



INDUSTRY
**Designing and building
the factory of the future**



A GLOBAL PLAYER IN CORPORATE REAL ESTATE



The experience that makes the difference

For more than 40 years, GSE has designed and carried out real estate projects for industrial companies. Our priority is to understand your business and the flow of your people and supplies. We design solutions adapted to your processes by taking into account the ergonomics of the spaces where you operate. We're here to help. Our job is to deliver the best possible production environment to optimise your performance.



A global contractor at your side

Our expertise as a global contractor is at your service. Envisioning your project from the design phase to its completion, we put together teams of architects and engineers who work with you "in sync". We offer you solutions based on your real needs and on the feedback we receive..

Across the table, you deal with a single contact. GSE thereby guarantees full control of your project: design, construction, turnkey delivery, as well as the building's initial operation and its maintenance.

GSE focuses on four areas of expertise:

- Industry: aeronautics, agri-food, electrical, plastics, and life sciences
- Retail: supermarkets, retail parks, main street shops, recreational facilities
- Logistics: developers, 3PL and loaders, e-commerce
- SMEs: head offices, office buildings, production units, storage facilities, service infrastructures

GSE has independent and dedicated sales and technical teams. They share the company's culture of excellence, as well as their expertise, know-how and mastery of the challenges in each of these areas.



