



Cost calculation TruckSAFE-Comfort

Automated rest areas Safety level 5

Construction and special costs before commissioning for each rest facility

	Number of units	Unit costs in EURO	Costs per area in EURO
Construction costs automated parking towers	1	3.000.000,00	3.000.000,00
	1	150.000,00	150.000,00
Safety system ThermoFly Com incl. drone	1	500.000,00	500.000,00
All-round barrier system with barrier system	1	250.000,00	250.000,00
Doorman's cabin with surveillance technology	1	50.000,00	50.000,00
Video surveillance system with 10 cameras	1	25.000,00	25.000,00
Mobile thermal camera system (ThermoCom **)	1	15.000,00	15.000,00
Drone system (ThermoFlyCom **)	1	40.000,00	40.000,00
Module as a social and/or medical room	2	50.000,00	100.000,00
Modules for the autonomous catering and service mile	10	30.000,00	300.000,00
Sanitary modules incl. showers and toilets	4	40.000,00	160.000,00
Accommodation modules "SPACE Apart DeLux" incl. WLAN and TV	30	50.000,00	1.500.000,00
System modules "SPACE FitWell de Lux"	2	250.000,00	500.000,00
Automatic disinfection system for all rooms	1	20.000,00	20.000,00
Automatic goods and service machines	40	15.000,00	600.000,00
Massage chair incl. VR and proton irradiation	20	25.000,00	500.000,00
Computer-assisted fire protection device incl. sprinkler system in the modules	1	500.000,00	500.000,00
Solar tower for truck	10	50.000,00	500.000,00
Construction site costs including personnel and authorities	1	2.000.000,00	2.000.000,00
Personal lock for decontamination during pandemics incl. containment system	2	30.000,00	60.000,00
Mobile vehicle lock for decontamination during pandemics incl. containment system	1	20.000,00	20.000,00
Mobile vehicle lock with fluoroscopic system	1	500.000,00	500.000,00
Car sharing passenger cars	10		
Total costs incl. accommodation system SPACE Apart DeLux			11.025.000,00

Operating costs per annum per rest area

		Costs p.m.	Costs p.a.
Service and security staff	6	39.000,00	468.000,00
Maintenance and repair service	2	20.000,00	240.000,00
Leasing car sharing	10	2.000,00	24.000,00
			732.000,00

Total costs for 1,500 rest areas

Incl. Development and planning costs as well as construction costs

Development and planning costs (25 years)	1	200.000.000,00	200.000.000,00
Total construction costs "SPACE Apart DeLux" for 1,500 rest areas		16.207.500.000,00	16.207.500.000,00
			16.407.500.000,00



