

ICOON RESIDENTIAL TOWER Frankfurt

Project Catalog September 30, 2025



HI-TECH REALTY GROUP

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HTR Group owns the
priority operating
rights for the HOLON
real estate projects
in major cities with
1M+ population in
developed countries



September 2025 Public

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1. EXECUTIVE SUMMARY

Project Schedule: 12 months

No.	Task	Duration (Months)												Note
		1	2	3	4	5	6	7	8	9	10	11	12	
1	Planning & Schematic Design	■												New design and application follow the approved plan in general
2	Planning Approval		■											
3	Construction Design			■	■	■								By local design firm
4	Construction Design Approval				■	■	■	■						
5	Foundation Construction					■	■	■	■					By local GC
6	Module Prefabrication						■	■	■	■				
7	Module Transportation							■	■	■	■			Shipped in 3 batches
8	Module Hoisting & Installation									■	■	■		
9	Interior Fit-out										■	■	■	By local GC (HOLON engineers provide guidance)
10	Project Completion & Acceptance												■	
Note: This schedule is based on ideal scenarios as many uncertainties lie in the official approval phase. Building modules are prefabricated on an automated production line, with on-site work mainly limited to bolting and connecting pipelines. The scope of work is minimal, which makes the construction period incredibly short, often sounded hard to believe, yet has been proved by dozens of completed projects.														

IRT Project Overview

1.

Name: ICOON Residential Tower (referred as "IRT").
2.

Location: Adam-Riese-Platz, 60327 Frankfurt am Main, Germany.
3.

Site Area: 1.07 hectares.
4.

Building Height: 96~159m, 32~53F.
5.

Number of buildings: 3.
6.

Gross Floor Area (GFA): 86,000m² (excl. parking lot).
7.

Usages: Residence, Retail, Kindergarten etc..
8.

Residential Units: 848 units .
9.

Underground Parking: 1-story parking, 7,400m².
10.

Building Structure Materials: Stainless steel (No concrete).
11.

Construction Method: Factory prefabricated, with minimal on-site installation.
12.

Technical Standards: Design, prefabrication, installation, and inspection in compliance with DE building standards.

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2. INVESTMENT HIGHLIGHTS

1. Prime Location With Convenient Transportation

Situated in one of the most vibrant areas of Frankfurt, within a 3 -minute walking distance of both the tram station and Frankfurt Central Station.

2. High-Tech Real Estate For A Better Quality Of Life

Project uses the cutting-edge "HOLON Building" prefabricated technology, which has won the CTBUH Global Innovation Award and the MBI Multi-family First Place Award, offering residents ultimate comfort, enhanced safety, and nearly-zero energy consumption (see attached *Features of HOLON Building*).

3. Controllable Costs And Schedule, Solving Industry Pain Points

IRT adopts modern manufacturing production methodologies, Implementing "4-Standardization": Standardization of Design, Supply chain, Production line prefabrication, and On site installation. This ensures the project development strictly adheres to project budget and schedule, completely solving the pain points of serious budget overruns and schedule delays in the traditional real estate industry.

4. Prefabricated Buildings: Superior Advantages & Exceptional ROI

By implementing the "4-Standardization", IRT project delivers 40%~60% of cost reduction compared with traditional property projects, with 1~2x higher investment returns. Moreover, the investment return cycle is 3~4x shorter.

