



EDILTECO TECHNOLOGY

Partner Licensing Program

 **EDILTECO**[®]
group

EDILTECO: YOUR PARTNERSHIP FOR LOCAL GROWTH

If you want to lead your market, you need more than a product. You need a system that makes you recognizable and credible.

Edilteco provides an international model, communication tools, and a global network that accelerates opportunities.

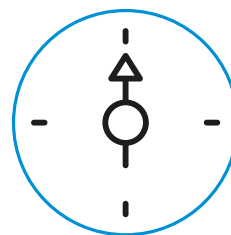
We support you in building demand, differentiating your offer, and strengthening your positioning over time. Because real growth is the kind you can replicate, year after year.

All this is real, all this is Edilteco.

Edilteco CEO
Paolo Stabellini

TEcnologie
COstruttive
EDILi=
EDILTECO

EDILTECO = Building Construction Technologies



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WHEN YOU WANT
THE BEST...
WE GIVE YOU
THE BEST!

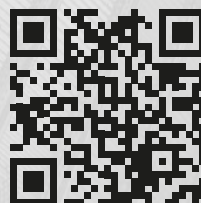
EDILTECO'S PLANT DIVISION makes Edilteco unique in designing and building in its factory the industrial production plants necessary for manufacturing its **EPS-BASED products**.

Thanks to the licensing program, Edilteco provides these plants to its customers, making them Partners.

In this way, Edilteco has a full control over final product quality and can adapt the manufacturing specification to individual Partners and their market's requirements.

Thanks to the constant research and development of this division, Edilteco designs, manufactures and tests the production plants for a perfect on site product.

The aim is to offer to our Partners all the means necessary to manufacture under license the high-quality products offered by Edilteco to the global market for 45 years.



Our Export Department is on hand to provide you with any additional information you may need: export@edilteco.it

PLANT

Edilteco Technology Division



PRODUCTION LINES AVAILABLE FOR LICENSING:

- POLITERM® EVOLUTION PLANT
- DRYMIX EXCELLENCE PLANT
- ECAP® PLANT
- SMARTBLOCK® PLANT

EDILTECO'S SUPPORTING TECHNOLOGIES:

- EPS EXPANSION PLANT
- EPS CRUSHER &
EPS REGRANULATOR PLANT
- EPS SEPARATION PLANT



OUR PROPOSAL GOES BEYOND THE SIMPLE PURCHASE OF A PRODUCTION PLANT

It represents the beginning of a **long-term partnership** aimed at developing and manufacturing products **under license**.

Becoming an **Edilteco Licensed Partner** means joining a **global network** that actively supports your **market development** through coordinated communication, shared brand assets, and strong international presence.

From **major trade fairs** to **partner-to-partner exchange**, you benefit from an ecosystem designed to strengthen **credibility**, generate **demand** and keep your offer aligned with a **proven technology worldwide**.

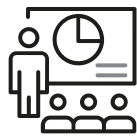
THE LICENSING AGREEMENT: the first step and the framework of our partnership.

Under the **Edilteco Licensing Agreement**, Edilteco enables its Partners to manufacture and commercialize Edilteco solutions under license.

Edilteco grants the license of **proprietary know-how, trade secrets, and production processes**, as well as the **authorized use of Edilteco trademarks** within a defined territory, ensuring **market protection, positioning, and long-term development**.

In addition to the supply of the production plant, Edilteco provides:

- + **Technical support**
- + **Technical training and assistance**
- + **Sales training programs**
- + **Dedicated commercial meetings**
- + **Marketing support**



TECHNICAL & SALES
TRAINING



COMMERCIAL
MEETINGS



TECHNICAL & MARKETING
SUPPORT

**GET ON
BOARD,
GET A
WORLD
OF
BENEFITS!**



More than **40 Partners** manufacture our products across Europe, Africa, South America, Middle East and Asia.

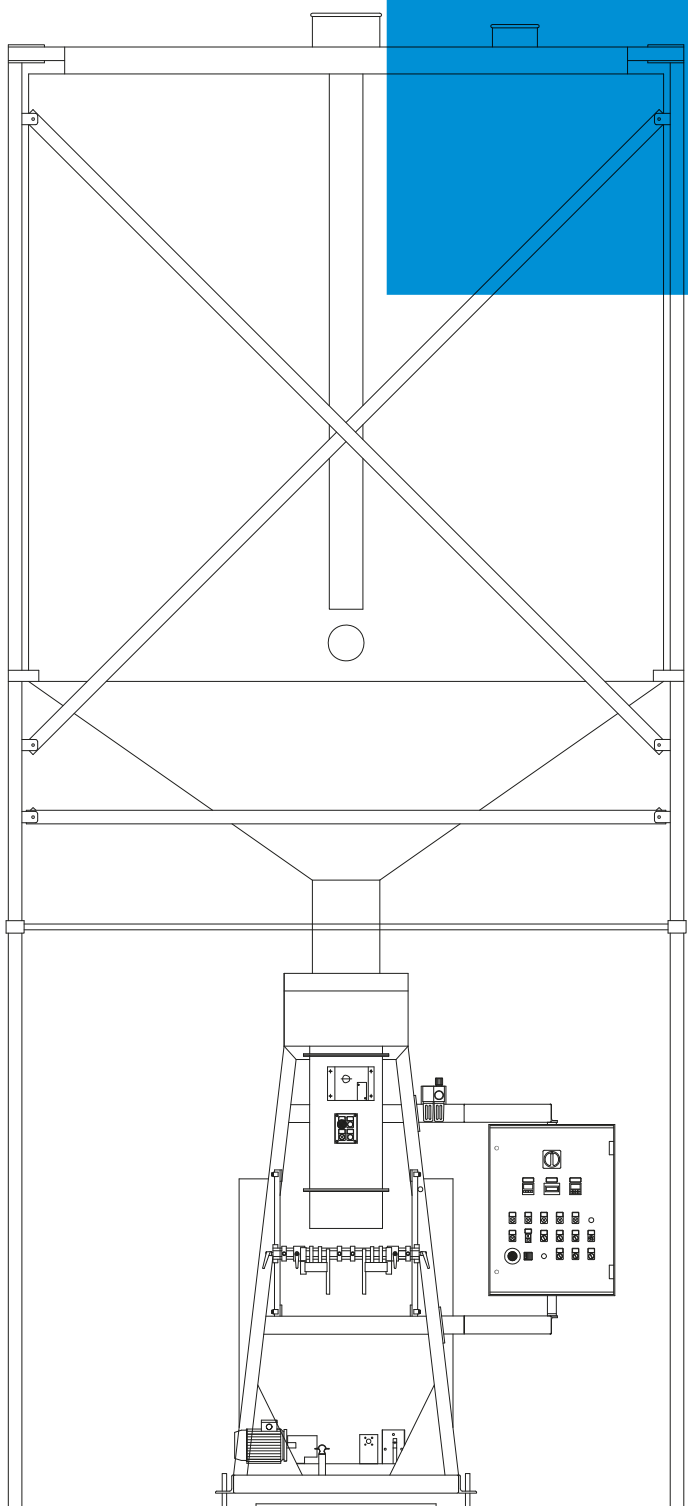
Experience sharing with other Edilteco Partners all over the world, getting aware of **new applications, technical suggestions** and **different uses**.

Becoming Edilteco Licensed Partner means profit from **45 years of experience** in this field.

