

DAYLUN™

THE
FUTURE
OF
CONSTRUCTION





Daylun is redefining housing with sustainable materials and our AI-driven robotics micro-factory—delivering net-zero homes that are faster, smarter, and more affordable. Our award-winning innovations and vertically integrated model set a new standard for the future of homebuilding.



PROBLEM

Housing Shortage



Labour Shortages

82% of Canadian construction firms report difficulty finding skilled workers.
(BuildForce Canada, 2025)

Manual construction slow, inconsistent, and drive up costs resulting in delays.



Lack of Innovation And Technology

Only 3% of Canadian builders use automation
(PwC 2023)

Innovation adoption lags 15 years behind manufacturing sectors.



Lack of Sustainability

13% of Canada's total carbon emissions
50% of landfill waste (Statistics Canada, 2024)

The industry still relies heavily on concrete, drywall, and fossil-fueled equipment

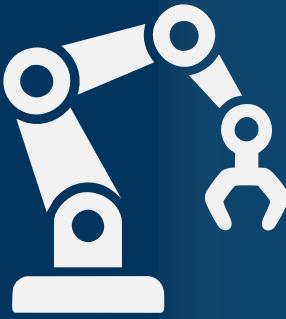


Lack Of Affordable Housing

Canada needs 3.5 million new homes by 2030 to restore affordability (CMHC).

1 in 5 Canadians are housing-insecure or priced out entirely.

SOLUTION



Automation

Robotics Factory
100% Accuracy
x10 faster than present build time
Scalable



Sustainability

Reducing carbon foot print
Building Net Zero Homes
Utilizing sustainable materials
Dayluns IPs in sustainable materials
80% Less energy



Innovation

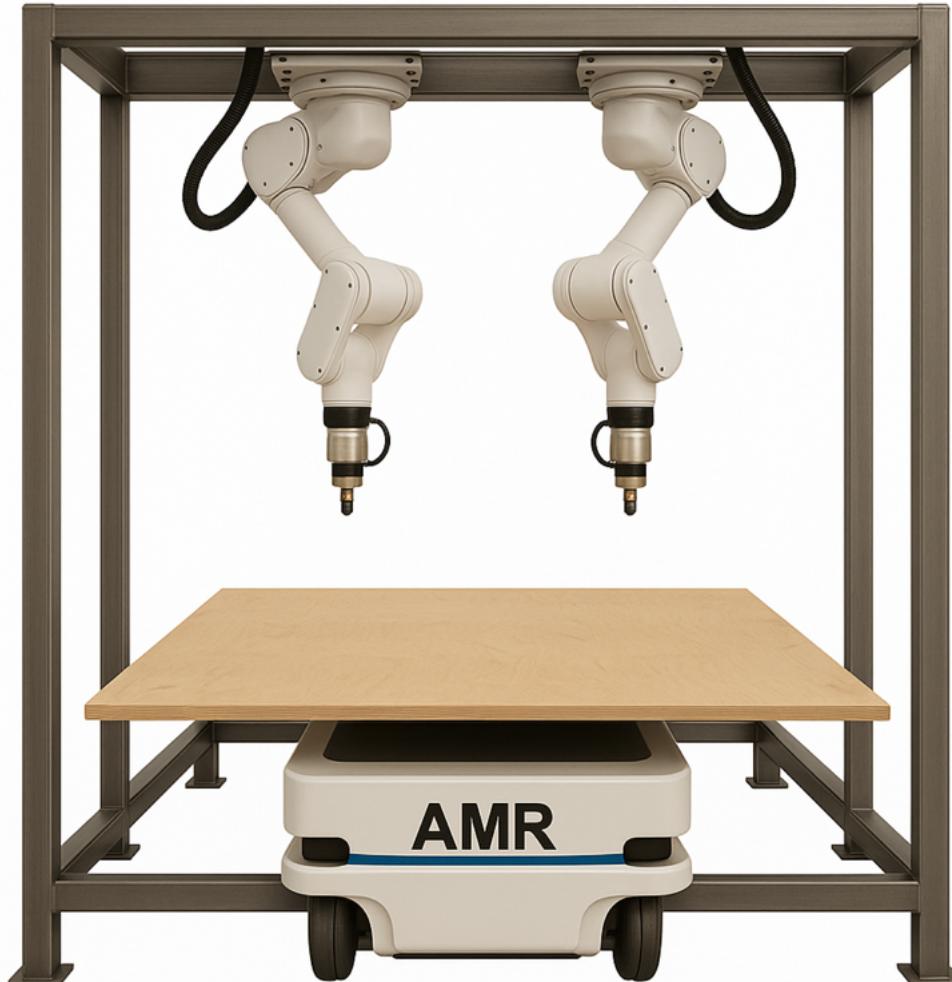
A.I driven design
D2M Software
3D design
Smart Co-bot Robots



