

The background of the advertisement is a photograph of a modern industrial factory. Two men are standing in the foreground, looking at a set of architectural plans on a table. The man on the left is wearing a dark suit and glasses, while the man on the right is wearing a black t-shirt and blue jeans. The factory interior is visible in the background, featuring large pipes, machinery, and a clean, well-lit environment. The overall color palette is dominated by purples and greys.

TECHNOLOGY

We turn industrial buildings into your competitive advantage.
Through smart solutions specifically designed for the high-tech industry.

The specialist for industrial buildings.





**You offer sophisticated high-tech products –
we offer the right industrial construction**

Factories that grow organically over many years often struggle with increasing complexity, whether in intralogistics, supply systems, building design, or climate controlled production. A common cause is industrial buildings that are no longer suited to their internal functions. This leads to processes increasingly adapting to unsuitable buildings, thus becoming increasingly inefficient.

At IE Technology, we turn the tables: we optimally coordinate building services and architecture with the manufacturing processes. Even with unfavorable plots of land and structures that have grown over many decades, a huge leap in efficiency is possible. This is because we employ architects and engineers with extensive experience in the high-tech industries - for example, in laser technology, medical electronics, and X-ray technology. This enables us to closely integrate operational and construction planning and develop a master plan that will stand the test of time.

With off-the-shelf industrial buildings, you will never be able to realize the full potential of your facilities. Instead, think of the building as part of your production, which needs to be planned just as carefully as your facilities. After all, if you produce in a building that is not tailored to your manufacturing processes, you often have to take labor-intensive countermeasures. Such efficiency losses are difficult to compensate for, especially in the highly competitive high-tech industry with its high cost and quality pressures.

Instead, put your trust in experts who not only understand construction, but also production processes, logistics, and technical cleanliness. This results in industrial buildings with smart solutions tailored precisely to your needs.

Smart solutions in industrial construction: Competitive advantages, engineered by IE

We provide you with more than just a shell for your production facility: we increase the efficiency of your processes with industrial buildings that are perfectly tailored to your manufacturing processes. A clear architectural language reflects the optimal process. How do we achieve this? With a great deal of ingenuity. We are not satisfied with standard solutions. The end result is clear competitive advantages for our customers. Here are a few project examples.

1

No more manual supply

Less space means greater efficiency

A hearing aid manufacturer had commissioned a local architect to build an extension to its existing production site. Towards the end of the construction project, the company began to have doubts as to whether the space in the hall would be sufficient for the production processes, and commissioned IE to review the existing plans.

The original plan was to transfer the processes and flow of goods in the existing building one-to-one to the extension. However, an initial analysis by IE showed that there was not enough space in the new building for this, especially for the storage of components.

IE solved the space problem in the new hall with a simple but effective idea: The largely manual supply and disposal of the production areas was completely automated and

combined with the warehouse.

As a result, the conveyor technology took up significantly less space than would have been necessary for manual loading. This space was used by IE to set up a warehouse along the conveyor technology.

This allowed IE to kill two birds with one stone: automation and the close integration of the warehouse and conveyor technology significantly reduced operating costs. In addition, the available space in the new industrial building was used much more efficiently than in the existing building. This made it possible to avoid costly modifications or even a further expansion of the hall.

2

Get rid of electrostatic loopholes

Reject rates halved

A manufacturer of insulin pumps had a production building that was getting on in years. The biggest problem was that electrostatic charging was difficult to control and led to a high level of rejects among the sensitive products. IE was commissioned to find solutions that would reduce electrostatic charging to an acceptable level.