Edilteco continuously promotes and expands the visibility of its technology and products through **targeted multimedia campaigns** and **key international trade fairs**.



POLITERM[®] EVOLUTION PLANT



THE EVOLUTION OF EPS.

EPS BEADS AND R-BEADS COATING & BAGGING PLANT FOR LIGHTWEIGHT THERMAL CONCRETE

The **Politerm® Evolution Plant** is the dedicated industrial line that converts expanded EPS beads into Politerm® Blu (and EPS R-Beads into Politerm® R) through precisely controlled E.I.A. additivition, followed by automatic bagging in ready-to-distribute bags. Engineered for industrial consistency, it delivers uniform additive dispersion, stable dosing accuracy and repeatable product quality, batch after batch, minimising process variability and ensuring a reliable finished material.

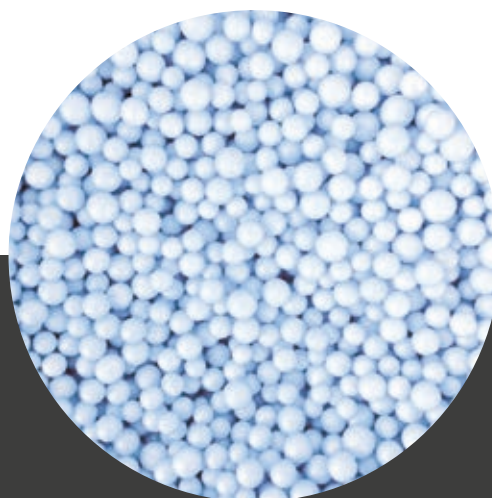
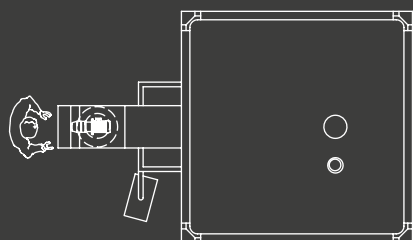
For a Licensed Partner, it means manufacturing Politerm® Blu and Politerm® R locally, reducing imports and logistics costs while improving lead times, supply continuity and market responsiveness with a product that is immediately available for distribution.

PRODUCTION CAPACITY & PERSONNEL

- + 1 operator = 240 m³ (8.476 ft³) of Politerm® in 8 working hours.
- + 2 operators = 480 m³ (16.951 ft³) of Politerm® in 8 working hours.

SPACE

- + 10 m² (108 ft²) - (200 m² / 2.153 ft² considering also the stock area).



Politerm® Blu is Edilteco's market-proven thermal insulating aggregate for lightweight screeds and insulating concretes. The pre-additivated EPS beads deliver consistent mixing, stable performance and repeatable results on site, helping you offer a reliable, high value-added solution your market already understands and demands.

MAKE IT LOCAL. MAKE IT READY.



AUTOMATED PLANT FOR THE MANUFACTURE OF READY-TO-USE BAGS

The **Drymix Excellence Plant** is the most advanced Drymix configuration for manufacturing and bagging ready-to-use lightweight premixed products. Engineered for industrial reliability, it delivers controlled dosing, consistent mixing and repeatable quality batch after batch. It enables the development of a complete product range for horizontal applications (subfloor and screed systems) and vertical applications (plasters), including solutions for passive fire protection. A scalable, market-ready investment for Partners looking to establish local production and serve demand with high-value, bagged products.

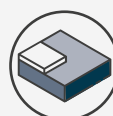
PRODUCTION CAPACITY & PERSONNEL

- + With 1 bagging point, the plant has a production capacity of 110-120 bags/hour of lightweight premixed mortar, corresponding to 6-8 m³/h (212-283 ft³/h), depending on the density of the product.

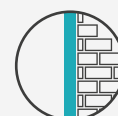
SPACE

- + Minimum space: 1.000 m² (10.764 ft²).

Your ready-to-use premixed products will be manufactured locally according to Edilteco standards, ensuring consistent quality, controlled performance and repeatable results. The plant will guarantee an efficient bagging for smooth logistics and easy on-site application.



Subfloors & Screeds:
horizontal surfaces

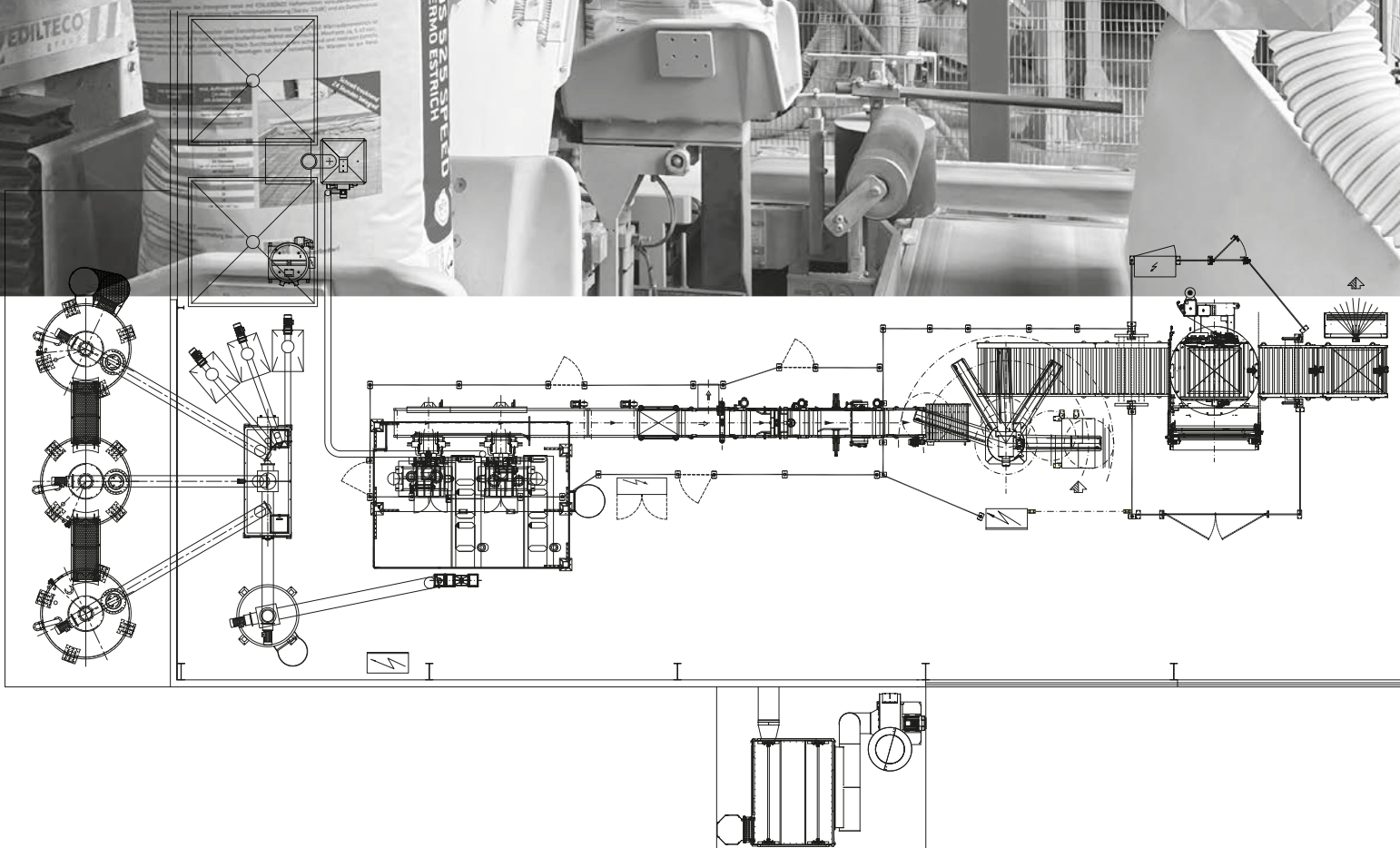


Plasters:
vertical surfaces



Fire protection plasters:
steel structures

DRYMIX EXCELLENCE PLANT



ECAP[®] PLANT



High-performance **EPS thermal insulation panels**, factory-prefinished with integrated fibreglass mesh and a pre-applied cementitious skim coat for fast, clean installation.