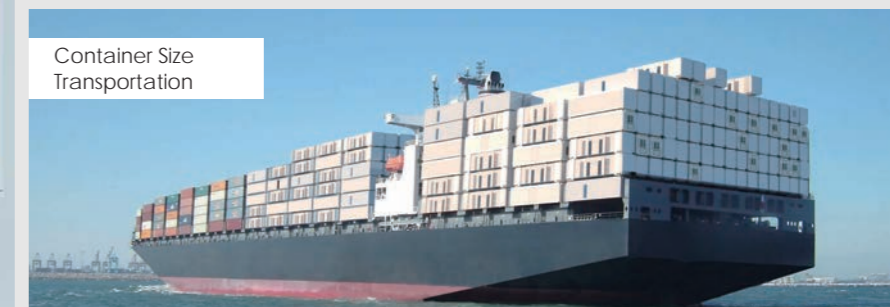
Ultimate Living Experience



HOLON Building Production Line



Container Size Transportation



3 Floors/ Day Installation



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3. LOCATION AND CONNECTIVITY

Project Location

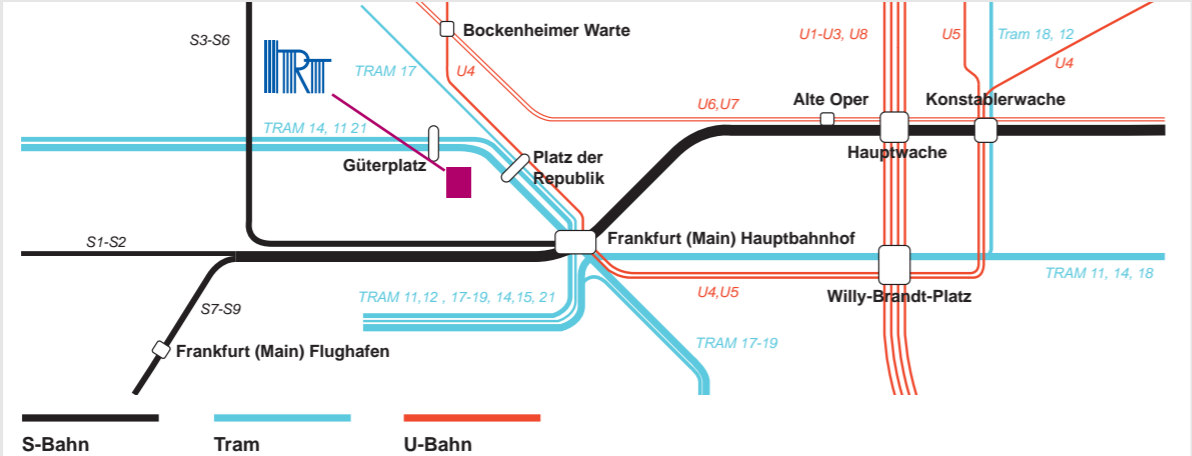
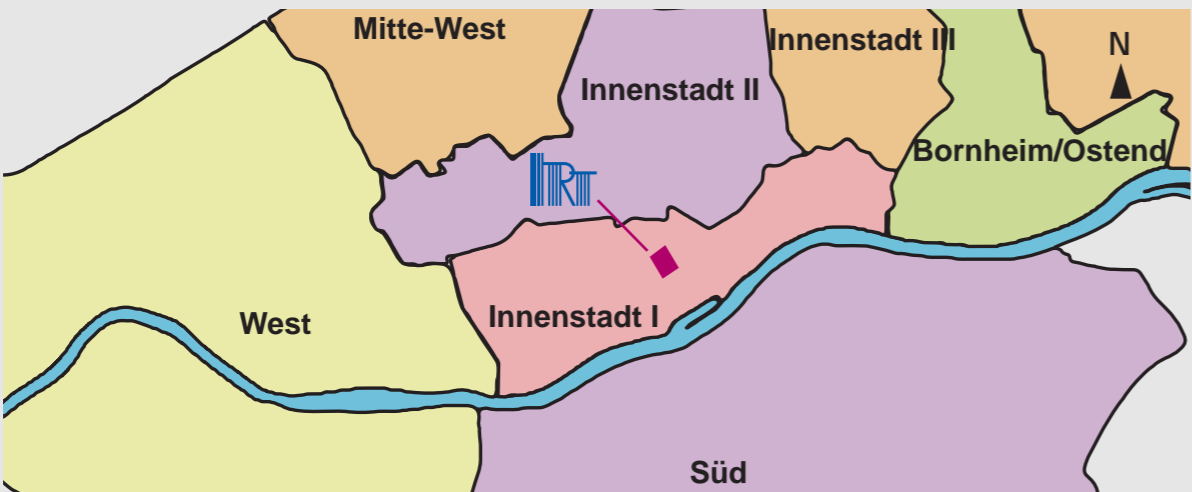
located in the heart of Frankfurt's Europaviertel-Gallus district, adjacent to the interchange hub of tram, train, and U-Bahn networks, offering exceptional transport connectivity. Surrounded by landmarks such as The Spin high-rise complex, Skyline Plaza shopping centre, it benefits from a premium environment for both living and business.

