

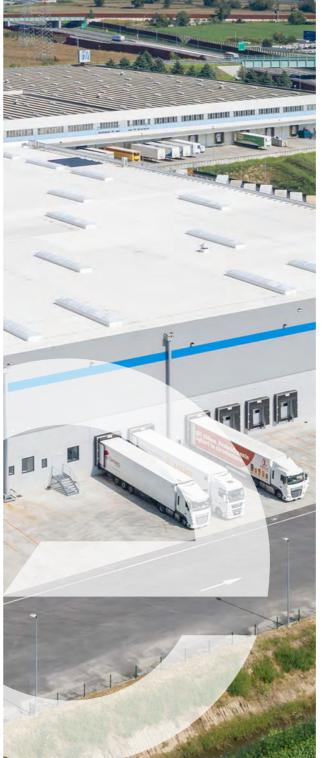
GLOBAL SOLUTIONS ENGINEERING

#Commercial real estate

GSe







#THE GSE PHILOSOPHY

The best way to describe GSE is to think of it as a specialist in the design and construction of corporate real estate: an entity that can support and accompany its clients in any type of project the whole way through from A to Z, based on its specific knowledge of each sector of activity, its potential and on the particular constraints under which it operates.

Our people represent the heart of our company and its added value, providing consulting and guidance thanks to a well-established methodology and to its experience in the field. Our aim is to generate added value at every stage of a property development project, from the search for land to the early months of occupancy by our clients.

As one of our main commitments is to lead our clients towards modernity, we have created a special department dedicated to innovation: the Lab, an inhouse think tank that develops new services around 5 axes - architecture, digitalisation, quality of life, eco-responsibility and security - so that the future users of our properties will be able to find therein the conditions for balanced, future-oriented growth.

This is our philosophy and also our ambition, which we have been cultivating for more than 40 years.

ROLAND PAUL Chairman, GSE



GSE AND GOLDBECKSTRONG LOCAL ROOTS

In May 2019, GOLDBECK, a German construction company specialising in turnkey industrialised construction, acquired corporate control of the GSE Group.

As a strategic investor, GOLDBECK supports the long-term development of the core business of GSE, which has retained its status as an independent company, as well as its commercial identity and recognisable brand. GSE continues to operate as an international partner for the logistics, trading and manufacturing clients companies.

This acquisition by a recognised player in industry and construction has thus enabled GSE to continue its ambitious R&D development plans, in sync with GOLDBECK's innovation-driven approach, and to provide its clients across Europe with an even broader spectrum of value-added products and services.