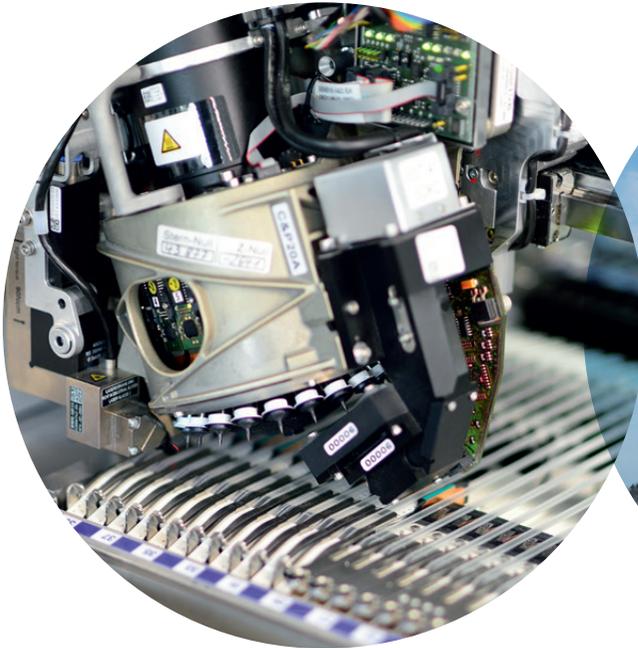
After analyzing the building and the operating procedures, it quickly became clear to the experts at IE that isolated individual measures would not lead to success. Instead, a whole package of measures was necessary, ranging from better conductive flooring to strict clothing regulations for employees.

However, the biggest lever was not the ESD workstations themselves, but optimization along the entire value chain, from goods receipt to conveyor technology to packaging.

Only the implementation of numerous coordinated optimization measures, such as a new climate zone with positive pressure, brought success: the particle count in sensitive areas was drastically reduced and electrostatic charging was minimized. The company was able to quickly recoup the necessary investments: the reject rate fell by more than half after the project was completed.



General planner



COMBINATION OF OPERATIONS AND CONSTRUCTION KNOW-HOW

PhFoto: Phonac

3

Away with complex interdependencies

Efficiency increased by 35 percent

A company specializing in high-performance camshafts had to learn the hard way what creeping uncontrolled growth in building and production expansion can do: operating costs had risen so sharply that the factory could hardly operate profitably anymore. The question arose: Could the traditional location still be saved?

IE Technology took a close look at the five-story production facility. The fundamental problem was that the operating processes of the various business units were so complexly intertwined that even minor disruptions could paralyze the entire system. In addition, duplicate structures between the units drove up costs. For example, the large number of crane systems was disproportionate to the actual requirements, and a whole series of buffer warehouses was necessary to compensate for deficiencies in the processes.

IE Technology's solution was to disentangle the complex processes. To this end, the processes and the associated plant components were systematically arranged in series. This made it possible, for example, to separate the different wastewater streams from the products.

In addition, the layout of the machines was made more flexible so that, without great effort, more capacity could be created for the unit that was currently under greater utilization. IE Technology grouped business units together on one floor as far as possible. This eliminated most of the necessary elevator trips and significantly reduced the need for transport and crane systems. The result of these measures: a remarkable 35 percent increase in factory efficiency.



IE master plan: Orderly instead of uncontrolled growth

You may be familiar with the effect: business is booming, you expand your production facility, and just a few years later, the next adjustment is necessary. Unfortunately, the first expansion now stands in the way of the second. This situation can be avoided with the IE master plan. It is a reliable control instrument for your investment planning. With the IE master plan, change and growth scenarios can be anticipated and guidelines set for the

step-by-step development of buildings and infrastructure - until the optimal final state of the property development is achieved.

Well-known industrial companies such as Comet, Reishauer, Renata Batteries, and Schleicher Fahrzeugteile are moving forward with a master plan from IE. Into a future that no one knows what it will look like. And yet one that is still manageable.

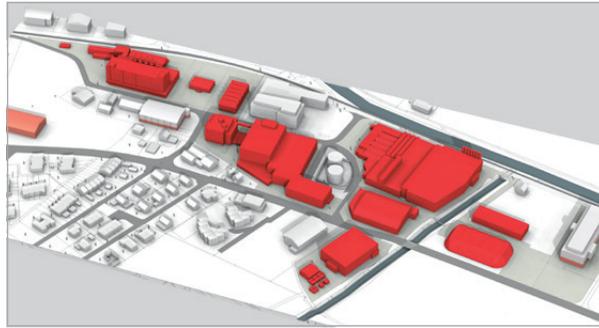
The space miracle: Same plot of land, more space, more efficiency

A company's production facilities had grown over many years. When space at the headquarters slowly became scarce, management was faced with a fundamental decision: Should it stick with the existing location, whose land could not be expanded? Or would it make more sense to move to an additional location and gradually expand production there? The company commissioned IE to prepare an expert opinion on the expansion potential of the existing premises. The results were surprising.