Public Transport

- 3 minutes to the northern tram stop, eastern U-Bahn station and Frankfurt Central Station.
- 5 minute drive to the A648 expressway (linking A66 & A5) and around 14 minutes to Frankfurt Airport.
- By rail, round 14 minutes to the city's geometric center, and Goethe University and around 24 minutes to Frankfurt Airport.

Surrounding Amenities

- Eco-friendly Living:** Offering access to key green spaces like Europagarten and Rebstockpark within a 7-minute drive.
- High Quality Education:** A full spectrum of education is available nearby — from kindergartens and primary schools to secondary institutions and Goethe University Frankfurt.
- Convenient Healthcare:** The area features excellent healthcare services, including pharmacies, general medical practices, and top-tier institutions like Frankfurt University Hospital.
- Premium Business Office Cluster:** surrounded by high-end office and conference towers, providing tens of thousands of jobs, and has emerged as Frankfurt's next-generation hub for premium business and urban lifestyle.



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4. PROJECT PLANNING

Project Planning

Usage	Class	Max. BLDG Area (GFA) m ²	Proposed Units
Residence	W3	81,872	848
Retail	G1	2,752	N/A
Kindergarten	S1	1,376	N/A
Underground Parking	P2	7,400 (Excluded)	228
Total GFA		86,000 (Excl. parking)	

Original Planning Requirements

- Floor Area Ratio (FAR) not to exceed 8.05.
- Gross Floor Area (GFA) capped at 86,140 m², with 30% allocated to affordable housing.
- Maximum building height: 160 metres.
- studio apartments around 40 m², one-bedroom units approximately 50 m², two-bedroom units ranging from 68 to 80 m².

Current Status of the Site

- Site area: 1.07 hectares.
- Surrounded by office buildings; railway line to the south.
- One existing 90-metre-high office building remains on site.
- Most of the original buildings have been demolished, providing favourable conditions for construction commencement.



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5. USE DISTRIBUTION & BUILDING SPECS

Shared Spaces For Residents:

- 1. Children can play freely in the car-free garden which is around 7,000m².
- 2. High-quality yet affordable restaurants, bars, and cafés offered on ground floor.
- 3. Retail stores catering to daily life needs.
- 4. A nursery and kindergarten that can accommodate 240 children, with the option to expand if needed.
- 5. One floor underground parking garage with 228 parking spaces, where cars can access to the parking spots directly from the municipal road.

Building Use Distribution

Building	Retail	Kindergarten	Affordable Housing	Market Rate
T1	GF~1F		2~13F	14~52F
T2	GF~1F		2~13F	14~39F
T3		GF~1F	2~13F	14~31F

Building Specs

Note: Please refer to *Features of HOLON Building* for details.

