



# COMPANY PROFILE

## 公司介绍

**Teamwork,  
innovation, passion,  
respect for people  
and the environment.**

For over 85 years Mapei has been proposing solutions of excellence for the building industry, the result of consolidated know-how constructed day after day thanks to constant dialogue with designers, architects and all those operating in the sector.

Excellence with an Italian spirit, that of the Squinzi family, today with the third generation at the company's helm, and an international air that have made the company the leading player on both large and small-scale sites on every continent. A goal reached with sustainability at the very heart of every decision, designing every product with its entire life cycle in mind and keeping respect for the environment and a close, collaborative relationship with local communities at the centre of everything we do.

A vision that has led to us achieving important results and paves the way for our journey into the future.

A story to discover together in this Company Profile.

**自1937年以来,凭  
借自身的实力和  
激情发展至今**

85年来,马贝通过与设计师、建筑师和行业内专业人士的不断交流,日复一日积累综合全面专业知识,持续为建筑行业提出卓越的建筑方案。

如今由Squinzi家族的第三代掌舵公司,公司业务具备意大利卓越的精神和国际视野。带领公司成为全球的建筑用化工产品行业引领者之一。

企业的所有决策都以可持续性为核心,以实现可持续发展为目标,在设计每个建筑产品时都考虑到其整个生命周期,尊重环境,并与当地市场建立密切的合作关系。马贝的愿景以此为核心并取得重要成果,同时也为未来的发展铺展前路。让我们在这本企业简介中寻找更多故事。

# OVER 85 YEARS OF MAPEI 马贝的85年

## The journey continues together with you.

Over 85 years of teamwork, along with clients and collaborators with whom we have shared the desire for innovation, passion and respect for people and the environment.

Our story started in Milan and Italy is the country we are still associated with, the country that witnessed our founding and growth and the first to recognise the innovative capacity of our products.

Solutions founded on constant and transparent dialogue with designers, installers and end users: constant interaction that has enabled us to understand what the market really needs and to provide innovative and sustainable answers.

For many years we have been present all around the world and, wherever we go, our philosophy remains the same: to construct value.

And wherever we go, we are committed to conserving the environment's natural resources for the future of the next generations. We adopt the most appropriate solutions for the territory and communities where we operate.

So many projects and initiatives have seen Mapei taking a leading role in the development of local communities all around the world: from the refurbishment and renovation of iconic buildings such as the **Guggenheim** museum in York, the **Teatro alla Scala** opera house in Milan and the Colosseum in Rome, to the construction of important infrastructures such as the **Panama Canal**, right on up to participations in futuristic projects such as the **Arena of the Future**, a cutting-edge green-mobility project driven by the A35 Brebemi motorway in Italy.

Looking to the future, we choose to take on challenges with the commitment, passion, specialisation and professionalism we have always been renowned for.

We have achieved important objectives but we know there is still so much more to construct.

So let's carry on doing it, together.

## 从今往后,您是马贝的发展 征程不可或缺的一份子。

85年来的团队合作, 马贝与客户和合作伙伴  
一起分享对创新的渴望、对人与环境的热情和尊重。

2022 年是马贝集团的85 周年。我们的故事始于米兰, 而意大利是马贝集团发展的纽带, 是见证我们成长, 也是首个认可我们产品创新力的国家。

产品方案建立于通过设计师、施工人员和终端业主持续透明的沟通: 持续的互动使我们能够了解建筑市场的真正需求, 并提供创新和可持续的答案。多年来, 马贝的足迹遍布全球, 无论走到哪里, 马贝理念始终如一: 创造价值。

无论马贝在哪里发展, 都致力于保护子孙后代的未来自然资源。马贝采用最适合当地建筑项目的施工方案。众多的项目和举措见证了马贝在全球各地发展所发挥的主导作用: 从标志性建筑的加固和翻新, 如约克古根海姆博物馆、米兰斯卡拉歌剧院和罗马斗兽场, 到巴拿马运河等重要基础设施的建设, 再到参与未来项目, 例如未来竞技场就是一个由意大利 A35 Brebemi 高速公路驱动的尖端绿色交通项目。

今天, 回顾历史的同时, 我们展望未来, 选择马贝一直享有盛誉的承诺、热情、专业化和敬业精神迎接这些挑战。在纪念85周年的同时, 要感谢迄今为止一直与马贝同行的所有人。需要建设的项目源源不断, 让我们一起继续携手前进。

## BUILDING A PRESENT DESIGNED TO HAVE A FUTURE

## 努力构建当下, 致力打造未来







THE FUTURE HAS DISTANT **ROOTS**  
未来源自**扎实根基**..... page 8



WE KEEP THINKING **BIG**  
我们一直**雄心勃勃**..... page 10



BUILDING THE FUTURE **SINCE 1937**  
**自1937年**起为创建未来而努力..... page 14



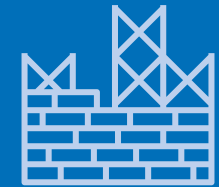
**THE ENVIRONMENT A CHALLENGE TO OVERCOME**  
**环境保护是需要克服的挑战**..... page 16



**INNOVATION** IS PART OF OUR DNA  
**创新**是马贝DNA的一部分..... page 20



ALWAYS ALONGSIDE OUR **CLIENTS**  
常伴**客户**身边..... page 22



ALWAYS THE BEST **SOLUTIONS**  
完善优质的**系统方案**..... page 24



A ROLE MODEL FOR **QUALITY**  
标杆模范之**产品质量**..... page 26



**PARTNER** NOT SUPPLIERS  
**合作伙伴**并非单纯供应商..... page 28



**TRAINING** CONSTANT IMPROVEMENT  
**培训活动**精益求精..... page 30



TO BE FAST,EFFECIENT AND **COMPETITIVE**  
保持快速、高效的**发展**..... page 32

# THE STORY OF MAPEI

## 马贝的故事



**With strength  
and passion,  
since 1937.**

Ours is a great Italian story which begins on the outskirts of Milan with Rodolfo Squinzi, the company's founder, who began producing Auxiliary Materials for the Building Industry (MAPEI in Italian stands for "Materiali Ausiliari Per l'Edilizia e l'Industria"). It was his idea to focus on a niche market of the sector, adhesives for floor and wall coverings, and was the first step on the road to success. In the 60's, as the Italian ceramics market exploded, Mapei was ready to seize the opportunity by offering a range of products that made the laying of ceramic tiles easier and safer by replacing traditional cementitious mortar.

Those years were crucial for Mapei to understand the value of Research, which quickly became one of the main drivers behind the company's development. Mapei started producing new types of adhesives, but also sealants, special mortars, waterproofing products and admixtures for concrete.