Industry
Logistics
Retail
SME real estate

GSE Group key figures

KEY FIGURES

19
NATIONALITIES

367
EMPLOYEES

429 million
EUROS IN REVENUES

41 years
EXPERIENCE

7
LOCATIONS IN
EUROPE



15 million
(160 MILLION FT²)
OF B2B REAL ESTATE
BUILT



21 years
OF EXPERIENCE IN
CHINA



70
PROJECTS
PER YEAR

14.1 million
EUROS OF EBITDA

11
OFFICES IN FRANCE

215
ENGINEERS

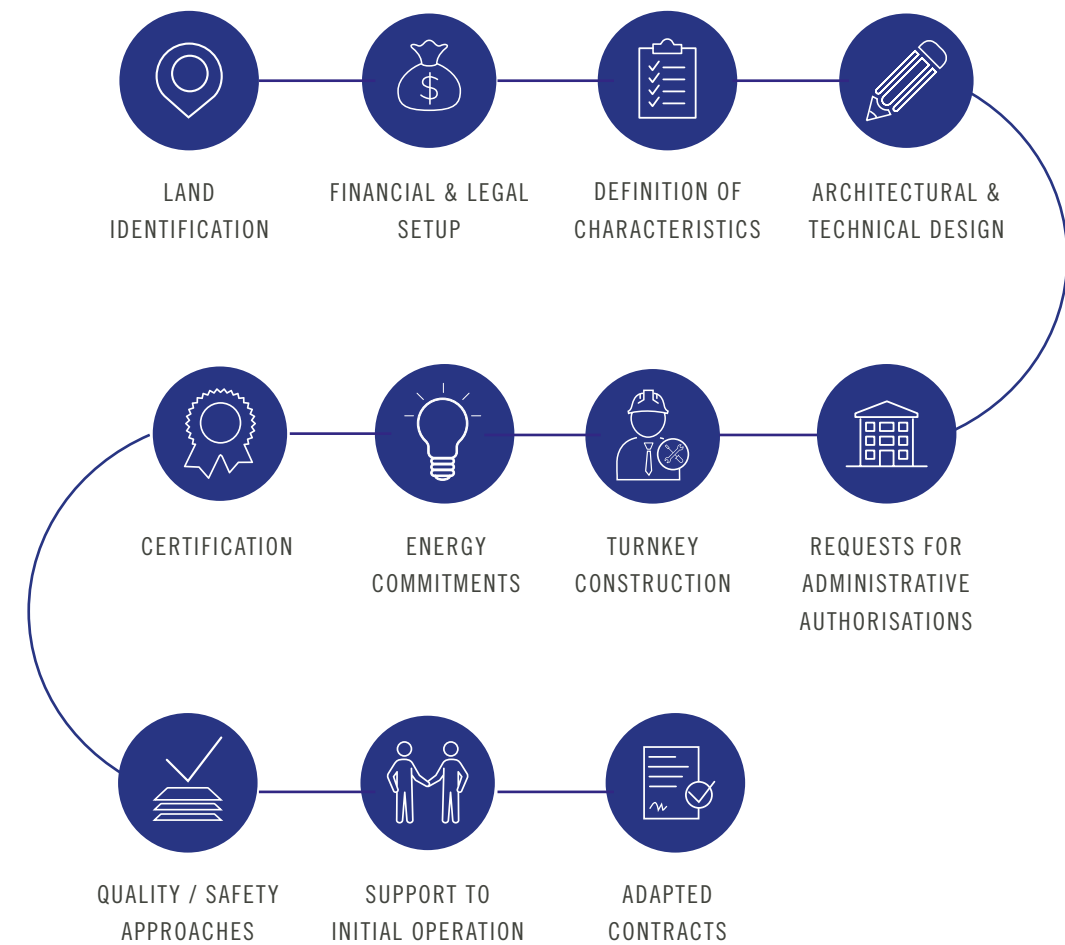
561 million
EUROS OF ORDER BOOK



END-TO-END SUPPORT

A project, a price, a deadline... **And more than that!**

The investments involved in real estate transactions are often considerable and the stakes can be business-critical. At GSE, our absolute priority is to manage each project expertly and with attention to detail, to ensure the best solutions are always found.





We're here to help you design your production units, R&D centres and laboratories.

PROCESSES: THE CENTRAL ELEMENT OF YOUR REAL ESTATE PROJECT

GSE, partner of your factory of the future.

Our in-house engineering team offers you pragmatic and realistic solutions based on your needs and on our long experience in construction.

All the surveys conducted ahead of the works enable us to guarantee you – through a turnkey contract – **the highest level of performance and quality, as well as a deadline and a fixed price.**

Our architects and in-house engineers work **in cooperation** with your project team and process engineering designers.

Our Fluids, Electrical, HVAC, Environment and BIM specialists are familiar with your challenges: a new production unit, the organisation of your flows, extensions, reconversions, modifications, utility optimisation, energy savings, innovative buildings, improvement of the working environment, relocation and maximisation of your real estate's value...



Our know-how

- Master planning
- Scheduling
- Basic and detailed preliminary design
- Administrative and regulatory procedures (environmental impact assessments, building permits, etc.), architecture and urban planning
- Environmental certifications and authorizations
- Process / building interface management
- Planning, works management, administrative & financial follow-up
- Support for the initiation and continuation of operations

Your benefits

- Support to decision-making
- Control of budget and deadlines
- Secure scenarios for your development on the technical, administrative and regulatory levels
- Simplification of communication and concentration of expertise within a well-matched team



Optimising the integration of your production facilities always produces good results.

THE PARTNER OF YOUR FACTORY OF THE FUTURE



Site / area **development**



Site **masterplan** and organisation of flows



Audit and assessment of existing facilities



BIM

BUILDING INFORMATION MODELLING (BIM), design, construction, operation and maintenance of your project



A **frugal, environmentally responsible** and **certified** factory



A **smart** building, **connected** to its ecosystem



A **flexible, scalable** factory that adapts to developments in your processes and activity levels



People at the heart of the factory of the future, addressing **social concerns and wellbeing** at work



High value-added buildings



Our value added Your benefits

A single point of contact for your entire project
> **Clear responsibilities**

In-house engineering (electrical, thermal, surveys, BIM managers, quality, safety, legal, financial, purchasing)
> **Your process, central to your project's design**

Optimisation & anticipation
> **Guaranteed deadlines, quality and costs**

Proven, transparent and collaborative project management
> **A secure project; a trusting relationship**

Management of certifications (BREEAM, LEED, HQE)
> **A durable, certified project**

Local skills within an international network
> **Supporting your developments in France and internationally**

