COMMERCIAL REAL ESTATE















INDUSTRY LOGISTICS SERVICES DATA CENTER CARS PARKS





GSE makes your project simple

THE POWER OF GLOBAL **THE KNOWLEDGE OF LOCAL**



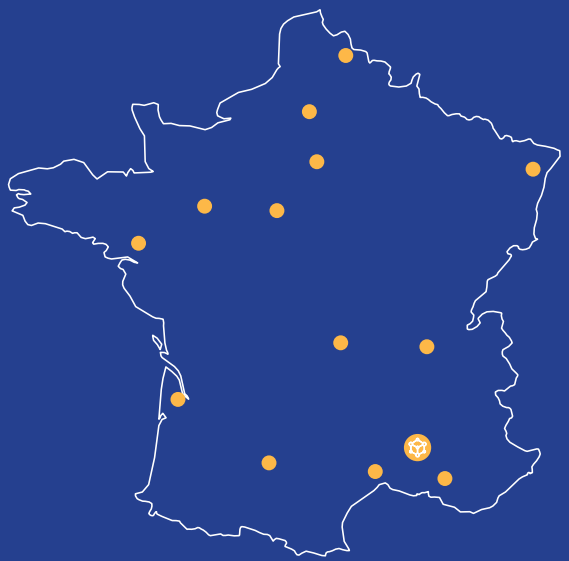
Our integration with GOLDBECK in 2019 has further extended our local network of offices, creating a European leader.

- GSE
- GSE & GOLDBECK
- GOLDBECK

13 OFFICES IN FRANCE

GSE is perfectly familiar with the business environments in which it operates. We draw on our local presence and roots as welle as on our international outlook to provide you with the best possible support for your projects.

Aix-en-Provence
Avignon
Bordeaux
Clermont-Ferrand
Le Mans
Lille
Lyon
Montpellier
Nantes
Orléans
Paris
Strasbourg
Toulouse



50 YEARS OF EXPERIENCE

1976-2026 50 GSE

808 M€ OF REVENUE



95% OF CLIENTS WOULD DO BUSINESS WITH US AGAIN



400 ENGINEERS

CERTIFIED GREAT PLACE TO WORK

67%

OF PROJECTS CERTIFIED



30% OF PROJECTS SUPERVISED BY AN ECOLOGIST

56 PROJECTS PER YEAR

22 MILLION sqm

OF COMMERCIAL REAL ESTATE BUILT



ECOVADIS PLATINUM LEVEL

EQUALITY GENDER INDEX

Man | Women



89 | 100

640 EMPLOYEES

87% OF WHOM HIGHLY RECOMMEND GSE

THE BENEFITS OF A GENERAL CONTRACTOR
A SINGLE CONTACT WITH FULL ACCOUNTABILITY

360° SUPPORT











With over 50 years' experience, we have established ourselves as a leader in commercial real estate, offering comprehensive solutions to support our clients – from their project's inception to completion.

Our profession

In order to make your life easy and to meet all your expectations, we manage every step of the process with great care: from the sourcing of land and the project's definition & design, through to the supervision of construction, to the handover, commissioning and use. Our single point of contact model ensures the consistency and transparency of information, decision-making and execution. We minimise uncertainty, so that everyone can focus on their work.

Notre ambition

We aim to design and build innovative, sustainable facilities. This is why we cultivate relationships based on trust, ensuring an ongoing and effective dialogue throughout every project.














CONFLUENCE: PROVIDING OPPORTUNITIES FOR REAL ESTATE DEVELOPMENT

Confluence, a GSE subsidiary, is a consultancy firm that offers land and real estate opportunities to clients wishing to develop operations in logistics, industry or services.

Its team of experts specialises in real estate pre-development, offering solutions to the challenges of land scarcity, regulatory constraints and the environmental transition.

Securing and pre-development of land
Confluence's strength lies in its expertise in securing and pre-developing land, to deliver a successful project. True to our values, we attach great importance to local development and environmental responsibility. Confluence does not buy land, rather it secures it through exclusivity agreements.

Strong growth in Europe
Confluence was founded in 2017 in Italy, where it has already developed 500,000 sqm of buildings. Dedicated Confluence teams now also operate in France, Portugal and Spain.

DEEPLY ACQUAINTED WITH EVERY INDUSTRY

At GSE, we implement customised, high-value solutions. We work on all types of projects, with a keen understanding of each line of business, its constraints, challenges and objectives.

LOGISTICS

With millions of square metres of platforms built, GSE is a leader in logistics construction. We offer solutions tailored to the needs of each activity, whether you're building, renovating or extending your property portfolio. We work with you to carry through your tailored project, whatever the building's size and specifications.

The scarcity of urban land constrains the development of logistics platforms. Our experts apply their know-how to design buildings that reflect your company's image, while factoring in future social and environmental challenges.

From the outset, we address your building's logistical organisation and layout, adapting to the site's future operation and need for automation.

Every client is unique and every project specific. That's why we make a firm commitment to quality, on-time delivery and cost control.

Our team can support you in any logistics project: XXL buildings, multistorey logistics, cross-dock, multimodal, high-bay, automated, multi-temperature, storage buildings, courier services, workshops and business premises.








INDUSTRY

At GSE, we make it a priority to gain an in-depth understanding of our clients' line of work, so we can map their industrial processes and flows.
Every industry has its own requirements – both for leased and purpose-built facilities. We therefore tailor our solutions, whether they are production workshops or R&D centres for the precision mechanics, plastics engineering, retail, agri-food, electronics, aeronautics or any other industry.

Our team also includes specialists in the recovery and conversion of industrial, commercial and military brownfields. These sites attract growing interest, but the engineering challenges are complex: decontamination, biodiversity, rehabilitation, etc.
We address the environmental, financial and social issues involved in redeveloping brownfield sites in the urban environment.