Towards the end of the 70's, Mapei started looking towards International markets and opened its very first facility outside the home country, in Canada. This was how the company's expansion across all the continents began, turning Mapei into a solid reality during the 80's through the opening of further production facilities in the most strategic areas for the global building market.

"The capacity to interpret the trends of the sector of adhesives and chemical products for the building industry and the ability to constantly remain one step ahead in order to bring innovative products to the market to meet its emerging needs."

This was what Rodolfo Squinzi saw as Mapei's mission, a mission which was accomplished and then further developed in an extraordinary way by his son Giorgio, who succeeded him. Giorgio ran Mapei for 35 years – up to the 2<sup>nd</sup> October 2019, when he passed away – with solid ethics and a special interest in people that made him well-known among his employees and co-workers. From his father, Giorgio Squinzi inherited not only his passion for work, chemistry and business, but also for cycling. And it was this latter passion that gave rise to his most famous quote, one which has been a guide and inspiration for all those who have collaborated with Mapei ever since: "Never stop pedaling".

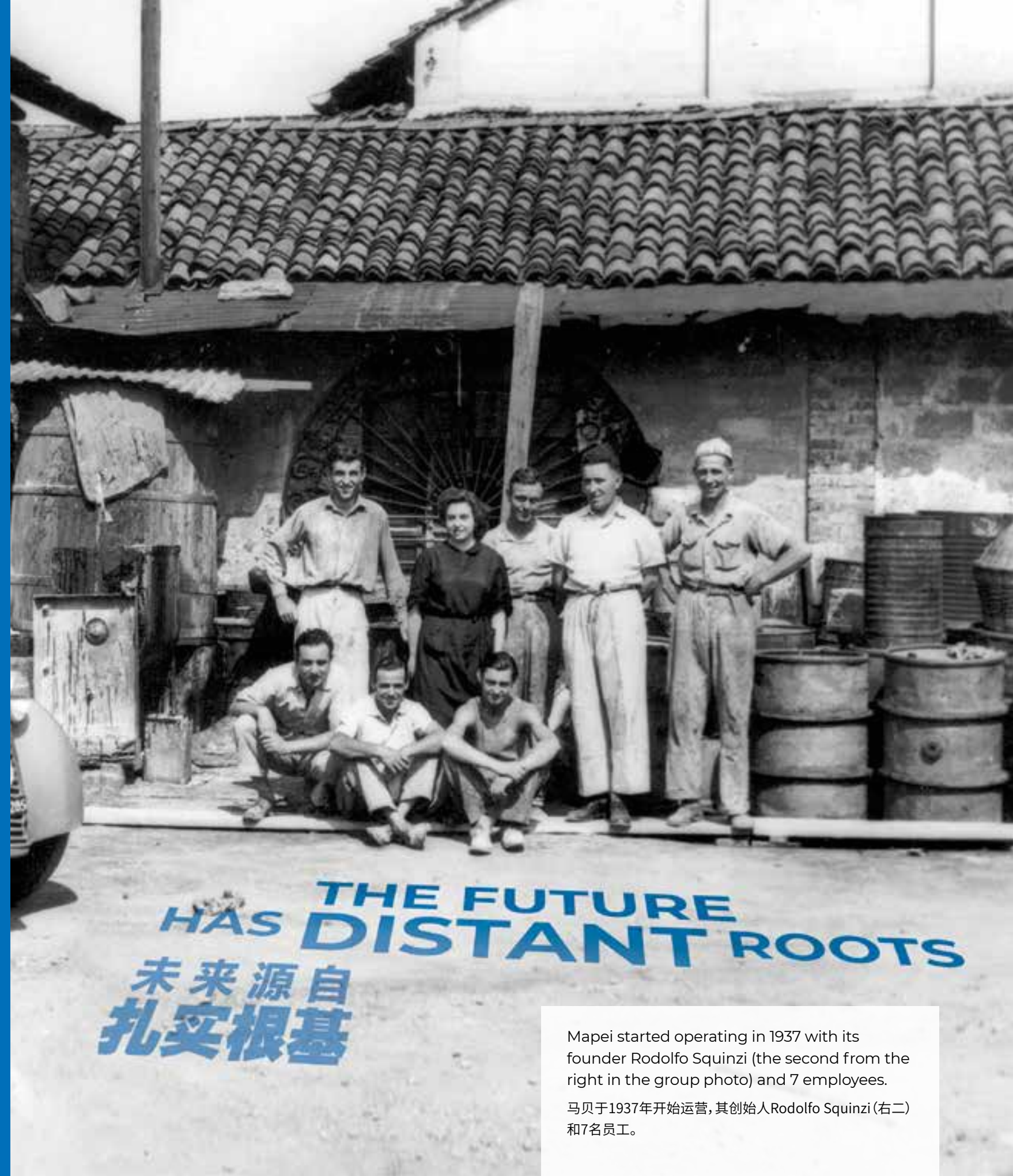
## 自1937年以来， 凭借自身的实力和 激情发展至今

我们的发展是一个源远流长的故事，马贝公司的创始人Rodolfo Squinzi于意大利米兰郊区开始生产用于建筑业的辅助材料（意大利语中的MAPEI一字含意为“Materiali Ausiliari Per l'Edilizia e l'Industria”）。他最初想法只是专注生产用于墙地面面材的胶粘剂产品，在建筑化工领域占有一席之地，这是迈向成功之路的第一步。60年代，随着意大利陶瓷市场的蓬勃发展，马贝抓住机遇研发生产一系列胶粘剂产品，目的是取代传统的水泥砂浆粘贴方法，从而使铺设瓷砖更加容易和安全。那些年，马贝明白和理解研发是价值理念中至关重要，因此，注重产品研发迅速成为公司发展的主要推动力之一。马贝开始生产新型胶粘剂，同时生产密封胶、特种砂浆、防水产品和混凝土外加剂等。

在70年代末，马贝开始发展国际市场，在加拿大开设了第一家国外的工厂。这就是集团在全球化扩张发展的起源。在80年代，马贝通过在全球建筑市场最具战略意义的地区开设更多生产基地，将生产全球化理念落实下来。

“具有针对建筑行业胶粘剂和化学产品领域发展趋势的洞悉能力，以及将创新产品推向市场以满足其新兴需求而不断领先一步的智慧。”Rodolfo Squinzi 视此为马贝的任务，这个任务已经得到充分发挥，然后由他的儿子Giorgio（他的继承人）以非凡的方式继续迅速地发展。Giorgio 担任马贝总裁足足有35年之久，直到2019年10月2日离世，他的高尚品德和尊重别人的观念，让他成为员工和工作伙伴眼中的著名人物。

Giorgio Squinzi 从父亲身上继承了不仅是对工作、化学和商务的热情，更继承了父亲对自行车的热情。正是这种热情引申出他的名言，从而成为马贝的指引和动力：“永不止步，继续前行”。



THE FUTURE  
HAS DISTANT ROOTS

未来源自  
扎实根基

Mapei started operating in 1937 with its founder Rodolfo Squinzi (the second from the right in the group photo) and 7 employees.

