

BOXABL

Investor Deck

Where HOUSING meets
mass production.

BOXABL.com

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Additional Information and Where to Find It

In connection with the Business Combination, the Company and SPAC intend to file relevant materials with the SEC, including a registration statement on Form S-4, which will include a document that serves as a joint proxy statement/prospectus, referred to as a proxy statement/prospectus. A proxy statement/prospectus will be sent to all the Company and SPAC shareholders. The Company and SPAC will also file other documents regarding the Business Combination with the SEC.

Before making any voting or investment decision, investors, shareholders and other interested persons of the Company and SPAC are urged to read the registration statement, the proxy statement/prospectus and all other relevant documents filed or that will be filed with the SEC in connection with Business Combination carefully and in their entirety as they become available because they will contain important information about the Business Combination.

Investors and security holders will be able to obtain free copies of the registration statement, the proxy statement/prospectus and all other relevant documents filed or that will be filed with the SEC by the Company and SPAC through the website maintained by the SEC at www.sec.gov.

The documents filed by the Company and SPAC with the SEC also may be obtained free of charge, once available, on the SEC's website at www.sec.gov or by directing a request to: FG Merger II Corp., 104 S. Walnut Street, Unit 1A, Itasca, IL 60143, or upon written request to Boxabl Inc., 5345 E. N. Belt Road, Las Vegas, NV 89115, respectively.

Participants in Solicitation

The Company, SPAC and their respective directors and executive officers may be deemed under SEC rules to be participants in the solicitation of proxies from the Company's shareholders and SPAC's shareholders in connection with the Business Combination. A list of the names of the directors and executive officers of the Company and SPAC, and information regarding their interests in the Business Combination and their ownership of the Company's securities and SPAC's securities are, or will be, contained in the Company's filings and SPAC's filings with the SEC. Additional information regarding the interests of the persons who may, under SEC rules, be deemed participants in the solicitation of proxies of the Company's shareholders and SPAC's shareholders in connection with the Business Combination, including the names and interests of the Company's directors and executive officers, will be set forth in the proxy statement/prospectus included in the Form S-4 for the Business Combination, which is expected to be filed with the SEC. You may obtain free copies of these documents as described in the preceding paragraph.

The Problem

HOUSING IS BROKEN, too expensive, slow to build, riddled with inefficiency and overregulation. ~10 months to build a house¹

Resulting in HUGE demand... The USA is short over ~4.5 million houses².

The Solution

BOXABL builds houses at our factory in Las Vegas on an assembly line with mass production.

Currently can manufacture 1 home every 4 hours
Goal of 1 home every minute

We believe we can produce a house that costs less and is faster to build than regular homes by leveraging assembly line.



Our Progress

- 3 Factory buildings in Las Vegas, totaling 400,000+ square ft
- Over 700 homes built
- 100+ employees
- 53+ patent filings and patent applications
- 50,000+ investors
- Single-family homes, apartments/townhouses, tiny houses, ADU's, and economy models available or in development
- 200,000+ customer inquiries through our website
- Exchange Act Reporting company with audited financials
- Houses deployed in NV, CA, UT, OK, HI, VA, Cuba, and more
- 35,000,000 website views in the last 12 months
- \$230,000,000+ raised in crowdfunding to fuel our vision
- Viral sensation. Over 600 million social media views.
- Strategic investors- including DR Horton³, USA's largest home builder
- Currently rolling out PHASE 2 sales mode with new product launch manufacturing methods and more

700+ Casitas Built



Why the Factory?



RIGHT

The Ford F-150 factory in Michigan builds one truck approximately every **53 seconds**.⁴
[See video here.](#)



WRONG

A single family home takes an average of **10 months**² to be built.

53 seconds per house may be possible at Boxabl using automotive methods.

We think **mass production** on the scale of the automakers is the only way to dramatically reduce labor, material costs... **And dominate the housing market.**

Technology

SHIPPING Tech

Boxabl houses **fold up...** in order to ship at lower prices. Low cost shipping means a large shipping radius which **enables mass production** to bring down costs.

MANUFACTURING Tech

New building materials and manufacturing methods compatible with automation to **dramatically reduce material and labor costs.**

BUILDING Tech

A system of rooms **that stack and connect** to create many different buildings.

BOXABL ships @ 8.5ft



Traditional Modular @ 14 ft



Products

Boxabl proved the concept with our flagship product, **the Casita**. The Casita is small studio home built in our factory and that can be unfolded within a day.