Affordable Housing

20% less than market
Utility bills much less

PRODUCT THE FACTORY-TECHNOLOGY



THE FACTORY 5X FASTER

Simple. Scalable. Smart.

A modular micro-factory built for rapid deployment and cost efficiency. Easily replicated across regions.

TECHNOLOGY 2 DAY SET UP TIME

Scalable

Smart Equipment

More with less.

Every machine is multi-functional

No million-dollar monoliths.

Compact, efficient tools reduce cost, increase flexibility.

PRODUCT- SUSTAINABLE MATERIALS



MATERIALS

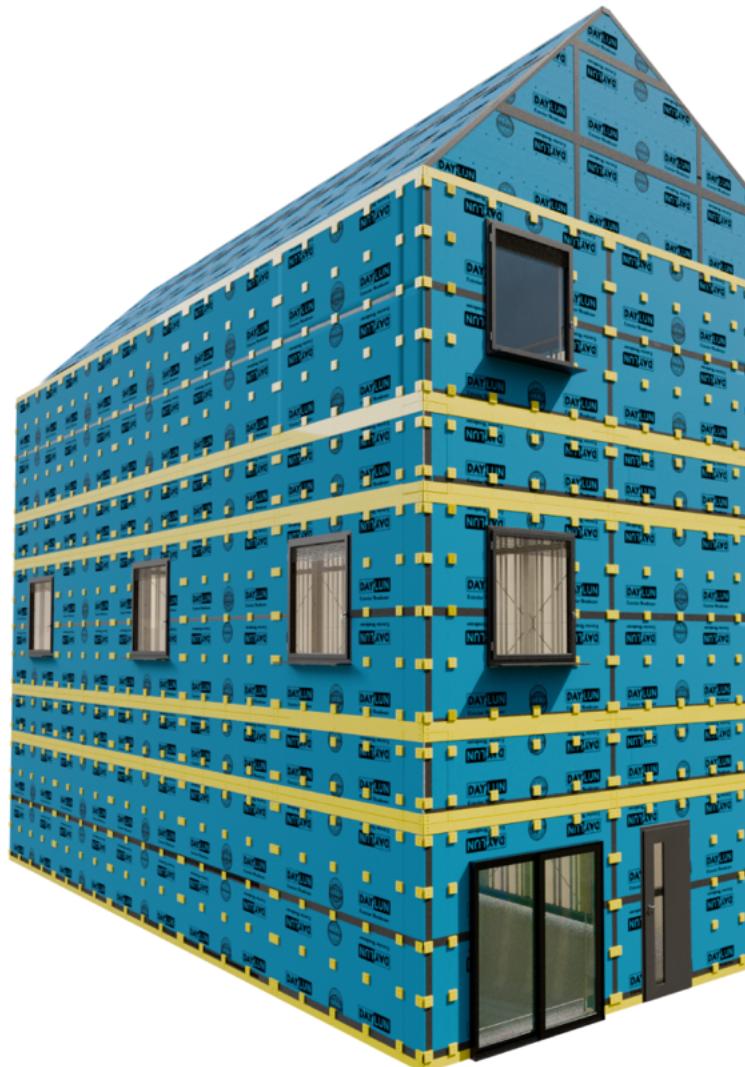
Cutting-edge. Sustainable.
Available as standalone products,
They create a powerful new revenue stream.
Control of materials = Control of price.

TECHNOLOGY

Beyond Green.
From chemical-free vegetable glue
EVAN—our biodegradable drywall alternative
High-performance passive windows,
Daylun materials define
the future of sustainable construction.



