



LOGISTICS
**Performance.
Peace of mind.**

GLOBAL CONTRACTOR IN **CORPORATE REAL ESTATE**



The experience that makes **the difference**

With more than 15 million m² of logistics platforms delivered, GSE is a recognised expert and innovator in this line of business. Our global approach covers the design and construction of your building – with a contractual commitment on price, deadlines and quality.



Standing by you, **a global contractor**

We offer you our expertise as a global contractor. Understanding your project from idea to completion, we build teams of architects and engineers who work for you with full transparency. We recommend solutions based on your real needs and our own experience.

You'll deal with one contractor only, one point of contact. GSE thereby guarantees full control of your project, from the first drafts to its construction and turnkey delivery... as well as the commissioning and maintenance of your building.

GSE focuses on **four areas of expertise:**

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

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



Industry
Logistics
Retail
SME real estate

GSE Group key figures

KEY FIGURES

19
NATIONALITIES

367
EMPLOYEES

429 million
EUROS IN REVENUES

41 years
OF EXPERIENCE

7
LOCATIONS IN
EUROPE



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



21 years
OF EXPERIENCE IN CHINA



11
OFFICES IN FRANCE

215
ENGINEERS

70
PROJECTS
PER YEAR

14.1 million
EUROS OF EBITDA

561 million
EUROS OF ORDERS



END-TO-END SUPPORT

A project, a price, a deadline... And more!

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.





LOGISTICS

WE KNOW YOUR PROFESSION

To support **your growth**

Whether you are a shipper, a logistics provider, a carrier or a developer, GSE has been designing and building logistics platforms for you for over 40 years.

Our experience stems from our clients' trust. And it has made us experts in warehouse design and construction.

Seamlessness, regularity, speed: the new challenges of logistics.

We set up a structured organisation with dedicated teams for design, construction, quality, safety and after-sales service – as well as a sales team perfectly familiar with the practices and requirements of logistics.

We can therefore offer solutions that are tailor-made, but can nonetheless be replicated at several sites, thanks to the standardisation of units that are adapted to a variety of properties.

For peace of mind in every phase

We cover all the risks affecting your project:

- Supply Chain Coordination
- Budget control
- Technical expertise
- Project management

We offer solutions that are tailor-made, but can nonetheless be replicated

Leader in
Logistics
Construction in
Europe





The way logistics is moving, best understand it quickly and thoroughly.

OUR EXPERTISE IN LOGISTICS BUILDINGS



Automated warehouses



High-bay warehouses



E-shop order preparation platforms and cross-channel logistics



Dry product and positive/negative temperature storage and distribution platforms



Controlled temperature warehouses



Cross-dock messaging platforms and parcel hubs

Automated warehouses: the business-critical building / process interface



GSE has already built more than 1.7 million m² of automated warehouses.



GSE'S SOLUTIONS



GSE's strength, comes from more than 40 years' experience and know-how – and complete mastery of all key aspects of this type of building.

Coordination with the process

Management and coordination with the process company are fundamental. GSE has a dedicated team for this type of building, made up of real experts.

Our M&E experts

Our in-house specialists (sprinkler, ventilation, electricity) understand the needs of these buildings perfectly.