A multicultural company
> **Our creativity at your service**



BIM, a revolution at the heart of our profession



AIR LIQUIDE
Shanghai, China

A 19,000 m²
(200,000 ft²) R&D centre
CERTIFIED LEED GOLD
and **CHINESE 2 STARS**

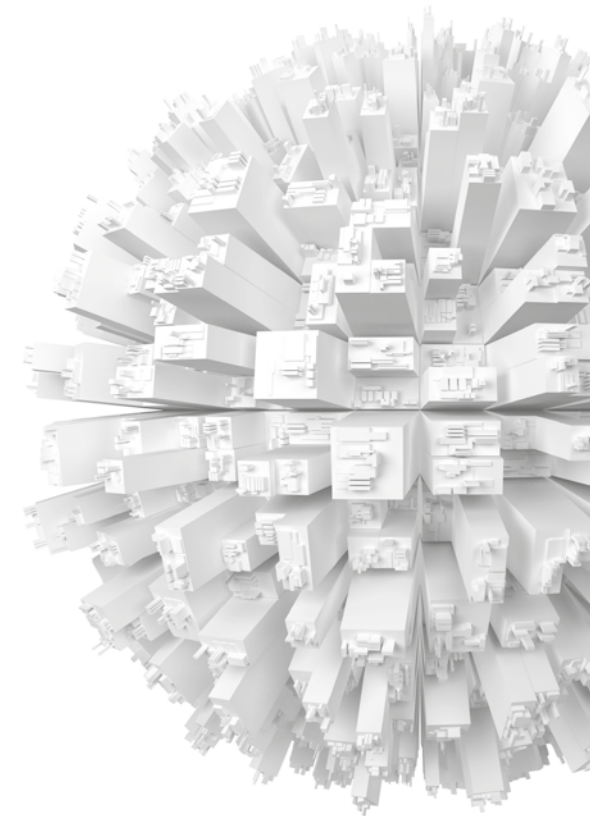
Cutting-edge technology for your **factory of the future**

BIM enables us to design, build and operate buildings based on the creation and use of 3D models.

Compared to conventional 3D drafts, digital models use objects (walls, beams, technical equipment, etc.) with specified characteristics (dimensions, thickness, composition, density, thermal conductivity, etc.). We no longer draw; we use a single digital model for everyone (clients, users, architects, survey studios, installation and maintenance companies).

Your benefits

- Improved process / building integration
- An evolving model of the project
- Higher productivity
- Better quality
- Reduced overall project time
- Simpler, more professional maintenance of the building during operation





Energy use A frugal building



Our pledge to your consumption

We carry out a detailed analysis of your process to determine its energy profile. You benefit from utilities perfectly dimensioned to your needs (heating, cooling, electricity, etc.).

We use digital modelling of consumption for theoretical and C<CREF regulatory calculations. In addition, we leverage feedback on real consumption patterns in the field.

