

# GLOBAL SOLUTIONS & ENGINEERING

#Commercial real estate

**GSE**

GLOBAL SOLUTIONS & ENGINEERING



#

## THE GSE SPIRIT

**What do we say about GSE, in a nutshell ? We're a global player in commercial real estate, with a keen understanding of our clients' challenges and ambitions in every line of business and determined to support them from start to finish in all types of real estate projects.**

Because we're in the business of advising, supporting and building on experience, the men and women at GSE are the heart of our company and its added value.

What's our objective? To create value at every stage of a real estate project, from the search for land to the first months of occupancy. For us, a promise made is a commitment kept. And one of the first promises we make is to bring our clients all the benefits of latest innovations in commercial real estate.

This is why we created "The Lab", a think tank that feeds into a virtuous circle of innovation and develops new services for our clients in five areas : architecture, digital technology, workplace wellbeing, eco-responsibility and safety. All with one purpose : so that the building's occupants enjoy the best conditions for professional fulfilment.

The Lab's great ambition reflects the spirit GSE has cultivated for over 40 years.

**ROLAND PAUL**  
Chief Executive Officer, GSE

# A STRONG local presence.

Even after decades of experience and accumulated know-how in commercial real estate, each project has its share of novel solutions we need to invent – and this keeps our passion for the job intact. And this same passion has us exploring new horizons across Europe and in China.

True to our roots, we've opened offices across France and keep building on the country's long tradition of engineering excellence and architectural innovation. However, we're fully aware that construction projects in each country unfold in specific regulatory, commercial and cultural environments. We keep our minds open, listen carefully and always seek to be in tune with local stakeholders.

**12**  
OFFICES  
IN FRANCE

**7**  
OFFICES  
IN EUROPE

**43** YEARS  
OF EXPERIENCE

**450**  
EMPLOYEES

**23** YEARS  
IN CHINA

**280**  
ENGINEERS

**18M** M<sup>2</sup>  
OF CORPORATE REAL ESTATE  
BUILT

**1M** M<sup>2</sup>  
PER YEAR

UNITED KINGDOM

FRANCE

GERMANY

HUNGARY

ITALY

ROMANIA

SPAIN

CHINA

- Aix-en-Provence
- Avignon
- Beauvais
- Bordeaux
- Clermont-Ferrand (GSE Partner)
- Lille
- Lyon
- Montpellier
- Nantes
- Orange (GSE Partner)
- Orléans
- Paris
- Rennes
- Toulouse

# OUR EXPERTISE

## — GSE Global Solutions & Engineering.

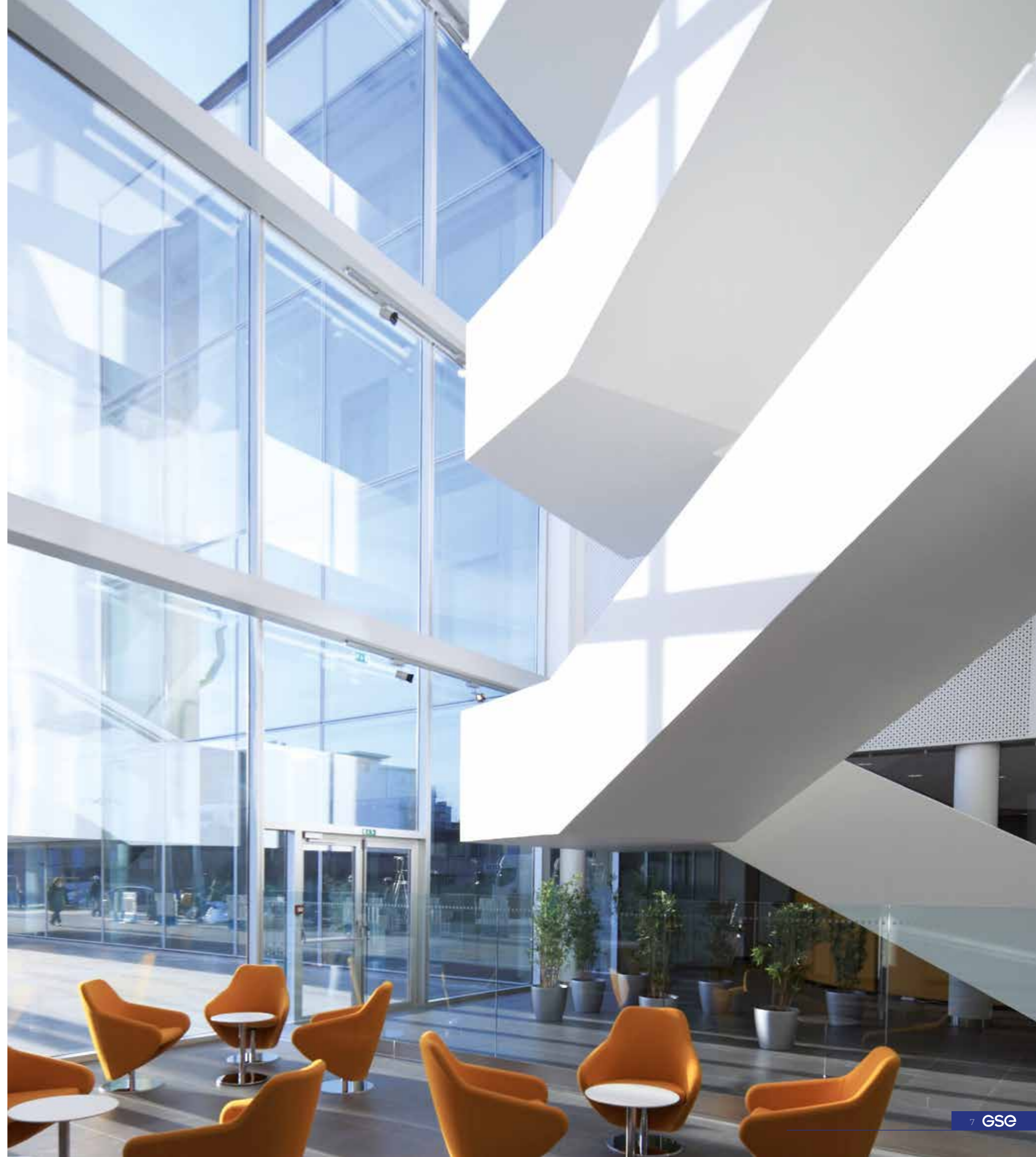
### GUIDING OUR CLIENTS FROM START TO FINISH.