- GSQ
- GOLDBECK
- Production sites
- "System Zentren" exhibition sites





70 ☆
branches in Europe☆

☆ ☆ ☆

3,5 bn total turnover



550 projects per year

esc



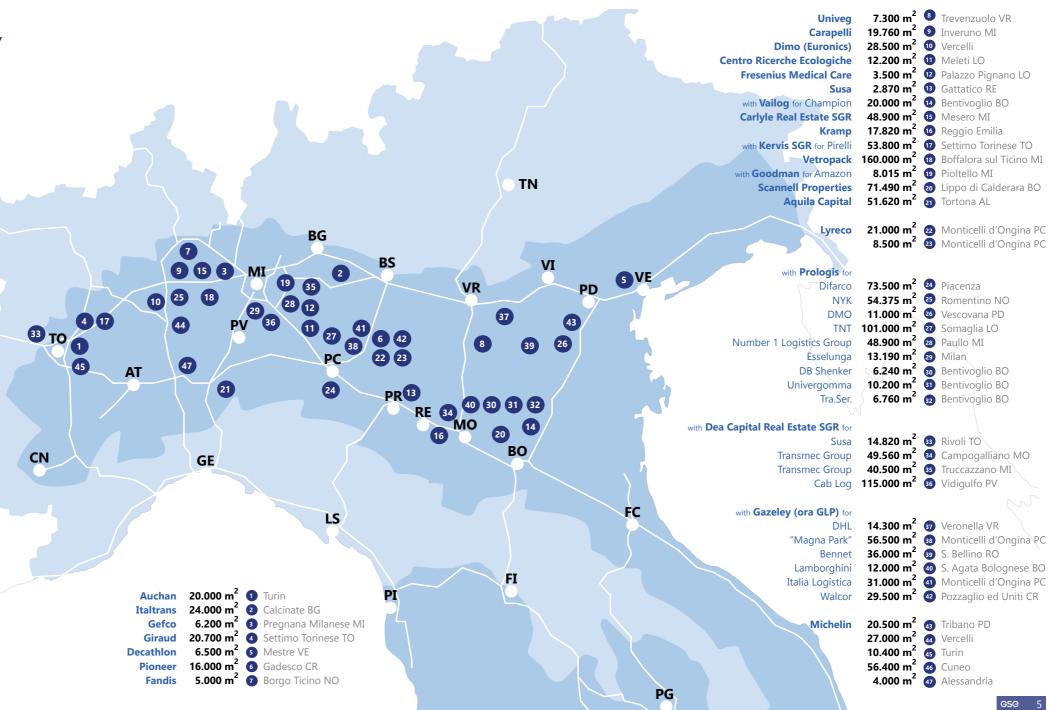


THE GSE EXPERIENCE OUR PROJECTS IN ITALY

With over 40 years' experience, 22 of which in Italy, GSE is the only European specialist in corporate real estate planning that can offer complete solutions to support its clients from A to Z.

Our work involves managing all the phases required to ensure the success of a real estate development project, from the acquisition of suitable land to the definition of the project specifics and the delivery of the project, including implementation and after-sales. We act as a single coordinating reference point, interfacing with the various professional figures and functions within our client's organisation, ensuring consistency and making timely decisions so that everyone can work in full peace of mind and transparency.

We are distinguished by our proximity and international reach, fully aware that each project requires new solutions to be fine-tuned and that each country has its own specific regulatory, commercial and cultural constraints. All of this leads us to continuously explore new horizons, thus ensuring that we are always on the same wavelength as local players.



THE GSE EXPERIENCE

A DRIVING FORCE FOR LOCAL ECONOMIC DEVELOPMENT



Thanks to its subsidiaries. GSE can count on an international network for the development of projects for large companies (Schneider Electric, Amazon, BMW, Becton Dickinson, L'Oréal, Michelin, Volkswagen, etc.) and for SMEs.

With its in-depth knowledge of local authorisation procedures for new sites, GSE creates an ideal bridge between an industrial need and its implementation in the local administrative environment.





GSE promotes a company culture based on considerate interpersonal relations and proven processes observed by everyone across the group.

Our purpose is to provide global and pragmatic solutions with a design & build approach, ensuring we understand and meet the needs of our clients: users, developers, and investors.

Our highly motivated teams, with their pioneering vision of market expectations, propose innovative services and solutions, particularly regarding environmental responsibility.

We seek the trust of our clients by making their priorities our own. We manage the project with transparency and attention in full compliance with the delivery terms.

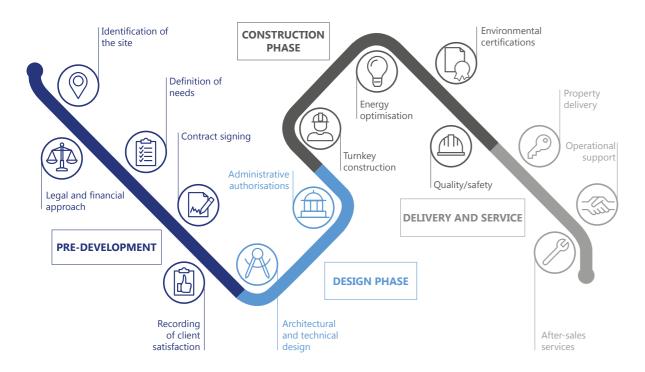


THE GSE OFFER SOLUTIONS AND SERVICES

TAILOR-MADE SUPPORT FROM DESIGN TO DELIVERY

GSE offers complete, tailor-made solutions for every project, from the definition of the property's characteristics to the phases of design, construction and final delivery.