The building's adaptability

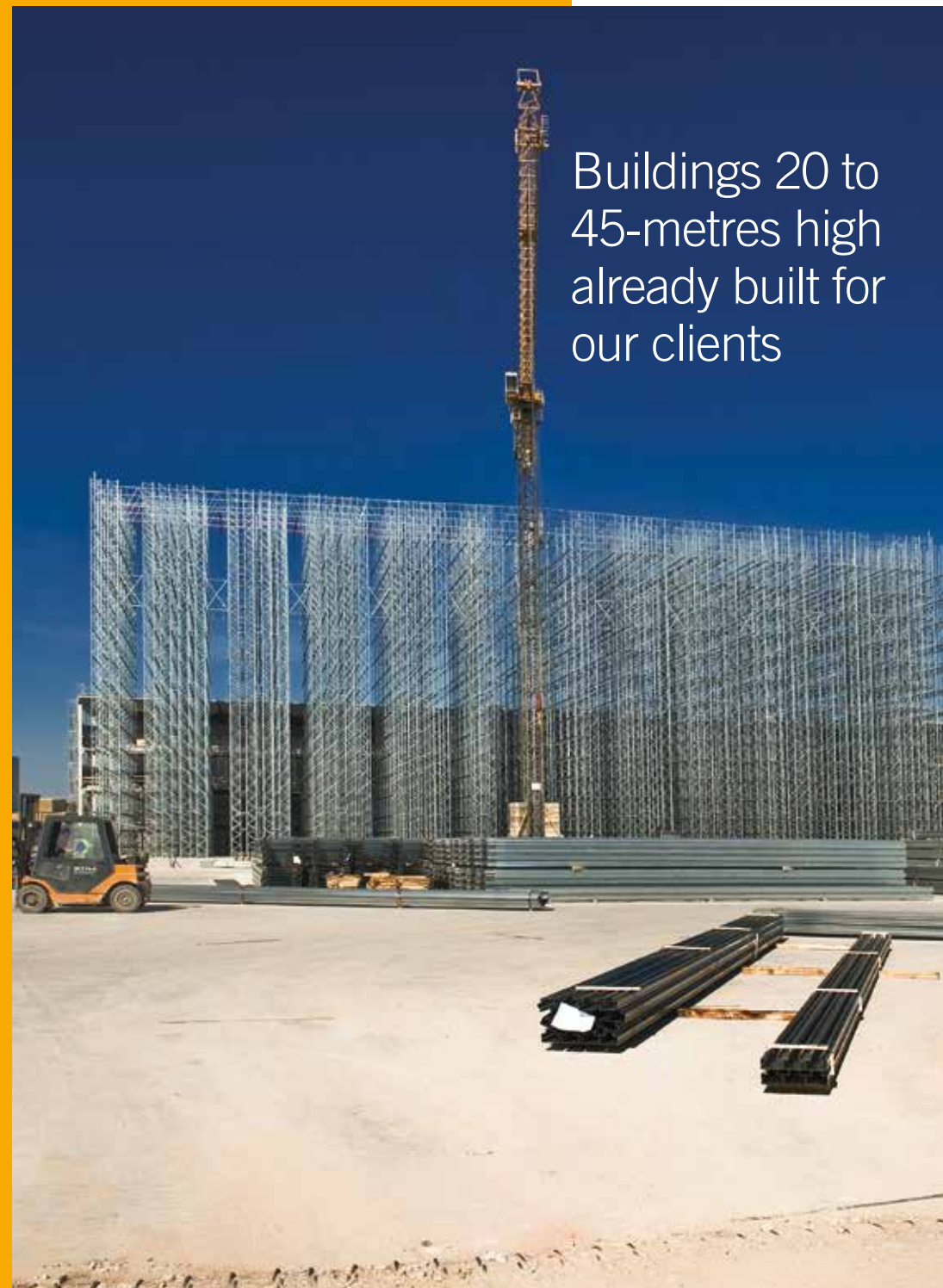
In the design phase, we consider the building's adaptability to future changes in the automation process..

Building / process planning

The project's planning and success requires perfect coordination between the process's implementation and the other elements of construction.

High-bay warehouses: GSE's proven know-how

High-bay:
a highly technical solution



Buildings 20 to
45-metres high
already built for
our clients

With eleven projects completed in France and internationally, GSE now has **real experience** in designing and building these complex warehouses. Indeed, we have developed our own site management methods for this type of project.

Fundamental: the **super-flat slab**

The slab, which is the entire warehouse's connection to the ground, plays an essential role, as it determines the outcome of deflection and subsidence issues. It must be perfectly stable and rigid. This requires the very precise calculation of all parameters related to the characteristics of the process and the soil – as well as extremely rigorous execution and control (Quality Assurance Plan).

