

A NEW APPROACH TO HIGH-PERFORMANCE, ATTAINABLE HOUSING

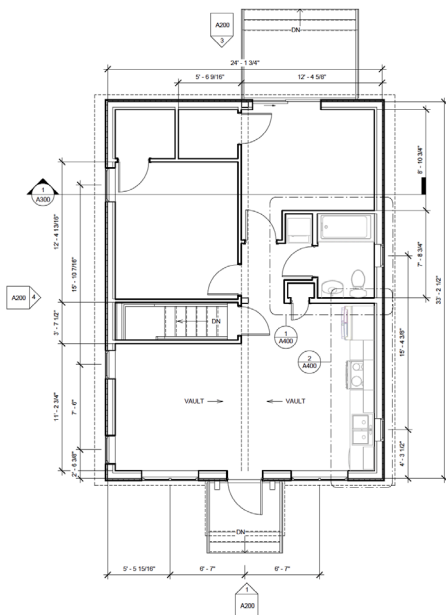


One Precision Assemblies™ (OPA™) Residences in St. Louis

What Is OPA?

ONE PRECISION ASSEMBLIES™ (OPA™), developed by CertainTeed, is an innovative panelized construction system that uses factory-built floor, wall, and roof assemblies to create high-performance homes.

Unlike traditional modular housing, OPA integrates high-performance building envelopes and mechanical systems directly at the factory level, resulting in greater construction precision, energy efficiency, consistency, and long-term performance.



The system significantly accelerates construction timelines while helping builders reduce risk related to labor shortages, weather delays, material waste, and on-site inefficiencies.

What's more, these OPA homes have been engineered in collaboration with **Unico Inc. — a leader in high-efficiency HVAC systems** — to combine the high-performance benefits of both systems into affordable, low-energy usage homes for local families.

Why It Matters

The United States is currently facing a **housing shortage of approximately 4.7 million units**, while builders across the country continue to navigate rising material costs, labor shortages, and increasing pressure to deliver more energy-efficient housing.

OPA offers a different approach — one focused on building smarter, faster, and with greater long-term performance.

Key benefits include:

- Faster construction timelines
- Reduced jobsite disruption and waste
- Greater consistency and quality control
- Improved energy efficiency and indoor comfort
- Lower long-term operating and maintenance costs

When paired with Unico's high-efficiency HVAC system, OPA homes are designed to deliver enhanced thermal performance, improved air quality, and lower utility costs over time.

Together, CertainTeed and Unico are demonstrating how integrated systems can support more attainable, high-performing housing solutions.

The Unico System®

certainteed
SAINT-GOBAIN



For more information, additional assets, or to schedule a community or investor conversation, please contact Brooke Foster at brooke@wearenovella.com.

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Why St. Louis?

St. Louis will soon be home to the first OPA homes west of the Mississippi River.

The region was selected for several reasons:

- Housing challenges persist around supply at attainable price points. Homes cost roughly 5.5 times the median household income, putting homeownership out of reach for many St. Louisans.
- Unico Inc. is headquartered in St. Louis and is collaborating with CertainTeed to integrate The Unico System into OPA homes across the country.
- St. Louis presents a strong opportunity for infill development, with thousands of vacant lots throughout the city and growing demand for attainable housing solutions.
- The project serves as a real-world demonstration of how offsite construction can support faster, more efficient neighborhood development in urban markets.
- OPA's precision manufacturing approach is especially well suited for dense urban environments because it minimizes staging needs, reduces construction timelines, and creates less disruption for surrounding neighbors and communities.



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What's Happening Now

The two OPA homes are currently under construction on North Euclid Avenue in the Mark Twain neighborhood. **The first home-raising will take place the week of July 13, with the bulk of the exterior work completed on July 15 and 16.** The second home-raising will take place soon after. The homes are expected to be fully finished by Labor Day.

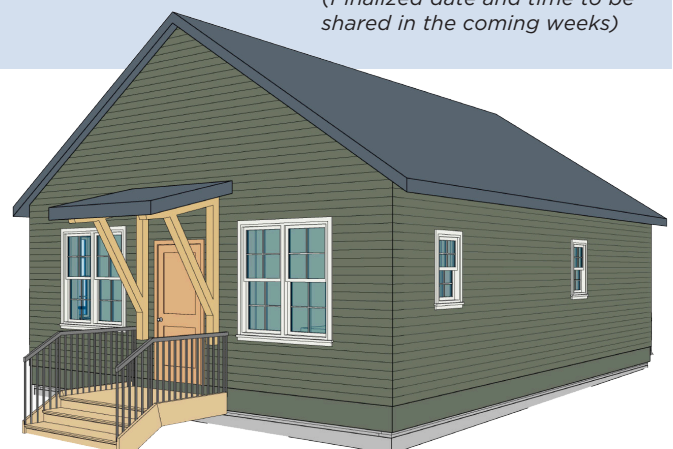
What's Coming Next

With this St. Louis OPA pilot program, CertainTeed and Unico offer a replicable model for other markets — one that strengthens housing availability, accelerates build speed, and supports long-term affordability across communities. This is particularly important as the “new construction premium” (how much more people pay for a new home than one that’s already been lived in) recently skyrocketed to 202.7 percent in St. Louis’ dense urban areas.

THE PUBLIC IS INVITED TO **AN OPEN HOUSE**

celebrating the completion of St. Louis’
first two OPA homes in Fall 2026!

*(Finalized date and time to be
shared in the coming weeks)*



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