**With more than 40 years' experience, GSE is today a leader in commercial real estate. We provide a complete solution to guide and supervise each project from inception to completion.**

#### Our role

As a global contractor, our job is to understand and master all the steps required for a project's success. From finding the right plot of land to defining and designing the project, overseeing its construction and delivering it as agreed or better – we help our clients create innovative buildings that best serve their purposes. Acting as the single point of contact, we interface with all the professionals involved. This coordination ensures consistency and regulates the decision-making and operational stages so everyone can work with peace of mind and in complete transparency.

Building a trusting relationship with our clients is the key to a lasting and informed dialogue in all the projects we undertake. Trust and collaboration are the foundation of our approach. We combine local presence with an international footprint across eight countries, which was strengthened in 2019 when we combined our company with Goldbeck, another top player in turnkey construction. A European leader of commercial real estate is born!



# OUR EXPERTISE

## GSE Global Solutions & Engineering.

**LOGISTICS** With more than 12 million m<sup>2</sup> of logistics platforms delivered, GSE is a major player in the business, known for its expertise and innovation. Whether it is construction, renovation or a complete overhaul of a property portfolio, GSE offers solutions that meet the specific characteristics and requirements of each industry. Every client is unique and every project is different: we put together dedicated teams that are accountable for the quality of the work and compliance with deadlines and budgets.

**XXL buildings, cross-dock, multimodal, high-bay, automated, multi-temperature, production and storage buildings, courier docks: we build them all.**

**INDUSTRY** When building a new factory or a new lab, reorganising or redeveloping existing industrial facilities, we are keen to understand our client's business in order to fully comprehend – in great detail – their processes and industrial flows.

We reason in terms of performance in order to support the company's profitability.

**Completed GSE projects include production units and R&D centres in the aeronautics, food processing, electrical, mechanical, plastics and life sciences industries.**

## GENUINE EXPERTISE TO RUN ALL TYPES OF PROJECTS.

**At GSE, we implement tailor-made solutions with high added value. We manage all types of projects, staying tuned to the constraints and challenges specific to each industry.**

**SERVICES & RETAIL** A commercial building serves both as the company's showcase for customers & suppliers and as a workplace for employees. Increasingly, projects must fulfil a number of functions – and be flexible, scalable and smart. To meet these needs, GSE puts all its experience and know-how at the service of its clients to develop bespoke solutions.

GSE's in-house engineering department also specialises in the services and retail sectors. It includes economists, electrical and thermal engineers, design engineers, BIM managers, quality, safety and purchasing managers, as well as environmental engineers. One of our key strengths is that we're a design & build contractor: architecture and design play a key role and must be aligned with the values, visual identity and image of the client's company.

**Our references include countless supermarkets, retail parks, main street shops, offices, service buildings, mixed-use buildings, etc.**



# OUR EXPERTISE

## — GSE Global Solutions & Engineering.

### A STAKEHOLDER IN REGIONAL ECONOMIC DEVELOPMENT.

Products and services suited to local needs.

**In France, GSE is the leading national player that handles both the projects of large companies (such as Schneider Electric, Amazon, BMW, Alstom, L'Oréal, PSA and Carrefour) and to SMEs (Small and Medium sized Enterprises) through our 12 local branches.**

Thanks to GSE Régions and GSE Partners, we offer a hands-on service and a range of products closely tuned to clients' needs. These branches across the country provide local support for the construction or redevelopment of business premises, manufacturing facilities, offices and shops.

### A PROMISE MADE IS A COMMITMENT KEPT.

**GSE is also a mindset. Our company culture is based on considerate interpersonal relations and proven processes observed by everyone across the group.**

Our purpose is to provide global solutions to the needs of our clients: users, developers, promoters and investors. This requires a pragmatic approach to design and build projects, ensuring we understand and meet specific requirements. Our highly motivated teams collaborate across departmental boundaries, expanding their pioneering vision of their professions. The result is innovative services and solutions that stay ahead of market expectations and regulatory change, particularly regarding environmental responsibility.

The trusting relationship we build with our clients and employees is based on transparent communication and a philosophy of service. We guarantee that we will design and build your project on time and in line with your requirements – always seeking to optimise costs.

The buildings' reliability and workers' safety are always GSE's top priority. We have a perfect command of the projects entrusted to us, ensuring our clients a very low risk rate and a high level of quality.

GSE also applies a strict quality policy. Our quality control department oversees the quality assurance plan, the ongoing training of teams, audits of construction sites and finished buildings, as well as client satisfaction surveys.