SERVICES

A showcase for customers and suppliers, a working environment for employees: every site fulfils multiple functions. Your facility must be flexible, scalable and connected.
With this in mind, we cover the entire process of creating your building, with architecture & design playing the leading role. Your company's values and image should be reflected in the building's exterior and interior, with a focus on employee comfort. We offer ergonomic and technical solutions designed to improve working conditions. Acoustics, lighting, thermal comfort and air quality all get particular attention in our projects. These criteria are measured and evaluated to provide you with effective support, particularly in view of the tighter regulations on HVAC automation being rolled out in Europe.

Our experts will guide and advise you, based on your project and its needs – whether it is a supermarket, a retail park, a city-centre shop, offices, a service building, a mixed-use building, etc.

GSE'S EXPERTISE

OUR TEAM AT THE SERVICE OF YOUR BUSINESS



DATA CENTERS

The exponential growth of data and storage, further accelerated by AI-based applications, banking services and streamed video & gaming, is generating increasing demand for ever more sophisticated, secure and sustainable data centres.

Over the past ten years, GSE and GOLDBECK have designed and built several data centres for GAFAM clients, major retailers and hosting providers. Today, we are stepping up our presence in the field with a strong technical and commercial team with in-depth expertise in the field of Data Centers and engineering.

Our teams of experts offer comprehensive, tailor-made solutions for your Data Centers projects – from land identification & qualification and architectural and technical design (using BIM) to construction to the highest security standards and commissioning.























MULTI-STOREY CAR PARKS

Increased vehicle traffic, lack of space and new mobility concepts are challenges that GSE is addressing through innovative parking solutions. We see the car park of tomorrow as a true urban interface: a mobility hub that is airy, bright, connected and sustainable.
To support this revolution, we have developed a modular construction system, entirely prefabricated in our factories.

Our car parks are designed to be sustainable. Their prefabricated concrete slabs do not require additional surface treatment – reducing their carbon footprint. In addition, they are resistant to temperature variations, reducing maintenance costs.

Our architects and engineers will assist you in customising your project – from the location of technical equipment to the choice of façade, the model of parking spaces and the stairwell.

GOLDBECK and GSE have designed and built more than 1,200 multi-storey car parks in 13 European countries.

GSE'S EXPERTISE
STRONG REGIONAL ROOTS

A MAJOR PLAYER IN LOCAL DEVELOPMENT

We are France's leading national general contractor for companies large and small, serving them through our local branches.

In France, our regional branches and our subsidiary GSE Partners offer a range of services tailored to your needs.

Forming a network across the country, these branch offices offer local support for your projects – whether you are building business premises, industrial sites, offices or retail outlets.





WE KEEP OUR PROMISES

GSE's culture is based on interpersonal relations and tried & tested processes, deployed and driven by everyone in the company.

We offer comprehensive solutions and a pragmatic approach to design & build projects, ensuring that we meet the specific needs of our clients (users, developers and investors). Our committed experts work with the client as a team. They offer a pioneering perspective on the market, which translates into innovative services and solutions that anticipate market developments and regulations, particularly regarding environmental compliance.

The trusting relationship that we establish with our clients and employees, based on transparent communication, gives the notion of service its true meaning. Because we are sincerely committed to designing, building and cost-optimising your projects – and to delivering them on time.

The safety of all and the reliability of our buildings are always on top of mind. We have complete control of our projects from start to finish, guaranteeing our clients a high level of quality.

Our Quality Control department supervises the implementation of our strict quality policy. It organises and oversees our teams' ongoing training, on-site audits and client satisfaction surveys.


OUR
CLIENTS



The LAB by GSE

Inventive meets pragmatic

Designing smart buildings, building sustainably, anticipating the future of commercial property: this is the purpose of our dedicated innovation department, the Lab. Comprising a team of construction engineers and architects, the Lab drives our ambition to innovate in all our projects – particularly in digital technology and environmental performance.

Constantly on the lookout for new solutions, the Lab's team anticipates regulatory trends and helps clients make the right technical & architectural choices to create sustainable buildings. Using bio-sourced and low-carbon materials, optimising buildings' energy performance and promoting biodiversity are the three pillars of our offering and the inspiration behind our research.

Anticipating the ecological transition and the challenges of today also means exploring and implementing novel digital methods of monitoring energy consumption. In addition to creating "digital twins" of all our projects, the Lab develops many digital resources for building management. These tools collect & analyse data to improve the facility's performance and facilitate its maintenance, throughout the building's lifecycle.




gse

BIM

Digitization at our clients' service

Our aim is to put digital innovation at your service. This is why we've embarked on a far-reaching digital transformation process, based on Building Information Modeling (BIM).

BIM is a work process based on a digital model. It enables us to manage the design, construction and operation of a building more intuitively.
It brings together all information in a single database, for the benefit of all parties involved in the project (clients, users, architects, design offices, installation & maintenance companies, etc.).

Currently, 69% of our ongoing projects use BIM.
It enables us to respond to the existing digital environment and to create a genuine partnership in the design of a project. Indeed, it is essential for us to understand our clients' expectations in the finest detail.

DESIGN

Workplaces that foster communication

Our designers and architects add value to your business strategy by anticipating your needs and putting your issues at the heart of the project when designing your new facilities.

By rethinking the working environment, we optimise business operations while improving employee comfort and satisfaction at work – a boon for collective performance.

Expertise and innovation make it easier for the client to stay involved throughout the project. The latest technologies even enable you to become familiar with your future facility right from the design phase, thanks to immersive virtual visits that are true to reality. These VR simulations also support collaboration in making design choices.





