myfab

PT. Solusi Multiguna Prima

#1 in Indonesia
Sustainable Prebuilt Building Technology
100% Karya Anak Bangsa

Product Knowledge (November 2021)

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Centennial Tower, level 29 Unit D-E, Jl. Jendral Gatot Subroto No.27, Setiabudi, South Jakarta.

Office 2
Jl. Raya Kby. Lama No.8ª, Grogol Utara, Kebayoran Lama, South Jakarta.

Factory 1
Industrial Estate Delta Silicon 5 Blok G1 28L, Lippo Cikarang, Cikarang Pusat, Bekasi.

Built different.
Disruptive Patented Technology in Construction & Building Material Industry

**Prebuilt Building Technology (PBT)**

- **Wall Panel**
  - Solid yet lightweight wall panel with patented interlocking metal joint.
- **Building Structure**
  - Steel structure with high flexibility and fast to assemble.

**Myfab Proof of Technology**

1. **8 Years** of Research & Development
2. **Patented** Technology
3. **Validated** by Market
4. **Tested** by Reputable Institutions:
   - [Image]
   - [Image]

**Myfab Building Advantages:**

- **80% Faster Completion**
  - The construction schedule is shortened due to the parallel process and prebuilt components.
- **Precision & Consistent**
  - Automated production, diminishes the problem of imprecision and inconsistency that arise due to human error.
- **Highly Durable**
  - It has the ability to withstand extreme weather and pressures, which makes myfab can last for 50 Years +
- **Highly Customizable**
  - Myfab building technology offers flexibility in terms of layout and design, which can be suited for your needs.
- **Sustainable**
  - Reduces construction waste by 40%, Reduces CO2 emissions by 35% and decreasing local environmental impact by 70%
Pain Points of Brick & Conventional Panel Wall

- **Uneven Surface**: Highly dependent on worker’s skill during cement plaster process.
- **Constant Cracks**: Due to inconsistent cement mix ratio and plaster process.
- **Water Leaks**: Due to inconsistent cement mix ratio and plaster process.
- **Constant Crack on Panel Joint**: Weak joint panel system.
- **Limited Design Option**: Has limited building layout and design option.
- **Hard MEP Installation**: Not designed for easy MEP Installation.

Problems with Traditional Brick Wall

Problems with Conventional Panel Wall
Myfab Value Proposition

Disruptive Sustainable Technology in Construction & Building Material Industry

Myfab Patented Technology

Myfab technology is pure our invention with Intellectual Proprietary right. #karyaanakbangsa

No Cracks & Water leaks
Patented interlocking metal joint panel technology

Smooth & Flat Surface
Without the need of Plaster & Grout.

Solid yet Lightweight
Myfab disruptive panel mixture formula

Design Flexibility
Flexible Layout, Design & various finishing options.

Easy MEP Installation
Patented built-in pipe panel feature

Good Sound Insulation
Can be applied for residential, hotel and apartment
Types of Prefab in Indonesia

**Container**
- New / Refurbished containers turned into functional building
- Can expand vertically and horizontally per module

**Light Steel Structure**
- Use light steel structure (0,75mm) with screw joint system
- Filled empty or with glasswool or rockwool, outer surface use gypsum or silicate board.

**Sandwich Panel**
- Panel outer surface use 0,4 steel and plastic finishing.
- Filled with glasswool, rockwool, or EPS Styrofoam

**Precast Panel**
- Use wiremesh steel as the panel panel structure
- Cast system filled with concrete (+/- K-350)

**Sustainability**
- Hollow Feel & Not Customizable
- Hollow Feel & Not Customizable
- Hollow Feel & Not Customizable
- Too Heavy and suited for High-rise

**Features**
- Solid Feel yet Lightweight
- Highly Customizable
- Highly Durable
- Sustainable
#1 Prefab for Primary Building

Myfab is the first prefab building in Indonesia that is designed and engineered for Primary Building from landed to high-rise building.

Broad Application

Myfab panel can be used for Residetnials and Commercial Building from Low-Rise to High-Rise building.

Rooted to the Asian Market

Myfab is the first prefab building in Indonesia that has been adapted to the characteristics of Indonesian and Asian market.
Myfab Panel Product Illustration

Product – Market Fit Strategy

Western Modern Prefab Technology

Asia’s Conventional Building

Myfab Building
Advanced yet rooted to the Asian market.

Myfab Panel
Strong (Solid Feel) yet Lightweight

Light Weight

Myfab’s Disruptive Panel Formula

Myfab Panel Filling the Prefab Market Gap

Sandwich Panel
Light but not Durable

Precast Panel
Strong but too heavy

Myfab Building
Advanced yet rooted to the Asian market.

Light Weight

Heavy Weight
Myfab Building Process

Less than 60 Days to Build

80% Faster Compared with Conventional Building (10 Months to Build)

Building Frame Fabrication
Panel Fabrication

Building Foundation
Building Frame Assembly
Panel Installation
Finishing

15 Days
5 Days
15 Days
25 Days

*House Type 72 m2 (2 Story)
**Myfab Panel Material**
- Panel Mixture: Modified Concrete
- Panel Frame: Steel
- Panel Joint: Interlocking System

*No more Plaster & Grout required / Tidak perlu plester & acian.*

**Myfab Panel Diameter**
- Height: 240cm & 300cm
- Width: 60cm
- Thickness: 6cm & 10cm

*Available customized panel for building layout requirement.*

<table>
<thead>
<tr>
<th>Test</th>
<th>Panel 6cm</th>
<th>Panel 10cm</th>
</tr>
</thead>
<tbody>
<tr>
<td>Compressive Strength</td>
<td>7.36 N/mm²</td>
<td>(On Process)</td>
</tr>
<tr>
<td>Flexural Strength</td>
<td>3.49 N/mm²</td>
<td>(On Process)</td>
</tr>
<tr>
<td>Sound Insulation</td>
<td>42 dB</td>
<td>(On Process)</td>
</tr>
<tr>
<td>Fire Rating</td>
<td>120 Minutes</td>
<td>(On Process)</td>
</tr>
</tbody>
</table>
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Built different.