马贝于1937年开始运营，其创始人Rodolfo Squinzi（右二）和7名员工。



# THE FUTURE OF MAPEI 马贝的未来



**The challenges thrown down by the market require an increasingly wider vision, as well as more innovation and a focus on sustainability.**

We are the third generation of a family of entrepreneurs. And just like our grandfather, Rodolfo, and our father, Giorgio, we have the same irrepressible enthusiasm in our DNA, the desire to find new solutions and the capacity to reach ambitious goals.

We run what has become a leading company in its sector, thanks not only to the quality of our products, but also a winning mindset and a great and close-knit team that manages the business according to interdependent social, environmental and economic values.

An increasingly complex future awaits us in an increasingly globalised world where everything moves and will continue to move faster and faster. And where the sustainability of our choices towards the environment and society in general will be an increasingly essential requirement to guarantee a better world for the generations to come. Nonetheless, we know that the great technical, human and ethical heritage that made Mapei great in all these years allows us to look to tomorrow without fear and with the same level of trust, to be, as always, the architects of our future.

Veronica and Marco Squinzi

**市场所面临的挑战需要更广阔的视野,更多的创新和对可持续性的关注。**

我们是家族企业的第三代,就像我们的祖父Rodolfo和我们的父亲Giorgio一样,体内DNA有着同样对集团发展不可减缓的热情,寻求新的建筑解决方案的渴望以及实现目标的雄心。

我们经营着建材行业领先的企业之一,这不仅得益于高品质的马贝产品,更有赖于强大而紧密的团队们积极进取开拓,他们根据不同地区的社会、环境和经济价值来管理业务。在全球化的世界当中,一个日益复杂的未来在等待着我们。这个世界一切都在变化,且变化的速度越来越快。而且,对于环境和社会而言,我们选择的可持续性发展更成为确保环境保护的基本要求。

Veronica 和 Marco Squinzi

我们一直雄心勃勃  
WE KEEP THINKING

BIG

Gold Coast, Australia  
Jewel  
澳大利亚黄金海岸  
“宝石住宅”项目

The Green Building Council of Australia awarded this luxury residential complex with a 5 Star Green Rating for its sustainability. **Mapei** supplied low-emission products for installing ceramics and stone.

澳大利亚绿色建筑委员会授予该豪华住宅区 5 星绿色评级,以表彰其可持续性的建设。马贝提供低碳排放的瓷砖和石材安装产品。

# Mapei Figures 马贝数据

 **4.0**

Billion Euros consolidated turnover in 2022  
2022年营业总额40亿欧元


超过  
More than  **11,900**  
Employees  
名员工

 More than 超过 **7,000**

Products for the building industry  
of the Mapei Group  
种马贝产品, 应用于建筑范围当中

**32** 

research centres in 20 countries  
主要研发中心在20个国家

 **102**

Subsidiaries in 57 different countries  
102间分公司, 分布于57个的国家

More than 超过 **100,000**  
 Tons of CO<sub>2</sub> offset  
减少二氧化碳排放量吨

More than 超过 **70,000**  
 Clients around the world  
客户遍布全球

More than 超过 **27,900**   
Tons of products shipped every day  
每天运送产品吨数

 **90**

Plants in 5 continents,  
in 35 different countries  
90间工厂遍布五大洲, 35个的国家

More than 超过 **238,000**

Professionals from the  
sector involved in Mapei  
training courses  
参与马贝培训  
课程的专业人士



 **700**

款产品具有EPD证书 (环保产品声明)  
Products with EPD  
(Environmental ProductDeclaration)



# OVER 85 YEARS OF EXCELLENCE 超过85年卓越非凡成就



Day in day out,  
construction  
sites all around  
the world can  
count on Mapei.

For more than 80 years, the Mapei team has been providing solutions of excellence for the building market. All around the world, we take part in both the construction and the restoration and preservation of buildings of historical and artistic value.

We are a global enterprise, with an Italian heart and mind. Our headquarters are located in **Milan, where our story began.**

To us, quality in construction really makes the difference and this is what made us **global leaders in the production of adhesives, sealants and chemical products for the building industry.**

Wherever we go, our corporate philosophy accompanies us: **first-class specialisation, unrivalled know-how, internationalisation, research and development to create increasingly advanced products, customised service for our clients, undivided attention to the economic, social and productive sustainability of our company, as well as care for the health of installers and end users of our products, while always acknowledging the value of every single member of the world of Mapei.**

## 不分昼夜 马贝是您可信赖 之建筑伙伴

80多年来, 马贝团队一直为建筑市场提供卓越的解决方案。在世界各地, 我们都参与具有历史和艺术价值建筑物的建造、修复和保护工程。马贝是一家拥有意大利血脉的全球化企业, 总部位于**我们故事的发源地-米兰。**

对马贝而言, 确保与众不同的建筑质量, 是让我们能够成为建筑行业胶粘剂、密封剂和化学产品生产的全球领导者之一的原因。

无论我们走到哪里、企业理念都伴随着我们: 一流的专业知识、无与伦比的产品专业化、国际化, 研发以创造更多领先材料, 为客户提供定制贴身服务, 始终关注公司的发展对经济、社会和生产的可持续性, 并关心产品安装人员和终端用户之健康, 认可全球各地每位马贝成员的价值。

Malaga, Spain  
Faculty of Psychology  
西班牙马拉加  
心理学院大楼

BUILDING THE FUTURE  
SINCE 1937  
自1937年起为创建未来而努力

Mapei systems were used mainly to bond the ceramic coverings of the façade and lay resin floors in the building that houses the faculty of psychology in Malaga.

马贝系统主要用于粘合立面的瓷砖, 并在马拉加的心理学院大楼中施涂树脂地面。





Tons of CO<sub>2</sub> offset  
100,000  
减少二氧化碳排放量超过100,000吨

# SUSTAINABILITY 可持续性环保发展

## Experience, research and innovation to build a sustainable future together.

The ability to offer the best and most innovative solutions, to help design and construct according to eco-sustainable principles, is a fundamental commitment for Mapei. This requires a sense of responsibility and the ability to make solid choices in order to supply designers, contractors, workers and clients with products which are safe, reliable, durable over the years and which have the lowest impact possible on the environment. This means safeguarding the environment and our health and uniting quality architecture and R&D, thanks to the experience matured by the company through operating on the most important construction sites around the world. Mapei makes a substantial contribution to the concept of “green” building by formulating products made from innovative, recycled and ultra-lightweight raw materials, specifically developed to reduce energy consumption and to have very low emission levels of volatile organic compounds. Another important contribution to eco-sustainability is made through the development of products with improved mechanical performance characteristics and durability which, by allowing a longer life cycle of structures, leads to an inevitable reduction of waste and lower consumption of materials and energy for their construction.