BUILDING MANAGEMENT SYSTEM

Designed with savings in mind

The BACS-compliant BMS is a tool that improves energy efficiency. Thanks to its features, the energy consumption of buildings can be reduced, both lowering operating costs and contributing to environmental protection.

We offer innovative solutions that enable the production of a portion of the consumed energy thanks to photovoltaic panels integrated into the building's roof or on parking canopies.

At GSE, building "self-consumption" is a reality that combines both environmental performance and economic profitability.

ENVIRONMENTAL CERTIFICATES

Generalising sustainability

Our commitment to environmental issues led to the creation of our Green Building department more than a decade ago. Initially, it focused mainly on arranging and managing environmental labels and certificates (HQE, BREEAM, LEED, BEPOS, etc.). By 2022, certified projects accounted for more than 73% of our revenues.

The job of our "eco-experts" has since expanded with the development of our Green Building strategy. They also carry out environmental surveys right from the bidding phase. Low-carbon, energy efficiency, biodiversity, user comfort and low-impact construction sites are the main themes we focus on. We work actively to improve our best practices and offer innovative, ambitious solutions to all our clients.

CÉCODIA®

Environmental performance and wellbeing



CÉCODIA® is an ideal solution for modern, elegant design that guarantees the efficient management of resources. Offices, head offices, showrooms: our versatile CÉCODIA® concept can give a personal touch to a broad variety of projects. An emblem of your brand, your building will reflect your company image – while reducing its carbon footprint.

A timber frame, low-impact materials and low-energy lighting are just some of the ways in which you can control and enhance your environmental performance.

IDEA'PARK®

The village of entrepreneurs

IDEA'PARK® is a highly effective solution for developing a village of retailers and/ or craftspersons in your community. Designed to accommodate between 10 and 30 businesses, it can be laid out and specified according to your preferences and those of the facility's users.

Our solutions include mezzanines, landscaped areas, modular partitions, shared space, etc. They give you the flexibility to adapt the building to multiple activities.



MODULOG®

Innovation aimed to deliver performance



MODULOG® provides a larger, modern solution for operations requiring both substantial logistics space and high-standard offices. A ready-to- use, mixed-use building, MODULOG® guarantees a competitive and controlled overall cost.

Built by combining flexible units and building blocks, it creates a space with a contemporary look & feel – with refined, eco-responsible materials and stylish architecture, colours and fixtures.

MULTISTOREY PLATFORMS

Innovation for tomorrow's logistics platforms

With the new requirements of e-commerce, the scarcity of land, the policy of net zero soil sealing and other environmental challenges, the logistics industry must rethink its conventional processes.

As the leader in multistorey buildings, we are responding to these challenges by designing & building the next generation of logistics platforms.

Prime locations near urban areas are hard to find and secure. Applying our technical expertise and experience, we make optimal use of these sites' footprints. When re-developing brownfields, our teams manage decontamination and compliance requirements. They apply solutions to achieve outstanding long-term health and safety quality, avoiding future needs for surveys and works. This approach enables us to control costs and deadlines, while guaranteeing the operation's financial feasibility.
In addition, a more compact multistorey building, with its smaller footprint and reduced net land



take also reduces heat loss and therefore energy consumption. Our preliminary surveys ensure the protection of biodiversity and our specialists help you obtain your preferred environmental certificates and labels.



FOCUS

A COMMITTED AND RESPONSIBLE COMPANY...

Social, ethical and environmental considerations have always been at the heart of GSE's strategy at every level. We systematically review the development of our business, aiming to promote sustainability and create virtuous circles.

Ethics and responsibility are more than just commitments. To us, it's about laying the foundations of the company's future – in terms of management, governance and profitability assessment.

For the fifth year running, GSE received the Platinum rating from Ecovadis, with a further strong increase in its score (+ 10 percentage points vs 2024) and significant improvements in all areas assessed.

PLATINUM Top 1%
ecovadis
Sustainability Rating
MAY 2025

Member of the United Nations Global Compact - France, Partner of foundation "Agir contre l'exclusion", Signatory of the French Business Climate Pledge.

… COMMITTED TO SUSTAINABLE CONSTRUCTION

In line with our sustainable development strategy, we designed The Blue Suite[R], addressing the environmental challenges of today and tomorrow.

THE BLUE SUITE®

The Blue Suite[R] offers three levels of investment in sustainability – from generic to highly innovative. Its fundamental principle is to deliver **technical solutions that match your project's ambitions**.

BLUE BUILDING ESSENTIAL
THE FUNDAMENTALS



BLUE BUILDING PLUS
COST-EFFECTIVE SUSTAINABILITY



BLUE BUILDING PREMIUM
360° INTEGRATION



The Blue Suite[R] focuses on three key areas to create eco-friendly projects. Our low-carbon concrete now comes as standard in all our buildings' slabs.

CARBON

ENERGY EFFICIENCY

BIODIVERSITY

Next-gen freight station

COMBINING MODULARITY, EFFICIENCY AND SUSTAINABILITY

GSE designed and built a new freight station on a brownfield site, connected to the runways and comprising around 23,000 m2 of warehousing and office space inside Paris-Charles de Gaulle airport's Cargo City.

SURFACE
23,000 sqm

PROJECT
Freight station and office building

CERTIFICATE
HQE BD 2016 – Excellent Label E+C-

ARCHITECT
Aotu Architecture



ENERGY PERFORMANCE
Level E2 of the E+C- scheme

LOW-CARBON BUILDING
Level C1 of the E+C- scheme thanks to low-carbon materials

BIODIVERSITY
- **Existing trees preserved**
- **Shelters built for wildlife**

FRANCE / ROISSY 95

ADP CARGO

Port logistics hub

USER FRIENDLINESS MEETS ENERGY PERFORMANCE

GSE built a 70,000 sqm temperature-controlled, multi-user port logistics platform for MediacoVrac, a subsidiary of the Mediaco group.