Through rigorous architectural and technical design (using BIM), safe construction standards, guaranteed timeframes and a strong focus on sustainable development, GSE is committed to meeting the needs of its clients, whose satisfaction has always been our top priority. This is why we accompany our clients throughout each project phase, ensuring that operations run smoothly before, during and after delivery.



THE LAB, TO CHALLENGE OURSELVES AND IMAGINE NEW DIRECTIONS



Our activities cannot be conceived apart from our ability to continuously reinvent real estate. This is why GSE has stood out since 2016 by creating the LAB. Combining expertise in architecture, digital innovation and environment, this operational think tank engenders new ideas and develops innovative solutions. GSE LAB experts are tasked with responding to key 21st-century architectural challenges by focusing on four key areas:

- ✓ energy and environmental transition
- ✓ digital transition in the construction phase
- ✓ integration of the digital into intelligent buildings
- ✓ comfort and conviviality inside buildings to improve productivity

BIM, THE DIGITAL WORLD AT THE SERVICE OF REAL ESTATE PROJECTS

The evolution of digital technology and its applications has brought the "smart" culture very close to the way we live and work. We now work and consume "smartly". GSE has committed to a profound digital transformation through BIM (Building Information Modeling), with the sole aim of placing digital innovation at the service of its clients.

This acronym stands for a working method based on a digital model that optimises the management of a building's design, construction and operation. BIM makes it possible to group all relevant information in a single database to serve all parties involved (clients, users, architects, design offices, installation and maintenance companies).

Over 50% of the group's current projects now use BIM, which enables us to respond to this new digital reality and create a genuine partnership when a project is being devised, as it is vitally important for us to understand our clients' expectations.



THE GSE OFFER

PRE-DEVELOPMENT OF A REAL ESTATE PROJECT

Through its subsidiary Confluence, GSE manages all phases of a real estate development prior to construction, based on the criteria of international investors: research and inspection of prime land, management of its purchase and sale, design of Grade-A properties to be built on the land, coordination of the administrative town-planning process, dialogue with leading international investors aimed at financing the project and management of future real estate.

In the first three years of activity, 7 projects were concluded representing a total of 362,000 m² and another 7 projects are under development for a total of 380,000 m², built and/or to be built in the areas of Turin, Tortona, Pavia, Milan, Piacenza, Brescia, Verona, Modena, Bologna, Florence and Rome.

Once building permits have been obtained, GSE completes the range of services required to build a property, implementing the executive project, the turnkey construction and works inspection.

Ensuring guaranteed timeframes, costs and procedures, Confluence:

- identifies the most strategic location,
- carries out the technical, environmental, legal, tax and commercial due diligence,
- · draws up a technical project,
- draws up a business plan for the project (land, building, development),
- carries out negotiations to purchase the land,
- manages the building permit issuance process, thus representing a strategic partner with considerable technical and financial expertise, who may accompany the client in defining the most effective logistical real estate development desired.







Seven projects are under current development at local level:

- **1. Mesero 1 MI |** 48.900 m²
- 2. Vellezzo Bellini PV | 25.000 m²
- **3. Orbassano 1 TO |** 15.161 m²
- 4. Tortona 1 AL | 51.619 m²
- **5. Tortona 2 AL |** 103.000 m²
- 6. Campogalliano MO | 49.556 m²
- 7. Calderara di Reno BO | 71.489 m²

A further seven are under development, as far as Rome:

- **A. Mesero 2 MI |** 50.000 m²
- **B. Arluno MI |** 40.000 m²
- C. Torrevecchia Pia PV | 52.000 m²
- D. Orbassano 2 TO | 50.000 m²
- **E. Verona VR |** 65.000 m²
- F. Caorso PC | 62.000 m²
- G. Colleferro RM | 61.000 m²





#1 COMMITMENT





LOGISTICS

SOLUTIONS

TAILOR-MADE AND REPLICABLE

With over 12 million m² of logistics platforms delivered, GSE is a major player in the sector in terms of expertise and innovation.

Whether it's construction, renovation or global redesign of logistic properties, GSE offers solutions that meet the specificities and needs of each company.

As each client is unique and each project specific, we can provide a dedicated team throughout the implementation process, guaranteeing design, quality work, delivery times and fixed prices.