The **interface** with the process

Building and process are closely linked, especially when the structure and cladding are directly supported by the racks. Management and coordination with the process company are therefore critical.

Specific solutions for **safety**

The installation of racks at heights of up to 50 metres requires risk management procedures specific to these buildings. GSE has developed and implements a unique methodology for each project.

Complete technical mastery of these issues

Alongside the construction team, our in-house specialists – in civil engineering, soil analysis, sprinklers, ventilation, electricity – contribute their expertise to all phases of the project: the design, construction and commissioning of the building.

Technical adaptability

The complexity of the process often requires modifications. GSE knows how to adapt and suggest solutions during the works.

Super-detailed planning

To guarantee the project's success, you need excellent coordination of all the construction elements (racks, sprinkler, electricity, etc.).

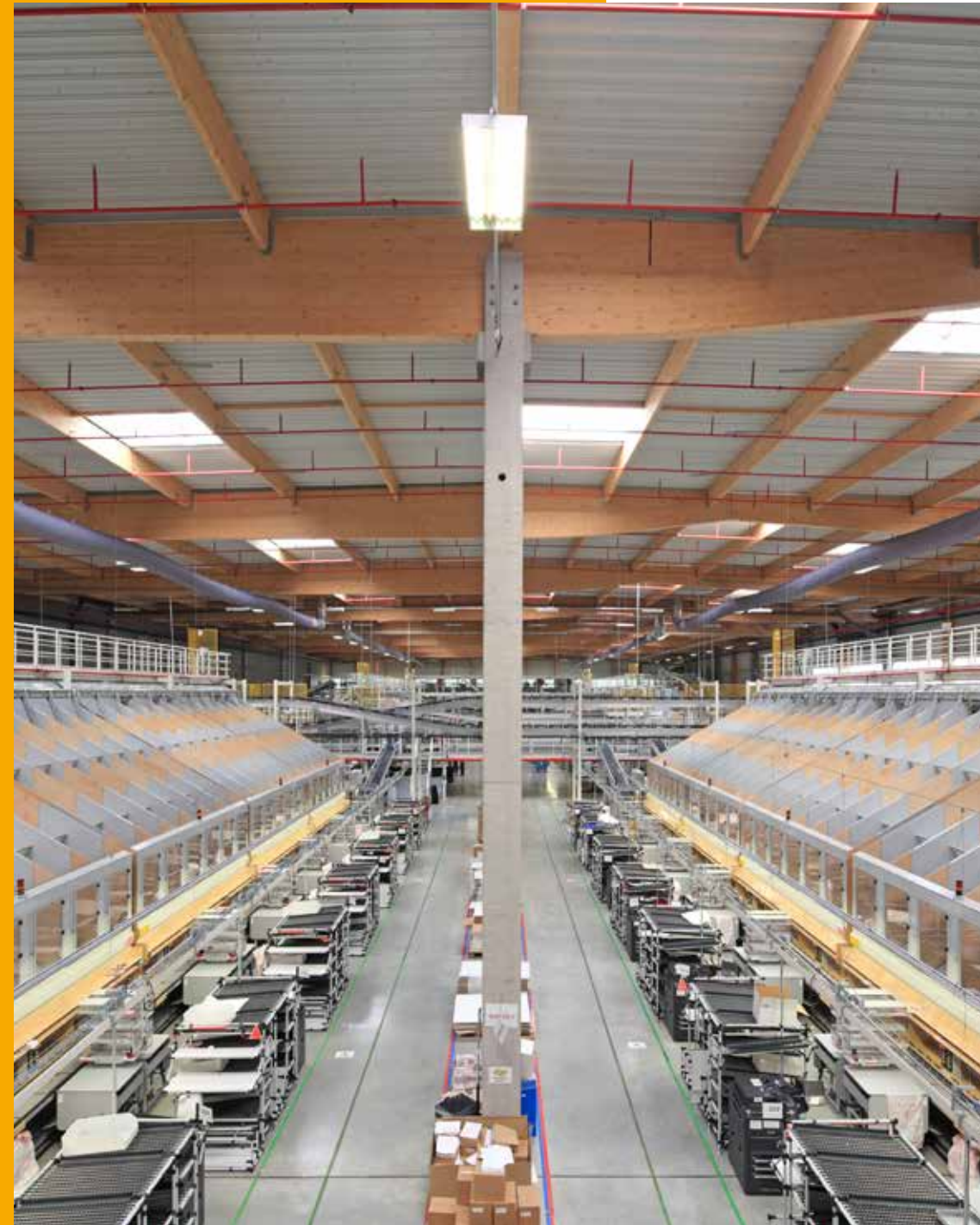
TROELS F. LARSEN - JYSK
CONTRACT MANAGER LOGISTICS

To support our company's growth ambitions, conventional warehouses could never do for JYSK.

The footprint and distances travelled by the forklift drivers would have been far too great. GSE therefore built for us a high-bay warehouse in Poland, with two units both 43-metres high



E-shop order preparation and cross-channel logistics



e-commerce warehouses: recognised e-expertise

Whether you are a pure-player e-shop, a retailer with cross-channel logistics or a logistics provider, GSE provides you with the necessary expertise to meet all your needs.

A responsive team to meet deadlines and all your requirements

The rapid growth of e-commerce has led to accelerated warehouse construction.