Decidedly smart and sustainable, this building is seeking BREEAM Excellent certificate. It boasts a rooftop solar farm producing 2.38 MW per year and a smart lighting system that adapts to each operator's needs.

The task of our design experts was to optimise both the facility's user friendliness and its energy consumption.

Based on GSE's MODULOG® concept, the building is flexible and modular.

SURFACE

70,000 sqm

PROJECT

Temperature-controlled harbour logistics platform

CERTIFICATE

BREEAM - Excellent

FRANCE / FOS-SUR-MER 13

MEDIACOVRAC

ENERGY PERFORMANCE
- 6,000 kWc solar plant
- Consumption monitored by BMS
- Equipment commissioning
- Rainwater collection tank for sanitary facilities

BIODIVERSITY
- Flower meadow
- Rock garden for local wildlife

CONFORT
- Carpooling programme
- Electric vehicle charging stations
- Sound-insulated offices



Services

ENERGY-EFFICIENT OFFICE BUILDINGS

GSE created a complex of two three-storey office buildings totalling 2,480 sqm, based on the CÉCODIA® concept.

Handed over in 2020, this project became the first wood-frame building in the Bordeaux area to be awarded the Bepos Effinergie 2017 label.

It received a high E3C1 rating for its energy and environmental performance. A solar plant powers the equipment in the common areas (lift, electric vehicle charging stations, lighting), the outdoor units and the indoor ducted units.

The materials were selected to comply with the carbon footprint specifications of the BEPOS label.

PROJECT
Multiple-user office building

SURFACE
2,480 sqm

CERTIFICATE
BEPOS Effinergie 2017 – E3C1

ARCHITECT
APSIDE Architecture

ENERGY PERFORMANCE
- **Increased insulation**
- **72 kWc solar plant**

LOW-CARBON BUILDING
- **Mixed wood structure**
- **Solid wood cladding**

CONFORT
- **Acoustic partitions**
- **Large windows**

FRANCE / PESSAC 33

GRANITIC





CUSTOM-MADE SOLUTIONS

for logistics

Land shortage

GERMANY'S FIRST TWO-STOREY LOGISTICS PLATFORM

The shortage of suitable land in Germany and the drive to minimise soil sealing inspired us to adopt a twice sustainable solution: a multistorey facility built on rehabilitated industrial wasteland.

The project, carried out with FOUR PARX and AEW, features level doors and electric hydraulic adjustable ramps.

Mach2 is considered the flagship project of Germany's logistics real estate sector. It is also one of the most significant brownfield redevelopment projects in the country, with:
• 123,000 sqm in 14 units (seven per floor)
• 6,200 sqm of offices and common areas

GERMANY / HAMBURG-WILHELMSBURG

AEW - FOUR PARX



- Some 300 parking spaces, as well as covered bicycle parking for 312 bicycles
- A green belt consisting of more than 71,000 plants stretching nearly a kilometre along the façade

The site received the BREEAM Very Good certificate for its exemplary consideration of technical building issues, human aspects, biodiversity and eco-mobility.

OLIVER SCHMITT
MANAGING PARTNER
FOUR PARX

At Four Parx, we are celebrating a major success with the opening of Mach2. In collaboration with our partners AEW and GSE, as well as the Hamburg authorities, we have delivered a forward-looking concept to solve the shortage of space in cities and metropolitan areas. We have broken new ground.

SURFACE
123 000 M²

PROJECT
Multistorey logistics building

ARCHITECT
Ropertz & partner

CERTIFICATE
BREEAM - Very Good



Multi-temperature food logistics

AUTOMATION AT THE SERVICE OF PERFORMANCE

LOGISTIQUE

2026 CATALOGUE

FRANCE / ROCHEFORT SUR NENON 39

ITM



Our high-performance mechanised multi-temperature platform was designed to integrate the latest technologies, particularly in terms of automation.

Carried out on a tight schedule, the project meets high technical, energy and CSR standards, while taking into account the need for flexibility. This includes a mechanised platform for goods flow management and multi-temperature product storage. Amenities for employee and visitor wellbeing include natural light through the roof and façade and a company restaurant for 200 people.

SURFACE

73,500 sqm

incl. 2,900 sqm of offices

PROJECT

Mechanised multi-temperature food logistics platform

CERTIFICATE

HQE NF Good

Award winner

HI-TECH ART CONSERVATION CENTER

Winner of a Grand Prix Simi in 2020, the ARTS conservation centre is the first building entirely designed, conceived and built to conserve works of art in a controlled atmosphere.

Entirely modelled using BIM, the 24,900 sqm three-storey building provides storage space with innovative technologies to ensure ultra-secure protection for the stored works. Hypoxia, the reduction of oxygen in the air, impedes fires from starting or spreading.



CERTIFICATE

HQE – Very Good. The entire building meets the highest environmental standards

ARCHITECT

GBL Architects

SURFACE

24,900 sqm

PROJECT

Design & build of an artwork conservation centre



FRANCE / LE BOURGET 93

ADP - ANDRÉ CHENUE



Walkway building

BRIDGING OFFICES AND LOGISTICS

GSE created a 46,245 sqm logistics platform in Val-de-Reuil, near Rouen. The building is built around an internal street, promoting the interconnection of EPDIS and CP . The design supports the growth and sustainability goals of client CFAO Healthcare.

GRANDS PRIX SIMI 2024

A walkway between the car park and the offices symbolises the teams' unity. The facility boasts a rooftop solar farm, low-carbon concrete and heat recovery. Dedicated to the export of pharmaceutical products to Africa, it won the Grand Prix SIMI 2024 in the Logistics category.