The **Ecap[®] Plant** enables the production of different panel types and configurations (L, GTL and other variants), so Partners can tailor their range to local applications and market demand.

TURN EPS INTO A READY-TO-INSTALL BUSINESS.

AUTOMATED PLANT FOR THE PRODUCTION OF PRE-FINISHED PANELS FOR EXTERNAL WALL INSULATION SYSTEMS

The **Ecap® Plant** is the industrial line for manufacturing EPS insulating panels with integrated fibreglass mesh and a factory-applied cementitious skimming coat, delivering a market-ready, installation-ready solution.

Designed to increase speed and consistency on site, it helps reduce workmanship variability and supports clean, repeatable installation quality.

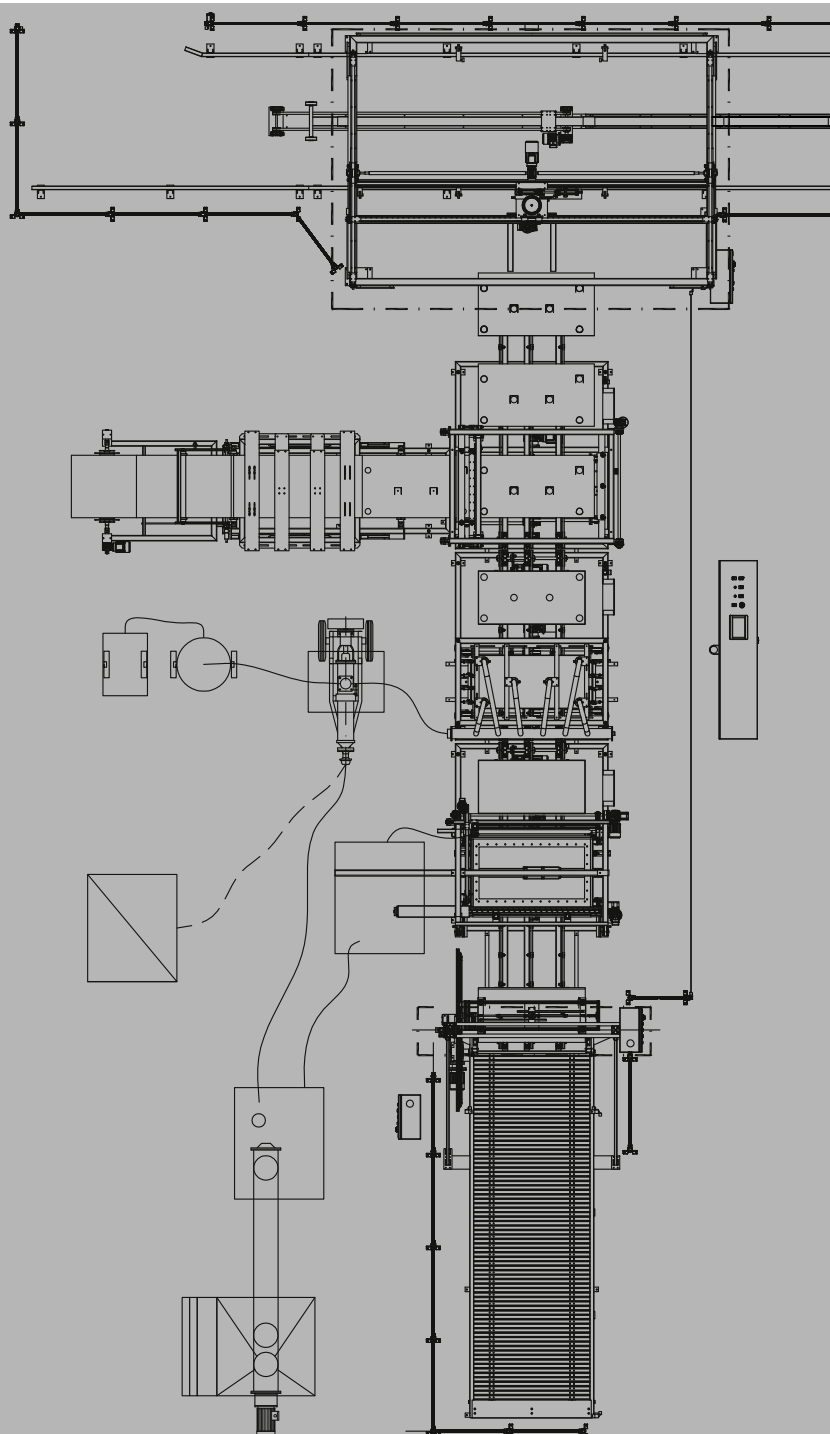
For a Licensed Partner, it enables local production of high value-added insulation panels for internal and external systems, combining productivity, streamlined logistics and scalable output to meet growing demand for efficient building envelopes.

PRODUCTION CAPACITY & PERSONNEL

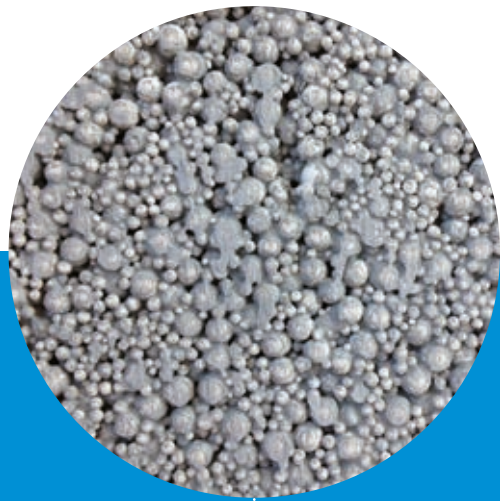
+ 2 operators = 100 panels/hour.

SPACE

+ 1.000 m² (10.764 ft²).



BUILD LIGHTER. INSULATE BETTER. SCALE FASTER.



AUTOMATED PLANT FOR THE PRODUCTION OF LIGHTWEIGHT AND THERMAL INSULATING EPS-CONCRETE BLOCKS FOR CONSTRUCTION

The **Smartblock® Plant** is the industrial line for manufacturing Smartblock® ultra-lightweight, thermally insulating building blocks made from a cementitious mix combined with expanded polystyrene (EPS).

Designed to offer different thicknesses and density grades, it allows you to address a wide range of thermal and acoustic requirements with a system engineered for faster installation and reliable performance.

For a Licensed Partner, it means introducing local production of a high value-added masonry solution in your country, based on Edilteco's proven building blocks range technology.

PRODUCTION CAPACITY & PERSONNEL

Considering 12 working hours with 2/3 operators:

- + Two holes blocks 20 x 20 x 40 cm (7,9 x 7,9 x 15,7 in): up to 18.000 pieces.
- + Flooring 10 x 20 x 6 or 8 cm thick (3,9 x 7,9 x 2,4 or 3,1 in): up to 1.500 m² (16.146 ft²).