Our choice looks to the future and comes from our constant commitment to research into innovative, efficient formulas which can be integrated to form complete application systems. Maintaining quality standards of excellence also requires significant, targeted investments. Excellence, however, is not just something you declare: what we communicate is measurable, measured and certified by external bodies who can evaluate our claims objectively. And Mapei has gone even further; since 2012 we have offset more than 50,000 tons of CO<sub>2</sub> associated with the Italian production of KERAFLEX MAXI S1 ZERØ in Italy through the acquisition of certified credits by financing wind energy projects in India. Mapei concretely promotes sustainability by joining international programmes and organizations, among which the **Responsible Care** initiative that is the commitment to sustainable development and the **LEED system** Leadership in Energy and Environmental Design – developed by the US Green Building Council for the design and construction of eco-compatible buildings. Mapei's products are certified in compliance with the strictest and most demanding norms and standards.

## 经验、研发和创新共同打造可持续的未来环境

提供最佳和最具创新性的施工方案,以帮助按照生态可持续原则进行设计和建造的能力,是马贝的一项基本承诺,这需要责任感和做出正确选择的能力,以便为设计师、承建商、施工人员和客户提供多年来安全、可靠、耐用且对环境影响最小的产品。这意味着要保护环境和我们的健康,并结合建筑质量,这方面要归功于公司通过在全球最重要的建筑工地上所积累的经验。马贝通过研发创新、可循环利用和采用超轻型原材料制成的产品,为“绿色”建筑概念做出了重大贡献,这类产品专门为了减少能源消耗和确保挥发性有机化合物的极低排放量而开发。对生态可持续性的另一重要贡献,是开发了具有改善机械性能和耐用性的产品,这些产品通过延长结构的寿命周期,减少了浪费,并减少了建筑材料和能源的消耗。马贝选择面向未来,这是因为我们始终致力于研究创新、高效的配方,这些配方可以集成为完整的产品应用系统。

保持卓越的质量标准还需要大量的有针对性投资,然而,卓越绝不仅仅是发表声明而已:我们交流的内容是可以由第三方外部机构进行测量、评估和认证的,这些机构可以客观地评估我们的产品声明。马贝的目标是走得更远。自2012年以来,我们通过投资印度的风能项目所获得的认证信用,结合在意大利生产的低尘胶粘剂——KERAFLEX MAXI S1 ZERØ,能有效抵消了50,000吨以上的二氧化碳。马贝通过加入国际计划和组织,更具体地促进可持续性,其中包括“责任关怀”(Responsible Care)倡议,表明对可持续发展的承诺。马贝产品经过美国绿色建筑委员会开发的LEED系统在能源和环境设计方面的认证,符合最严格、最苛刻的规范和标准,协助设计和建造生态兼容型的建筑物。

# THE ENVIRONMENT A CHALLENGE TO OVERCOME 面对环境 勇敢接受挑战

Penang, Malaysia,  
Langur Way Canopy Walk  
马来西亚檳城  
叶猴之路 天空步道

Langur Way is the longest two-span stressed ribbon bridge in the world. And not only, it is the only one sitting within a pristine rainforest. Mapei provided products for the resin flooring. In particular, floors of the bridge were renovated with Mapecoat TNS System.

是目前世界上最长的双跨应力带状桥。它还是唯一一座坐落在原始雨林中的桥梁。马贝提供树脂地坪材料,桥梁的地面使用马贝TNS系统进行翻新。



# SUSTAINABILITY 可持续性环保发展

more sustainable for the  
**PLANET**  
对地球保护性更高



**Mapei** thinks about the future when creating products and offers innovative solutions for **designing and constructing in an eco-sustainable way**. We contribute towards a quality, **durable building industry** through products formulated using **innovative, ultra-lightweight** raw materials made from **recycled materials**, developed to reduce energy consumption and to have very low emission of volatile organic compounds (VOC). To simplify the work of designers, **Mapei** has created the **P.A.S.S.** system (Profile, Aspects and Synthesis of Sustainability), documents

that verify the conformity of a specific **Mapei** product with respect to the criteria of the **LEED** protocol.

马贝在创造产品时着眼于未来,并以生态可持续的方式提供创新的设计和施工方案。我们通过使用可回收材料制成的创新原材料、配制为超轻质产品,为打造优质、耐用的建筑行业作出贡献。这类型的产品挥发性有机化合物 (VOC) 的排放量极低,可有效降低能源消耗。为简化设计师的工作,马贝创建了 P.A.S.S. 系统(关于产品的可持续性概况、各方面和综合影响等),这是一个马贝产品是否符合 LEED 协议标准的特定验证文件。

For **Mapei**, **preserving the planet** is a concrete commitment: day after day, we study solutions that have an **increasingly lower impact on the environment**. A result achieved by monitoring and minimising the effects generated by products throughout their entire life cycle, from manufacturing to packaging and from use to disposal. To document the effects a product has on the environment, **Mapei** uses **EPDs** (Environmental Product Declarations) the company has at its disposal for many of its solutions. Products are considered to have numerous effects on the environment: from global warming to depleting our planet's natural resources and the influence they have on ecosystems. In the construction sector, **EPDs** are a fundamental element

and help clients choose **products with a low impact on the environment** in order to meet the requirements of organisations and certification protocols for **sustainable building**.

对马贝而言,保护地球是一项具体的承诺:我们日以继夜研究减少对环境影响的施工方案。通过监控产品的整个生命周期(从制造到包装,从使用到弃置),最大限度地减少产品产生的影响而取得的成果。为了记录产品对环境的影响,马贝将EPD(环境产品声明)应用到各产品的施工方案。产品对环境会产生许多影响:从全球变暖到耗尽我们地球的自然资源以及对生态系统的影响。在建筑行业,EPD(环境产品声明)是一个基本要素,可帮助客户选择对环境影响较小的产品,以满足全球各种组织和认证对可持续建筑的要求。

more sustainable in  
**PROJECTS**  
更具可持续性项目



For **Mapei**, **responsibility towards the local community** means guaranteeing and maintaining an open, **transparent and direct relationship** with all the company's contacts, both internal and external. **Mapei** studies and develops effective solutions to improve living comfort such as **soundproofing**, **Radon abatement** and **fire-protection systems** and **anti-seismic strengthening** solutions. **Mapei** is a firm believer in the importance of **training** and the **professional development** of its employees. The bond we have with the **local community** and **territory** is also fundamental. **Mapei** collaborates with the scientific community, training institutes and University research centres to share **sustainable ideas and know-how**. What is more, the company

**contributes to the sustainable development** of the territory and local communities where it operates with support initiatives centred on sport, culture and care for those around us.