SURFACE
46,245 sqm

PROJECT
Design & build of a logistics warehouse and head office

ARCHITECT
GBL Architects

CERTIFICATE
BREEAM-VERY GOOD

FRANCE / VAL DE REUIL 27
CFAO - HEALTHCARE



Building big

AN XXL STORAGE WAREHOUSE

Mountpark specialises in Class A XXL buildings in prime locations in terms of transport links and workforce proximity.

GSE carried out a major project for them near Orléans. It totals 103,500 sqm of floor space (including 1,160 sqm of offices): 10 units of 10,000 sqm, special storage for hazardous products, sprinkler standards, rationalised logistics, etc.

FRANCE / MEUNG SUR LOIRE 45

MOUNTPARK - GROUPE MOBIVIA

SURFACE
103,500 sqm

PROJECT
Storage warehouse and offices

CERTIFICATE
BREEAM - Very Good

ARCHITECT
GBL Architects



Courier services

ADDRESSING THE NEW CHALLENGES

DPD France, a small parcel delivery specialist, chose us to build its 5,300 sqm cross-dock industrial building. The specifications had to meet automation, efficiency and productivity requirements, while ensuring the safety of goods and people – not to mention the management of parcels to be dispatched.

We supported DPD France from the design to the completion of its transit warehouse and offices, setting up a dedicated team that ensured high-quality workmanship and adherence to deadlines.

SURFACE

5,300 sqm

PROJECT

Industrial parcel-processing centre

ARCHITECT

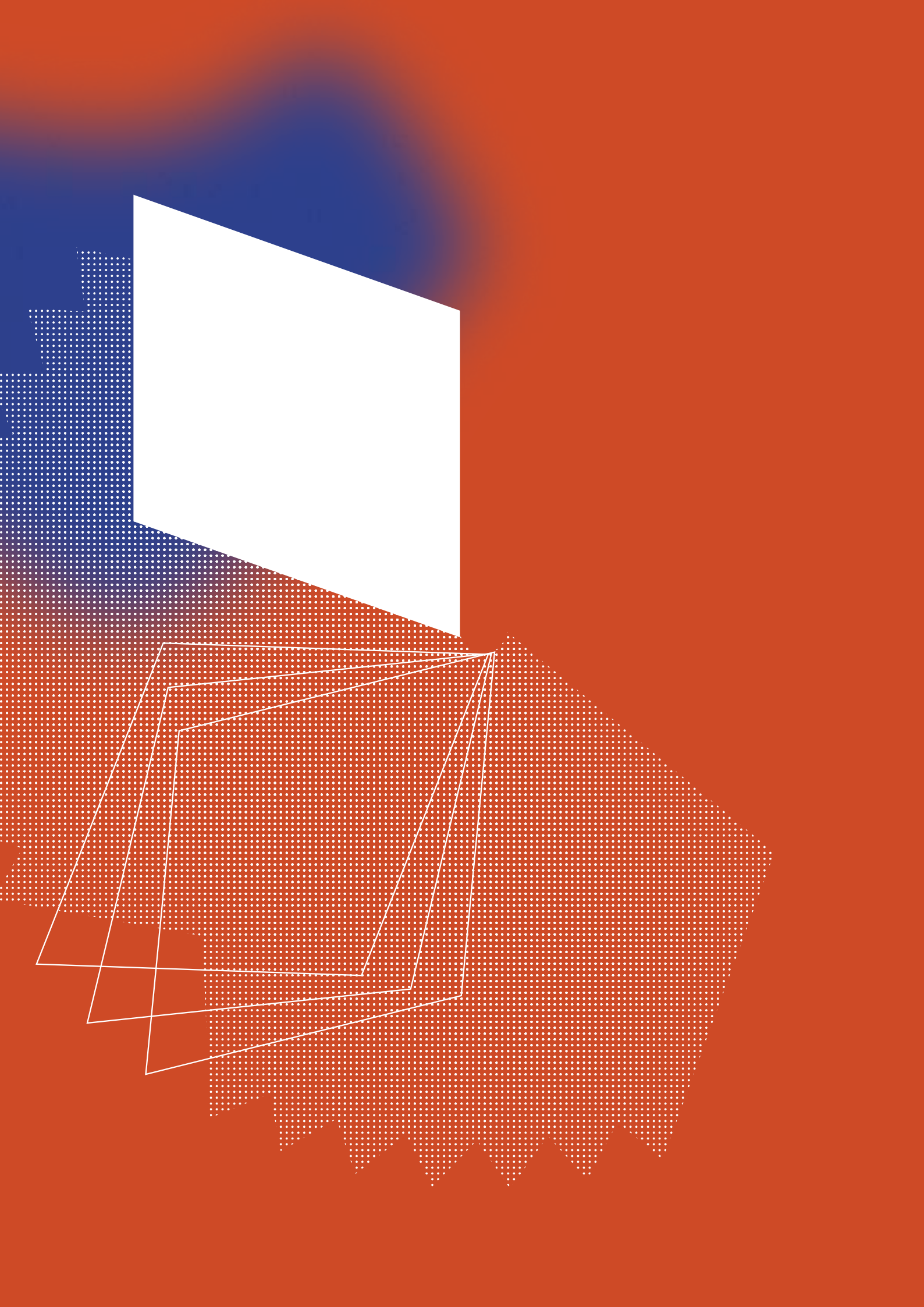
Cabinet Flamand

FRANCE / ROUVIGNIES 59

DPD FRANCE







Designing & building

THE FACTORY OF THE FUTURE



FRANCE / BELFORT 90

MCPHY

Hydrogen supply chain

MASTERING CLEAN PRODUCTION PROCESSES

Tailor-made for McPhy Energy, our project created 22,000 sqm of floor space, of which 18,500 sqm is dedicated to production.