PRODUCTION LOGISTICS

BUILDING WITHIN AN INDUSTRIAL SITE

MICHELIN CUNEO O



"THE FIRST KEY FACTOR WAS ADHERENCE TO DELIVERY DEADLINES. THIS IS DUE TO THE SIGNIFICANT COOPERATION THAT EXISTS WITH GSE, WHICH HAS ENABLED US TO SMOOTHLY CONTINUE OUR JOINT PROCESS AND HAS ALSO BEEN HIGHLY EFFECTIVE AND SATISFYING FOR BOTH PARTIES.

ROBERTO DAVERIO | Supply Chain Director, LYRECO









In order to deal with growing development in Italy and the subsequent increase in business growth volumes, in 2018 Lyreco - a leading distributor of workplace solutions - appointed GSE to extend its existing logistics warehouse, which GSE also built (in 2004).

The real challenge about this project was to coordinate the various intra-logistics providers who were involved in installing shelving racks, roller conveyors, stacker cranes and conveyor belts for half of the construction site's duration.

Despite this challenge, the property was delivered on time and with zero reservations.

RAOUL RAVARA | Director Fund Management, DEA CAPITAL



This logistics platform was built in 2020 at the Turin logistics centre and is designated for Susa S.p.A., a historic company specialising in the provision of integrated transport services.

The building has a surface area of approximately 14,000 m² and hosts storage and handling activities for the automotive sector. The warehouse has two compartments: a sorting hub and a storage hub. The building has around 750 m² of supplementary office and utility spaces. The building has 61 loading ramps of different heights, 17 parking spaces inside the lot and 7 parking spaces for tractor vehicles. The roof is of the Bac-Acier design and the facades are made of precast concrete panels in the low register and sandwich panels in the high register.

The entire building is also fitted with an energy-saving LED lighting system, thus optimising the key factor of energy consumption.



SURFACE AREA

WORK DURATION 9 MONTHS

ENGINEERING OFFICE



"THE MILANO DC1 PROJECT IS A FURTHER INVESTMENT BY PROLOGIS IN URBAN LOGISTICS, WHICH RESPONDS TO THE GROWING DEMAND FOR MODERN, QUALIFIED AND MULTI-TEMPERATURE PROXIMITY HUBS AND THE NEED TO MEET LAST-MILE LOGISTICS REQUIREMENTS IN A WAY THAT IS INCREASINGLY EFFICIENT AND SUSTAINABLE.

ROSSANA PINATO | Construction Manager Operations, PROLOGIS





This 13,186 m² distribution centre is located in the heart of Milan within the city circle, and is a clear example of proximity logistics for a major retailer.

The building has 1,620 m² of office space and a 10,920 m² warehouse, but its key feature is its seven temperature-controlled departments (between 0 and 4°C) and one -18°C room for storing food products. The building has a garden roof which enhances the building's thermal inertia and reduces the heat island effect, and a roof photovoltaic system of around 400 kWp, all of which testifies to the project's sustainability credentials. LEED Gold certification.

#2 PERFORMANCE







This 12,200 m² biological sludge treatment plant was built in 2015 for Centro Ricerche Ecologiche, an ecological research centre in operation for more than 30 years.

The plant's design was subject to numerous engineering and architectural constraints, particularly environmental. To deal with these constraints, GSE adopted design and implementation solutions that focused on protecting the soil and subsoil and reducing odour impact and water consumption, and resolved critical project design issues arising with the production facilities, but without slowing down work or neglecting cost control.

CENTRO RICERCHE ECOLOGICHE

MELETI | LO O ITALY

"A T GSE WE FOUND A WELL-PREPARED AND PRAGMATIC TEAM THAT TOOK CHARGE OF A COMPLEX PROJECT AND BROUGHT IT TO FRUITION WITH THE DESIGN TEAM.

RODOLFO VERPELLI | Sole Director, CENTRO RICERCHE ECOLOGICHE







ENRICO GUERINI ROCCO | Logistics and Purchasing Manager, FRESENIUS





PRODUCTION PLANT FOR THE **MEDICAL SECTOR SURFACE AREA WORK DURATION OUALIFICATION**

With this plant built in 2017, Sister - a division of the Fresenius Medical Care group involved in the design and manufacture of medical devices for the treatment of haemodialysis and peritoneal dialysis - embarked upon a process of gradual transformation and renewal.

