



PRESS RELEASE

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Milan, Italy

GSE ITALY HANDS OVER A TEMPERATURE-CONTROLLED WAREHOUSE TO PROLOGIS IN MILAN

GSE Italy, the Italian subsidiary of the French group GSE, has delivered a 13,186 m² temperature-controlled warehouse to Prologis for a major Italian retailer. The building, strategically located in the heart of the Milan metropolitan area, is a modern urban logistics platform ideally situated for last mile deliveries in the economic capital of northern Italy.



A 13,186 m² multi-temperature warehouse

Located on a 22,308 m² site on Via Dione Cassio in Milan, the new warehouse has a total surface area of 13,186 m². The project is a prime example of local logistics for major retailers, designed to meet the requirements of last-mile deliveries in an efficient and sustainable way.

The building includes 1,620 m² of office space for administration and business management and a 10,920 m² multi-temperature warehouse with seven temperature-controlled units (between 0°C and 4°C) for food preparation and the packaging of fresh and very fresh products, as well as a unit at -18°C for the storage of frozen food products.

The entire building is LEED Silver-certified and stands out by its particularly strong focus on sustainability. For example, the building has a green roof to limit the urban heat island (UHI) effect and increase thermal inertia, as well as a \cong 400 kWp photovoltaic facility to meet the building's high energy consumption. In addition, the building has an internal LED lighting system and the car parks have electric recharging stations available to employees and for the fleet used for the delivery of goods.

"The conversion of brownfield sites is one of the great challenges for current and future real estate development, as it requires greater specialist skills and coordination capabilities than greenfield developments. This project – which we are extremely proud of – illustrates the determination of Prologis and GSE to create an infrastructure for environmentally and socially sustainable logistics," said Valentino Chiarparin, Country Manager of GSE Italy.

A virtuous brownfield operation in the urban environment

The construction of this warehouse is an example of virtuous brownfield operations (decontamination and reconversion of industrial wasteland) that enable the development of new real estate projects without using up new land.

"e-commerce, last mile logistics and food are undoubtedly the future of the supply chain – and they are all to be found in the building we have just completed. These industries require a high quality of execution, as the level of technology present in this type of building is higher than in a standard warehouse. In this case, the support of a qualified and reliable General Contractor is particularly important," said Sandro Innocenti, Prologis' Country Manager for Italy.

ABOUT GSE

Founded in 1976, GSE has become a global contractor specialising in the comprehensive management of commercial real estate projects in Europe and China (from real estate development and financing to the search for land, project qualification, technical studies, design & build, commissioning, and after-sales services), with commitments on prices, deadlines, and quality.

GSE has over 460 employees producing logistics, industrial, retail, and special purpose buildings, with a turnover of around €670 million in 2020. GSE operates in six European countries as well as China. The company has fourteen branch offices in France: its head office is in Avignon. In 2019, GSE became a company of the GOLDBECK group, the European leader of turnkey construction with revenues of €4 billion and over 7,800 people employed at more than 70 sites.

GSE Italia, the group's Italian subsidiary founded in 1999, operates in the Italian logistics market and is a partner of GDO and 3PLs groups for the realization of distribution centres and logistics platforms.

Among the end users and clients of GSE Italia are companies such as: Carapelli, Euronics, Fresenius Medical Care, Lyreco, Michelin, Pirelli, Susa Trasporti and Transmec.

For further details: <https://www.gsegroup.com/en/>

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