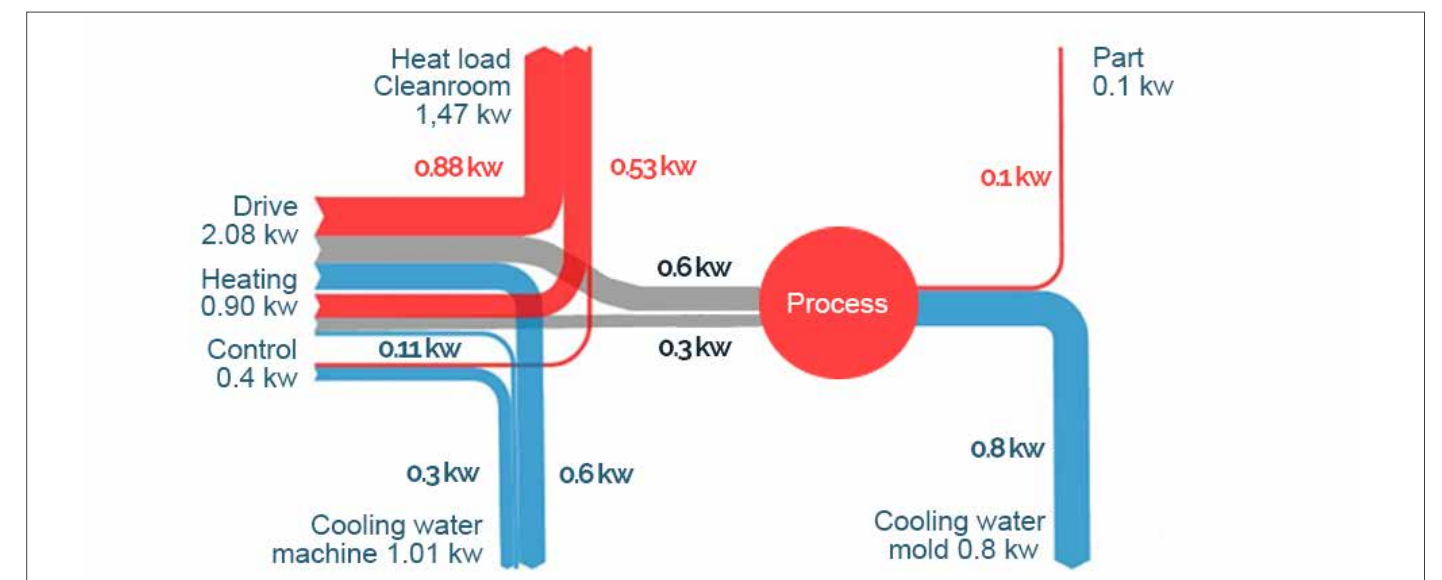


Schneider Electric

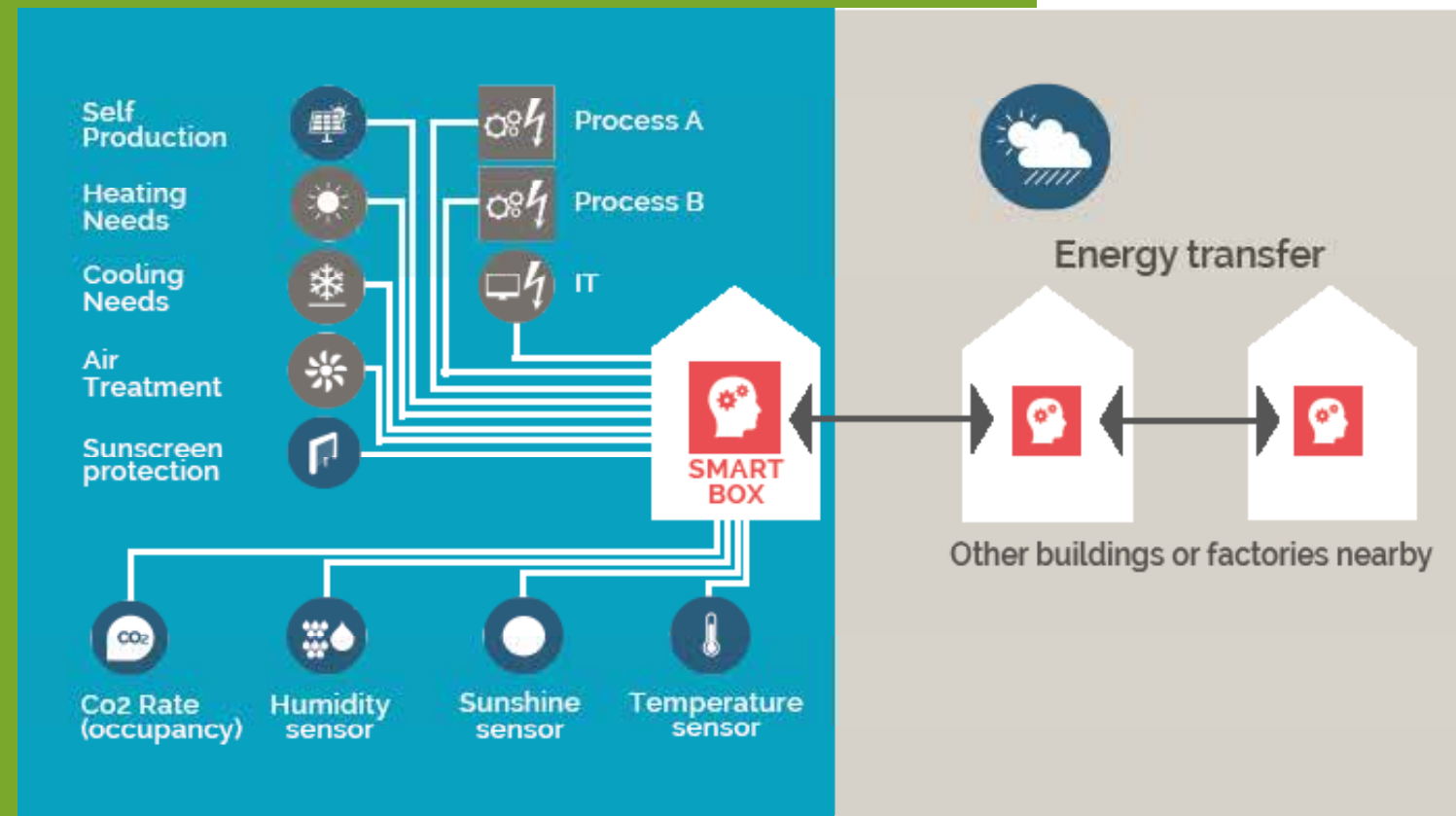
Odyssee building in Carros (outside Nice - France) 7,500 m² (80,000 ft²) of R&D labs and offices