This complex facility reflects McPhy's ambitious environmental strategy, including a strong focus on biodiversity preservation. In addition to a hybrid gas/ hydrogen boiler and solar panels covering most of the roof, the project includes the creation of a meadow and vegetable gardens, contributing to the formation of an ecological network across the entire joint development zone (ZAC).

SURFACE

22,000 sqm

ARCHITECT

Cabinet Unanime

PROJECT

A hydrogen electrolyser Gigafactory

CERTIFICATE

HQE Bâtiment Durable Niveau Excellent

JEAN-BAPTISTE LUCAS
MCPHY
CEO

In GSE, we found a partner that shares our human and performance values. The project's environmental strategy is perfectly in line with our expectations - whether in terms of technical solutions, materials or contractors working on the site. The reliability of GSE's commitments is also a strong point of this partnership, where everyone is committed to finding the right solutions when necessary.

From project development to completion

360° SUPPORT

SURFACE

3,700 sqm

PROJECT

A multi-use building for production, logistics and offices

ARCHITECT

AOTU Hugues Leclercq



LEDGER, a major player in cryptocurrency storage solutions, wanted to consolidate its logistics, production and internal IT systems on a single site.

GSE stood by the project from its very inception. We helped putting together its financing. We designed the building to meet LEDGER's demanding specifications in terms of security & safety, flexibility and adaptability – and to reflect the company's identity and new positioning. And – of course – we oversaw its construction.

FRANCE / VIERZON 18

LEDGER

BIM AND TECHNOLOGY FOR BETTER BUILDINGS

GSE built Distillerie de la Tour's new property complex. Covering a total surface area of 15,000 sqm, it comprises seven wineries and an office building. More than 200,000 hectolitres of spirits can be stored here.

This technically innovative project, designed using BIM, was completed in compliance with environmental and safety regulations. The facility's automation also guarantees the stability of indoor humidity and temperatures.
In addition, the property's distinctive architecture makes it a true showcase for one of the largest distilleries in the Cognac region.

SURFACE
15,200 sqm

PROJECT
Design & build of a series of wineries and an office building

ARCHITECT
DGA Architects



FRANCE / MERPINS 16

DISTILLERIE DE LA TOUR

Made to measure

ADAPTING TO SPECIFIC INDUSTRIAL PROCESSES

This 3,400 sqm plant produces about a ton of insect meal a day. GSE's project enabled ŸNSECT to scale up its manufacturing process from manual methods of breeding and processing to a large-scale, industrialised and robotised system.

To cope with the heat produced by the insects, particularly the beetles, we had to design and install an ingenious, high-performance ventilation system.

SURFACE

3,400 sqm

PROJECT

An insect breeding building

ARCHITECT

Apside Architects

FRANCE / DOLE 39

ŸNSECT



Harnessing BIM for smart technical management

TRAINED TO STAY AHEAD



SURFACE

VÉNISSIEUX
39,300 sqm

ROMILLY-SUR-SEINE
23,700 sqm

CERTIFICATE

VÉNISSIEUX
HQE TRÈS BON

ROMILLY-SUR-SEINE
HQE

PROJECT

Industry 4.0: Technical & industrial maintenance centres

ARCHITECT

Unanimes Architects

These two buildings are part of the “workshop of the future” strategy implemented by France’s national train operator SNCF for its industrial maintenance centres. Their design relied on the latest Building Information Modeling (BIM) technologies, so that the facilities’ operations can be viewed in real time and technical management can be optimised and rationalised in terms of maintenance.

We proposed contemporary, attractive designs: canopied terraces for the offices, large bay windows overlooking the workshops, bright, open workspaces conducive to collaborative working, and more.



FRANCE / VÉNISSIEUX 69

SNCF

Reindustrialisation

PRODUCING LOCAL HEALTHCARE SUPPLIES

On an ArjoWiggins industrial brownfield site, GSE has built a 17,500 sqm facility for ManiKHeir (MEDICOM Group), including 8,000 sqm of rehabilitated space, dedicated to the local production of nitrile gloves. Designed to limit its impact, the site is equipped with a chlorine-free process, a wastewater treatment plant and waste recovery facilities. GSE oversaw the building/process design, as well as the regulatory procedures.