# OUR CLIENTS

3R | 3 SUISSES | ASDA | ACR LOGISTICS | ADISSEO | AEROPORT DE BORDEAUX - MÉRIGNAC | AGF | AGEDI | AHOLD SUPERMERCADOS | AIR PRODUCTS | ALCATEL | ALES | ALLERBIO | ALIZE CREATION | ALLOGA | ALMET | ALSTOM | AMAZON | AMB | AMERICAN HOSPITAL OF PARIS | AMP FILETS | ANPE | ARGAN | ARGOS | ARGUELLES | ARMOR FACTORY | ATAC | ATEMI - BAYER SANTÉ FAMILIALE | ATMEL | AUCHAN | AUTODISTRIBUTION | AUTAJON | AVENTIS PASTEUR | AVERY DENNISON | AXA | AXA REIM | AZ FRANCE | AZ MEDITERRANEE | BAHLSEN | BAIL INVESTISSEMENT | BANQUE DE FRANCE | BARBIER DAUPHIN | BARJANE | BEC FRÈRES | BECTON DICKINSON | BEIERSDORF NIVEA | BELLIER | BERARD | BERCHET | BERGER LEVRAULT | BERRANG | BLIN | BNP | BOIRON | BOMI | BONDUELLE | BOULANGER | BPS NEXTRAL | BRAND | BRICODEAL | BRICOMAN | BRIDGESTONE FIRESTONE | BIOCOOP | BISICO - PICAVET | BRICO LECLERC | BRISTOL MYERS SQUIBB | BSN GLASS PACK | BURGEAP | BURTON | BUSINESS AIRPORT | BUT | BX LOGISTIQUE | C & A | CALBERCOURSES | CAMAS | CAMPBELL - LIEBIG | CAMPO GAZ | CARGILL | CARLYLE | CASTORAMA | CASTROL | CATELLA | CATERPILLAR | CEA - FAURE INGÉNIERIE | CELIO | CEME | CEPL | CERCLE DES VIGNERONS DE PROVENCE | CEVA | CHANEL | CHARRAIRE | CHIMEX | CHIMICOLOR | CHR HANSEN | CHRONOEXPRESS | CIBA CORNING | CILSA | CIPRIAL | CIRIA | CITRA | CITROEN | CLARIANT | CLINIQUE BEAUREGARD | CLINIQUE DE GRASSE | CLINIQUE VILLA MADELEINE | CLOS CARDINAL | CNIM | COBICO | COCA COLA | COFCI | COLORINE | COLUMBIA | COMPAGNIE FRANCESCA | CONCERTO DEVELOPPEMENT | CONFORAMA | CONSERVES FRANCE | COPERA | CORA | CORELIA | CORNEAL | CREDIT LYONNAIS | CRENO | DAEWOO | DAHER | DAIMLER CHRYSLER | DANA | DANONE | DANZAS | DARFEUILLE | DARTY | DASSAULT FALCON SERVICE | DCN | DECATHLON | DECOR DISCOUNT | DEGUSSA | DELANNOY | DELTA AIR PLUS | DEPOLABO | DHL | DIFARCO | DINADIS | DITRANS | DOLE / CIE GENERALE FRUITIERE | DOLISOS | DONNELLEY | DOUMENGE | DPD | DPI | DUCROS MESSAGERIE (CNR) | DURA | DYRUP | E. LECLERC | EASYDIS | ECF | ED | EDF | EDITOUR | EG&G | ELEVEN | ELGAN KFT | ELIS | ELIDIS | ENTOURAGE | ERCE PLASTURGIE | ESCODA | EURALIS | EURODISLOG | EURODISPATCH | EUROMAIL | EUROMATIC | EUROTUNNEL | EXEL | EXPRESS MAREE | FANDIS | FENWICK LINDE | FERRERO | FIDAL & KPMG | FITER | FL DEVELOPPEMENT | FL SAVIGNY | FNAC | FORD | FOSSIL | FOUR PARKS | FRANSBONHOMME | FUN FRAG, CRÉATION VÉRONIQUE DEBROISE | GARDY | GAZ DE FRANCE | GAZELEY | GEBELBO | GEFCO | GENERALE DE SANTE | GEMPLUS | GENERALE TRANSPORTI | GEODIS | GIPSY | GIRARD & CIE | GIRAUD | GIVENCHY | GLAXOSMITHKLINE | GMB SAVEOL | GOBLET | GOODMAN | GRAND ROANNE - BOCCARD | GRENOBLE LOGISTIQUE DISTRIBUTION | GROUPE ANDRE | GROUPE LEGENDRE FINANCES | GROUPEMENT DES MOUSQUETAIRES | GUILLON | GYMA | HACHETTE GRAPHIC BROCHAGE | HAMA | HAMANN INTERNATIONAL | HAVAS -MIDI-LIBRE | HAYLEY | HENRY SCHEIN | HM CLAUSE | HOMELAND / VETLAND | HOME PLACARD | HOPITAL DE FOURVIERE | HOSPAL | IBM | ICADE | ICBT | ID LOGISTICS | IFP | IKEA | IMEDIA | IMMOBILIERE CARREFOUR | IMMOCHAN | IMMOD | IMMOFRENEUSE | IMMOOUEST | IMRA EUROPE | INA | INDESIT | ING LEASE | INTERMARCHE | IOGS (INSTITUT D'OPTIQUE GRADUATE SCHOOL) | ITT AUTOMOTIVE | IZARET DISTRIBUTION | JAAKKO POYRY | JCH ET ASSOCIES | JEAN DIDIER IMPRIMERIE | JEAN MARTIN CONSERVIERES | JET SERVICES | JJA | JM BRUNEAU | JOLISOL | KB8 | KAUFFMANN & BROAD | KEOLIS | KERIA | KERNEOS |

KERRY APTUNION | KIABI | KIMBERLEY | KING JOUET | KOLPORTER | KRAMP | LA FLECHE | LA MANUFACTURE | LA POSTE | LABORATOIRE DEPARTEMENTAL D'ANALYSE (DROME - VALENCE) | LABORATOIRES SQUIBB | LACROIX NORD (OLIDA) | LAFARGE | LAFARGE PLATRES | LAMBORGHINI | LEDGER | LE MISTRAL | LEON VINCENT | LEROY MERLIN | LEVIN | LIDL | LINDEGAARD | LOCAFRUIT | LOCINDUS | LOG PROUDREED | L'OREAL | LTM | LYRECO | M BY PROUDREED | MAB | MAGASINS GENERAUX DE FRANCE | MALAGUTTI | MARIUS BERNARD | MAXIT | MBT SORGUES | MC CORMICKDUCROS | MECANIQUE AERO SERVICE | MEDECINE DU TRAVAIL | MEDIAPOST | MERIAL | MEWA | MERCK BIOMATERIAL | MERKAMUEBLE | MICHEL MANCIS | MICHELIN | MIROITERIES DUBRULLE | MONOPRIX | MORS RUSSENBERGER | MORY JURA TRANSPORTS | MOULINS SOUFFLET | MOUTTE | MR BRICOLAGE | MSA | MURAT | NALCO AQUAZUR | NATIOCREDIMURS / CICOBAIL | ND LOGISTICS | NESTLÉ | NIOCHAU | NORAUTO | NORBERT DENTRESSANGLE | NORGINE | NORLONG | NORMANDIE ENTREPOT | NORTENE | NOVARTIS ZYMA | OCP | OJIREL | OLEODYNE | OLIDA | OPERATOR TDF | ORION | OXFORD AUTOMOTIVE | PACIFIC PECHE | PANATTONI | PARKRIDGE | PECHINEY BATIMENT | PHILIP MORRIS | PHILIPS | PHUSIS | PIONEER | PIXEL | PIZZORNO DECHETTERIE | PLAST'EUROP | PLASTIC OMNIUM MEDICAL | PLV | POLESTAR | POLYCLINIQUE ALPES DU SUD | POMONA | PORCELANOSA | PRECITOLE | PROCTER & GAMBLE | PROLOGIS | PROMODES DIA / SPECIA FRANCE | PROMODES DIA% | PROUDREED | PSA | PUJANTE | R 2 R | RADIO FREQUENCE SYSTEM - GROUPE ALCATEL | RAFFINI | RECKITT & COLMAN | RECKITT BENCKISER | RELAIS VERT | RENAULT NISSAN | RENAULT TRUCKS | RETIF | REXELGROUPE PPR | RFS | RICARD | RICHARD DE NYONS | RICHEL | RM BESSON | SABECO | SALAMANDRE / REXEL IDF/SIRIUS | SALVADOR | SALVESEN | SAM OUTILLAGE | SAMADA | SANOFI SYNTHELABO | SATAC FRIL | SAUBERLIN & PFEIFFER / FINEGA | SDV LOGISTIQUE - BOLLORE | SCAC SDV | SCANPED / CARION | SCHERING PLOUGH | SCHILLER MEDICAL FRANCE | SCHLUMBERGER (BENSON) | SCHNEIDER ELECTRIC | SCHUMACHER | SCHNEIDER | SCI MAREVA | SEBIA LABO | SEBO FRANCE | SEEM | SEGRO SEPROSY (BSN) | SERF | SERNAM | SEVES-SEDIVER | SEXTANT | SEXTANT AVIONIQUE | SFIC ST GOBAIN | SGS THOMSON | SHURGARD | SICATEC | SIMBA FRANCE | SIMPLY MARKET | SIMULOG | SIRIUS | SLOUGH ESTATE - MARINIÈRE | SLVO | SMAT | SNCF | SNECMA FONDERIE | SNTL | SOBCAL ELIDIS | SOCIÉTÉ GÉNÉRALE | SOFRADIR | SOGEMA | SOGEROS | SOITEC | SOLOTRA - TRANSALLIANCE | SOLUTYS | SOMETH | SOMFY | SOTRADEL | SOUTHERN | SPIE | SPIT | SYRINGE | STALLERGENES | STAM BALLANCOURT | STANDING MEUBLES | STAUBLI | STE DES EAUX DE VOLVIC | STEF TFE | STILL | STMICROELECTRONICS | STOCKALLIANCE | STOMIL/MICHELIN | STORAGETEK | STRIEBIG | SUBWAY | SUN CLEAR | SUNDIS | TAD DAHER | TAILLEUR INDUSTRIE | TAT EXPRESS | TEAMPACK | TFN | THALES | THERMO KING | THOMSON HYBRIDES | THOMSON LCD | THOMSON TMS | TIBBETT & BRITTEN | TNT | TOTAL LUBRIFIANTS | TENDANCE DECO | TEREVA | TRANSOUTIL (OREFI) | TRAPY PRO | TRATO | TREFIMETAUX | TURQUOISE PROPERTIES | UFB | UGC MÉDITERRANÉE | UGECAM | URGO | US GYPSUM | UTAC | VACHETTE | VIVARTE | VOLKSWAGEN | WACKHERR | WALL MART | WARBURTONS | WRENBRIDGE | X'RAY AERO | YOLLE PUBLICITE | ZANNIER | ZUFALL