GSE's experience in this field gives you a guarantee of reactivity and compliance with deadlines – so that your facility is available within a short timeframe.

We know that logistics is a key factor for the sustainability of your online business. That's why we design warehouses that:

- are adapted to your logistics process and automation systems
- have well-lit returns management areas for effective quality control and to ensure your employees' well-being (natural light, air conditioning/heating, common rooms, etc.)
- have adapted facilities for order picking stations
- are secure

ERIC DIVRY - DISPEO (GROUPE 3SI)
LOGISTICS DIRECTOR

"GSE really listened; they were truly reactive and they understood our expectations."

Not least, GSE provided solutions to ensure that the warehouse was a pleasant workplace as well as highly functional."



Storage and distribution of products for negative / positive controlled & managed temperatures



Dry and cold warehouses: know-how for durable construction.

Innovative technical solutions

Our in-house engineering teams (R&D, M&E, design services, certification, BIM) evaluate and suggest innovative technical solutions that address the constant competitive and regulatory change in your market, as well as environmental constraints – in all countries where we operate.



**BÉNÉDICTE GUILLEUX -
GROUPEMENT DES
MOUSQUETAIRES**
REAL ESTATE SOURCING MANAGER

The requirements of our business mean that our warehouses must store dry, fresh, frozen and non-food products – and adapt to changes in our markets.

GSE has demonstrated very advanced engineering and know-how. Their technical teams were at hand and they supported us day after day with this project.



Controlled temperature warehouses

GSE'S SOLUTIONS



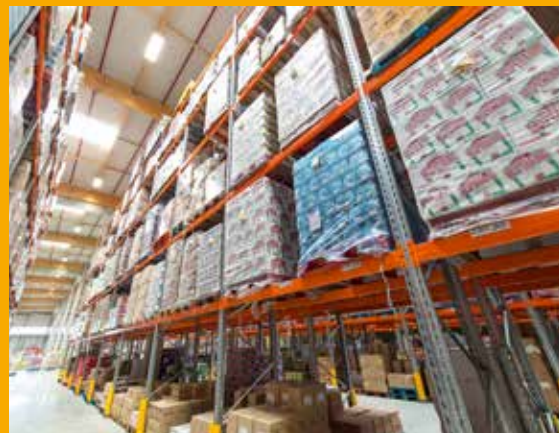
Our **cold experts** meet your requirements.

12 refrigeration technology experts at your service.