GSE contractually committed to an energy efficiency of 40 Kwh/m² per year

- HPE QA certificate (High Energy Performance and Associated Quality)
- BBC "effinergie" – construction
- Low consumption



A smart & connected building



THE GSE SOLUTIONS

Real-time knowledge of the building's energy needs

The management unit (smart box) makes it possible to adapt the building's consumption to real needs at any given moment. Conversely, if the building is equipped with on-site energy production capabilities, it can be used locally or fed back onto the grid.

A building connected to its environment

The smart box manages the building's utilities according to its occupation, the process's requirements and external conditions (sunlight, temperature, etc.).

A building that communicates with its ecosystem

New buildings today are highly insulated and airtight. Their consumption is also essentially linked to occupation and processes. It is therefore necessary to adapt energy production and supply in real time.

A smart building provides an accurate picture of its energy needs, so you can adapt the operation of all its internal equipment (heating, cooling, ventilation, lighting, process expansion), while energy suppliers can anticipate the needs of each building and adjust production accordingly.

Smart management for a self-sufficient building



A building's consumption is now visible and predictable, for everyone's benefit.

PLUG & PLAY

A flexible, scalable factory

THE GSE SOLUTIONS



GSE delivers a turnkey production unit, tested and qualified to optimise your process.

All energies available for your production tool

- IT connections
- Power supply
- Compressed air
- Gases and special fluids
- Process cooling water
- Hot water / steam supply
- Evacuation of fluids
- Process extraction



**Install
Connect
Produce!**

PLUG & PLAY

Modular and scalable offices and labs



GSE builds R&D centres for companies such as **IFP**, **L'ORÉAL**, **AIR LIQUIDE** and **THALES** in France, Europe and Asia.

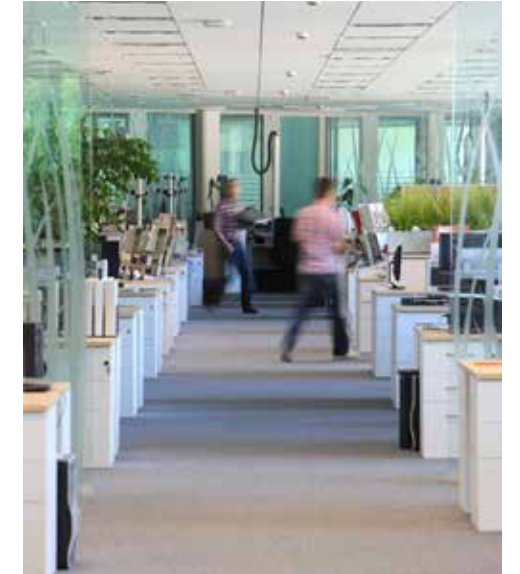
THE GSE SOLUTIONS

Your production unit must be flexible and scalable at all levels: the industrial process itself, but also its **offices and laboratories**.

We design and build **comfortable and user-friendly spaces** that match your changing needs.

Your lab must adapt easily to changes in production processes and in your activity. From energy bridges in the ceiling for fluids distribution to mobile lab tables, we consider all elements that can simplify your lab's transformation.

Your office space must also be modular and flexible, to offer layouts adapted to the needs of each professional. For example, your employees might need to set up project teams to stimulate creativity and productivity.



**Install
Connect
Innovate!**





People at the heart of the factory of the future and of your activities



Maximising the value of your development project

The factories and laboratories of the 21st century will be innovation and creativity hubs. People and their skills will be at the centre of the entire setup to maximise efficiency.

Thanks to our in-house engineering capabilities, GSE provides advice and support to your vision.

A pleasant workplace

You want the men and women who work at your sites to realise their full potential and bear the standard of your company's values. We imagine new forms of working environments to encourage innovation and accelerate creativity.