During their initial inspection of the facility, the experts from IE Technology noticed that the various functional areas were located on the property without any discernible system: production areas, warehouses, administrative offices, and research and development buildings were scattered across the entire site in several small units. This led to an extremely complex flow of materials and people and to duplicate structures. In short, the uncoordinated growth of the company had led to inefficient structures and processes, and the potential of the site was far from being fully exploited. The solution: a new, integrated production and logistics center.

Divide and centralize functions

IE's solution envisaged a phased conversion and expansion of the entire factory site, with the following end result: the areas are divided into different functional zones. Rooms belonging to the same functional zone that were previously scattered across the site are now brought together in one place. The new buildings make consistent use of the cubic volume permitted under building regulations – wherever operationally possible and sensible. As a result, the available space grows from one



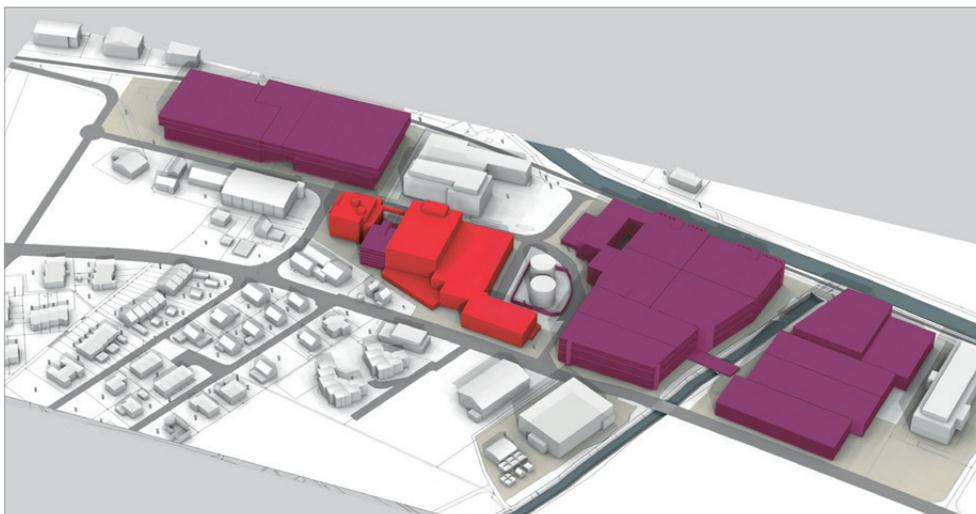
A developed area without clear separation of functional areas.

implementation stage of the master plan to the next, while at the same time processes become more efficient

Metamorphosis during ongoing operations

It is precisely this increasing efficiency that demonstrates the potential of a master plan: it reverses the normal logic of organic growth. Increasing complexity and sprawling structures are replaced by a clear scheme for progressive expansion, geared towards an optimal end state. In this way, the company can “grow into” ever greater efficiency. And it can do so without major disruptions to production. In the case described here, the master plan was designed so that all construction measures could be carried out while operations continued.

And how much additional space is available to the company? Once the master plan has been fully implemented, the floor space will increase by a good 20 percent - despite the size of the property remaining the same. Relocating production was definitely not necessary.



The final stage of the master plan: The functional areas are separated and the cubic volume permitted under building regulations is utilized optimally.



IE Group: The specialist for industrial buildings

We plan, design, and construct industrial buildings. Our goal is to maximize the efficiency of your production - with the help of industrial buildings that are perfectly tailored to your manufacturing processes. That's why, at the start of a project, we don't focus on the buildings themselves, but rather on factors such as production processes, the flow of goods and people, hygiene and cleanroom requirements, and potential for expansion. This means that we provide you with integrated operations and construction planning, regardless of whether it is a new building or the expansion of an existing facility. The end result is sustainable industrial buildings: efficient, low-emission, and flexible in use.