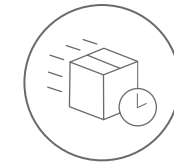
This type of warehouse has specific needs. Our experts support you in the design and implementation of appropriate solutions.

Their know-how:

- Building management with an insulated envelope and natural light
- Mastery of new refrigeration technologies: CO₂, NH₃, transcritical CO₂, glycol water, etc.
- All temperature types down to -55°C



Cross-dock messaging platforms and parcel hubs



Messaging buildings **for faster deliveries.**

Our experience of this type of building and our organisation with regional offices make it possible to meet the specific requirements of these projects (choice of site, integration of the mechanised process, etc.).

Since its creation, GSE has worked with the major players in the delivery market: DPD, Chronopost, Deret, TNT, Dachser, DHL, etc.

Transporting goods requires efficient solutions that are complementary to the large warehouses located in off-centre logistics areas.

The proximity of urban areas / places of consumption makes the development of these land-consuming projects more and more difficult. GSE provides solutions adapted to the various constraints related to existing land and buildings.

Our strengths

- Control of mechanisation / automation constraints for parcel delivery or order processing
- Regional and international locations to support our clients



In urban areas, traffic is increasingly dense – and the transportation of goods more problematic.

MODULOG
SYSTEM by GSE



A standardised,
cost-effective
construction
system

MODULOG® by GSE

Designed to precisely meet logistics needs and constraints, MODULOG is an exclusive concept created by GSE to maximise your performance.

The construction and operation of your logistics building is a major investment for your company and your strategy: it has considerable human, technical and financial implications.

With MODULOG®, you get a high-performance logistics warehouse, based on an industrialised process and a deep understanding of your needs and constraints.

Fast

18 weeks to deliver an 18,000 m² warehouse, then three weeks for two additional units (after completion of the roads & utilities).

Easy to use

Based on the pre-established MODULOG specifications, you only have to define the adaptations according to your specific needs.

Affordable

Thanks to our research and our processes focused on financial optimisation, you get an efficient warehouse at a very competitive price.

Highlights

- Concept adapted for your projects from 3,000 m² up
- Adaptable units
- Functional spaces
- Meticulous architecture
- Robust construction
- Very competitive price
- Fast execution



Work on existing assets

Turnkey specialist GSE applies its expertise to the renovation of your buildings with the **same commitments as for new builds**.

The evolution of storage methods and logistics processes, combined with the obsolescence of properties, raises questions about some warehouses' operation and their value for business.

Reasons to renovate your building

- Loss of rental income
- High operating expenses
- Increased vacancy rate in buildings that no longer meet user selection criteria
- General condition and image
- Non-compliance
- Environmental obsolescence
- Technology and quality issues
- Additional costs due to fees and taxes (between 15% and 30%)

A structured, transformative approach

- A single, dedicated contact person
- Energy diagnosis or audit
- Support in the selection of architectural and technical solutions and their variations, depending on the objectives pursued
- A fixed budget, a guaranteed deadline and a commitment to pre-defined results
- A project carried out by local teams, in vacant or occupied sites



Giving warehouses a new lease of life

Innovation

ALWAYS AT THE CUTTING EDGE
OF TECHNOLOGY **TO SERVE YOU
BEST**

The future is our most beautiful construction site...

In the world of construction, many pre-conceptions and conventions have imposed processes, methods and solutions. Yet the world is changing, faster than ever.

Lifestyles are changing. So are ways of working.

We believe that the future is being invented every morning, challenging the established patterns to blaze new trails.

BIM

Your project completely under control



Benefits

- Better process / building integration
- An evolving model of the project
- Higher productivity / quality
- Shorter overall project lead times
- Simpler, industrialised maintenance of the building during operation



It's a work process that uses a digital model to better manage the design, construction and operation of a building.