The project was developed within the Sister facility and involved converting an existing warehouse into production departments with ISO 8-qualified contamination-controlled clean rooms. GSE adapted the load-bearing structure to applicable seismic regulations, carrying out targeted demolition of the industrial floors and building foundation piles to support a new prefabricated floor. It also built a new transforming substation with 1.5 MW of power to feed the new production departments.

Mechanical systems inside the building control humidity, temperature and particle levels through absolute filters that guarantee numerous air changes. The production department is fitted with pharmaceutical grade walls, ceilings and false ceilings, which allow for proper sanitation and cleaning.



MANAGING PRODUCTION PROCESSES IN A STERILE ENVIRONMENT

BECTON DICKINSON

TATABANYA HUNGARY

ADAPTATION TO SPECIFIC INDUSTRIAL PROCESSES

The pharmaceutical company Becton Dickinson chose GSE to build a new unit in Hungary for the production of injection syringes. The new facility has capacity to produce 500 million syringes per year. The project exploits all aspects of GSE's know-how and, in particular, its ability to implement projects in the pharmaceutical sector, which has resulted in the construction of 5,000 m² of clean rooms (grades C and D).









#3 AUDACY

GSG GLOBAL SOLUTIONS & ENGINEERING



In 2012 GSE built a new headquarters in Vercelli for DIMO, a leading group in the distribution of household appliances and consumer electronics.

4.500 m² of office space, in addition to a 21,000 m² distribution centre built to optimise the efficiency and innovation of the logistics division's processes and to optimally service the growing sales network.

The work has two key objectives: space ergonomics and building environmental sustainability.

The first objective was achieved by a layout tailored to the functional and individual needs of employees, in an environment with acoustic double-glazed walls to optimise noise level comfort, and large windows overlooking a lush 300 m² interior patio to provide natural lighting.

The second objective was achieved by ensuring significant building envelope insulation, an air conditioning system with heat pump and fan coils integrated in the false ceiling, and the installation of a 200 kWp photovoltaic system that provides 90% of electricity needs.

"THE NEW DIMO HEADQUARTERS HAS EMERGED FROM THE STEADY GROWTH OF THE COMPANY AND THE EURONICS BRAND. A RESPONSE TO A COMPLEX AND EVOLVING MARKET.

LUCIANO VIPIANA | President, DIMO



DIMO (EURONICS) VERCELLI O



HEAD OFFICE AND DISTRIBUTION CENTRE

SURFACE AREA 28.500 M²

WORK DURATION
9 MONTHS

ARCHITECTURAL FIRM

A2N

FOR ENGENEERING

ARCH ALESSANDRO MAESTI

The Italian division of the Kramp group, a historic Dutch company and European leader in the distribution of technical spare parts and accessories for the agricultural sector, has commissioned GSE Italia to build its distribution centre and Italian headquarters in Reggio Emilia, on land which GSE itself identified. The new facility in Reggio Emilia, with a surface area of 17,822 m², is GSE's fourth development in Europe for the Kramp group, the first in Italy, and is a key reference point for the shipment of spare parts and accessories ordered by Italian customers.

The building has 2,805 m² of office space that facilitates smart working and teamworking by providing versatile spaces designed to encourage dialogue and interaction among users, and a warehouse zone with a surface area of 10,620 m² that includes a storage area for hazardous goods and aerosols, an automated system with conveyors for order preparation, handling and goods storage. The warehouse also includes a shelving area of 4,800 m² on several floors and a 3,500 m² mezzanine. The entire building is insulated and air-conditioned, including the warehouse.

The investment also included the realisation of urban development works for the entire area.