We work in manageable and therefore effective teams of industry experts. **IE Food, IE Plast, IE Life Science und IE Technology** are part of the IE Group, which has been in business since 1966 and provides the necessary financial backing - even for large construction projects.

EMPLOYEES

› Construction and operations planners, architects, industrial and mechanical engineers, logistics and building technology experts

ORIGIN

› Founded in Switzerland in 1966, now based in the DACH region

LOCATIONS

› Offices in Zurich and Munich

SALES

› CHF 100 million (EUR 95 million)

What defines us



AT HOME IN YOUR INDUSTRY

We specialize in industrial buildings in five sectors. Thanks to our extensive experience in these areas, we speak your language and understand your manufacturing processes. That's why we plan your industrial building consistently from the inside out.



EMPLOYEES AS ENTREPRENEURS

At our company, all employees are involved in the business. That's why you can rely on the motivation and initiative of our teams. Experience a new form of partnership-based collaboration.



ALL EXPERTS UNDER ONE ROOF

Our IE industry engineers, architects, specialist planners, and logistics experts all work together. This enables us to create industrial buildings that are impressive from every perspective. Manufacturing processes, technical building equipment, and architecture are optimally coordinated.



SECURITY THROUGH GUARANTEES

Our guarantees for planning and execution give you complete certainty in terms of costs, deadlines, quality, and function. From the initial design idea to the selection of production technology, operations and logistics planning, general planning, and building execution, we take care of all project steps - also in the form of a work contract.

Our range of services

DEVELOPMENT

- ✓ Goal-setting workshops
- ✓ Investment strategies
- ✓ Feasibility studies
- ✓ Site structure plan/master plan
- ✓ Industry trends

PRODUCTION TECHNOLOGY

- ✓ Requirement profiles
- ✓ Tenders
- ✓ Technical comparison
- ✓ Draft contracts
- ✓ Specifications
- ✓ Commissioning

OPERATIONS PLANNING

- ✓ Requirements planning
- ✓ Operating concepts
- ✓ Process plant planning
- ✓ Hygiene concepts
- ✓ Logistics concepts

CONSTRUCTION PLANNING

- ✓ New buildings
- ✓ Conversions
- ✓ Extensions for production, administration, and warehouse buildings

EXECUTION

- ✓ Construction management
- ✓ Construction supervision
- ✓ Coordination of operations, building services, and construction
- ✓ Guarantees for costs, deadlines, function, and quality
- ✓ Documentation

← **LOGISTICS — HYGIENE AND CLEANROOM — SUSTAINABILITY** →

We have a clear methodology, you have full control

We work in clearly separated project stages. This allows you to review the results of our collaboration with you from phase to phase and make adjustments if necessary - from the initial idea to building execution.

At the same time, you have greater cost certainty from project step to project step. During execution, you can rely 100 percent on us to stay within budget. We give you our word on that – and contractual guarantees.

Trust and transparency characterize the relationship between customer and IE.

With our transparent approach and guarantees, we pursue one goal above all else: a solid partnership with our customers based on mutual trust. This is the basic prerequisite for close cooperation, which is crucial to the success of our projects.

