



The non-profit association
Stiftunglehm presents:

A decorative yellow circle is partially visible behind the title. A large, stylized bracket is positioned around the title, with its left side being a thick black line and its right side being a yellow line.

THE special construction material PROJECT

Special construction material used for different kind of houses...

- coffee house chain
 - hotel chain
 - office buildings

THE special construction material PROJECT

- From the funds available we will set up a coffee house chain in europe (including England, Ireland, Scotland and Wales) as well as some office buildings and a hotel chain, all in buildings that need to be refurbished.
- All properties will be bought and with our **special construction material** (named **SCM**) renovated / refurbished or if they need to be completely rebuilt - with our special construction material.
- In addition, to the mining sites of special construction material, the coffee-, cocoa- and kapok plantations, new warehouses, a new production factory and administration building will be built- on site.

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- In the coffee houses along with coffee and cake, we will offer spring and mineral water from our own sources, as well as coffee and cocoa from own plantations from Africa and South America.
- Own spring and mineral water, bottled in own bottles, as well as the coffee beans and the cocoa powder (Koawach*), pillows filled with kapok and a Harris Tweed cover, that can also be bought in the coffee houses.

[*Koakult is a new german-ecuadorian Start-Up. They offer cocoa powder with guarana, named Koawach (it's cocoa with coffein). We support them, by delivering our coffee house chain with Koawach]

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- The coffee and cocoa plantations in Africa and South America should be completely bought (including local staff and administration) to supply the coffee house chain more independently. This is what the coffee and cocoa farmers deserve locally because they need to sell their coffee and cocoa without a middleman directly to the coffee chain offering them a chance (fair trade).
- This should be mainly in Germany mineral water sources are bought and if there is still no bottling, a complete filling plant should be built next to the source.
- So far spring water is not yet bottled in liter bottles, but only in 0.75-liter bottles.

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- To protect the plantations from pest infestation kapok trees should then be planted between the cocoa plants and the coffee bushes. The kapok trees produce cotton-like fibers like a cotton ball, which in Asia is used as a cushion filling.



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- Since it is also planned, to buy a hotel chain, the purchase of a cushion filling company would be highly recommended. The Kapok fibers are not only the lightest fiber in the world - they also have a natural heat and moisture management.
- The pillow covers are said to be from Harris Tweed, one of the woolen fabric company from the Outer Hebrides, come to keep their jobs.



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- All the cakes and pies are supplied by an old german company that has been supplying freshly baked cakes and tarts for 50 years. In addition, the company already supplies supermarkets throughout Europe with their deeply-frozen cakes and tarts.



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- All hotels, the coffee shops and the office buildings will be with the special construction material (**SCM**) used from the floor up, over the walls and ceilings. The material has many advantages:
- **SCM** is a wonderful building material: It takes the moisture from the inhabitants on and saves it like a sponge. Moisture will be distributed if there is too much dryness back to the room and thus regulates the humidity pleasant 50-60%.

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- With **SCM** you will never have mold, all you need is a 2mm **SCM** plaster on the wall. Around the larger wall area, the better the **SCM** will perform.
- **SCM** increases sound-proofing, it absorbs bad odors, has a high level of fire protection, because it does not burn, it is a natural substance and without poisons and thus ecologically degradable, it is reusable if it is dried and you can color it (with pigments) and scratch patterns into it so that there is no comparison with wallpaper.

THE special construction material PROJECT

- When it's hot outside, **SCM** cools the wall in the room or apartment pleasantly down – like an air conditioner, only without continuous noise and draft.
- When outside 40°Celsius (104°F) **SCM** can cool the room to 25°Celsius (77°F). That saves electricity costs because you do not need air conditioning.
- In winter, when it's cold outside, **SCM** warms the room or apartment and keeps the temperature, if the heater is turned on only briefly. This saves enormous heating costs.
- SCM has been approved with famous results.

THE special construction material PROJECT

- Accordingly, all hotel rooms, the coffee houses and also the rooms in the office buildings renovated with the **SCM** will be cool in the summer and pleasantly warm in winter - with enormous energy savings.
- The hotel chain will lower its purchase price over the next few years as it will generate profit.
- The office buildings are to be rented out and carry themselves. Because the rooms will be equipped with **SCM** and the energy costs are very low.

So - the rooms can be rented with high profit margins.

THE special construction material PROJECT

- The coffee house chain will be working in a collaboration with a cake company, who until now only supplies supermarkets in Europe their pre made cakes, more diversified cake products and therefore cheaper than the competition can offer.
- The free spring and mineral water, the kapok-filled pillows with Harris Tweed-cover, and the Koawach-cocoa-powder is another plus that the competition does not have. Finally, we have to get away from the traditional and take on the others by offering something that they do not have.

THE special construction material PROJECT

- Because the real estate in which the coffee shops will be located, all equipped with **SCM**, we have a unique selling point, that not a single coffee house in europe has.
- There the equipment with **SCM** for the layman not recognizable/ visible the competition will never figure out how we get these properties pleasantly cool in summer and warm in winter - at incredible low electricity and heating costs.

THE special construction material PROJECT

- With 50-80 coffee houses across europe, UK and Ireland, this will create permanent jobs because of the coffee houses continuous operations. Expect per coffee house 5-10 people.

That's almost 800 employees across europe.

- The hotel chain also needs staff. There we will buy an existing hotel chain, the previous employees will be accepted. An estimated 550 employees.

So a total of 1,350 people.

THE special construction material PROJECT

- At the water bottling plants wells there (up to 5 sources) are about depending on location 100 - 150 people (= 750 employees). In addition, there are the employees on the coffee-, cocoa- and kapok plantations and the people in the pillow/packaging filling factory with a total of about 250 employees.
- At the production sites (total 10 production sites) for **SCM** removal work per site about 50 employees. In total, 500 people.

So a total of 1,500 people.

THE special construction material PROJECT

Overall, the whole project is busy and will
employ

2,850 people

including management and administration.

THE special construction material PROJECT

- There are planned about 50-80 coffee houses throughout Europe, UK and Ireland. Set an average value of 4 million per coffee house, in which all costs (cost of purchase, conversion, **SCM**-fair-renovation, advertising campaign, regional approval costs, notary and attorney's fees, neon signs, sanitary facilities, parking, interior, counter etc.) are included, it is US\$ **320 millions**, which we require for the coffee houses.
- For the office buildings is with purchase and **SCM** remodeling costs US\$ **80 millions** calculated.

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- For the hotel chain with purchase of the hotels and the **SCM** remodeling costs has been calculated at a total US\$ **850 millions**.
- For buying and building the **SCM** production sites (construction of new administration building, warehouse and renewal of production facilities), as well as the purchase and construction of production and bottling plants at the water sources, the purchase of coffee and cocoa plantations, we come up with a total US\$ **250 millions**.

THE special construction material PROJECT

- For that we will give **2,850 people** work and establish a coffee chain with a unique cake and pie selection, **SCM** cooling in the summer and pleasant fireplace heat in winter, own spring and mineral water offer, own pillows with kapok-filling and Harris Tweed cover, sell own fair trade coffee and cocoa, made by our coffee and cocoa farmers in Africa and support South America,
- To buy a hotel chain and office buildings for the energy savings through the special construction material to prove and thus offer employment, the office tenants and the hotel guests a pleasant work and room climate.

THE special construction material PROJECT

**Thank you for taking the time to
view our
presentation.**

It permanently creates jobs and offers
something pleasant: a good fresh
smelling coffee and a warm tasting
piece of cake – is good for your soul
and makes you happy!