马贝对当地的社会责任感,基于确保企业是公开、透明和直接沟通的关系。马贝研发行之有效的施工方案,以提高生活舒适度,如隔音、防氮和防火系统以及抗震加固施工方案。马贝十分重视员工培训和专业发展。同时也与当地社区和机构紧密联系。马贝与科学界、培训机构和大学研究中心合作,分享可持续理念和专业知识。另外,马贝通过以体育、文化和人文关怀等主要举措,为全球马贝公司所处之地作出可持续发展的贡献。

more sustainable for  
**PEOPLE**  
对人类更环保







32 Research centres  
in 20 countries

32

32个主要研发中心在20个国家

# RESEARCH & DEVELOPMENT 产品研究和发展

## Intense research and development in the name of innovation and sustainability.

Research and Innovation have always been the drivers behind Mapei's growth and Mapei has always channeled significant investments into Research & Development. **Forward-thinking, cross-disciplinary and expertise** are the watchwords for Mapei R&D. The fast pace of the markets requires an immediate reaction in the creation of new products.

The primary objective of Mapei's research is to provide users with innovative and, above all, safe, sustainable and lasting solutions to improve all aspects of site work, including the most complex and difficult ones. For Mapei it is not possible to stop innovating: it would mean stopping a growth process that is an integral part of our corporate vision.

A considerable amount of the Group members are employed in this sector and the majority of the new resources are hired for R&D.

Mapei's research scientists work within a global network comprising of **32 main Centres**, with our **Corporate Research Centre in Milan** acting as a central analysis laboratory and central hub to coordinate the activities of the other **31 laboratories**. The R&D laboratories, equipped with the most sophisticated equipment available, work in close contact with each other, and also collaborate with prestigious universities, and scientific and industrial research institutes. They also provide support to the **Technical Services Department** to help solve all the problems and reply to the most complicated requests from our customers, and are flanked by the quality control laboratories, present in all the Group's 90 production facilities.

## 以创新和 可持续性为目标 的积极研发

研究与创新一直是马贝业务增长的推动力，而马贝也一直大量投资于研究与开发上，具有前瞻性之远见，**跨学科研究和专业性**是马贝进行研发的口号。市场的快速发展要求在创造新产品时能迅速作出响应。

马贝注重研发旨在为用户提供创新的、尤其是安全、可持续和持久的解决方案，以改善施工现场的各方面工作，包括最复杂和最困难的一面。对于马贝而言，创新永不停止，这是我们企业愿景不可或缺的一部分，否则这意味着停止增长过程。

集团投入大部分资源和人力于研发部门。

马贝米兰研究总部作为20个国家/地区的中央分析实验室和中央枢纽，配合于全球的31个主要研发中心的科研人员，共同协作研发。马贝研发实验室配备了最先进的设备，并且与著名的大学、科学和工业研究机构合作，彼此建立紧密联系。他们还向技术服务部提供支持，以帮助解决所有施工问题，并响应客户最复杂的要求，在集团所有90个生产设施中均设有质量控制实验室。



Felcsút, Hungary

Puskas Football Academy

Pancho Arena

匈牙利费尔斯库特

普斯卡什足球学院

潘乔竞技场

One of the largest ever investment in Hungary for a sports complex, the renovation of the stadium involved the use of **Mapei** waterproofers of different lines to solve specific problems.

体育场的改造涉及使用不同型号的马贝防水产品解决项目的建造问题，这也是匈牙利有史以来最大的体育场馆投资之一。



# PRODUCTION 生产



Tons of products  
shipped every day

27,900

More than

每天运送产品超过27900吨

## Our production system: powerful, efficient, flexible and sustainable.

Cutting-edge production technology is used in Mapei's production facilities, allowing the intense rhythm of the entire chain to be flanked by constant quality control, from raw materials to final packaging. 90 production facilities in 5 continents and in 35 different countries. 27,900 tons of finished products leave our production facilities every day (6.7 million tons per year) along with just as many tons of raw materials to keep sites supplied all around the world. These are the figures that represent Mapei. And the results are there for all to see: optimisation of logistics costs, proximity to our customers, a guarantee of maximum efficiency of production processes with total respect for the environment and the local expectations.

## 马贝生产体系： 强大、高效、灵活和 可持续性

马贝生产厂房采用了先进的生产技术，通过从原材料到最终包装的持续质量控制整个生产环节。在五大洲的35个不同国家/地区拥有90个生产厂房。每天出厂27,900吨成品（每年生产达670万吨），采用同量的多种原材料，这些都是代表马贝的数字。成果是有目共睹的：优化物流成本，更贴近当地的客户，保证生产流程的高效化和对当地环境的完全尊重。



Crete, Greece

Robinson Blue Ierapetra

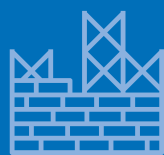
希腊克里特岛

Robinson Blue Ierapetra餐厅

Built over an area of 110 acres, this seafront resort was built also thanks to the contribution of **Mapei**. The company provided products for concrete casting, wall coatings and the installation of interior floors.

这座占地110英亩的海滨度假村，应用了**马贝**混凝土浇筑、墙身涂料和室内地板安装等不同类型产品。





More than **7,000** Products for the building industry of the Mapei Group  
超过7000种马贝产品，应用于建筑范围当中

## 24条产品线， 为全球每个项目 提供了无与伦比的 产品系统

马贝凭借广泛的超过7000种产品范围，马贝产品协助提高建筑物的技术特性，从提升抗震性能，以至改善人体健康的应用环境。马贝提供世界上最广泛的建筑产品，满足所有客户的要求。承诺选用最优的原材料以生产优异的产品交付至客户。马贝产品在建筑行业极具创新性，旨在降低能耗，在尊重环境的厂房中进行本地化生产，对工人和终端用户均安全无虞，同时符合官方的标准认证。有赖先进技术，马贝产品可满足设计师和终端用户的各种建筑装饰需求，提供最佳解决方案。马贝产品的专业性，在全球范围内有数千万个工程项目案例佐证。看不见的，通常都是必不可少的：所有的马贝产品都是如此。

# PRODUCTS 产品

## 24 product lines. An incomparable range offered for every site around the world.

With its vast range of products, more than 7,000 in total, Mapei helps improve the characteristics of buildings, from anti-seismic upgrading to the healthiness of the surroundings where they are used.

