

MODS Inc. Reinvents Multi-Residential Construction and Accelerates Development of Affordable Housing with Dassault Systèmes' Virtual Twins

- **Modular housing innovator adopts Dassault Systèmes' 3DEXPERIENCE platform to 'industrialize' construction of affordable multi-residential housing in Canada**
- **MODS Inc. has committed to \$500 million in construction projects and will use the AI-powered 3DEXPERIENCE platform**
- **First-of-its-kind shared industrial architecture, through a fully integrated virtual twin platform for modular construction, connects design, off-site fabrication and on-site assembly**

[Dassault Systèmes](#) (Euronext Paris: FR0014003TT8, DSY.PA) today announced that [MODS Inc.](#), a Canadian leader in modular construction technology, is using its virtual twin technology to industrialize modular housing. MODS will integrate Dassault Systèmes' 3DEXPERIENCE platform across its entire development lifecycle. By transforming modular construction from a fragmented building process into a fully virtual, manufacturing-ready production system, MODS can address Canada's housing crisis with faster, more reliable, and lower cost construction of affordable multi-residential buildings.

MODS has already committed to \$500 million in construction projects for development using the virtual twins, supply chain management solutions, and artificial intelligence-powered Virtual Companions found on Dassault Systèmes' cloud-based platform. This integration across the company and its network of suppliers creates a scalable modular housing construction architecture that connects design, off-site fabrication, and on-site assembly on a single integrated digital platform. In order to further accelerate their business transformation, MODS will leverage the Virtual Twin-as-a-Service deployment model whereby Dassault Systèmes delivers and manages continuous maintenance and technological evolutions, providing MODS with additional flexibility and faster path to value.

"Construction has operated for decades as a fragmented, site-driven craft industry," said Matteo Fiorilli, Founder and CEO of MODS Inc. "MODS was built to disrupt the status quo. By applying advanced virtual twin technology and industrial manufacturing principles at the highest level — the kind of precision and systems integration seen in aerospace — we are transforming multi-residential development into a repeatable, scalable product platform. This is a level of industrialization the construction industry has never fully achieved."

Why is this important now?

The Canada Mortgage and Housing Corporation (CMHC) estimates that Canada must build 3.5 million additional homes by 2030 to restore housing affordability. The main barriers to meeting this demand are the lengthy timelines and high, unpredictable costs associated with building new affordable housing.

Traditional multi-residential construction follows an inefficient linear process: securing the site, laying the foundation, and subsequent steps. This approach is susceptible to delays from production issues, labor shortages, weather, fragmented supply chains, as well as inconsistent quality, and unpredictable time to revenue.

Leveraging Dassault Systèmes' virtual twin experiences, MODS delivers:

- **Faster time to revenue and occupancy:** Projects can be completed approximately 20% to 50% faster than conventional construction by running foundation and site work in parallel with factory-built units.
- **Affordability:** Modular construction can reduce overall costs by 10% to 20% through reduced waste, bulk material purchasing, fixed-price factory contracts, and global supply chains, while minimizing unexpected expenses.
- **Sustainable financial growth:** Earlier completion increases internal rates of return (IRR), lowers interest and carrying costs, shortens financing periods, and accelerates stabilization, refinancing, and capital recycling for developers.

“A virtual twin approach embodies the shift from artisanal construction to industrialized building products,” said Erik Swedberg, Executive Vice President, Americas, Dassault Systèmes. “Combining MODS Inc.’s vertically integrated modular expertise with our 3DEXPERIENCE platform’s single, end-to-end virtual environment creates a digital backbone that enables a level of precision, synchronization, and scalability never before seen in construction.”

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FOR MORE INFORMATION

Dassault Systèmes' 3DEXPERIENCE platform, 3D design software, 3D Digital Mock Up and Product Lifecycle Management (PLM) solutions: <http://www.3ds.com>

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ABOUT DASSAULT SYSTÈMES

Dassault Systèmes is a catalyst for human progress. Since 1981, the company has pioneered virtual worlds to improve real life for consumers, patients and citizens. With Dassault Systèmes' 3DEXPERIENCE platform, 370,000 customers of all sizes, in all industries, can collaborate, imagine and create sustainable innovations that drive meaningful impact. For more information, visit: www.3ds.com

Dassault Systèmes Press Contacts

North America

Natasha LEVANTI

natasha.levanti@3ds.com

+1 (508) 449 8097