Baby Box- Boxabl's next product to market. A 120 sqft unit built to meet RV code. Intended for simpler, no-foundation setups.

Now rolling out **Phase 2**
Single-family homes, apartments, townhouses, smaller product Sanctuary. All in research and development.

This means potential for bigger projects, higher revenue, lower costs, and less regulatory hurdles.



Phase 2

Phase 1 complete- BUILDING THE MACHINE

We used our flagship product, a 361 square ft BACKYARD house to build the factory, the business model, get regulatory approvals, do R&D, scale up and more.

We have three factory buildings (400,000+ sqft) that can pump out thousands of houses at a lower cost than traditional construction.



Phase 2 in progress- RAMP SALES

Applying everything we learned into our Phase 1 product lineup and we are ready to sell and scale for BIGGER CUSTOMERS BIGGER HOUSES AND HIGHER REVENUE + lower costs.

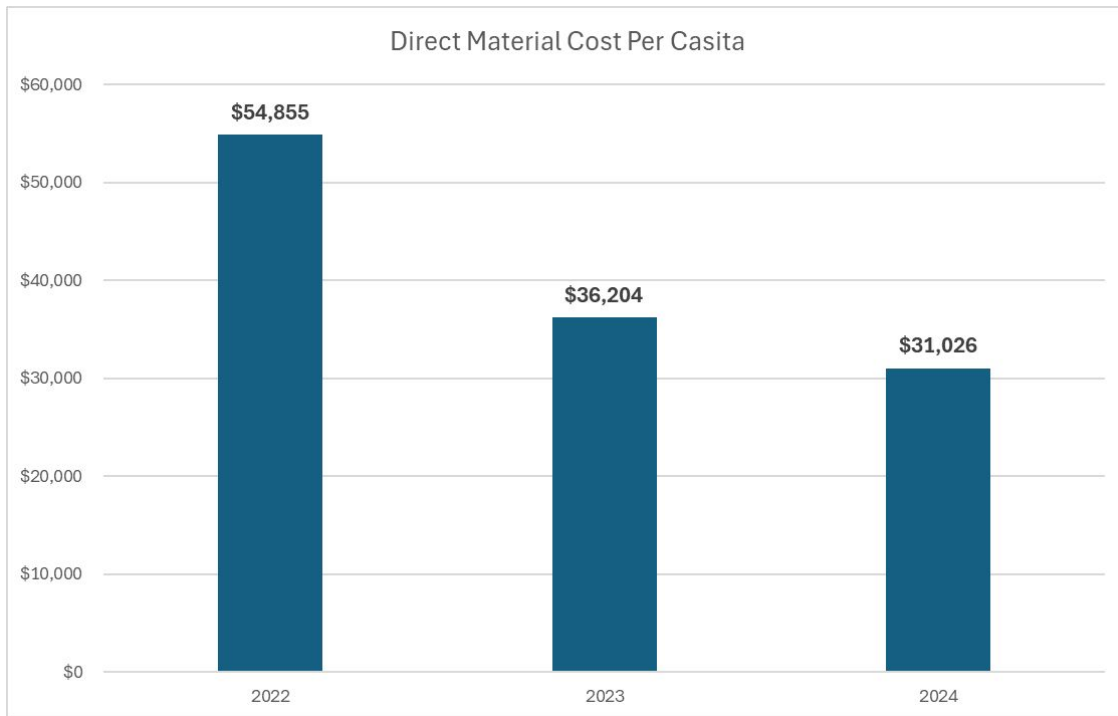
Single-family homes, Apartments, Townhouses, Baby Box and More-

Built using our new Phase 2 technology, these new products open up our potential markets, reduce manufacturing costs, reduce regulatory barriers and are a great fit for larger projects and larger customers.

Material Cost Trends

We believe BOXABL can be the **lowest cost option** for building homes.
We have already decreased Direct Material Cost Per Casita from 2022.

We believe Phase 2 products can **reduce current costs by 35%**
And we think this is just the beginning of our cost saving.



*Please note, this slide includes unaudited data

We believe in our principles, assembly line, scale, low cost labor, standardization, automation, bulk purchasing and more will lead to a lower cost than a guy swinging a hammer standing on a ladder in traditional field construction.

BOXABL's short terms goal is to continue development, proving that the manufacturing capabilities and cost structures of the product to justify a new and larger factory.