PRODUCT



BLUE SHELL TECHNOLOGY

BLUE SHELL

25% COST BELOW MARKET VALUE

Pre-finished. Pre-assembled. Project-ready.
Includes exterior & interior walls, insulation,
waterproofing, windows, and subfloor
delivered at the roughed-in stage.
Gets builders to milestone 3 instantly.

TECHNOLOGY

Assembled in 24 hours.

Precision-built using our robotics and smart materials.
Ships flat, installs fast, and needs no specialized labor.

IP & LEGISLATION

Fully aligned with Canada's net-zero mandates, embodied-carbon reduction Policies, and federal housing supply acceleration programs. Materials and systems engineered for NBCC compliance with scalable certification pathways (CCMC/ASTM), enabling rapid deployment across provinces



WALL SYSTEM

Daylun's patent snap-together wall system



EVA BOARD

A revolutionary lightweight, Stronger alternative to traditional drywall.



VEGETABLE GLUE

Groundbreaking Vegetable glue addresses numerous sustainability challenges in the construction industry.



BAMBOO

Daylun introduces a wide range of Bamboo products. From OSB boards to beams.



GANTRY CRANE

Developing Inexpensive lightweight crane eliminates time and labour.

2026 Development

DAY-LUN™

TRACTION

PROOF OF CONCEPT



Prototype installed in Toronto
Validated: panel assembly, thermal performance, and cost reduction strategy
Supported by real-world testing: cold-climate envelope, waterproofing, and sustainable materials

GRANTS AND PARTNERS



ACHIEVEMENTS



Winner – UK Construction Awards for innovation in sustainable materials
Runner-Up – Technology Innovation Award for technology integration

REVENUE PIPELINE



BATHURST
DESIGN & BUILD

P.O \$3M for 2026



SIERRA

P.O \$5M for 2026

\$20M PENDING CONTRACT

DAYLUN™

MARKET OPPORTUNITY

CANADIAN HOUSING MARKET
\$191 Billion in 2024

CANADA NEEDS

Daylun can build
300 homes per year factory
Penetration rate 0.06% of total market



HOMES BY 2030

$300 \text{ homes} \times \$72,000 = \$21.6\text{M/yr}$
 $5 \text{ years} = \$108\text{M}$

TEAM



FOUNDERS



Arthur Zankowicz

CEO & Co-Founder

Arthur is a seasoned entrepreneur and sustainable design leader with over 25 years of experience.

He has pioneered innovations in eco-friendly materials and product systems across fashion, sports, and now housing.

Arthur leads Daylun's strategic vision, merging creative thinking with scalable, low-carbon construction solutions.



Janey Shin

Co-Founder

Janey brings 20+ years of expertise in healthcare data, systems design, and policy innovation.

She has led global analytics initiatives and advised on national strategies for health equity.

At Daylun, Janey drives data informed innovation to ensure scalable, inclusive housing solutions.

KEY TECHNICAL TEAM

Elmu Hernandez – Lead BIM Engineer

25+ years in global modeling; expert in Revit and design engineering across Europe, Asia, and North America.

Dr. Beck Lee – Green Chemist

Sustainability-focused chemist. Developed eco-products for top brands. Professor at Xiamen University.

Chris St. Jaques – Construction Project Lead

Veteran builder with 20+ years in modular housing and on-site execution.

Peter Rupert Mechanical and Aeronautical Engineer.

Specializes in simulations and AI-integrated engineering.

PARTNERS

Entuitive – Engineering & structural systems

MARI Robotics – Robotics & automation setup

Maya HTT – AI systems integration

Bathurst Build & Design – On-site construction partner

Elastochem – Envelope chemistry & insulation

University of Waterloo – Workforce training & R&D

MaRS / Communitech – Accelerator affiliations



REVENUE MODEL



BLUE SHELL

MARGIN
25%



BUILDING MATERIALS

MARGIN
20%



LICENSING

MARGIN
80%

2025 0%

2025 0%

2025 0%

2026 95%*

2026 5%*

2026 0%

2027 88%

2027 10%

2027 2%

2028 85%

2028 10%

2028 5%

2029 80%

2029 10%

2029 10%

*Confirmed

GO TO MARKET & SCALABILITY

Initial Markets & Distribution

Phase 1 Pilot Deployment 2025-2026

Serve builder partners in Yukon, B.C. & Ontario
Government -supported housing
(CHMC, Indigenous communities)