SPACE

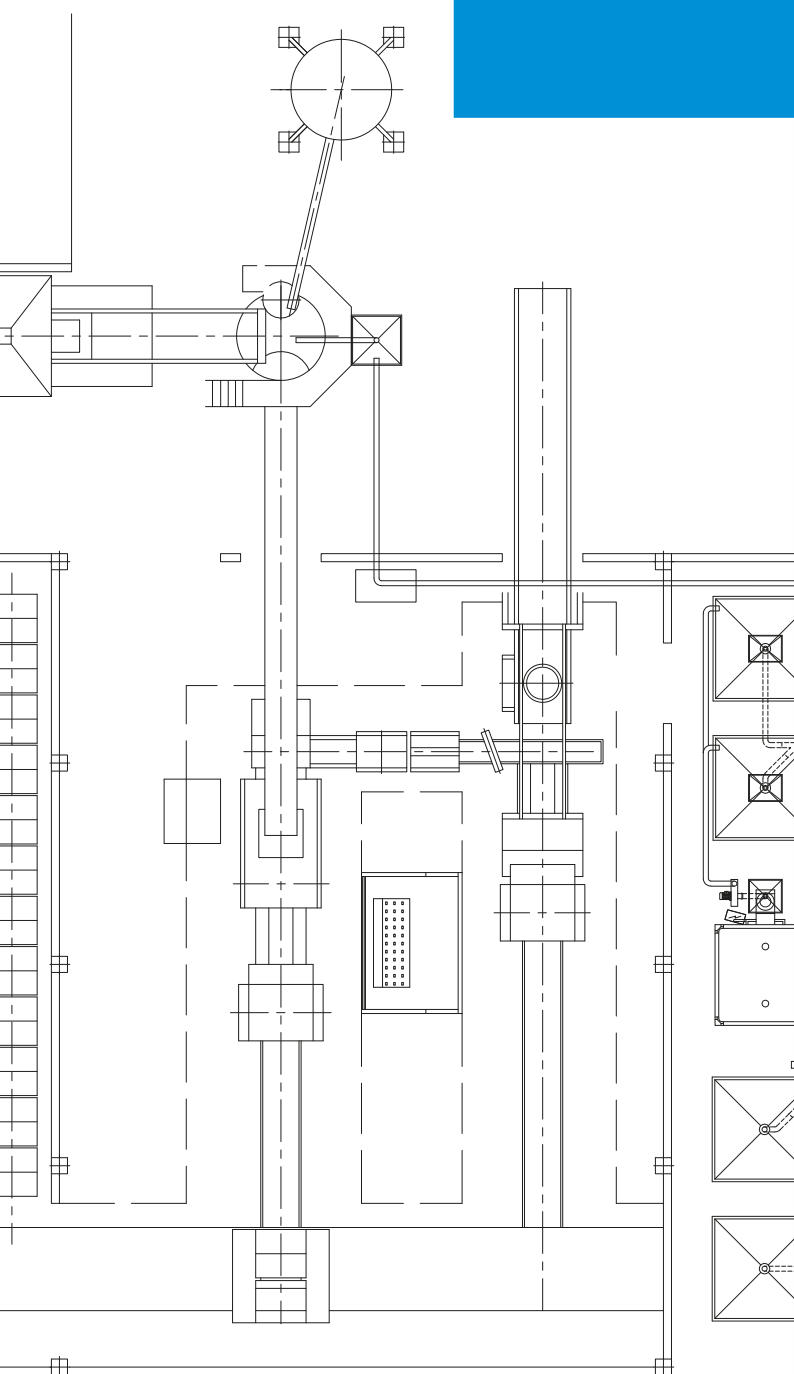
- + A covered area of about 2.000 m² (21.528 ft²) for the plant and the seasoning cells.
- + An outdoor area of about 300 m² (3.229 ft²) for the concrete mixing.
- + A storage area of finished products of about 6.000 m² (64.583 ft²), adjustable according to the available site surface.

Smartblock® is an ultra-lightweight EPS-cement masonry system designed for fast, cost-effective installation on façades and internal partitions.

Reliable thermal insulation, multiple formats and density grades to match local performance requirements and market demand.



SMART- BLOCK® PLANT





[WHY INVEST]



Let's discover together why investing in Edilteco's Technology has been the **winning choice** for **over 40 Partners**.

And why this product is considered a **benchmark of excellence** in **more than 60 countries worldwide**.

01. RAPIDLY GROWING DEMAND

All over the world, the “**energy saving concept**” has become a hot issue, not only due to growing public awareness, but also for all governments that are issuing more and more restricting parameters in the construction industry.

02. HIGH-PERFORMANCE QUALITY FEATURES

We have been working for over 45 years to improve the technical features of our products to match customers' demands.

Quality has now reached an undisputed level and consistency over time, allowing professionals to easily meet the necessary parameters required by law.

03. EASY PRODUCTION START-UP PROCESS

- + **Fixed capital investment:** Edilteco will supply the necessary machinery for coating and bagging the beads.
- + **Small space required:** the necessary space within the production factory can be as small as 200 m² (2.153 ft²)!
- + **Very high production capacity!**

All around the world top companies choose Edilteco brand.

They choose to be our Partners.

They choose to produce our products.

They choose to offer our brand to their customers.

The Partnership with Edilteco
is an international success.

BECOMING OUR PARTNER MEANS TO PRODUCE SUPERIOR QUALITY.

Does your company expand polystyrene beads?

By becoming our Partner, you can diversify your production and expand your market share.

Are you a building company?

By becoming our Partner, you can add a full range of lightweight and insulating materials locally produced.

Are you a distributor?

By becoming our Partner, you can start to produce and increase your margins.

Does your company produce construction building blocks?

By becoming our Partner, you can widen your range of products.

Are you an investor?

By becoming our Partner, you can start-up a company to produce lightweight and thermal insulating building materials in your country.



[BENEFITS OF BEING A PARTNER]



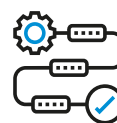
HIGH ROI

Fast and highly attractive return on investment.



AFFORDABLE INVESTMENT

Production start-up with fixed CAPEX and simple set-up.



REDUCED LABOUR NEED

Minimized manpower thanks to an efficient, streamlined process.



MARKET OPPORTUNITY

A new growing market for your business.



FAST BREAK-EVEN

Reaching profitability quickly with a proven market demand.





[TECHNOLOGICAL SYSTEM]

WHY EPS? WHY BEADS? WHY R-BEADS?

Because **EPS is the most insulating** among construction aggregates, ensuring superior thermal performance and consequently reducing the energy consumption of buildings.

EPS is highly efficient: only 2% of the finished product is actually plastic material, while **98% is air**.

The expansion process occurs using steam at a temperature between 80-100°C, generating **minimal CO₂ emissions** and consuming **little energy**.

It is **non-toxic** and does not contain volatile substances, preventing contact irritation.

EPS is extremely lightweight and easy to transport, thereby **reducing emissions generated by logistics**.

Moreover, **EPS is the least impactful material!**

98% IS AIR!