FRANCE / BESSE SUR BRAYE 72

MEDICOM - MANIKHEIR

ARCHITECT
AOTU

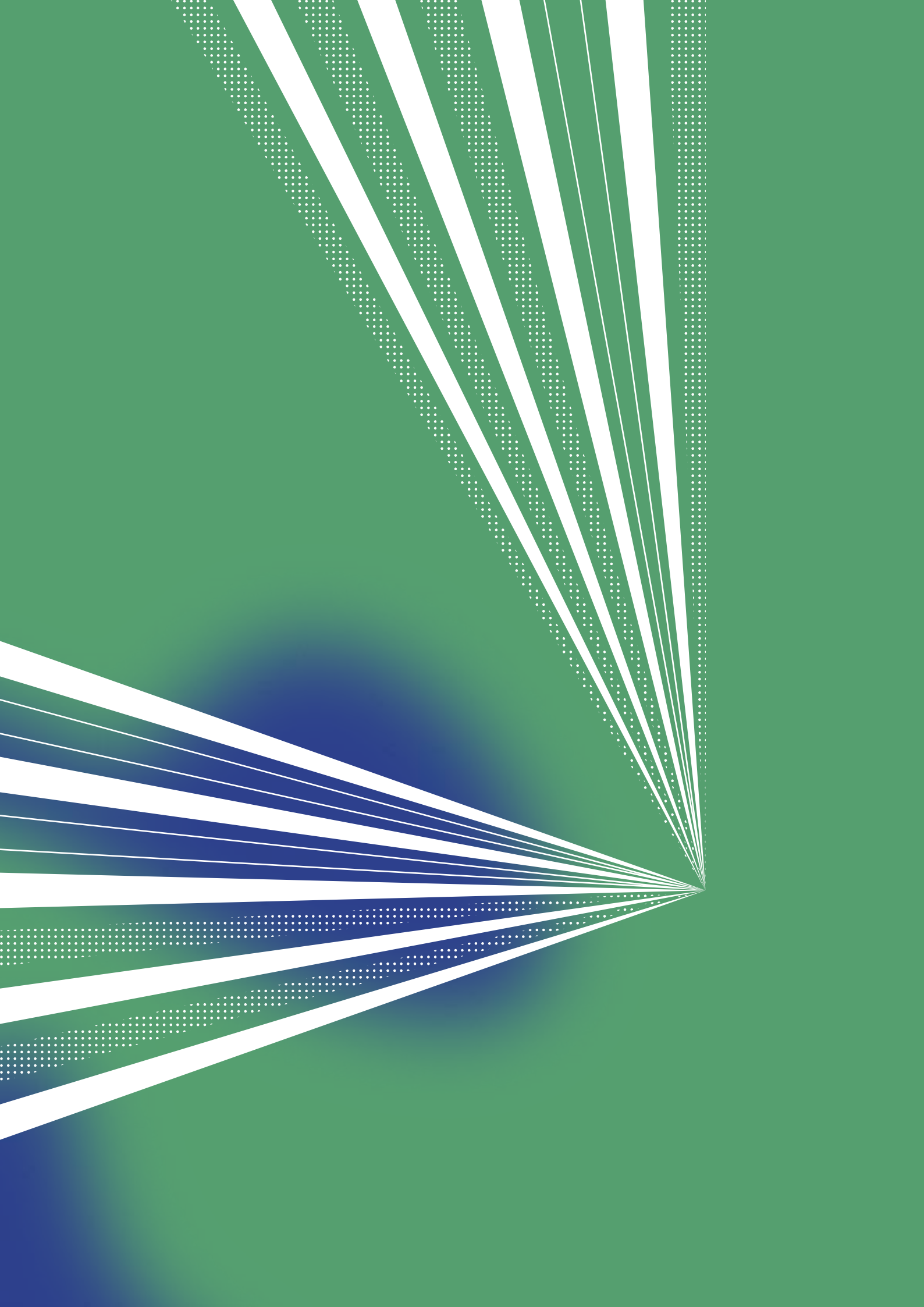
SURFACE
17,500 sqm

PROJECT
Construction of a nitrile glove factory

HUGUES BOURGEOIS
HEAD OF STRATEGIC PROJECTS
MANIKHEIR - MEDICOM GROUP

We have long depended on Southeast Asia, particularly Malaysia, for our supplies of medical gloves. It was crucial to establish this industry in Europe.
GSE's support enabled us to secure the local production of medical gloves, reducing our dependence and stabilising costs.





Imagining
& creating

WORKING ENVIRON-MENTS

SURFACE

10,000 sqm

PROJECT

An international training center

ARCHITECT

Cyril Durand Behar Architects

CERTIFICATE

HQE aménagements BREEAM - Very Good



IMPROVED WORKING CONDITIONS

The Pernod Ricard campus includes a reception area with sports facilities, a learning centre with a 350-seat auditorium and 500 sqm of meeting rooms, 60 bedrooms and the fully renovated historic château where aperitifs, dinners and parties are held. This campus, located on the Domaine de la Voisine, received the HQE Aménagement and BREEAM Very Good certificates for its sustainability performance.

FRANCE / CLAIREFONTAINE 78

PERNOD RICARD



Business park

PRESERVE A PROPERTY & INCREASE ITS VALUE

This 4,300 sqm business park, designed for professionals, craftspersons and SMEs, meets a twofold challenge: to promote local economic development while containing urban sprawl.

Our IDEA'PARK® concept optimises land use, preserving precious farmland. In Orvault, we proposed modular spaces that can be adapted over time to the small businesses' growth. The project rationalises the use of space by pooling some functional areas, which also encourages interaction and synergies.

SURFACE

4,300 sqm

ARCHITECT

APSIDE Architecture

PROJECT

IDEA'PARK® business park for small & medium enterprises

FRANCE / ORVAULT 44

ORVAULT


03
02
01



Architecture

DESIGNED FOR EMPLOYEES

GSE designed a multi-activity site, with a new head office, storage and manufacturing workshops for ICKO, the French leader in beekeeping equipment. The project reflected the company's strong growth, expanded production requirements and changes in logistics patterns.

Larger, better adapted and more user friendly, the new head office puts employees and their wellbeing first. It includes relaxation areas, a terrace, a pétanque court and a cafeteria.

Delivered in 2021, the project was completed in a record time of 12 months. Particular attention was paid to design, especially regarding collective amenities and the outdoor areas.

In line with ICKO's commitment to sustainable development, the project includes solar panels on the roof and PV parking shades.

SURFACE
14,000 sqm

PROJECT
9,000 sqm of storage warehouses, 3,000 sqm of manufacturing workshops, 1,000 sqm of offices

ARCHITECT
APSIDE Architecture

CERTIFICATE
ICPE 1510

FRANCE / SAINT-PAUL-TROIS-CHÂTEAUX 26

ICKO

ARCHITECTURE AT THE SERVICE OF WELLBEING AND PRODUCTIVTY



La Boîte Immo, a webmarketing specialist, asked us to build a new head office that would accommodate its growth. We proposed a property that met the company's commercial, operational and managerial challenges.