Phase 2 Regional Expansion 2026-2027

2nd micro factory launch via license
Expand into Alberta and Northern Ontario

Channels:

Direct to Builders, Developers and Stores
Co-develop with housing non-profits

Scalability:

2 Day factory deployment
1 AMR robot can increase production by 5%

Execution and Partners



AI Integration



Envelope Building tech



Engineering of Panels



Pilot testings and deployment



Carbon offset per house

Table – Per-year impact (mid-case assumptions)

#	Item	What it's doing (vs baseline house)	Carbon savings (tCO ₂ e/yr)	\$/t assumption	Approx. carbon credit value (C\$/yr)	Notes
1	Passive envelope (80% less heat/cool)	Cuts gas use for space conditioning by 80%, still on gas in this step	3.5 t/yr	\$30	\$105/yr	Baseline gas = 4.4 t/yr → 20% of that remains if still on gas.
2	Eliminate remaining natural gas	Switch remaining 20% heating + DHW from gas to electric	0.9 t/yr	\$30	\$27/yr	4.4 – 3.5 ≈ 0.9 t/yr avoided by getting rid of that last gas load.
3	20 kW solar PV	~23,000 kWh/yr of PV offsetting Ontario grid electricity	0.9 t/yr (≈0.87)	\$30	\$26/yr	23,000 kWh × 0.038 kg/kWh ≈ 874 kg ≈ 0.9 tCO ₂ e/yr.
4*	Low-carbon foundation (concrete)	Structural design / mix change that removes ~25 tCO ₂ e vs typical foundation	0.8 t/yr (equivalent)	\$30	\$25/yr (equivalent)	25 t spread over 30 yrs ≈ 0.83 t/yr. In reality this is a one-time 25 tCO ₂ e saving worth ≈ \$750 at \$30/t upfront.

*Row 4 is **embodied**, not operational.

FINANCIALS

Key Assumptions

Average Blue Shell price: \$72,000
1,200sqft @ \$60/sqft

Average Material price: \$45
Material units sold by pallet

License: 4% of total sales
Licenses issued for Factory and products.

Margins :
Blue Shell 25-30%
Materials 15-25%
License 85%



5-Year Forecast

Year	Units Sold	Materials	License	Revenue	Gross Profit	EBITDA
2026	20	0	0	\$1.4M	\$350k	\$350k
2027**	200	\$100k	0	\$14.5M	\$3.6M	\$1.8M
2028*	500	\$300k	\$120k	\$36M	\$9M	\$3.6M
2029*	900	\$1M	\$240k	\$64.8M	\$16M	\$8M
2030*	1100	\$3M	\$360K	\$79M	\$19M	\$11.4M

Milestone for 2030: 2 Corporate owned factories, 3 Licensed factories

** 2 Corporate owned Micro factories Yukon and Ontario

*** 3 Licensed factory expansion

The above also does not take into account \$2800 to \$12,000 of potential Carbon credits per house.

INVESTMENT

TOTAL BUDGET

\$16,000,000

ACQUIRED

Daylun	\$ 1,000,000
Bathurst Design & Build	\$ 500,000
Kylla Investments	\$ 1,300,000

In Kind

Google	\$ 50,000
Elastochem	\$ 250,000
ABB Robotics	\$ 500,000

GOVERNMENT GRANTS and Loans

Ngen Grant (38% Factory Equipment & Technology):	\$ 1,200,000
CHMC innovation grant	\$ 250,000
ECO-Canada co-op student grant	\$ 50,000
Yukon Economic Development fund grant	\$ 500,000
Total Raised	\$ 5,600,000

CAPITAL REQUIRED this round

\$1,500,000

USE OF FUNDS

Land Acquisition For Pilot Build	\$1,000,000
Factory Land Acquisition	\$2,000,000
Factory Structure Build	\$5,500,000
Factory equipment and personal	\$4,500,000
Pilot project build in Whitehorse	\$3,000,000

PROJECT SCHEDULE

May 2025 to September 2026
Whitehorse Yukon