# OUR EXPERTISE

— the solutions.

## CHALLENGING OUR OWN ASSUMPTIONS AND IMAGINING NEW APPROACHES: THE LAB BY GSE.

We always think of our profession in terms of its capacity to constantly reinvent the world of real estate. It's in this spirit that GSE created in 2016 an innovation department called "The Lab".

Combining expertise in architecture, digital innovation and the environment, this operational think tank fosters new ideas and develops innovative solutions.

The Lab by GSE's experts aim to meet the challenges of 21st century architecture and of "working better" in four key areas:

- **The energy**  
and environmental transition,
- **The digital transition**  
in construction,
- **The integration of digital technology**  
in smart buildings,
- **Productivity-enhancing comfort**  
and user-friendliness.





# OUR EXPERTISE

the solutions.



## **BIM** THE DIGITAL WORLD AT THE SERVICE OF REAL ESTATE PROJECTS.

The evolution of digital technology and its applications has made “smart” the new normal. Today, we consume and work smart.

At GSE, we harness the power of digital innovation for our clients’ benefit. To this end, we’ve embarked on a far-reaching digital transformation based on BIM (Building Information Modeling). This new process is based on a digital model that enables us to better manage a building’s design, construction and operation. BIM gathers all information in a single database for the benefit of all stakeholders (clients, users, architects, design offices, installation and maintenance companies).

More than 50% of the group’s current projects now use BIM, which enables us to communicate more effectively and to create a real partnership with the client in the design phase. Indeed, BIM helps us better understand our clients’ critical expectations – which is essential to success.

## **SMART BUILDING** FRUGALITY DESIGNED IN.

From design to construction, we use simulation techniques and carry out energy balances over the entire lifespan of the building, to make performance improvements systematic and guarantee the best results.

With our enerGiSE application, we measure and – if necessary – adjust a building’s consumption by means of a comprehensive impact analysis.

We also regularly offer to produce part of the energy mix with solar panels mounted on the roof of the building or on the shades of car parks.

At GSE, photovoltaic self-consumption is a reality that delivers dual benefits – environmental and financial.



## **DESIGN** WORKPLACES THAT FOSTER DIALOGUE.

GSE’s team of designers and architects will support your business strategy by anticipating your needs and making them the foundation for your new facilities’ design.

Our mission is to improve your working environment and turn your building into a tool for collective performance. We rethink the workplace and improve your employees’ wellbeing, helping them perform at their best.

The latest technologies enable you to take ownership of your future premises right from the design phase, through immersive virtual tours that are true to reality.

Our Design department is constantly adapting and innovating to create value through its personalised support of our solutions.

## **ENVIRONMENTAL CERTIFICATION** ALIGNED WITH CONTEMPORARY LIFESTYLES.

Environmental concerns require standards to be met. These priorities should be seen not as constraints but as added value, leading to perfectly integrated construction processes and buildings, in line with their environment and today’s lifestyles. Environmental certification helps drive the transition towards the buildings of tomorrow.

Our mission is to support the growing number and complexity of projects, including environmental certificates such as HQE, BREEAM and LEED. More than half of our projects now involve one of these certificates. As a responsible corporate citizen, our commitments are reflected in buildings that combine frugality, eco-responsible solutions, user-friendly and functional workspaces, and seamless integration in the life of the city.





# OUR EXPERTISE

— the products.

## MODULOG®

**An innovative construction system to meet your performance requirements.**

Designed to respond precisely to the needs and constraints of logistics, MODULOG® is a proprietary, performance-boosting GSE concept. Building and operating a logistics building is a major investment for companies and their strategy: it has human, technical and economic implications.

With MODULOG®, our clients benefit from high-performance logistics. Inspired by our deep understanding of warehouse operation, we developed an industrialised process that addresses its specific requirements.

- Suited for projects from 3,000 m<sup>2</sup> up
- Adaptable units
- Functional workspaces
- Sophisticated architecture
- Robust construction
- Very competitive price
- Fast execution

MODULOG  
SYSTEM by GSE

## CECODIA®

**Wellbeing in an environmentally friendly office.**

GSE developed an avant-garde concept of wood-frame office buildings where eco-responsibility and workplace wellbeing go hand in hand – at a competitive price. Ten years of experience and technical know-how in office building design and construction led to this innovative product.