NO.	Item	Specs
1	Building Type	Prefabricated Building: HOLON Building, Model: B11
2	Number of HOLON Buildings	3
3	Number of Floors	32F, 40F, 53F
4	Height	96m, 120m, 159m
5	Building Area (each)	22,016~36,464m ²
6	Total GFA	86,000m ²
7	Floor Height	3m
8	Room Clear Height	2.6m
9	Bathroom Clear Height	2.3m
10	Column-Free Clear Span	12mx4.8m
11	Live Load	Average: 0.2t/m ²
12	Structural Material	Stainless Steel
13	Usage	Residential, Kindergarten, Retail, etc. (Fully Furnished)
14	Construction Method	100% Factory Prefabrication, Minimal On-Site Installation



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6. RESIDENCE

There has never been a kind of residence in the world as comfortable as a "HOLON Building". Residents don't want to go out once they get home

1. Quiet living: The 4-paned windows completely isolate the city noise, and the 2-paned wall, 2-paned household door and 3-paned ceiling completely eliminate neighbors' noises.
2. Transparent space: 180° bay windows enjoy an expansive view & plenty of sunlight.
3. Healthy air: 100% central fresh air system eradicates cross contamination; with 99.9% PM2.5 filtration, indoor air is 100 times cleaner than outdoor air, rooms remain dust-free even after a month without cleaning. All decorative materials are non-toxic certified.
4. Cosy environment: Passive House insulation, constant-temperature central air conditioning and central hot water at four seasons.
5. Reliable quality: 100% factory-prefabricated HOLON building modules, with minimal on-site installation only requires tightening bolts and connecting pipes, ensuring consistent quality for each housing unit.

Residential Unit Mix

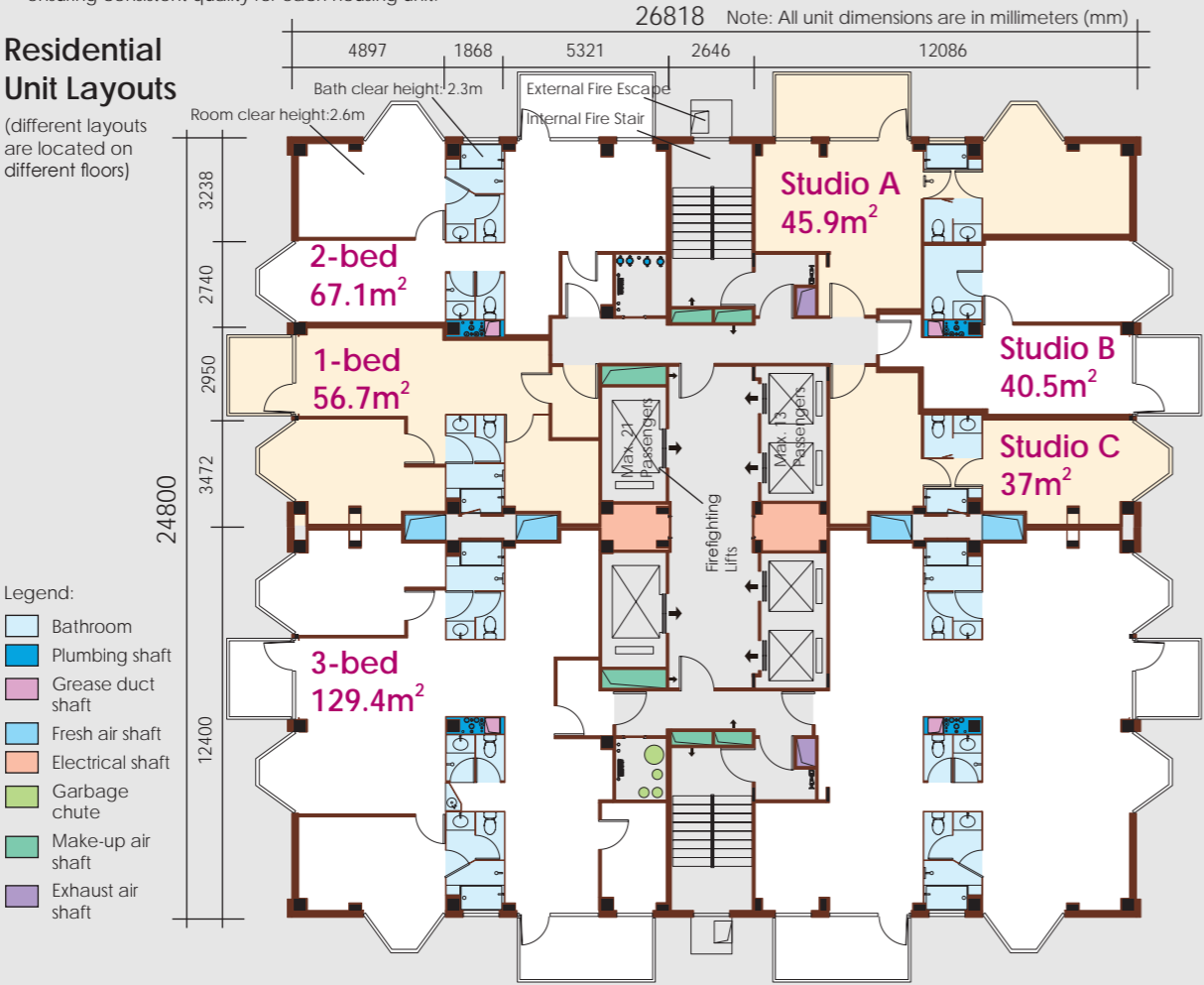
Note: Exterior walls, balconies and building core are excluded from NSA.