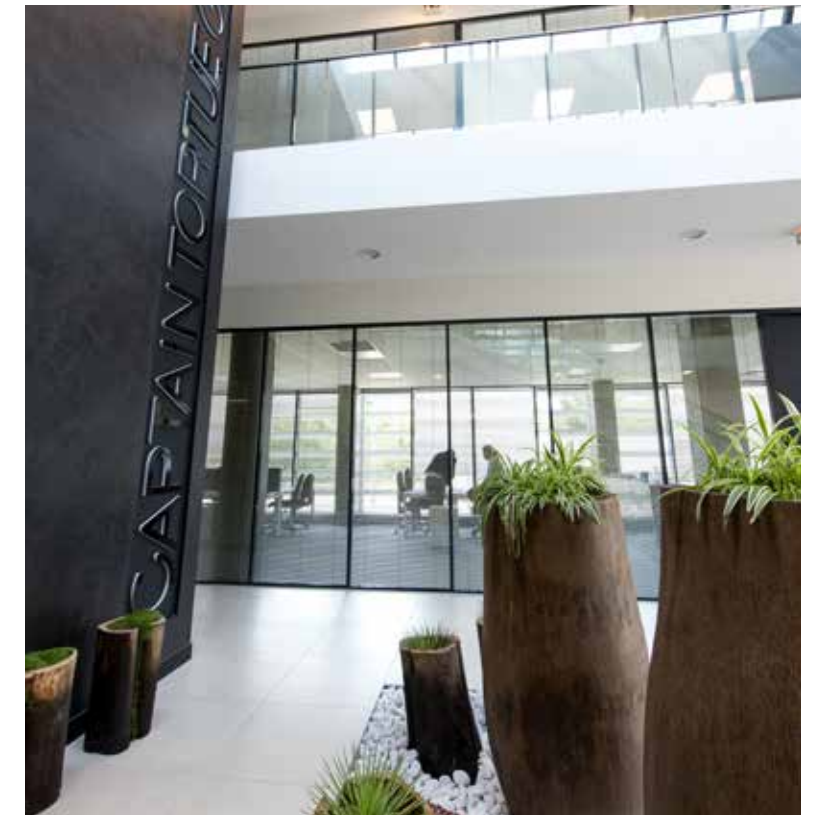
An intuitive building

We leverage the latest technologies, user-friendly and adapted to its occupants.

Integrated into the ecosystem

The building itself should facilitate interactions between the factory of the future and its ecosystem, for complete integration.





A responsible project – for society and your employees.



GSE designs and builds your project by integrating it harmoniously in its environment.

- **Reduced external nuisances**
- **Improved working environment:** acoustics, natural light, view outside, gardens, etc.
- **Occupational health & safety:** quality of the materials, noise, air, etc.



Certification: a matter of course

THE GSE SOLUTIONS

GSE helps arrange your **LEED / BREEAM / HQE**

GSE designs and builds your project while minimising its environmental footprint, by:

- carrying out a carbon assessment
- analysing the building's lifecycle
- observing the "GSE green construction site" environmental code
- selecting materials (wood, concrete, steel, etc.) and construction systems with complete independence
- dimensioning precisely to needs to avoid the waste of resources



GSE has joined
the **UN Global Compact**



We help you
obtain the
industry's
leading
certificates.





Our references
**Speak
for them-
selves**

Our company strategy can be summarised in two words: customer satisfaction.

Our goal, regardless of the size of the project and the industry, is always the same: to add value.

Since 1976, we have never departed from our principles. Hundreds of GSE projects attest to this better than long speeches.

Becton Dickinson Hungary

A 27,000 m² (290,000 ft²)
factory



Eurogentec Belgium

Renovation of two buildings
totalling a floor area of
3,593 m² (38,674 ft²) and
construction of a new
1,260 m² (13,560 ft²)
building, including a
1,000 m² (10,760 ft²)
controlled atmosphere lab



Alstom China

A 157,000 m² (1.7M ft²)
factory, including 15,000 m²
(160,000 ft²) of offices
LEED certificate



Air Liquide China

A 16,500 m² (177,000 ft²)
R&D centre, including
7,000 m² (75,000 ft²) of labs
and 2,400 m² (25,800 ft²)
of offices, ISO 8.
LEED GOLD certification





SNCF Vénissieux



SNCF Romilly-sur-Seine

SNCF

Vénissieux (Lyon metropolitan area) and Romilly-sur-Seine (east of Paris), France
 Development of the French national train operator's "technicentres": two industrial maintenance centres covering 39,000 m² (420,000 ft²) and 23,700 m² (255,000 ft²).