We meet all our customers' requirements with the widest offer of building products in the world. Our commitment ranges from the processing of raw materials up to the selection of best resources, to deliver the best possible product every time. Ours are the most innovative products for the building industry, developed to reduce energy consumption, manufactured locally in production

facilities that respect the environment, are safe for workers and end users alike and certified according to the highest official standards.

With their cutting-edge technology, Mapei products meet all the needs of designers and end users alike, supplying the best solutions each and every time. Mapei is aimed specifically at the needs and evolution of the market, with thousands of reference sites from around the world and the most complete range available.

Often invisible, always indispensable: such are all Mapei products.

1. Products for ceramics and stone materials 瓷砖和石材安装材料
2. Complementary products for installation work 辅助铺设产品
3. Products for cleaning, maintaining and protecting surfaces 表面清洁，养护产品
4. Products for resilient, LVT, textile materials 弹性，LVT和纺织材料及运动地面安装材料
5. Products for sports flooring 用于运动场地产品材料
6. Products for wooden flooring 木地板安装材料
7. Products for cementitious and resin flooring 水泥基和树脂地坪材料
8. Products for acoustic insulation 隔音产品
9. Products for building 建筑结构施工产品
10. Admixtures for concrete 混凝土外加剂
11. Architectural stone paving 建筑铺路石材
12. Architectural exposed aggregate concrete surfaces 建筑表面混凝土外露骨料
13. Products for CFS industrial flooring CFS工业地板产品
14. Products for structural strengthening 结构性加固补强材料
15. Products for masonry restoration 砖石结构修复材料
16. Products for thermal insulation 保温隔热产品
17. Wall protective and decorative coatings 墙面保护和装饰材料
18. Products for waterproofing 防水施工产品
19. Waterproofing products for roofing 天面防水产品
20. Products for underground constructions UTT 地下工程结构材料 (UTT)
21. Elastic sealants and adhesives 弹性密封胶和胶粘剂
22. Products for the marine industry 航运行业产品
23. Cement additives C-ADD 水泥添加剂材料 (C-ADD)
24. Asphalt pavements 沥青路面

THE BEST  
SOLUTIONS  
ALWAYS  
最佳解决方案材料

New York, USA  
Empire State Building  
美国纽约  
帝国大厦

The panoramic terrace on the 102<sup>nd</sup> floor of this iconic building had new stone floors installed with a complete system supplied by **Mapei Corp.**

这美国纽约标志性的高层建筑，第102层全景观台使用了马贝公司提供的石材及填缝安装系统粘贴地面石材。





Plants in 5  
continents, in 35  
different countries

90

90间工厂遍布五大洲，  
35个不同的国家

## We work to produce constant Quality: for our customers, contractors, the environment and our corporate culture.

Mapei plays an important role as world leader in the sector of chemical products for the building industry through the constant improvement in the satisfaction of its customers and of all those involved in the industry (employees, suppliers, local communities, local authorities and proprietors). Our Code of Ethics is our identity document. Our management systems are the foundation stones of our corporate culture: quality, environment, safety, sustainability and social responsibility. A Quality Management System has been applied by Mapei since 1994. It is certified as compliant with ISO 9001 standards and, since then, has been constantly updated. Mapei's main production facilities apply an Environmental Management System compliant with ISO 14001 standards. And, every year, the programme is extended to include an increasing number of the Group's production facilities around the globe.

It is a source of great pride that many of our production facilities have been awarded OHSAS 18001 or ISO 45001 certification for their Occupational Health and Safety Management Systems. The Group's main production facility adopts EMAS III (Environmental Management and Audit Scheme), and Environmental Management System of the European Union. The first Sustainability Report was drawn up in 2017 to take stock of all Mapei S.p.A. operations in the realm of social responsibility.

Companies certified ISO 9001: 42  
Production facilities certified ISO 14001: 41  
Production facilities certified OHSAS 18001 or ISO 45001: 21

## 马贝致力为客户、承建商、环境生活提供质量稳定的产品和传递企业文化

因为客户满意度的不断提高，马贝在建筑化学产品领域中扮演着重要角色。我们的《道德守则》是身份证明，马贝的管理体系是企业文化的基石：质量、环境、安全、可持续性和社会责任。自1994年以来，马贝全面实施质量管理体系，其体系符合ISO 9001认证标准，并且不断适应时代更新。马贝的主要生产厂房均符合ISO 14001认证标准的环境管理系统，而且，该计划每年都会扩大，以覆盖集团在全球范围内越来越多的生产厂房。

马贝的生产厂房符合职业健康和安全管理所颁发的OHSAS 18001或ISO 45001认证，这是令人感到自豪的成就。马贝集团的主要生产设施采用了EMAS III（环境管理和审核计划）以及欧盟的环境管理系统。

于2017年草拟首份《可持续发展报告》，以评估社会责任领域内所有马贝S.p.A.业务。

同时，公司符合ISO 9001:42认证，生产厂房符合ISO 14001:41认证，OHSAS 18001或ISO 45001:21等认证。

# QUALITY 产品质量



Mattighofen, Austria  
KTM Motohall  
奥地利马蒂霍芬  
KTM 商场

Mapei admixtures played a key role in the construction of this big exhibition center which required the production of 10,000 m<sup>3</sup> of concrete.

商场使用了马贝外加剂建造10,000立方米混凝土。



# CONSULTANCY AND TECHNICAL ASSISTANCE 技术咨询和支持



Clients around the world  
More than **70,000**  
超过70,000客户遍布全球

**Designers, contractors, users, building suppliers: all together to work better and to get long-lasting results.**

All those who use Mapei products can see for themselves at first hand, day after day, how this choice leads to optimising their work, the maximum application yield and perfect results, under all conditions. Mapei is not only a supplier, but a partner for all those who work in this sector.

From the constant, ongoing exchange of experience and ideas with our customers and building suppliers, Mapei takes all their comments on board to guide innovation and widen its product lines and references. From the smallest to the largest sales points for ceramics and building materials, you will discover how Mapei quality is not limited to the product itself, but extends to the competence of the sales team, the passion of our retailers and the value of their advice.

Our clientèle can also take advantage of our Technical Services Department and their constant, expert support, from the design phase right up to the execution phase, to guarantee an end result that always lives up to their expectations.