Type	Ratio % (units)	Units	NSA m ² /unit	GSA m ²
Studio	14.2	120	37-45.9	4,936
1-bedroom	36.3	308	56.7	17,464
2-bedroom	36.3	308	67.1	20,667
3-bedroom	13.2	112	129.4	14,493
Total	100	848		57,560

Note: Please refer to *Features of HOLON Building* for details of residence.

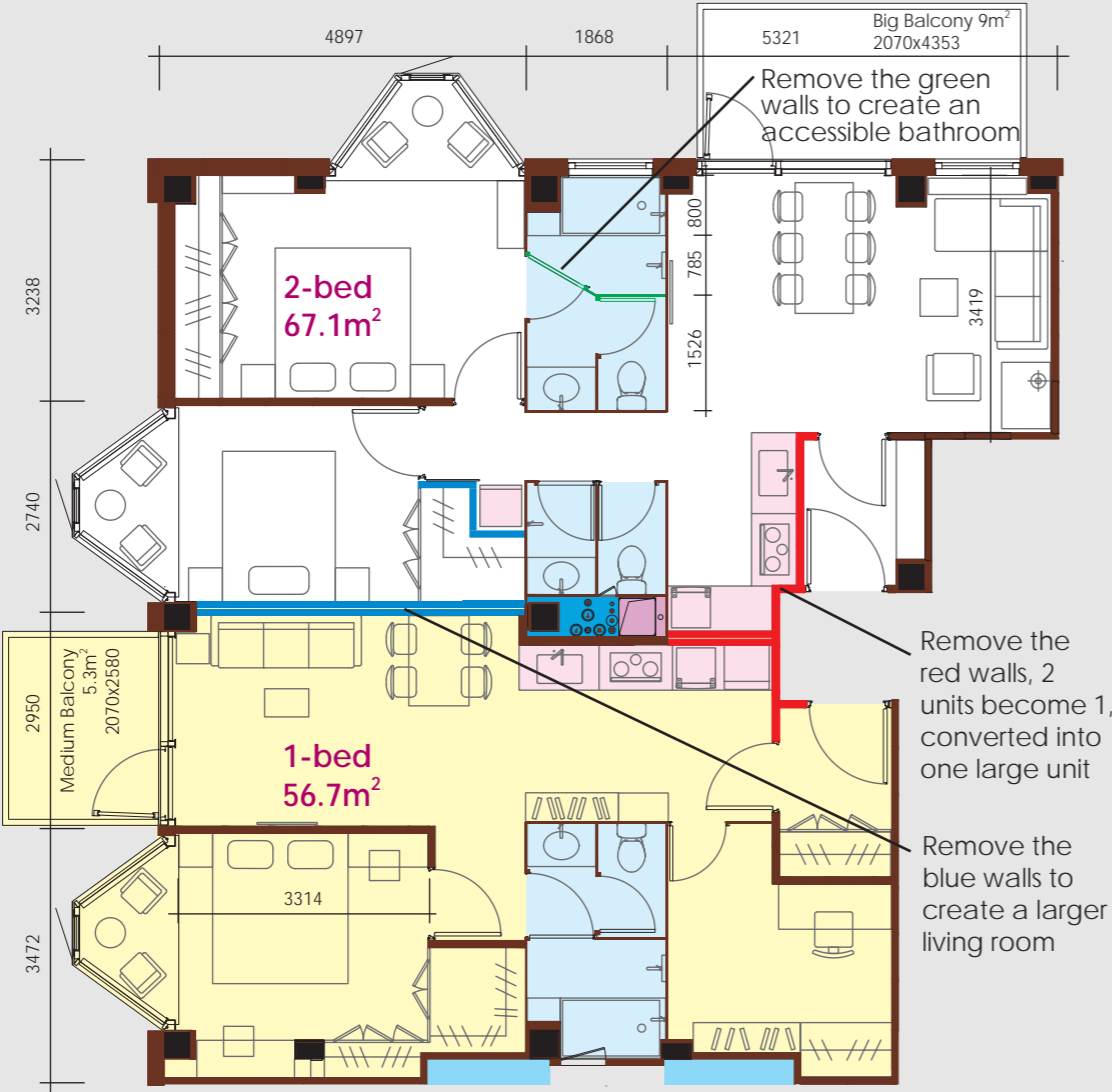
Residential Unit Layouts

(different layouts are located on different floors)



6. RESIDENCE: 1-bed / 2-bed

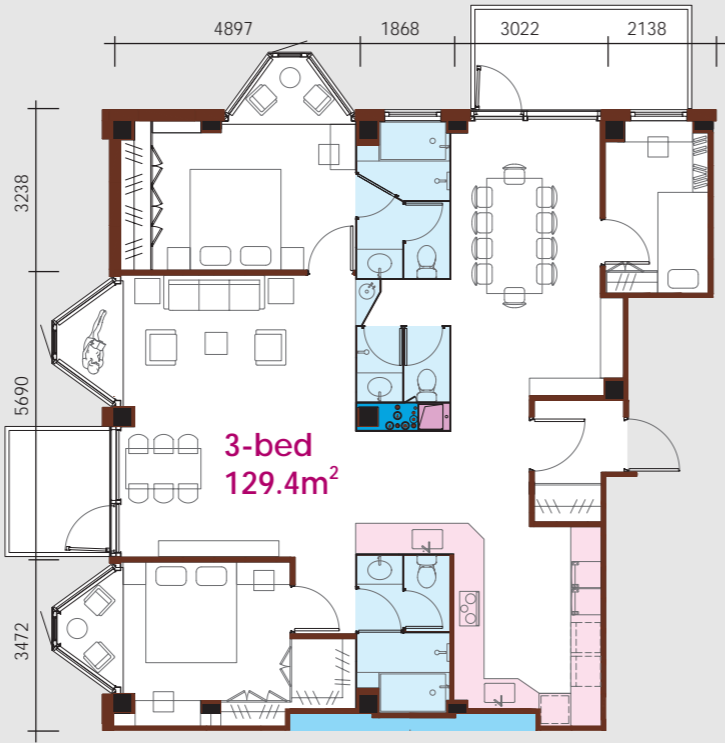
- The 1-bed & 2-bed unit in HOLON building goes in pairs, suitable for typical families in big cities. By adding a wall in the living room of a 2-bed unit, it can be converted into a 3-bed unit.
- When families need to accommodate more members in the future, they can acquire the neighboring units and remove several walls to create a spacious 3-bed or 4-bed unit. Removing or adding walls is not complicated and can be done by the residents.
- HOLON Building offers great flexibility. Except for the structural columns and plumbing pipes in the bathroom shown in the diagram cannot be moved, everything else can be changed freely. If there are only 1-2 people in the family, they can remove all walls to create a very large room.
- Another option is available in HOLON Building: installing electric lifting glass on the balcony, which can keep the balcony free from wind and rain in winter for greater comfort.