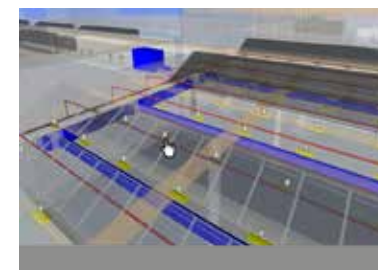
1. More efficient design, better-managed construction

- The plans and the digital model are inter-connected, saving time on measurements.
- All studies on energy, lighting, etc. and their modifications are instantly reflected in the model.
- BIM supports organised, flexible planning to minimise construction time.



2. Improved communication with stakeholders

BIM streamlines and clarifies communication with all stakeholders. The user can project him/herself into the future building to make decisions. Authorities, future users, employees, etc. are also included in the communication.



3. Efficient BIM-assisted building operation

The digital model enables :

- simple, user-friendly access to all the building's technical information
- control of the building
- streamlined, computer-assisted maintenance
- reduced operating costs

Certification: of course!

GSE INNOVATION IN FOCUS

Certifying your building helps insert it in its environment – and makes your operations more frugal and environmentally responsible.



We help you obtain the major certificates on the market.

This voluntary environmental strategy enables property owners to achieve recognition for their environmental and energy performance. The certifications are based on a matrix with various targets, such as energy management, air quality, pollutants, and the reduction of the construction's environmental impact.

Why certify?

Increase your assets' long-term value

- Pre-empt regulatory developments
- Integrate building durability concerns (products, systems and management)
- Keep up with market trends

Check the building's performance

- Additional project quality evaluators, auditors or assessors
- Increased control of technical documents
- Campaigns to measure actual performance (commissioning)

Be recognised for the quality of your building's design and construction

- Integration into the environment
- Energy performance
- Reduction of environmental footprint
- User comfort and health





Our references
**Speak
for them-
selves**

Our corporate strategy can be summed up in two words: client satisfaction.

Our goal – whatever the size of your project or your line of business – is always the same: to deliver added value.