E.I.A. ADDITIVE THE KEY INGREDIENT OF OUR TECHNOLOGY

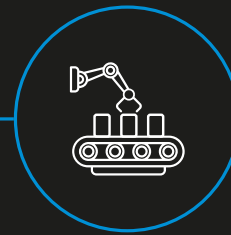
Our technology is based on the **patented E.I.A. additive**. EPS is lightweight, while cement is heavy. When EPS is mixed into a cementitious mixture, a phenomenon commonly known as “bead flotation” occurs.

E.I.A. was developed to solve this problem. This exclusive, **fully organic additive**, with its distinctive blue colour, enables a simple yet essential feature: the uniform mixing of beads within the cementitious mixture.

But that's not all... Thanks to this special additive, the mixture is cohesive, “sealed” and uniform.

The mixture with Politerm® Blu does not shrink.

The beads are perfectly distributed within the mixture, ensuring the same energy performance and density in every cubic meter of the finished product.



EPS EXPANSION PLANT JUST NEED SECOND EXPANSION SYSTEM TO BE READY

EXPANDABLE POLYSTYRENE

The small polystyrene beads contain an expanding agent, pentane, which allows the material to expand with heat (steam) during the EPS production process. These granules are supplied already polymerized.

EXPANSION PROCESS

- + **Steam application:** the granules are exposed to steam, which activates the expanding agent.
- + **Volume increase:** as a result, the granules expand in size, transforming into lightweight EPS beads.
- + **Resting phase:** the expanded beads are left to rest to stabilize, ensuring uniform density and structure.

This process is essential for producing high-quality EPS with consistent properties.

OUR SUPPORTING TECHNOLOGY

EPS EXPANSION PLANT

Automated production plant for the expansion of the raw material into EPS.

EPS CRUSHER & EPS REGRANULATOR PLANT

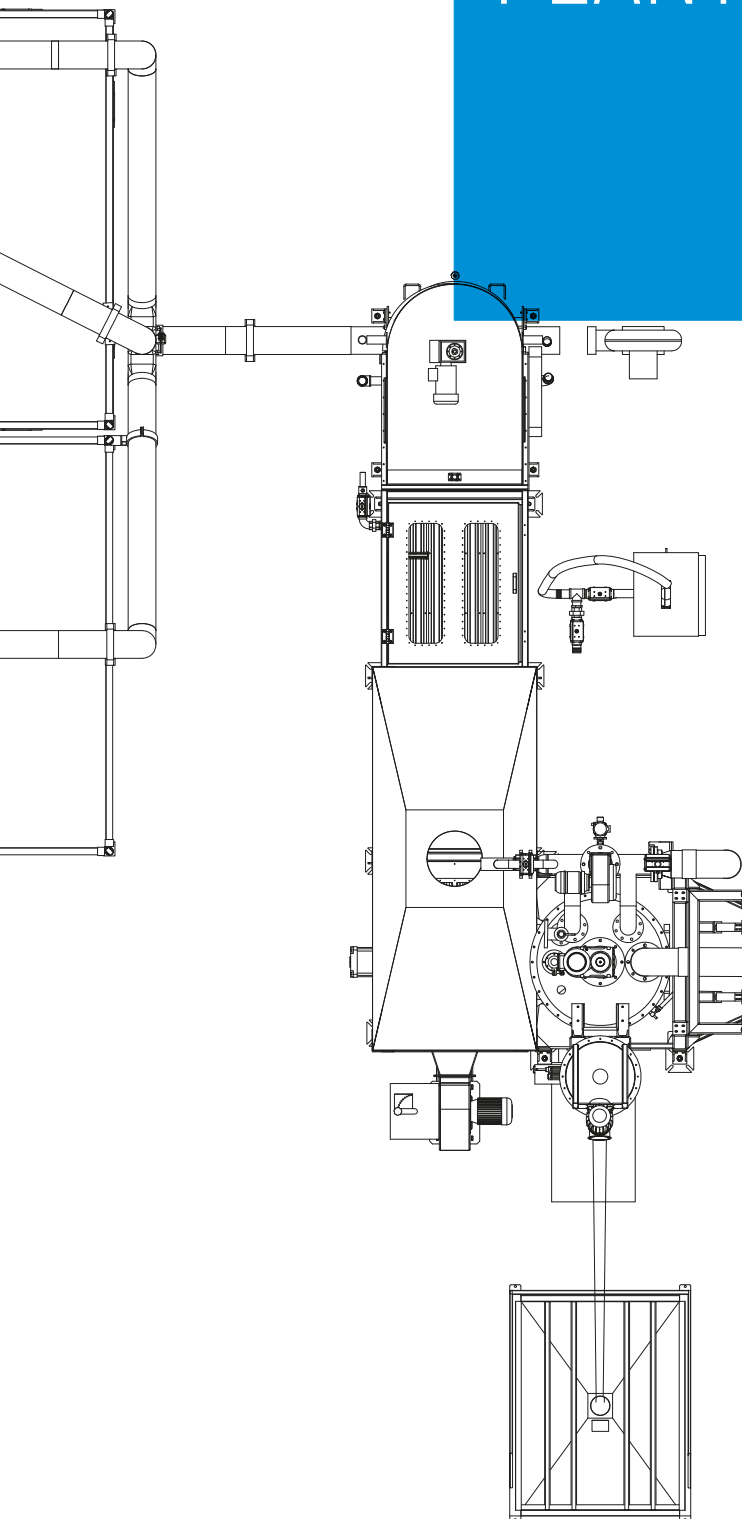
Integrated system for EPS from box/boards/packaging waste to R-Beads.

EPS SEPARATION PLANT

Integrated system for EPS-containing materials separation.



EPS EXPANSION PLANT



EXPAND, TRANSFORM, INSULATE.

FOR IMPLEMENTING THE
EDILTECO TECHNOLOGY BUSINESS MODEL,
WE OFFER THIS PERFECTLY ADAPTED EPS EXPANSION MODEL.

AUTOMATED PRODUCTION PLANT FOR THE EXPANSION OF THE RAW MATERIAL INTO EPS

The **EPS Expansion Plant** is the technological core for converting polystyrene beads into expanded EPS ready for production: an efficient and reliable process that ensures lightweight performance, uniformity, and controlled density. Engineered to deliver consistent, repeatable quality, it optimizes processing times and minimizes variability.

For a Licensed Partner, it means setting up local production to high industrial standards, seamlessly integrable into existing layouts and backed by dedicated know-how.

PRODUCTION CAPACITY & PERSONNEL

- + Capacity of 500 kg/h (1.102 lb/h) for the first expansion (25 g/L / 1,56 lb/ft³).
- + Capacity of 150-200 kg/h (331-441 lb/h) for the second expansion (16 g/L / 1,00 lb/ft³)*.
- + 6 hours to produce 100 m³ (3.531 ft³) of EPS with density 8-10 kg/m³ (0,50-0,62 lb/ft³).
- + The plant is automated. One operator is required.

SPACE

- + 400 m² (4.306 ft²).

* Depending on the quality of the raw material, a third expansion may be required to achieve a density of 8 to 10 g/L (0,50 to 0,62 lb/ft³).



Expanded EPS beads produced locally to Edilteco standards, ensuring stable quality, controlled density and process consistency. A reliable base material designed to integrate seamlessly into your production flow and support repeatable results over time.



R- EVOLUTION OF THE BEADS



Turning end-of-life into a
new beginning.
EPS transforms into **EPS R-Beads.**



EPS R-BEADS

HOW EPS RECOVERY REALLY WORKS

EPS recovery is often mentioned, but rarely explained clearly. With Edilteco Technology, **a bead is not meant to become a waste**: it can be separated, regenerated, and returned as a valuable resource.