With CECODIA®, GSE takes a progressive approach combining technical and financial performance – thanks to efficient resource management. The offices' layout facilitates interaction among employees and provides for their wellbeing.

- Surface areas ranging from 800 to 5,000 m<sup>2</sup> in one or several adjoining buildings
- Low carbon footprint, thanks to eco-certified timber frame construction
- Bioclimatic architecture
- Low-energy lighting
- Optimised common areas
- Short lead time

cécodia

## IDEA'PARK®

**The entrepreneurs' village.**

Providing a home for 10 to 30 small businesses, exclusive GSE concept IDEA'PARK® creates modular professional space suited for SMEs, craftsmen, shopkeepers and professionals.

We call IDEA'PARK® "the entrepreneurs' village". Its major strengths include modularity, functionality and durability.

IDEA'PARK® business parks are developed in partnership with local authorities represented by planning and development bodies.

- Insulated to the RT 2012 French standard
- Concrete floor with quartz finish
- Particle board partition walls
- Mezzanines
- Modular layout
- Truck access
- Landscaped common green areas
- Fenced site

le village  
entrepreneurs  
idea  
park

**ALAIN**

TECHNICAL DIRECTOR,  
LOGISTICS FRANCE



GSE is the art of a challenge. I enjoy being a point of reference for team members, someone to turn to when GSE carries out innovative projects.

# #1 PERFORMANCE

# LOGISTICS

**TAILOR-MADE  
AND REPLICABLE SOLUTIONS.**

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With more than 12 million m<sup>2</sup> of logistics platforms delivered, GSE is a major player in the market, recognised for its expertise and innovation.

Whether the project is to build or redevelop a warehouse or to completely overhaul the client's logistics setup, GSE offers solutions that meet the specificities and requirements of each line of business. We build all types of warehouses (high bay, automated, dry or cold storage, courier docking, etc.).

LOGISTICS

# URBAN LOGISTICS: Solving the last mile.

Named Paris Air<sup>2</sup> Logistique, this warehouse is spread over two floors. The ground floor has a clear height of 10.32 m and the upper floor 7 m. It has 85 charging stations for electric vehicles and boasts exemplary environmental performance, as attested by its BREEAM Excellent certificate. The two levels are served by courtyards accessible to trucks, one on the ground floor with 50 double-sided cross docks and 23 single-sided bays on the upper floor.



**VAILOG**  
(GROUPE SEGRO)

FRANCE / GENNEVILLIERS 92

**PROJECT**  
A NEW GENERATION PLATFORM

**CLIENT**  
VAILOG (GROUPE SEGRO)

**PLACE**  
FRANCE

**SURFACE AREA**  
63,000M<sup>2</sup>

**CERTIFICATION**  
BREEAM EXCELLENT

**ARCHITECT**  
ARCHIFACTORY

LOGISTICS

# CERTIFIED HQE EXCEPTIONAL

## A 66,000 m<sup>2</sup> multi-temperature platform

French supermarket chain Groupement des Mousquetaires wanted to move closer to its market and bring all its products together on a single site. In a complete overhaul of its logistics setup, GSE supported Groupement des Mousquetaires under a framework contract for several mechanised warehouses. This building obtained the HQE Exceptional certificate.

GSE dispatched an experienced team to work with the site teams on our projects' HQE certification process.

**BÉNÉDICTE GUILLEUX** -  
Groupement des Mousquetaires  
Real Estate Sourcing Manager.



**GROUPEMENT  
DES MOUSQUETAIRES**

FRANCE / VILLENEUVE-LES-BÉZIERS 34

**PROJECT**  
A MULTI-TEMPERATURE FOOD PLATFORM

**CLIENT**  
GROUPEMENT DES MOUSQUETAIRES

**PLACE**  
FRANCE

**SURFACE AREA**  
66,000 M<sup>2</sup>

**CERTIFICATION**  
HQE

**ARCHITECT**  
NICOT ARCHITECTE

LOGISTICS

# INNOVATION

Saving time.

To cope with the spectacular growth of its business in France, world e-commerce leader Amazon asked GSE to build several logistics platforms. This particular project, financed by Goodman on behalf of Amazon, is a pioneering concept for e-commerce. The 99,525 m<sup>2</sup> order processing centre was completed in a record time of 10.5 months.

**AMAZON**  
FRANCE / LAUWIN-PLANQUE 59



**PROJECT**  
AN E-COMMERCE LOGISTICS CENTRE

**CLIENT**  
AMAZON

**PLACE**  
FRANCE

**SURFACE AREA**  
99,525 M<sup>2</sup>

**CERTIFICATION**  
BREEAM

**ARCHITECT**  
FRANC ARCHITECTES

LOGISTICS

# AN EXCEPTIONAL building.

A 131,600 m<sup>2</sup> logistics platform designed for hypermarkets Carrefour to store, prepare orders and distribute non-food products to its stores. This BREEAM VERY GOOD warehouse is France's largest logistics building, with 23 food storage units 100% lit by LEDs, 115 automatic loading docks and more than 485,000 trees and shrubs across the site.

**CARREFOUR**  
FRANCE / POUPRY 28



**PROJECT**  
A LOGISTICS BUILDING  
DEDICATED TO THE STORAGE  
OF NON-FOOD PRODUCTS

**CLIENT**  
CARREFOUR

**PLACE**  
FRANCE

**SURFACE AREA**  
131,600M<sup>2</sup>

**CERTIFICATION**  
BREEAM VERY GOOD

**ARCHITECT**  
CABINET FRANC



LOGISTICS

# ADDRESSING the new logistical challenges.

Parcel delivery experts DPD France chose GSE to build their 5,263 m<sup>2</sup> industrialised cross dock building. The specifications called for automation, efficiency and productivity in order management – with zero compromise on the safety of people and goods. GSE advised DPD France throughout the project, from the design to the construction of its transit warehouse and offices, with a dedicated team that ensured compliance with quality requirements and deadlines.

At GSE, we find thoroughness and fulfilled commitments. GSE is a reliable partner for our real estate development.

**PAUL CERTAIN - DPD france**  
Real Estate Manager



**DPD FRANCE**  
FRANCE / ROUVIGNIES 59

**PROJECT**  
CONSTRUCTION OF AN INDUSTRIAL BUILDING

**CLIENT**  
DPD FRANCE

**PLACE**  
FRANCE

**SURFACE AREA**  
5,263 M<sup>2</sup>

**ARCHITECT**  
CABINET FLAMAND

# #2 BOLDNESS



To be bold is to have a taste for risk, for challenge. This is a powerful value for GSE employees, who step out their comfort zones and aim to go beyond the agreed objectives to maximise benefits for our clients.