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

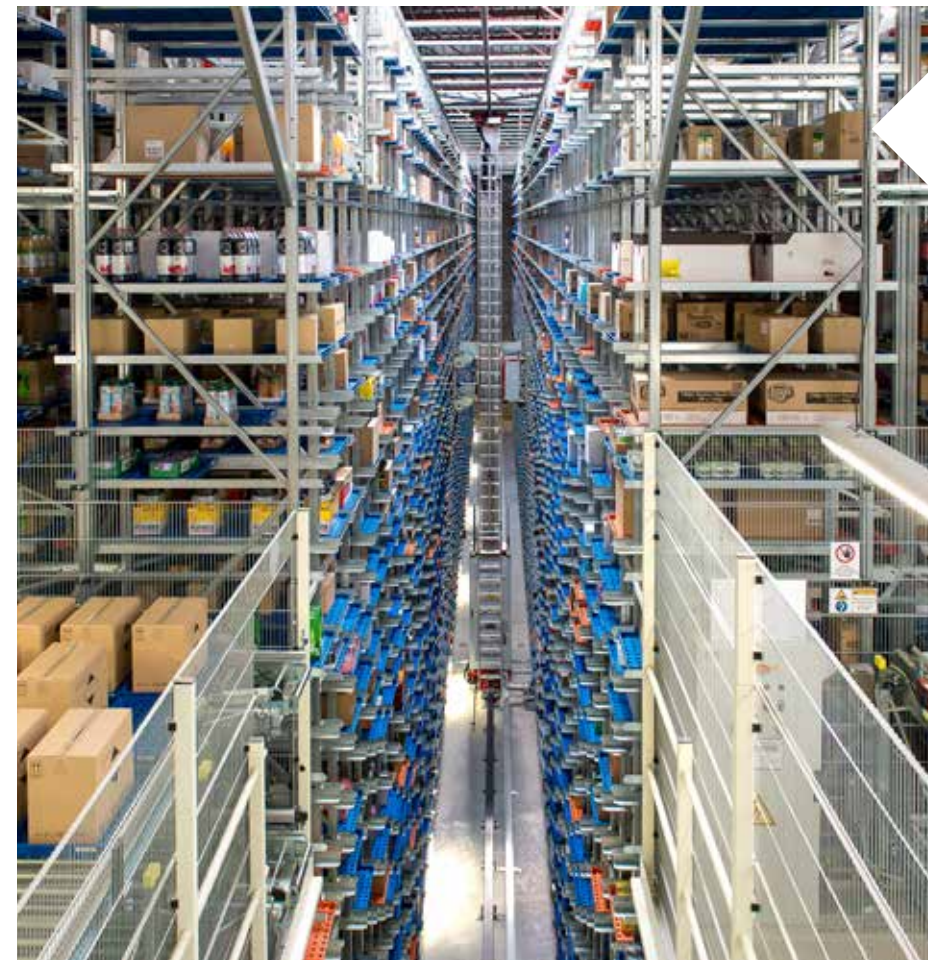
Coop Norway

50,000 m² automated,
multi-temperature high-bay
logistics platform (23 metres
high)



Scapnor (E.leclerc) France

A 9,960 m² automated high-
bay warehouse (24 metres),
and refurbishment of two
existing 20,000 m² units



Jysk Poland

Extension of a 75,000 m²
automated, 45-metre high-bay
warehouse



Hillwood Germany

A 40,000 m² logistics platform
including 2,589 m² of offices.
A multi-user building, including
storage of chemical, medical
and pharmaceutical products





Amazon

Lauwin-Planque, North of France
 Amazon/Goodman
 Development and construction of a 99,525 m² order processing centre and offices.

Amazon, the world's e-commerce leader, asked GSE to build its logistics platform in Lauwin-Planque to meet the strong growth of its operations in France.



This project financed by Goodman on behalf of Amazon was the result of a pioneering concept for e-commerce.

This 99,525 m² order processing centre was completed in a record time of 10.5 months.

This was France's first building to be certified BREEAM Very Good.

"You can imagine that for a company like ours, speed and responsiveness are top priorities. The Fast Track solution proposed by GSE focused on shortening deadlines as much as possible.

Our objective was clear: the warehouse had to be operational for the shopping season at the end of the year. On this point, they rose to the challenge and proved that they are a reliable partner, able to commit themselves contractually and keep their promises."

Raimund PAETZMANN
 VP Corporate Real Estate, EMEA region
 - Amazon

Specificities of the building:

- Amazon-specific pick-towers
- Multi-product platform
- 20,000 m² concrete mezzanine
- Air conditioning of the entire building
- Cross-dock building



Dispeo (groupe 3SI) France

39,581 m² order-preparation
centre with a capacity of
400,000 parcels/day



Scaso (E.Leclerc) France

Construction of a 60,000 m²
multi-temperature logistics
platform: one dry warehouse
for FMCG and one positive/
negative temperatures
building.



BESTSELLER China

110,000 m² state-of-the-art
distribution centre

Recognition

*Best Logistics Building Award 2015
from China's Global Supply Chain
Council*



Dimo Italy

Construction of a
25,315 m²
warehouse, including
3,500 m² of offices,
over three floors.



Groupement des Mousquetaires

Villeneuve-les-Béziers, France
Construction of a 66,000 m² multi-temperature food warehouse.

French supermarket chain Les Mousquetaires wanted to move its operations closer to its market and bring together all its products under one roof.

To overhaul its logistics property, Groupement des Mousquetaires signed with GSE a framework contract for several mechanised warehouses.

The building in Villeneuve-les-Béziers received the **HQE certification Exceptional Level 3 Stars in the AFILOG classification.**



The building's specificities:

- Autodocks
- Conveyors and sorting machines
- 111 dockside doors
- Through warehouse
- 2,000 m² pallet storage canopy
- Multi-temperature management
- Major landscaping work



An international network to support you in France, in Europe and in China.

GSE, A NETWORK

GSE, a reference in
commercial real estate



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Each project is
a new challenge.
Each reference
is our best
argument.