INVESTMENT IDEA



PROJECT DECISION



INVESTMENT DECISION

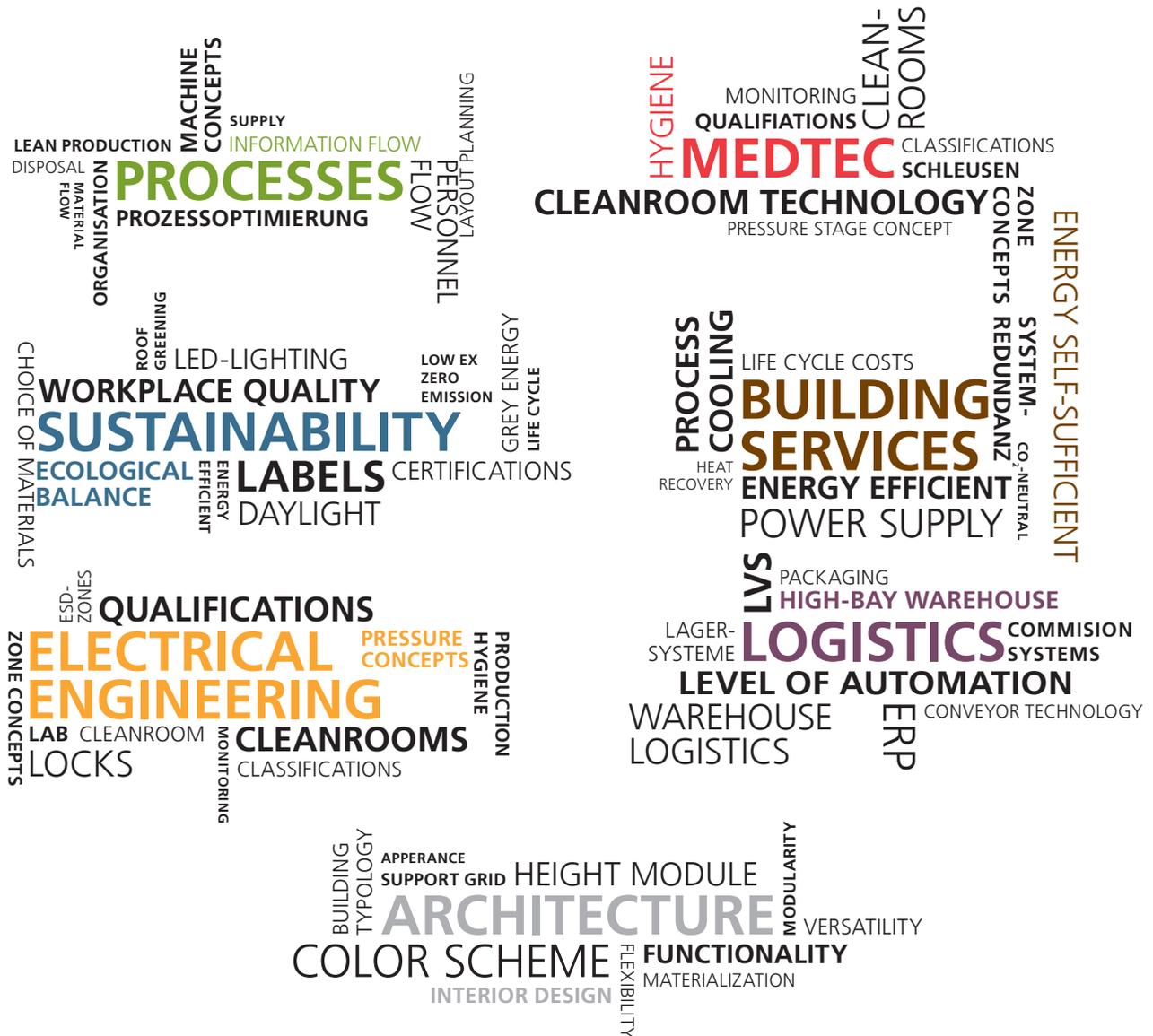


EXECUTION DECISION

Aspects of IE's holistic approach

Why are we able to cover all these aspects and combine them in a meaningful way? Because we are at home in the plastics industry and have already completed a large number of industrial buildings. We are therefore just as familiar with the manufacturing processes in the industry

as we are with the typical problems of organically grown plants. Trust in the experience of our experts: together we create industrial buildings in which all the wheels mesh together.



Try us out - and your own idea!

Do you already have an idea for your construction project? We will examine your idea in detail and assess the extent to which it can be realized within your budget. As part of this feasibility analysis, we will also identify possible alternatives and compare the cost-benefit ratio. This will allow you to familiarize yourself with our working methods and, at the same time, have all the facts you need to make a decision about the project.

You have a lot to gain without risking anything: greater efficiency, lower costs, and better quality.

Don't miss out on these competitive advantages. Arrange a no-obligation initial meeting.

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