Total operating costs for 1,500 detents **1,098,000,000.00 p.a.**

TruckSAFE-Comfort sales calculation

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	Unit sales/day/month * In EURO * Rental/franchise	Turnover p.a. per area in EURO	Average number of units per area (1,500 total rest areas in Germany)	Total sales in EURO p.A. of all areas
Truck parking safety level 5	40,00 / 1.600,00/48.000,00 €	584.000,00 €	40 truck parking spaces	876.000.000,00 €
Transporter parking security level 5	30,00 / 750,00/22.500,00 €	273.750,00 €	25 transporter parking spaces	410.625.000,00 €
Camper parking security level 5	30,00 / 300,00/9.000,00 €	27.000,00 €	10 camper pitches (seasonally calculated to 12 weeks)	40.500.000,00 €
Modular "SPACE Apart DeLux" For truckers	60 / 1.800,00/28.800,00 €	375.600,00 €	30 hotel elements with 2 overnight units each calculated at 52 WE	518.400.000,00 €
Modular "SPACE Apart DeLux" For travellers	80 / 2.400,00/72.000,00 €	864.000,00 €	30 hotel elements with 2 overnight units each calculated at 52 WE	1.296.000.000,00 €
SPACE FitWell DeLux	20.000,00/40.000,00 € * Rental/franchise	480.000,00 €	2 fitness and wellness units with each 10 training and recovery places	720.000.000,00 €
	5,00 / 300,00/9.000,00 €	109.500,00 €	20 individual showers calculated on 3 x daily utilization	164.250.000,00 €
	0,50 / 60,00/1.800,00 €	21.900,00 €	30 toilets calculated on 120 daily uses	32.850.000,00 €
Automated catering	15.000,00/150.000,00 € * Rental/franchise	300.000,00 €	20 vending machine units (mixed calculation: food, snacks, cold and hot drinks as well as disposable bedding, via LASI- and toilets- articles consumables and regional GiveAways	450.000.000,00 €
Automated service sales	€1,500.00 flat rate	547.500,00 €	10 vending machine units (mixed calculation: from prepaid mobile and credit cards to Netflix, tolls to free medicines	821.250.000,00 €
Carsharing Mobility Trucker	50,00 € per day on 52 weekends a 2 days plus 9 holidays	61.000,00 €	10 leasing cars per location	91.500.000,00 €
Car sharing Hitch Mobility for travellers	€50 per day for 304 days	152.000,00 €	10 leasing cars per location	228.000.000,00 €
Advertising revenue e.g. through	5.000,00/150.000,00 €	1.800.000,00 €	Advertising blocks in the VR glasses and video glazing of the SPACE Apartments	2.700.000.000,00 €
Total incl. SPACE Apart DeLUXE		5.566.250,00 €		8.349.375.000,00 €



Additional calculation TruckSAFE-Comfort

Automated rest areas Safety level 5

For cold and flu waves (30 days)

To prevent a pandemic

	Revenue per unit/day In EURO	Turnover p.m. (30 days) per area in EURO	Average number of units per area (1,500 total rest areas in Germany)	Total sales in EURO p.m. of all areas
	25,00 / 1.000,00	30.000,00	40 truck parking spaces	45.000.000,00
Transporter Clean	20,00 / 500,00	15.000,00	25 transporter parking spaces	22.500.000,00
	25,00 / 1.000,00	10.000,00	10 camper pitches (seasonally calculated to 12 weeks)	15.000.000,00
Surcharge for disinfection "SPACE Apart DeLUX"	20 / 1.200,00	36.000,00	30 hotel elements with 2 overnight units each calculated at 52 WE	54.000.000,00
Surcharge for disinfection Modular "FitWell DeLUX" "	1.200,00	36.000,00	2 fitness and wellness units with 10 training and recreation places calculated on 52 WE	54.000.000,00
Surcharge for disinfection	5,00 / 300,00	9.000,00	20 individual showers calculated on 3 x daily utilization	13.500.000,00
Surcharge for disinfection	1,50 / 180,00	5.400,00	30 toilets calculated on 120 daily uses	8.100.000,00
Surcharge for disinfection Automated catering	200,00 flat rate	6.000,00	20 vending machine units (mixed calculation: food, snacks, cold and hot drinks)	9.000.000,00
Automated accessory sales Disposable and hygiene articles	1.000.00 flat rate	30.000,00	10 vending machine units (Mixed calculation: of disposable bedding, toiletries, consumables, etc.	45.000.000,00
Total incl. "SPACE DeLUX "	6.580,00	197.400,00		296.100.000,00



Additional gains:

- **37,500 new truck parking spaces**
- **Innovative and crisis-proof supply**
- **Innovative and crisis-proof disinfection and hygiene options, e.g. by equipping various machines with sterile disposable hygiene, protective and/or consumable articles as well as self-cleaning and disinfecting sanitary facilities**
- **Particularly high security standards against any kind of crime**
- **Additional monitoring and control options for cabotage, cargo, transport as well as driving and rest times**

By adapting tank & rest systems with the above-mentioned parking decks, an additional gain of approximately 10,000 truck parking spaces could be realized.

Furthermore, an additional gain of approximately 1,500 truck parking spaces could be realized by adapting VEDA-connected car parks with the above-mentioned parking decks.