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6. RESIDENCE: 3-bed

This is a large unit for a big family which can also accommodate a lot of friends and families when hosting parties.
 When the kids grow up and have their own families, this unit can be converted into two smaller units by just adding few walls in the living room. The parents can stay in one and rent the other one for income, which will be sufficient to support themselves for retirement.
 The salable area of the 3-bed unit is 129.4 m² in UK standard, and 134.1 m² in US standard (internal and external walls included).



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7. KINDERGARTEN

- A highly convenient kindergarten for residents, covering 1,376m², with 8 classes and can enroll 240 children.
- 4 of these classes are weekly boarding classes, providing 95 dormitory beds.
- If the demand for daycare is higher than weekly boarding in IRT, it can enroll up to 480 daycare children. In short, every family in need will be satisfied.



Kindergarten
 Floor Plan
 (2 floors)

Note: The kindergarten is located in T3.



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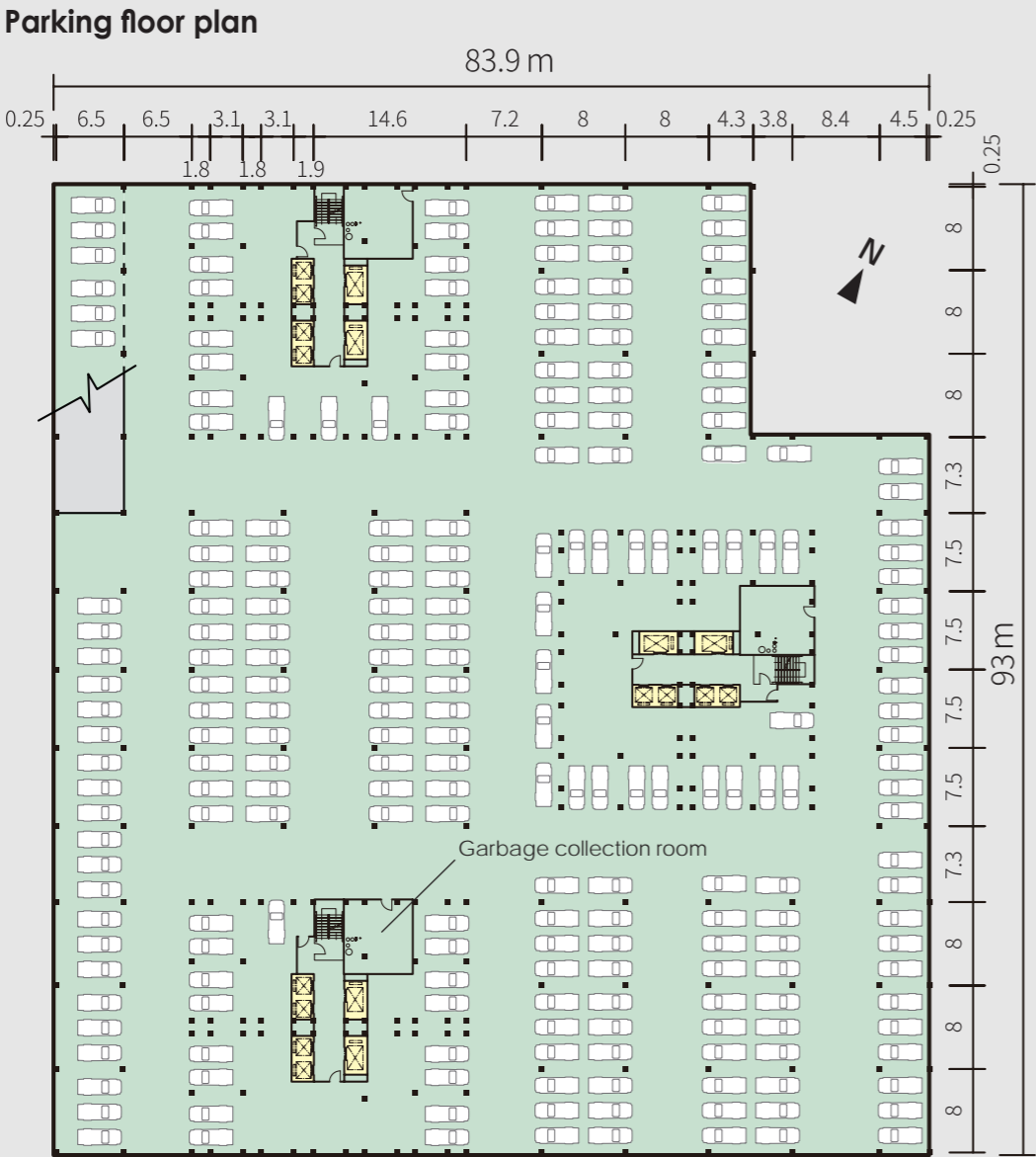
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8. UNDERGROUND PARKING