Discover how the process really works and why EPS R-Beads represent a concrete step toward measurable, industrial circularity.



WANT TO GO 100% R-BEADS?

YOU CAN BECOME AN EDILTECO PARTNER
BY SIMPLY IMPLEMENTING
THE **CIRCULAR ECONOMY OF R-BEADS**.



WHY EPS R-BEADS MAKE BUSINESS SENSE

EPS R-Beads offer clear industrial advantages:

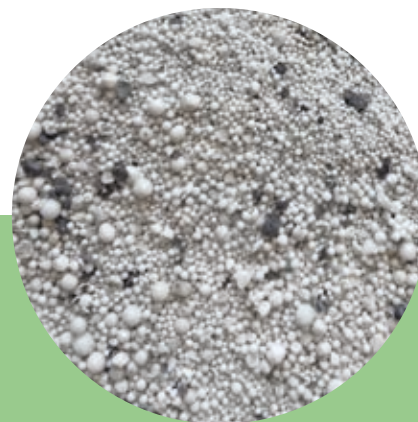
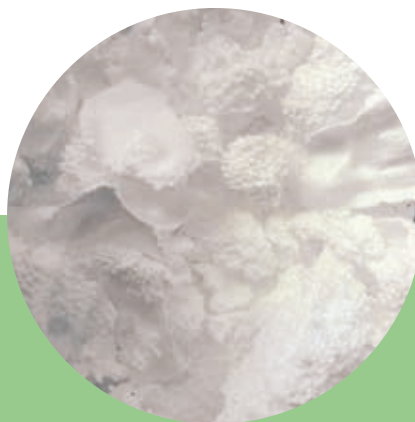
- + **Reuse** in new mortars and lightweight concretes.
- + **Immediate integration** into formulations already licensed.
- + **Reduced dependence** on “new” raw material.
- + **Measurable environmental impact** within **LCA** assessments.

For manufacturers, this means:

- + **Lower supply risk** and greater production continuity.
- + **Stronger sustainability indicators** that can be communicated to the market.
- + **Alignment** with future regulations and evolving industry requirements.
- + **Greater competitive differentiation** through a concrete, scalable technology.



FROM WASTE TO VALUE.



INTEGRATED SYSTEM FOR EPS FROM BOX/BOARDS/PACKAGING WASTE TO R-BEADS

The **EPS Crusher & EPS Regranulator** is the integrated system designed to transform EPS (polystyrene) pieces (such as packaging, boxes, panels, boards etc.) into small granules and beads ready to re-enter production.

The **EPS Crusher** is a mill designed to transform EPS pieces into controlled granules, max 10-15 mm (0,4-0,6 in).

The **EPS Regranulator**, the second mill, refines and regranulates the granules in order to deliver a more homogeneous and stable output. At this stage, the regranulated EPS beads are ready to be (re)used into production with the Politerm® Evolution Plant. In this plant they are additivated with E.I.A. additive, to restore their compatibility with cementitious mixes. R-Beads combined with the E.I.A. additive becomes Politerm® R, a ready-to-use material that can be reused in new applications and contributing to a more efficient use of resources across the construction sector.

PRODUCTION CAPACITY & PERSONNEL

- + 1 operator = responsible for starting the machines and feeding the EPS pieces into the first mill. A single control panel manages the entire process, designed to integrate smoothly without disrupting your existing line.

ELECTRICAL POWER NEEDED

- + 30 kW + 12 kW + 5 kW (to be adjusted to your local supply).

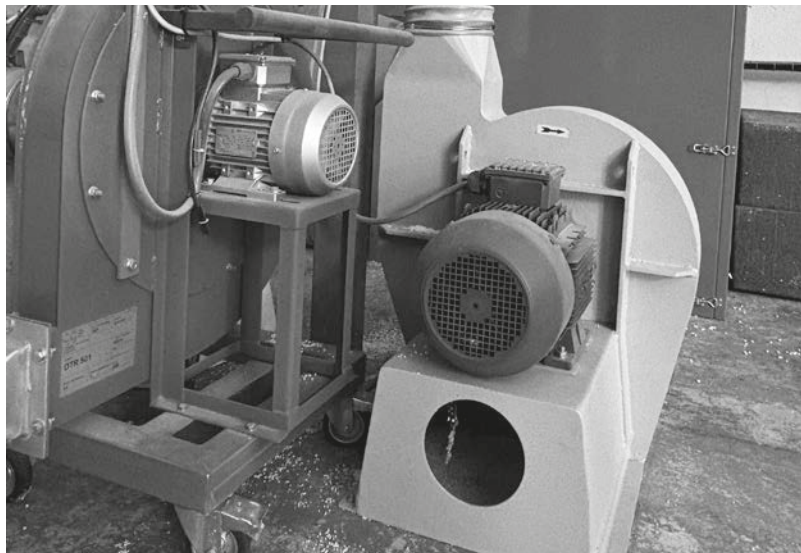
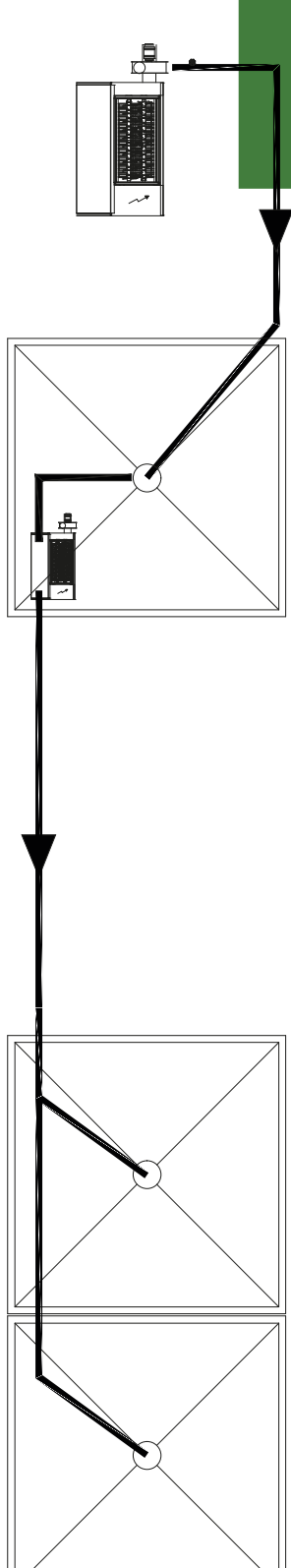
EPS is widely used in packaging and industry for protective, lightweight and insulating applications. Its closed-cell structure provides low weight, durability and excellent thermal performance. When properly selected and collected, post-consumer and post-industrial EPS can become a **valuable recovery stream** for **regeneration and reuse**. Through dedicated **grinding and regranulation processes**, recovered EPS is transformed into a **secondary raw material** that can be reintroduced into production cycles for new lightweight and insulating solutions.