These two buildings are part of SNCF's "workshop of the future" approach to its industrial maintenance centres.

Their design leverages the latest Building Information Modelling (BIM) technologies to visualise the building's operation in real time and streamline its technical management and particularly its maintenance

Features of the Vénissieux building

- 33,000 m² (355,000 ft²) of industrial workshops
- 6,000 m² (65,000 ft²) of commercial premises
- HQE certification objective

Features of the Romilly-sur-Seine building

- 23,700 m² (255,000 ft²)
- 275 employees

Architect: UNANIME

Wellbeing at work at the heart of these projects...

Both in Vénissieux and in Romilly-sur-Seine, GSE designed contemporary, optimised facilities. At the Vénissieux technicentre, the buildings will offer spacious tree-lined terraces for the offices as well as large bay windows overlooking the workshops, providing **open and bright workspaces** that foster collaboration.

In the same spirit, the Romilly-sur-Seine site will be equipped with large glass façades and a cafeteria open onto a patio.

GSE's response to these buildings' flexibility challenge

The "Industrial Technicentre" project is based collegial project ownership. The user, SNCF Matériels, requires a building that matches very precisely its specific functionalities while remaining highly adaptable to changes in activity. Owner S2FIT, represented by the train operator's real estate arm SNCF IMMOBILIER, wants the facilities to be sufficiently banal and flexible for a number of possible uses in future "lives".

To this end, GSE designed partitioned, open premises, avoiding as much as possible the hard points that always make changes more complicated (firewalls are non-structural, the clearance between pillars is wide).

The distribution of utilities is sufficiently meshed to allow for technical setups that may vary over time.

Thales France

A 17,900 m² (192,700 ft²)
optics R&D centre



Schneider Electric Germany

24,000 m² (258,000 ft²) R&D
centre and head office with a
commitment on energy
performance



Agrana China

A 9,000 m² (97,000 ft²) fruit
preparation factory with
2,000 m² (21,500 ft²) of offices



Lisi Aerospace France

10,000 m²
(108,000 ft²) plant with
workshops, social facilities
and technical rooms





Isorg Sas Vetri

Limoges - France

A 3,000 m² (32,000 ft²) facility with offices, storage and a ISO 7 clean room.

Start-up Isorg, faced with high growth in its activity, needed to move on to the industrial stage of its development.

GSE built a flexible and adaptable building including a clean room (ISO7) and a modern design.

Particular care was given to landscaping, the building needing to blend into its surroundings.

This building is also frugal, thanks in particular to a selection of equipment for heat recovery.



Becton Dickinson China

A 30,000 m² (323,000 ft²)
production unit



GGB France

A 20,000 m² (215,000 ft²)
factory producing rings and
bearing bushes for the car
industry



C.r.e. Italy

A 10,000 m² (108,000 ft²)
production unit with a system
to store and process organic
waste



L'Oréal France

A 25,000 m² (269,000 ft²)
global hair research centre
with 3,700 m² (40,000 ft²)
of offices. Environmental
certification: HQE



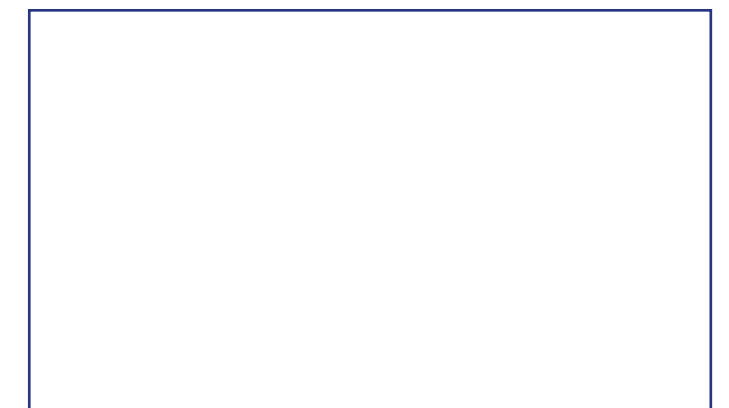
An international network to serve you in France, Europe and China

THE GSE NETWORK

Our presence worldwide



Your contact



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Each project is
a new challenge.
Each reference,
ou most effective
argument.