HEAD OFFICE AND DISTRIBUTION CENTRE

SURFACE AREA 17.822 M²

WORK DURATION 11 MONTHS

ARCHITECTURAL FIRM

"GSE HAS ACCOMPANIED US FROM THE VERY START, FROM THE PURCHASE OF THE LAND RIGHT DOWN TO THE COM-PLETION OF THE CONSTRUCTION PROJECT, OPTIMALLY INTEGRATING OUR BRAND INTO THE BUILDING'S DESIGN MODEL THEY DID A FINE JOB

MARC CONINGS | OD Italy & Spain, KRAMP





This campus includes a reception area with sports facilities, a learning centre with a 350-seater auditorium and a 500 m² area for meeting rooms, 60 rooms and a fully renovated historic castle where conferences or corporate events can also be organised. The project has been awarded HQE and BREEAM Very Good environmental certifications.



ARCHITECTURE AND INNOVATION IN THE WORKPLACE

DIRMED EDF

MARSEILLE OF FRANCE

EDF, a leading player in the electricity sector, sought to improve its image by relocating its headquarters. Designed and built for the Sales Department of EDF Mediterranée, this BBC- (Bâtiment de Basse Consommation [Low-energy building]) and HQE-certified office building, with a surface area of 6,700 m² on 5 floors, features a clean, refined design: a penthouse with overhang, skylights, partitions and full-height glazing panels with integrated serigraphy, 350 outdoor parking spaces and 50 underground parking spaces.





#4 COLLABORATION





CORPORATE SOCIAL RESPONSIBILITY

GSE: A COMMITTED AND RESPONSIBLE PLAYER

GSE is committed to placing environmental and social issues at the core of all its activities. To this end, the Group has based its strategy on 3 axes, subdivided into 9 priorities:

A. DRIVE FOR SUSTAINABILITY



1. GOVERNANCE

Incorporating CSR into company strategy

2. DIALOGUE

Dialogue with personnel, partners and clients

3. ETHICS

Adopting correct and responsible practices

B. ENGAGEMENT WITH AND FOR ITS PERSONNEL



Respecting human rights and diversity

5. SAFETY AND WELL-BEING

Ensuring the safety and well-being of all its personnel

6. GOOD INTERNAL PRACTICES

Promoting the development of responsible practices for all its personnel

SUPPORT FOR LOCAL DEVELOPMENT



7. LOCAL PRESENCE

Encouraging local community development

8. SUSTAINABLE BUILDINGS

Encouraging sustainable building projects

9. RESPONSIBLE PURCHASING

Within a logical global view of the entire life cycle of our activities

ROADMAP 2025

The roadmap defines GSE's targets for 2025 and the main levers to apply in achieving them, and also includes a special annual assessment involving each issue covered by the corporate strategy.

By late 2020, the Group achieved 75% progress towards these targets.

PROGRESS

75%

ROADMAP 100%

The international rating platform EcoVadis recognised the effectiveness of GSE's strategy, awarding the Group the Platinum medal, with a score of 74/100. This award represents the highest level granted by EcoVadis, and places GSE in the top 1% of companies with an optimal environmental sustainability rating. In 2019, furthermore, GSE was awarded a GC-Advanced score under the Global Compact, which awards companies that have the greatest transparency in terms of CSR performance.

Finally, GSE is also committed to the United Nations Sustainable Development Goals (SDGs): 17 goals for 2030 that call for concrete action to eradicate poverty, protect the planet and ensure that all human beings live in peace and prosperity.

GSE has identified 7 priority SDGs that are more specifically linked to its activities, in relation to which it is committed to generating a positive, long-term impact.



NO POVERTY



ZERO HUNGER



GOOD HE-ALTH AND WEEL-BEING



OUALITY EDUCATION



GENDER EQUALITY



CLEAN WATER AND SANITATION



AFFORDABLE AND CLEAN ENERGY



DECENT **WORK AND ECONOMIC GROWTH**



13. CLIMATE **ACTION**



14. LIFE BELOW WATER



INDUSTRY. **INNOVATION AND INEQUALITIES INFRASTRUCUTURE**





LIFE ON LAND



PEACE, JUSTICE AND STRONG INSTITUTIONS



11. **SUSTAINABLE CITIES AND COMMUNITIES**





17. **PARTNERSHIP FOR THE**



#5 TRANSPARENCY



CLIENTS AND TENANTS































































Gse Italia

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