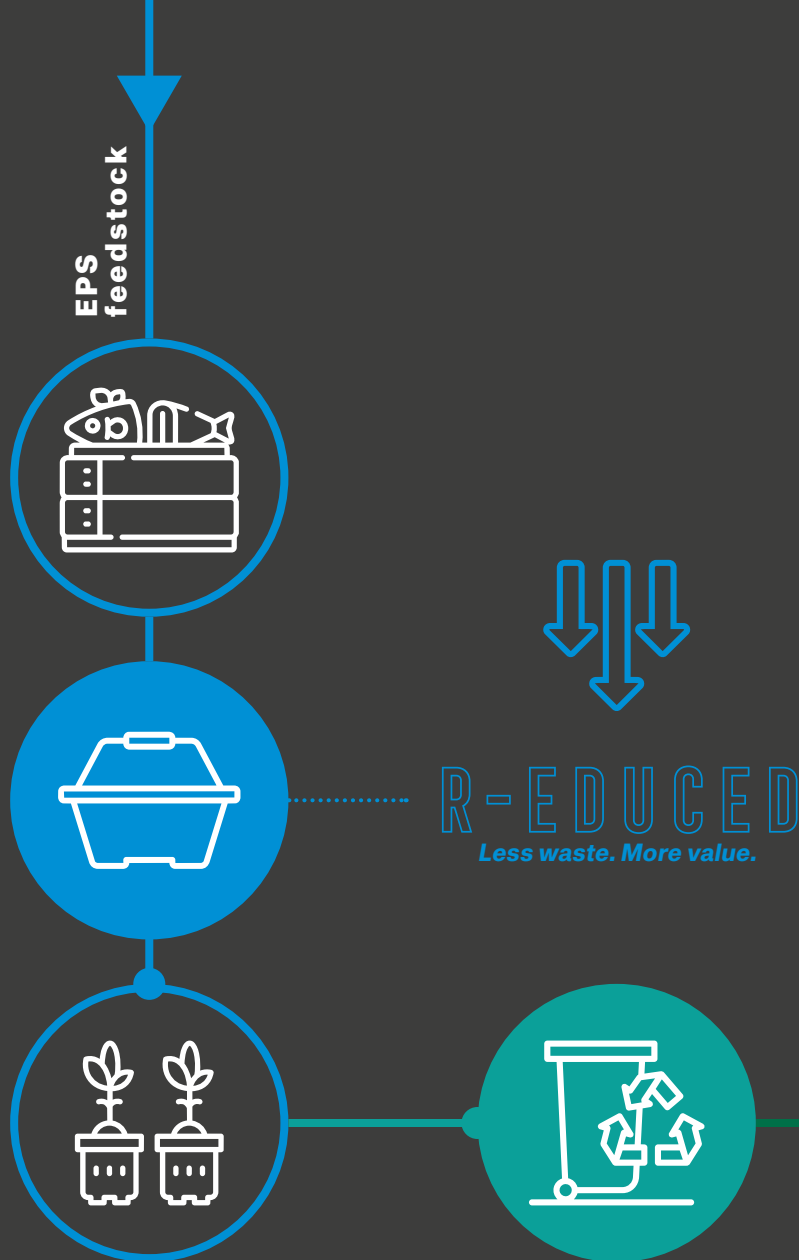
This approach supports a **circular economy model** by reducing waste, limiting the consumption of virgin raw materials and contributing to more sustainable industrial and construction applications.



R-Beads +
E.I.A. additive =
Politerm® R

EPS CRUSHER & EPS REGRANULATOR PLANT





EPS PACKAGING IN GENERAL INDUSTRY

EPS is widely used in packaging and general industry for protective, lightweight and insulating applications. When properly selected, this closed-cell material becomes a valuable recovery stream for regeneration and reuse.

COLLECTION AND RECOVERY LOGISTICS

EPS residues are intercepted and collected in a controlled manner, **reducing dispersion and contamination**. Proper delivery ensures a traceable, consistent input for the **industrial recovery process**.

FROM EPS PACKAGING LIFE, RECOVERY, REBIRTH: THE R-BEAD LIFE CYCLE

back into
production



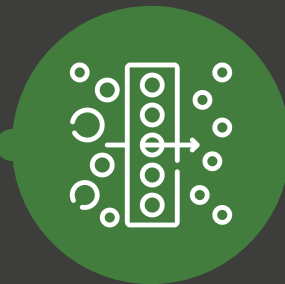
R-EUSED
Back to performance.



GROSS GRINDING

The collected EPS is processed through a **first size-reduction stage**, transforming the material into coarse granules.

This step prepares a homogeneous intermediate feedstock for the subsequent refinement phase.



FINE REGRANULA- TION

Recovered beads are then refined to obtain a **controlled particle size** and a more **uniform regenerated material**.

This step prepares the EPS for consistent reuse in new high-performance formulations.



A NEW RESOURCE: POLITERM® R

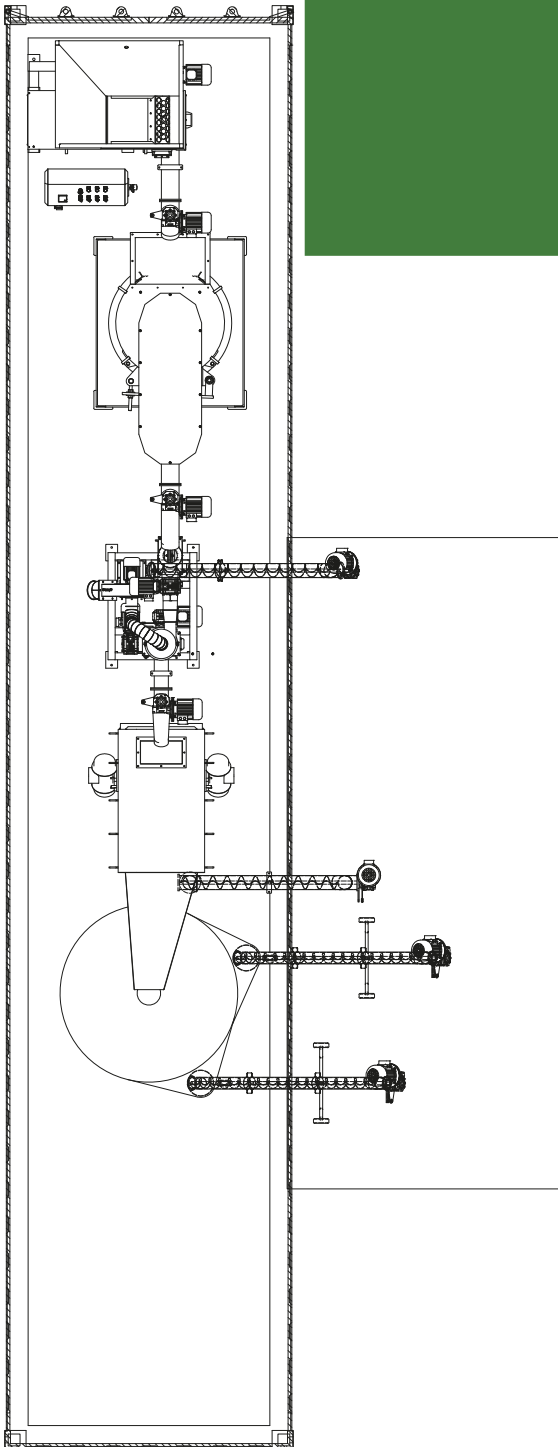
Regenerated beads become **Politerm® R**, a ready-to-use raw material that can be reintroduced into production for new lightweight and thermal insulating formulations.

The result is a **closed-loop cycle**: performance, recovery, regeneration and a new life in construction, with **measurable benefits** in terms of **circularity** and **LCA**.

