerating the global rollout of its modular building system and increasing the production of essential housing components, further enhancing efficiency and modernizing modular construction.