1. The total parking area is 7,400m², with 1 floor underground, capable of accommodating 228 cars.

2. Vehicles enter the parking garage directly from the municipal road, ensuring no disruption to community life, and there is no traffic safety risk for children playing in the community.

3. Charging stations are evenly distributed throughout the parking garage, making it easy to charge electric vehicles.



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9. FULFILLING THE ESG MISSION

"Corporate social responsibility" is an inherent mission for HTR Group, the developer of the IRT project, and a prominent feature of this project. From design to materials, from production to inspection, all adopt the "modern industrial" approach rather than the "handicraft" approach of traditional construction industry. So far, there is no building in the world that can fulfill the ESG mission so profoundly and comprehensively as IRT. Without the need for complex reports, the following descriptions, demonstrate how we practice ESG:

1. Environmental Responsibility

- Zero concrete in the building structure: 100% stainless steel and carbon steel are used, which can be recycled at disposal. IRT reduces CO₂ emissions by 95% throughout its lifecycle compared to concrete buildings.
- Adoption of "passive house" insulation standards and low-valley electricity water energy storage systems: Reduces CO₂ emissions from air conditioning by 90% compared to conventional buildings.
- By using prefabricated construction method, the factory can strictly control the waste from the production and on-site construction, resulting nearly-zero wastewater and exhaust gas emissions.
- The floor count of this project exceeds the city average, which reduces the land use and significantly increases green space.

2. Social Responsibility

- Strictly comply with local building standards
- 100% factory prefabrication buildings: Workers are freed from the dirty and dangerous environment of traditional construction sites, becoming modern industrial workers with safety, health protection, and professional dignity.
- Modern production line for prefabrication production ensures quality control and fully safeguards the interests of residents.
- Each building is equipped with two external fire escape ladders, doubling the fire escape safety.

3. Corporate Governance Responsibility

- This project adopts a modern industrial prefabrication model, ensuring controllable construction costs and schedules, and predictable investment returns.
- Standardized technical and business processes ensure transparent operations and eliminate corruption.
- HTR Group values its reputation above all. It is committed to long-term investment in the local real estate market. HTR is determined and capable of ensuring the timely completion of the IRT project, delivering a perfect result to the government and local society.

(For details, please refer to the attachment *Features of HOLON Building*).