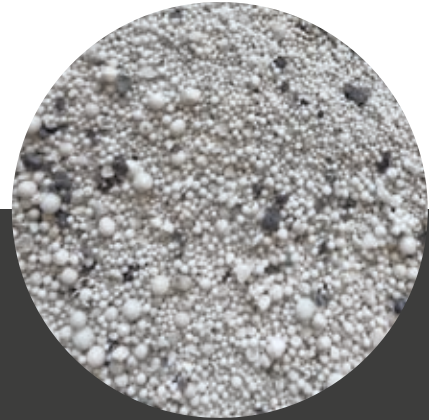
R-ECYCLED
Engineered regranulation.



EPS SEPARATION PLANT



TOMORROW'S PLANT. TODAY.



INTEGRATED SYSTEM FOR EPS-CONTAINING MATERIALS SEPARATION

The **EPS Separation Plant** is designed for the recovery and regeneration of EPS waste contaminated with cement and aggregates (as well as other pollutants), transforming it into a new reusable raw material for the production of lightweight concrete and construction materials.

The regranulated EPS beads are ready to be (re)used into production with the Politerm® Evolution Plant. In this plant they are additivated with E.I.A. additive, to restore their compatibility with cementitious mixes. R-Beads combined with the E.I.A. additive becomes Politerm® R, a ready-to-use material that can be reused in new applications and contributing to a more efficient use of resources across the construction sector.

PRODUCTION CAPACITY & PERSONNEL

- + 1 operator = responsible for starting the machine and feeding the EPS for EPS-containing materials separation into the first mill.
A single control panel manages the entire process, designed to integrate smoothly without disrupting your existing line.

SPACE

- + 60 m² (646 ft²) - (150 m² / 1.615 ft² considering also the stock area).

The real innovation lies in changing the perspective on EPS itself.

During demolition, renovation or refurbishment, as well as during construction works, EPS-containing materials are traditionally perceived as waste “impossible” to deal with.

Thanks to Edilteco Technology, these materials are collected and treated through **dedicated separation processes**. They come back to their second life.



R-Beads +
E.I.A. additive =
Politerm® R



FROM BUILDING INDUSTRY LIFE, RECOVERY, REBIRTH: THE R-BEAD LIFE CYCLE

EPS BEADS IN CONSTRUCTION

EPS beads are used as a lightweight aggregate in subfloors, screeds, thermal insulating plasters and lightweight concretes.

Their **closed-cell structure** ensures low weight, reliable thermal insulation and long-term dimensional stability.



END-OF-LIFE OF BUILDINGS

During demolition, renovation or refurbishment, EPS-containing materials enter the end-of-life stream.

This is where **design makes the difference**: turning a potential waste flow into a recoverable resource.



COLLECTION AND RECOVERY LOGISTICS

EPS residues are intercepted and collected in a controlled manner, reducing dispersion and contamination.

Proper delivery enables the industrial process to be fed with a **traceable, consistent input**.





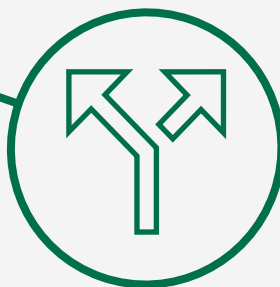
A NEW RESOURCE: POLITERM® R

Regenerated beads become **Politerm® R**, a ready-to-use raw material that can be reintroduced into production for new lightweight and thermal insulating formulations. The result is a **closed-loop cycle**: performance, recovery, regeneration and a new life in construction, with **measurable benefits in terms of circularity and LCA**.



REGRANULATION AND RE-ADDITIVATION

Recovered beads are regranulated with controlled particle size and then re-additivated to ensure compatibility with cementitious mixes. This step delivers **homogeneity, proper dispersion and consistent performance**, batch after batch.



SEPARATION FROM THE MINERAL COMPONENT (CEMENT, SAND, ETC)

Dedicated technologies **separate EPS beads from the cementitious component**, enabling recovery of the mineral fractions as well. The process is engineered to preserve the bead's physical properties, supported by the stability of closed-cell EPS.



MATERIAL SELECTION AND PRE-TREATMENT

The material undergoes selection and pre-treatment, including removal of foreign matter, quality checks and feedstock preparation. The goal is to obtain a homogeneous stream suitable for **efficient, repeatable regeneration**.



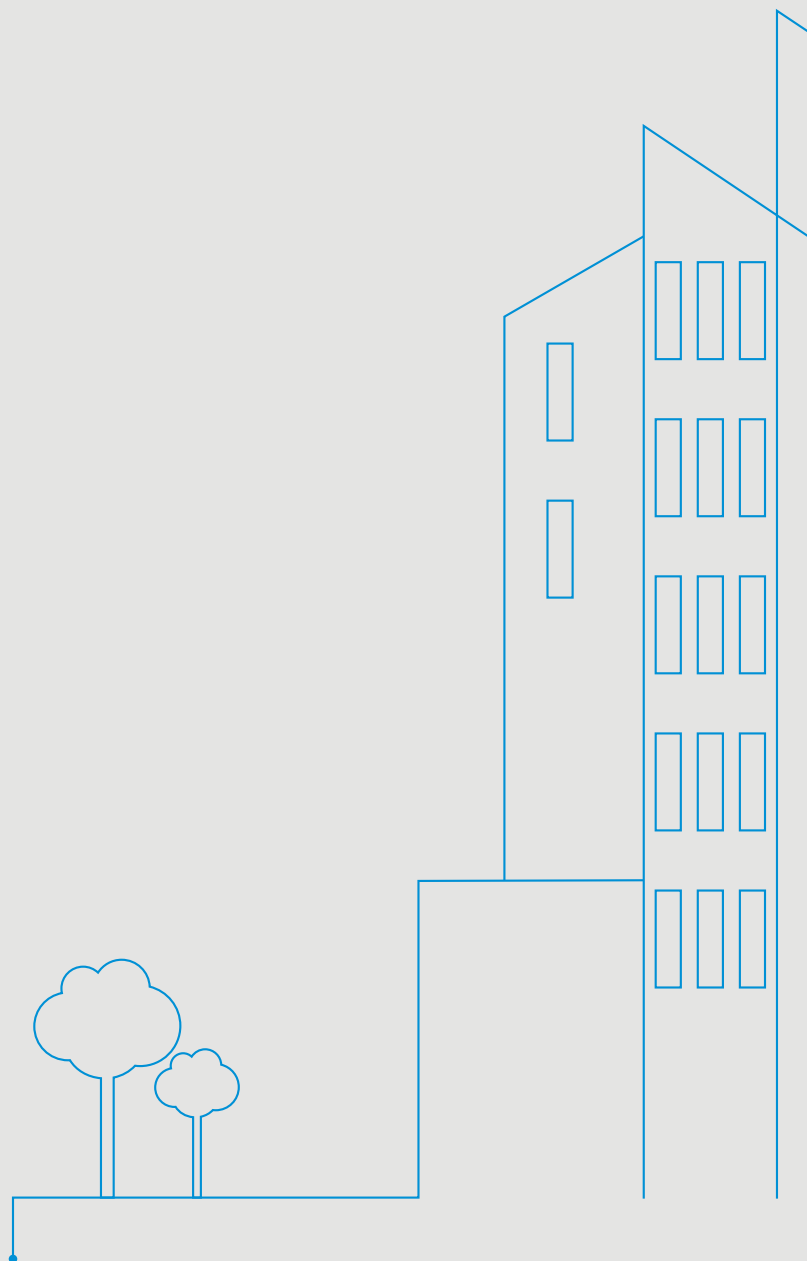


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