**LIÈS**

INDUSTRY DEVELOPMENT DIRECTOR



# INDUSTRY

DESIGN AND BUILD

THE FACTORY OF THE FUTURE

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Building a new factory, a new lab, reorganising or redeveloping an existing industrial building... In every project, we attach great importance to fully understanding the client's business in order to accurately integrate the processes and industrial flows of their activities.

We reason in terms of performance in order to help each company meet its profitability goals.

INDUSTRY

# MASTERING CLEAN ROOM processes.

Becton Dickinson, a global leader in the medical equipment market, signed on GSE to build a production unit for injection syringes in Hungary. Covering a floor area of 12,000 m<sup>2</sup>, it can produce up to 500 million syringes per year. The project draws on all aspects of GSE's know-how – and particularly on our expertise in the pharmaceutical industry.

The project includes the construction of 5,000 m<sup>2</sup> of clean rooms (grades C and D). GSE meets the criteria defined by Becton Dickinson: speed of execution and expertise in integrating manufacturing processes in a clean environment.



**NICOLAS CHANDELIER** - Becton Dickinson  
CEO - France

**BECTON  
DICKINSON**  
HUNGARY / TATABÁNYA

**PROJECT**  
AN INJECTABLE SYRINGES FACTORY

**CLIENT**  
BECTON DICKINSON

**PLACE**  
HUNGARY

**SURFACE AREA**  
12,000 M<sup>2</sup>

**CERTIFICATION**  
LEED

INDUSTRY

# INNOVATION in the urban environment.

L'Oréal, the global cosmetics leader, wanted to reunite two existing entities and all their activities. To this need, GSE designed and built a 25,000 m<sup>2</sup> global research centre dedicated to applied research and hair, including 3,700 m<sup>2</sup> of office space (1,300 linear metres of lab tables). The building blends into the city's landscape and received an HQE certificate.



**L'ORÉAL**  
FRANCE / SAINT-OUEN 93

**PROJECT**  
A RESEARCH CENTRE  
**CLIENT**  
L'ORÉAL  
**PLACE**  
FRANCE  
**SURFACE AREA**  
25,000 M<sup>2</sup>  
**CERTIFICATION**  
HQE  
**ARCHITECT**  
SÉRAU ARCHITECTES &  
INGÉNIEURS ASSOCIÉS

INDUSTRY

# ADAPTING to specific industrial processes.

This 3,400 m<sup>2</sup> plant produces about one tonne of insect meal per day. The feat is to have industrialised a process for manufacturing food from insects – scaling up the original manual insect breeding and processing unit and creating a large industrial robotised system. To cope with the heat produced by the insects, especially beetles, an ingenious and efficient ventilation system had to be designed and installed.



**YNSECT**  
FRANCE / DOLE 39

**PROJECT**  
A BUILDING FOR INSECT REARING  
**CLIENT**  
YNSECT  
**PLACE**  
FRANCE  
**SURFACE AREA**  
3,400 M<sup>2</sup>  
**ARCHITECT**  
APSIDE ARCHITECTES

INDUSTRY

## SUPPORT FROM START TO FINISH:

From project development to occupation.

This exponentially growing start-up is one of Europe's leading fintech companies that develops, manufactures and markets solutions for storing cryptocurrencies. It wanted to bring together its various activities under one roof: logistics, production and internal IT systems. GSE advised the company and managed the project throughout: development and financial arrangements, design for very specific needs, and construction. Delivered under a short deadline, the building is secure (for equipment and people) and can easily adapt to changing needs and future growth. Its architecture reflects the company's identity and positioning.

**PROJECT**  
A BUILDING FOR OFFICE, PRODUCTION AND LOGISTICS

**CLIENT**  
LEDGER

**PLACE**  
FRANCE

**SURFACE AREA**  
3,700 M<sup>2</sup>

**ARCHITECT**  
AOTU HUGUES LECLERCQ



**LEDGER**  
FRANCE / VIERZON 18

INDUSTRY

# SPEEDING AHEAD: — optimised technical management with BIM.

These two buildings are part of the French national rail operator's "workshop of the future" strategy for its industrial maintenance centres. They make use of the latest Building Information Management (BIM) technologies to visualise the buildings' operation in real time and to rationalise the technical management of maintenance work. GSE suggested a contemporary design that provides excellent working conditions: canopied terraces for the offices, large bay windows overlooking the workshops, open and bright workspaces that are conducive to collaboration.