**设计师、承建商、终端用户、建筑供货商：共同协助，双赢效果**

每位使用过马贝产品的人士，都可以亲身了解到选择我们，是如何能帮忙优化工作、高效应用率和建造完美效果。马贝不仅是建筑材料供应商，还是各位的合作伙伴。通过与客户和建筑商之间持续的想法和经验交流，马贝纳善如流，以创新拓宽产品线和指导各个项目案例。从小型的瓷砖及建筑材料销售点到大型的建材市场，您会发现马贝质量不仅局限于产品，甚至是延申到销售团队的能力上，能为您送上富有价值的建议。此外，我们的零售商都充满热诚，能从项目设计到实际施工，马贝技术服务部门都可以提供忠实和专业建议，确保最终结果符合期望！

**合作伙伴并非单纯供应商  
PARTNERS  
NOT SUPPLIERS**

Genoa, Italy  
San Giorgio Bridge  
意大利热那亚  
圣乔治桥

During the constructions of San Giorgio Bridge, **Mapei** admixtures ensured the maintenance of the mechanical properties when pouring the concrete for the piles and helped facilitate surface-finishing operations on the deck.

在圣乔治大桥的施工，使用了**马贝**外加剂作桥墩的混凝土浇筑，确保了桥梁的力学性能，并有助于桥面的表面处理操作。





Professionals from the  
sector involved in Mapei  
training courses

238,000

More than

238,000参与马贝培训课程的专业人士

## We implement the best training methods. And the results prove us right.

Technical training has an important role to play for Mapei and we promote refresher courses and installation workshops all around the world to perfect the application techniques for our products. The courses are held by Mapei Technical Services and our expert technicians through practical demonstrations, audio-visual training and the distribution of technical and information packs. And to reach sites directly, Mapei also uses a special motor-home which is available for a number of countries, a kind of mobile training centre which allows us to form a wider network of training opportunities anywhere we wish. Just as important is on-line training using the latest digital technology, accessible via PCs, tablets and smartphones. Periodically, Mapei organises technical refresher conventions and seminars, both in form of lectures and webinars, in conjunction with various Chartered Bodies for designers, site managers and specialists from the construction sector. Mapei is an accredited Advanced Training Body for the National Council of the Association of Architects Landscape Planners and Conservationists, authorised to carry out training work and award professional training credits. Over 6,700 events are carried out at the various Mapei training centres, our specification centres, throughout Italy and the rest of the world, including France, Norway, Germany, Singapore, United States, Poland and Hungary, just to mention a few. The events always involve expert speakers from the industry and focus on cutting-edge technical issues in the building and design industries.

## 提倡最佳的培训方式 效果证明我们是正确

对于马贝而言，技术培训发挥着重要作用，我们在世界各地推广进修课程和施工技术研讨会，以更好方式传递产品的应用技术。由马贝技术服务部门和专家技术人员通过实操或者网授课程，进行深层技术交流。为更好地贴近工地，马贝在多个国家/地区使用特殊的车轮，作为移动式培训中心，它使我们能够在任何地方进行更广泛培训的机会。同样重要的是，使用最新的网络技术进行在线培训，可以通过计算机、平板和智能手机参与。马贝定期以讲座和网络研讨会的形式组织技术交流会议，并与各种建筑行业相关机构共同为业界内的设计师、项目经理和专家提供技术支持服务。

马贝是建筑师协会景观规划师和自然保护主义者协会全国理事会认可的高级培训机构，有权利开展培训工作并获得专业培训学分。仅在意大利和世界其他地区（包括法国、挪威、德国、新加坡、美国、波兰和匈牙利等）的各个马贝培训中心进行了6,700多个培训活动。这些活动常有业内专家演讲，并关注建筑和设计行业的前端技术问题。

## TRAINING 培训



New York, USA  
LaGuardia Airport  
Mosaic Mural  
美国纽约  
拉瓜迪亞机场  
马赛克壁画

One of the largest indoor murals in the world, this 2,400 m<sup>2</sup> artwork was completed with products for ceramic tiles supplied by **Mapei Corp.** (Ultralite Mortar, Type 1, Keracolor S, Mapesil T).

这幅 2,400 平方米的艺术品是目前世界上最大的室内壁画之一，使用美国马贝集团生产的瓷砖安装系统粘贴。





Products with EPD  
(Environmental  
ProductDeclaration)

700

700款产品具有EPD证书  
(环保产品证明)

# MAPEI MAINLAND CHINA 马贝中国

**To be fast,effecient  
and competitive  
on the China market**  
**保持快速、高效的发展，  
以及在中国市场上的竞争力**



**Guangzhou, China**  
Mapei Construction Materials (Guangzhou) Co.,Ltd  
广州,中国  
马贝建筑材料(广州)有限公司

Currently in China market, Mapei established factories in Conghua, Guangdong Province and Huzhou, Zhejiang Province, and sales offices in Hong Kong, Shanghai and Guangzhou respectively.

The first phase construction of the Huzhou factory is about 27,000 square meters. Introduced international equipment such as PLC control system, automatic coloring system, laboratory temperature and moisture controlling system, and set up a total of 66 sets of dry-mixed mortar production facilities, palletizing robots, liquid mixing machines and other equipment, etc., effectively to improve production efficiency, reaching an annual output of 500,000 tons of eco-friendly materials.

In recent years, with the topic of "carbon peak" and "carbon neutrality" put forward, all walks of life have become more aware of energy conservation and emission reduction, and low-carbon environmental protection. In today's world of reduced conventional energy reserves and serious pollution problem, taking responsibility of environmental protection becomes ultimate target of Mapei Group. Photovoltaic power generation facility is installed on the rooftop of Mapei Huzhou factory, which can provide 880,000 kWh of clean energy every year, basically covering the electricity demand during the daytime, reducing carbon dioxide emissions by about 664 tons, and sulfur dioxide emission amount by about 5 tons, and the emission of nitrogen oxides is reduced by 8 tons, which is equivalent to planting 388 trees, with remarkable social and economic benefits.

现时于中国市场，马贝在广东省从化市和浙江省湖州市设立工厂，分别在中国香港、上海及广州设立销售办公室。浙江湖州工厂一期建筑面积约27000 平方米。引进PLC 控制系统、自动调色系统、实验室恒温恒湿系统等国际性设备，设置干混砂浆生产线、码垛机器人、液体混合生产线等设备共66台，有效提升生产效益，达至年产量50 万吨绿色建材的生产能力。

近年来，随着“碳达峰”和“碳中和”目标的提出，各行各业节能减排，低碳环保意识日益增强，在常规能源储量减少、污染严重的今天，马贝集团以保护环境为己任，在浙江马贝湖州工厂屋面安装光伏发电设施，每年可提供清洁能源88万千瓦时，基本覆盖了马贝工厂白天时段的用电需求，减少二氧化碳排放量约664吨，减少二氧化硫排放量约5吨，减少氮氧化物排放量8吨，相当于种植了388棵树木，社会效益和经济效益显著。



**Huzhou, China**

Mapei Building Materials  
Technology(Zhejiang) Co.,Ltd

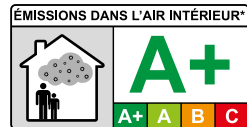
湖州,中国

马贝建筑材料科技(浙江)有限公司



# THE CERTIFICATIONS OF MAPEI 马贝的认证

## 法国A+ LOGO SANITAIRE - Émissions dans l'air intérieur



\* Information sur le niveau d'émission de substances volatiles dans l'air intérieur présentant un risque de toxicité par inhalation, sur une échelle de classe allant de A+ (très faibles émissions) à C (fortes émissions)

此标识为法国用于所有室内建筑材料的强制性卫生标识。与家用电器上使用的能效标识相似，表明了**挥发性有机化合物 (VOC) 排放**的产品等级 (A+最高, C最低)，以**保证室内空气质量及所有终端用户的健康**。

The sanitaire logo is mandatory in **France**, and must be applied on all construction products for internal use. It is similar to the energy efficiency label applied on household appliances, and indicates the class of the product (A+ is the highest and C is the lowest) regarding the **emission of volatile organic compounds (VOC) to safeguard the quality of indoor air and, as a result, the health of final users**.