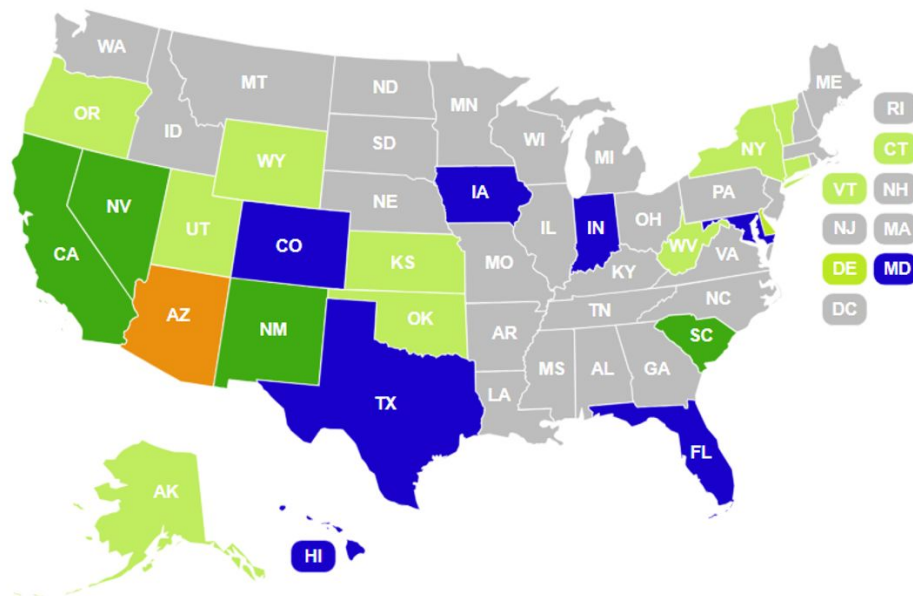
In order to dominate market share of the **trillion dollar residential construction industry⁵**, the product needs to be the fastest and lowest cost option for developers. This should be possible with scaled production.

Industry Issues

Construction cycle is slow and burns cash Permits, regulatory land prep, financing and more means the sales cycle is long. We are catching up. ✓

Regulatory approvals take time Boxabl meets regulatory approvals in states totaling ~100m Americans ✓

Manufacturing is hard Boxabl has proven it can build houses for competitive pricing at our current small scale.



States BOXABL is Approved Under Factory Built Home (FBH) Program.

(additional site engineering may be required)

States With No FBH Program or Site-Specific Plan Sets Are Required

States BOXABL is in Process to Obtain FBH Approval.

States BOXABL is Awaiting Approvals for New Plan Sets

Core Team

Meet the scrappy founders who defied odds, birthed Boxabl into Covid's historic supply chain/ logistics nightmare, survived and turned it into a household name. Creating one of the best chances the world has to **FIX HOUSING**.

Now we are asking you to **JOIN US**, bring your skills, expertise, money, management, tech, support, upvotes, likes, memes and anything else you have.



Kyle Denman

Director of Engineering
& Founder



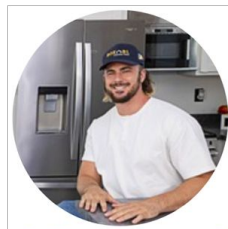
Christian Kirchen

Director of
Manufacturing



Paolo Tiramani

CEO & Founder



Galiano Tiramani

Founder



Martin Costas

CFO



Alexis Bulloch

Client Relations
Manager

Use of Proceeds

Right now we need capital to scale sales staff, production, and power through problems.

Large projects can take 12 months from the time a customer walks in our door due to permitting and site preparation.

Short term goal: Ramp up to 3,000 Casitas in our current facility & introduce new product lines including larger boxes that stack and connect to build different buildings.

- New equipment and materials for Factory Building 3 to produce our Phase 2 multifamily projects and fulfill orders
- Continue R+D to reduce costs and increase profit margin
- Dramatically ramp up sales and project management staff to convert leads
- Plow through unexpected problems
- Cover overhead through the long sales cycle until cash catches up
- Hire executive leadership



Sources

Footnote 1: <https://eyeonhousing.org/2024/08/single-family-build-time-continues-to-trend-upward-for-2023/>

Footnote 2: <https://www.uschamber.com/economy/the-state-of-housing-in-america>

Footnote 3: <https://verse.ai/blog/americas-10-largest-home-builders/>

Footnote 4: <https://www.youtube.com/watch?v=iq1JWMvrJTQ>

Footnote 5: <https://www.marketresearchfuture.com/reports/residential-construction-market-25834>