**SNCF**

FRANCE / VÉNISSIEUX 69  
ROMILLY-SUR-SEINE 10



**PROJECT**  
4.0 FACTORY: TECHNICENTRES AND  
INDUSTRIAL MAINTENANCE CENTRES

**CLIENT**  
SNCF

**PLACE**  
FRANCE

**SURFACE AREA**  
VÉNISSIEUX : 39,320 M<sup>2</sup>  
ROMILLY-SUR-SEINE : 23,700 M<sup>2</sup>

**CERTIFICATION**  
VÉNISSIEUX : HQE TRÈS BON  
ROMILLY-SUR-SEINE : HQE

**ARCHITECT**  
UNANIMES ARCHITECTES

# #3 COLLABORATION

**CLAIRE**  
MARKETING COORDINATOR



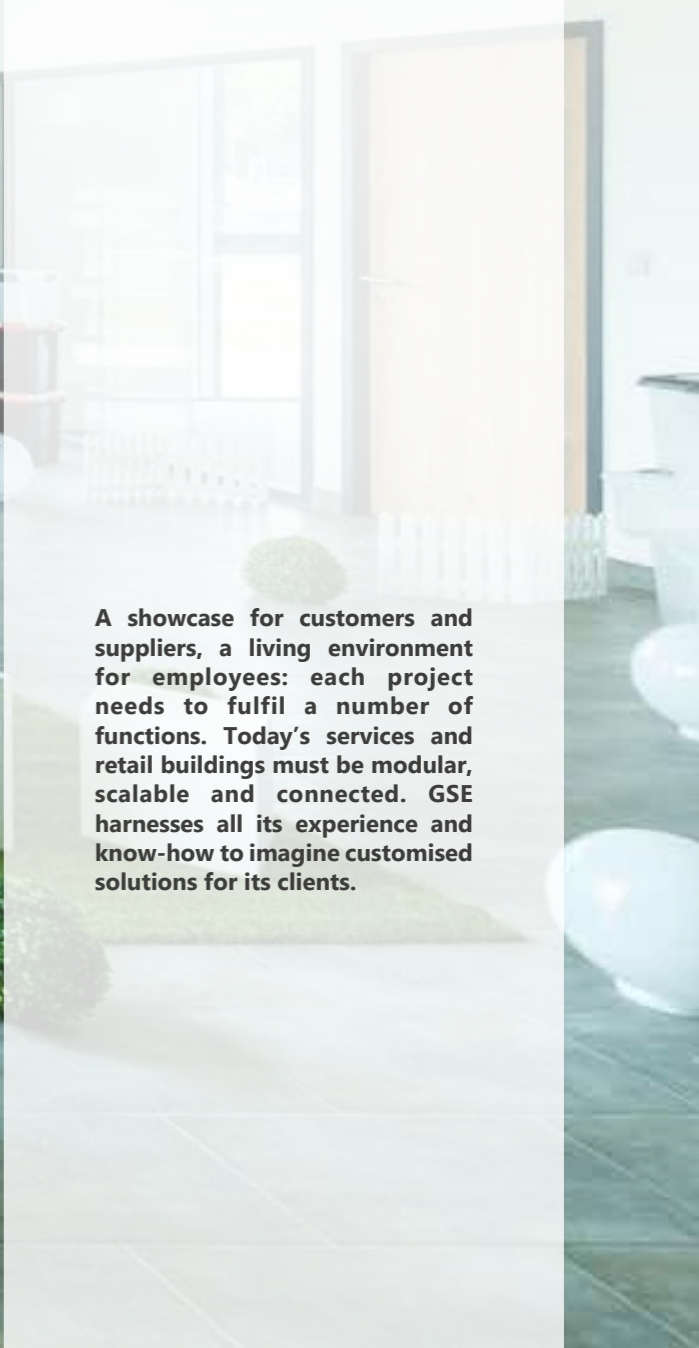
Collaboration involves the notion of sharing. GSE employees unite their skills around a common project: to serve the group by maximising our clients' satisfaction.





# SERVICE & RETAIL

**DESIGN AND BUILD  
NEW WORKING ENVIRONMENTS.**



A showcase for customers and suppliers, a living environment for employees: each project needs to fulfil a number of functions. Today's services and retail buildings must be modular, scalable and connected. GSE harnesses all its experience and know-how to imagine customised solutions for its clients.

# TURNKEY in record time.

Monoprix, France's leading city-centre supermarket chain, wanted to refurbish a building that no longer met its business needs. This project, financed by Monoprix and real estate investment company SCI Poirier, was completed in a record time of 8 months. The property can welcome 1,165 people on two floors.

**MONOPRIX  
SCI POIRIER**  
FRANCE / ANTIBES 06

GSE's turnkey solution won us over very quickly. The single contract bringing together the owner's and Monoprix's project management teams cut the project's overall duration by three months and enabled us to meet our opening deadline.

**JEAN-MARIE ROUËCHE - Monoprix**  
Technical Director - Safety and Security



**PROJECT**  
RESTRUCTURING AND DEVELOPMENT OF  
A DOWNTOWN STORE

**CLIENT**  
MONOPRIX

**PLACE**  
FRANCE

**SURFACE AREA**  
2,885 M<sup>2</sup>

**ARCHITECT**  
J&E ARCHITECTURE

SERVICE & RETAIL

# A RETAIL experience.

## CARREFOUR HYPERMARKET

FRANCE / VILLENEUVE-LA-GARENNE 92

To build its largest hypermarket of 2014, the brand needed a partner for the project's entire chain of development. GSE's offer was comprehensive – and this is what swayed Carrefour: design; management of regulatory procedures; site management teams with experience in retail; compliance with deadlines, quality and budget; integration of the latest Carrefour concepts; technical developments; and interfacing with the shell's designers.



The design and construction of the new 12,000 m<sup>2</sup> Carrefour hypermarket, 4 km from Paris, involved high stakes for Carrefour's business. GSE made the operation more reliable, both technically and in terms of meeting our opening deadline.

**ALEXANDRE OBIN - Carrefour**  
Project Manager



**PROJECT**  
HYPERMARKET

**CLIENT**  
CARREFOUR

**PLACE**  
FRANCE

**SURFACE AREA**  
12,000 M<sup>2</sup>

# RELYING ON LOCAL EXPERTISE: a retail park "Made in Calais"

For this construction project, GSE made extensive use of regional contractors. 70% of the construction work was entrusted to local companies, amounting to approximately 35,000 man-hours over 10 months – the equivalent of 25 full-time jobs.