## LEED V4



这项美国协议是目前世界上最广泛采用的**绿色建筑标准之一**，使建筑有可评审的参数依据。根据积分认定生态可持续性建筑物。相比旧版本有明显变化：由于其EPD (III型环境声明) 及VOC排放量极低的新要求，马贝产品在新版本中更能发挥重要作用。

LEED V4 is the latest version of Leadership in Environmental and Energy Design, an American protocol that enables buildings to be certified as eco-sustainable according to parameters and credits described in **the most widely adopted green building criteria in the world**. Mapei products play more important part in obtaining credits, thanks to the renewal of EPD (type III environmental declarations) and the VOC emission guidelines.

## EPD



马贝于2016年获颁「环保产品声明」发证程序的证书。EPD通过使用LCA (生命周期评估) 方法标准，**测量产品在整个生命周期中的环境影响**。

MAPEI was awarded Certiquality certification in 2016 for their EPD (Environmental Product Declaration) issuing process. An EPD describes the **environmental impact of a product throughout its entire life cycle** by measuring its impact using standardised LCA (Life Cycle Assessment) methods.

## GEV



所有马贝ECO产品均符合GEV (德国一所监测建筑材料排放的机构) 颁布的指导方针认证，标有EMICODE EC1和EMICODE EC1 PLUS标明产品为“**挥发性有机化合物排放量极低**”。

All MAPEI ECO products are certified and labelled EMICODE EC1 and EMICODE EC1 PLUS “**products with very low emission of volatile organic compounds**” in compliance with the guidelines issued by GEV (a German body which monitors emissions from construction materials).

## BLAUER ENGEL



Blauer Engel不同于其他评级和评估系统，并不分成不同的类别，二十针对单一的产品分类：**该产品是否符合Blauer Engel**。如果产品具有此认证标志，标明产品挥发性有机化合物含量低，无危险物质。

Blauer Engel differs from other rating and evaluation systems because it is not divided into different classes, but is rather **a single classification: the product either complies or does not comply with Blauer Engel**. The label certifies the product has low emission level of VOC and no dangerous substances.

## 中国环境标志产品认证 China Environmental Labelling



通过此标志验证的产品不仅表示产品质量合格，而且在采用原材料、生产处理过程都符合特定的环境保护要求，与同类产品相比，具有低毒少害、环保等优势。

The products awarded with this certification is assured of product quality, as well as both the adoption of raw materials and the production process are in line with the specified environmental requirements. Compared with other similar products, labeled products are certified to be with low toxicity, less harmful, and environmental-friendly.

## 生物阻断防霉技术 Bioblock Technology



潮湿环境中，生物阻断\*技术阻止填缝接缝生成或繁殖各类霉菌，而造成不雅的外观，还对室内环境污染的负面影响，进而确保终端使用者的健康。

In damp environments, BioBlock technology inhibits the formation and proliferation of various types of mould on the grout surface, that may damage the aesthetic effect, and also give negative effect on pollution levels for internal environment and inevitable consequence on the health of final users.

## 荷珠效应\* DropEffect®



采用DropEffect\*技术让马贝填缝剂长久地减少粘附的污垢，易于清洁，并且颜色保持稳定。实际上，由于采用了这种特殊技术，能对液体的吸收性较低，具有防水性。在表面上的积水不会容易被渗透，而是以荷珠效果停留在表面上，让接缝在形成污渍之前更容易被清洁。

Mapei grouts with DropEffect® technology absorb less dirt, easy to clean and color stability over years. In fact, thanks to this special technology, they are less absorbent to liquids and water-repellent. Water is not penetrating but remaining on the surface in the form of droplets, so joints are much easier to be cleaned before stains

## 零碳排放 ZERO



马贝一系列建筑材料，通过计算整个产品生命周期中的二氧化碳排放量，并通过购买经过认证的环境信用额进行 100% 抵消，以促进和鼓励可再生能源的実施和重新造林项目。

Iconic products related CO2 emissions are calculated throughout their entire life-cycle and then 100% offset through the acquisition of certified environmental credits to promote and encourage the implementation of renewable energy and reforestation projects.

## 中国绿色产品认证 China Green Product Certification



绿色产品是指生产、使用及处理的全生命周期过程中，符合环境保护要求，对自然环境无害或危害极小、资源能源消耗极少、质量品质很高、有利于资源再生和回收利用的产品。强调了“产品全生命周期”，与此同时也要求企业质量管理体系、环境管理体系、职业健康安全管理体系也满足要求。

China Green Products refer to products that meet the requirements of environmental protection during the whole life cycle of production, use and disposal, are harmless or minimally harmful to the natural environment, consume very little resources and energy, are of high quality, and are conducive to resource regeneration and recycling. product. The “full product life cycle” is emphasized, and at the same time, the enterprise quality management system, environmental management system, and occupational health and safety management system are also required to meet the requirements.

## 中国绿色建材产品认证 China Green Building Materials Product Certification



中国绿色建材产品认证是指，建材产品符合国家相关技术要求和标准，且通过了国家认证认可监督管理委员会审批，获得绿色建材产品认证资质的认证机构的认证，建材具备“节能、减排、安全、便利和可循环”的特征。绿色建材认证产品所用标识采用与之相适用的一星级、二星级或三星级标识。

China Green Building Materials Product Certification China's green building material product certification refers to building material products that meet the relevant national technical requirements and standards and have passed the approval of the National Certification and Accreditation Administration Committee, and obtained the certification of a certification body that has the qualifications for green building material product certification. Building materials have “energy saving, emission reduction, and safety”, convenience and recyclability” characteristics. The logos used for green building materials certification products adopt the applicable one-star, two-star or three-star logos.





微信视频号



官方抖音



微信公众号



京东旗舰店



天猫旗舰店



小红书

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