**CALAISTONE**  
FRANCE / CALAIS 62

**PROJECT**  
A RETAIL PARK  
OF COMMERCIAL SURFACES

**CLIENT**  
CALAISTONE

**PLACE**  
FRANCE

**SURFACE AREA**  
10,000M<sup>2</sup>

**ARCHITECT**  
ALC ARCHITECTURE

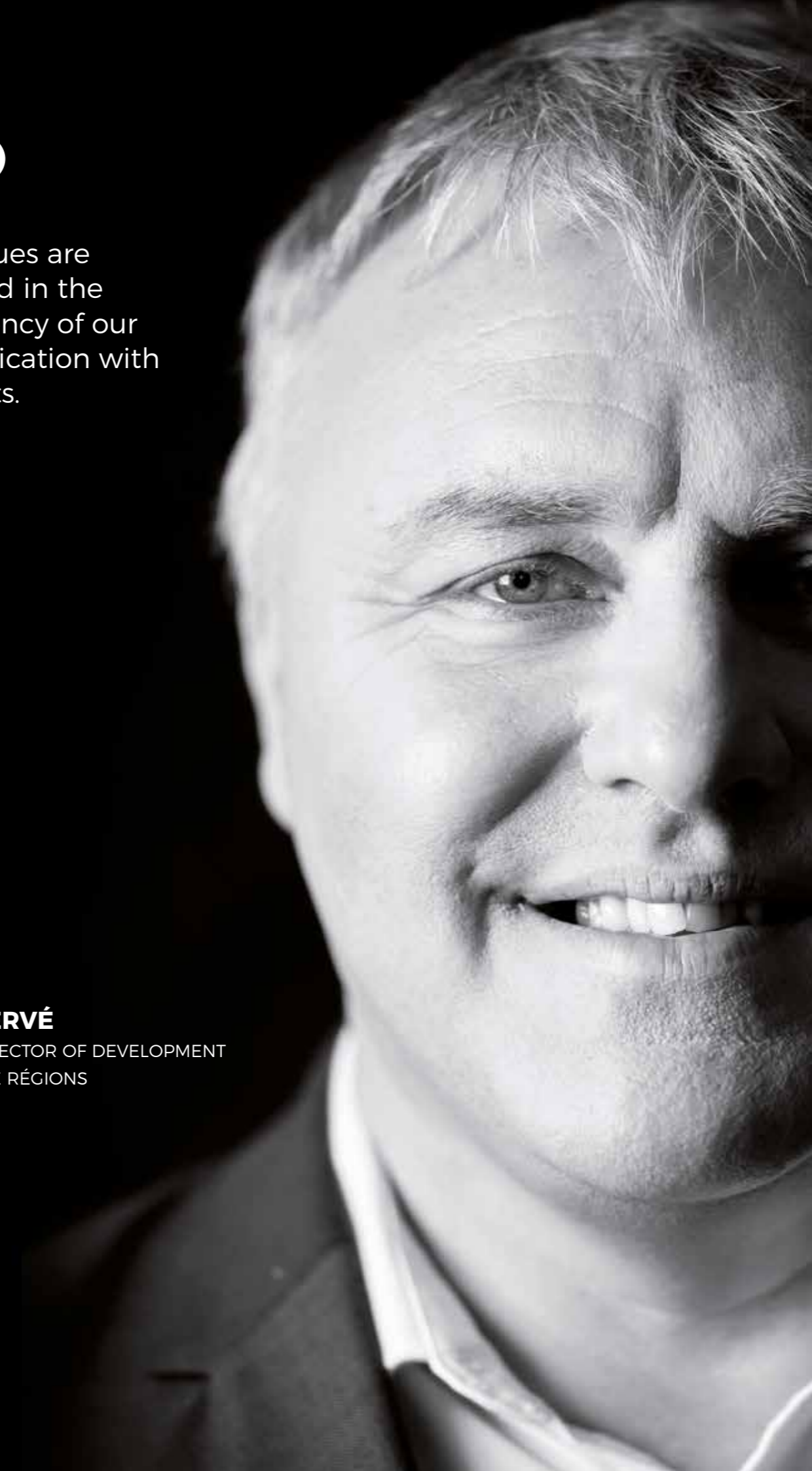
# #4 TRANSPARENCY



GSE's values are embodied in the transparency of our communication with our clients.

**HERVÉ**

DIRECTOR OF DEVELOPMENT  
GSE RÉGIONS



# THINKING LAYOUT, FITTINGS, CERTIFICATES

to improve  
the working environment.

This campus includes a reception building with sports facilities, a learning centre (with a 350-seat auditorium and 500 m<sup>2</sup> of meeting rooms) and 60 rooms, not to forget the fully renovated château where Pernod-Ricard can now organise aperitifs, dinners and celebrations. Located southwest of Paris, the "Domaine de la Voisine" received environmental certificates HQE and BREEAM Very Good.

**PROJECT**  
UN CENTRE INTERNATIONAL  
DE FORMATION

**CLIENT**  
PERNOD RICARD

**PLACE**  
FRANCE

**SURFACE AREA**  
10,000 M<sup>2</sup>

**CERTIFICATION**  
HQE AMENAGEMENTS  
ET BREEAM VERY GOOD

**ARCHITECT**  
CYRIL DURAND BEHAR ARCHITECTES

**PERNOD  
RICARD**

FRANCE / CLAIREFONTAINE 78



SERVICE & RETAIL

# EUROPACORP LA JOLIETTE MULTIPLEX:

— comfort and top amenities.

GSE was in charge of all aspects of the project, from earthworks and site remediation to the management of the sound and projection equipment sourcing & installation, the layout, the seats and various items of furniture, as well as the signage.

**PATHÉ  
GAUMONT**

FRANCE / MARSEILLE 13



**PROJECT**  
A 14-SCREEN MULTIPLEX CINEMA

**CLIENT**  
EUROPACORP LA JOLIETTE

**PLACE**  
FRANCE

**SURFACE AREA**  
12,000 M<sup>2</sup>

**CERTIFICATION**  
BREEAM VERY GOOD

**ARCHITECT**  
MAP ARCHITECTURE

SERVICE & RETAIL

# SOPHISTICATED ARCHITECTURE, for a remarkable workplace.

Designed and built for EDF Méditerranée's Sales Department, this BBC and HQE-certified office building provides 6,700 m<sup>2</sup> of offices over five floors and boasts a sophisticated and distinctive architecture: top floor with overhang, skylights, full-height glass partitions with blinds or integrated screen printing, 350 outdoor and 50 underground parking spaces. A turnkey project by GSE !



**PROJECT**  
OFFICES BUILDING

**CLIENT**  
DIRMED EDF

**PLACE**  
FRANCE

**SURFACE AREA**  
6,700 M<sup>2</sup>

**CERTIFICATION**  
HQE AND LABEL BBC

**ARCHITECT**  
POISSONNIER-FERRAN ARCHITECTES

**EDF/DIRMED**  
FRANCE / MARSEILLE 13



# NEW LIFESTYLES, new working environments.

The 4,500 m<sup>2</sup> multifunctional site includes bright offices on three levels, a storage area, a showroom, a training centre, a staff restaurant focused on organic and short circuit produce, and sports and relaxation facilities for employees. In addition to these functions, the company wanted to make the site an "in vivo" showcase of its products, know-how and achievements.

## ASSA ABLOY ENTRANCE SYSTEMS

FRANCE / LIEUSAIN 77

Our goal with the new ASSA ABLOY Entrance Systems France head office was to bring together our three operational entities on the same site, so that we could strengthen collaboration, share information and optimise our organisation.

**ALEXANDRE OBIN -**  
ASSA ABLOY Entrance Systems France  
Country Manager



**PROJECT**  
A NEW HEADQUARTERS FOR THE  
WORLD'S LEADING AUTOMATED INPUT  
SOLUTIONS

**CLIENT**  
ASSA ABLOY ENTRANCE SYSTEMS

**PLACE**  
FRANCE

**SURFACE AREA**  
4,500 M<sup>2</sup>

**ARCHITECT**  
APSIDE ARCHITECTURE





GSE is above all a committed and responsible company, which is reflected in our CSR strategy.

**CONSTANCE**  
CSR MISSION HEAD

# #5 COMMITMENT

made  
by

**GSE**

[WWW.GSEGROUP.COM](http://WWW.GSEGROUP.COM)

A Goldbeck group company