Designed like a villa, the three-storey building is made of cast-in-place concrete, with an underground retention basin.

SURFACE

1,800 sqm

PROJECT

Construction of a head office

ARCHITECT

Frutoso Anthony Architect

FRANCE / HYÈRES 83

LA BOÎTE IMMO

EuropaCorp La Joliette multiplex cinema

COMFORT & TOP AMENITIES

GSE managed the entire project, from the earthworks and site decontamination to the sound and projection equipment, fixtures, seating and other furniture, as well as all the signage.

Located in Marseille's La Joliette business district, the cinema offers users a unique experience in terms of both design and the quality of services on offer.



FRANCE / MARSEILLE 13

PATHÉ GAUMONT





SURFACE

12,000 sqm

PROJECT

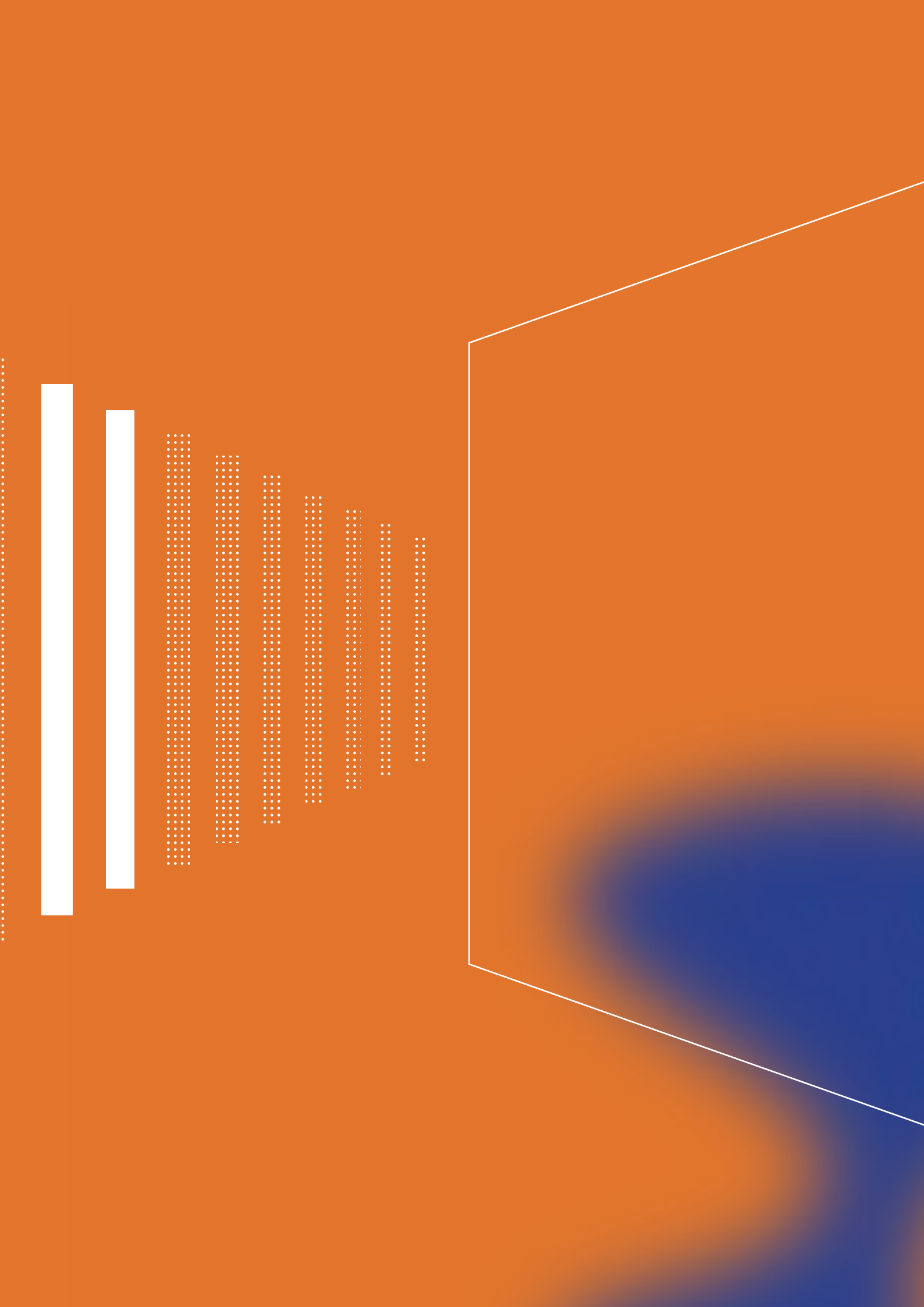
A 14-screen multiplex cinema

ARCHITECT

MAP Architecture

CERTIFICATE

BREEAM - Very Good



RETHINKING PARKING

for today's urban environments

A GSE-GOLDBECK construction system

OPTIMISED, USER-FRIENDLY PARKING

On behalf of Semmaris, we built a multistorey car park for the Rungis International Wholesale Food Market near Paris-Orly airport: 445 multi-use spaces (vans, cars and a VIP area) on five levels, located on a plot of just 2,300 sqm in the heart of this busy market.

This multistorey car park is the first to benefit from the GSE-GOLDBECK construction system: all the elements are entirely prefabricated in the factory and assembled on site.

This method optimises construction, reducing the consumption of raw materials. It also ensures excellent quality control and exceptionally short construction timelines.

The system also delivers multiple environmental benefits. The Rungis car park has a recycled wood façade by ABA Workshop and a solar panel canopy on the roof. At the client's request, we also assessed a local solution for offsetting the building's carbon footprint.



FRANCE / CHEVILLY-LARUE 94

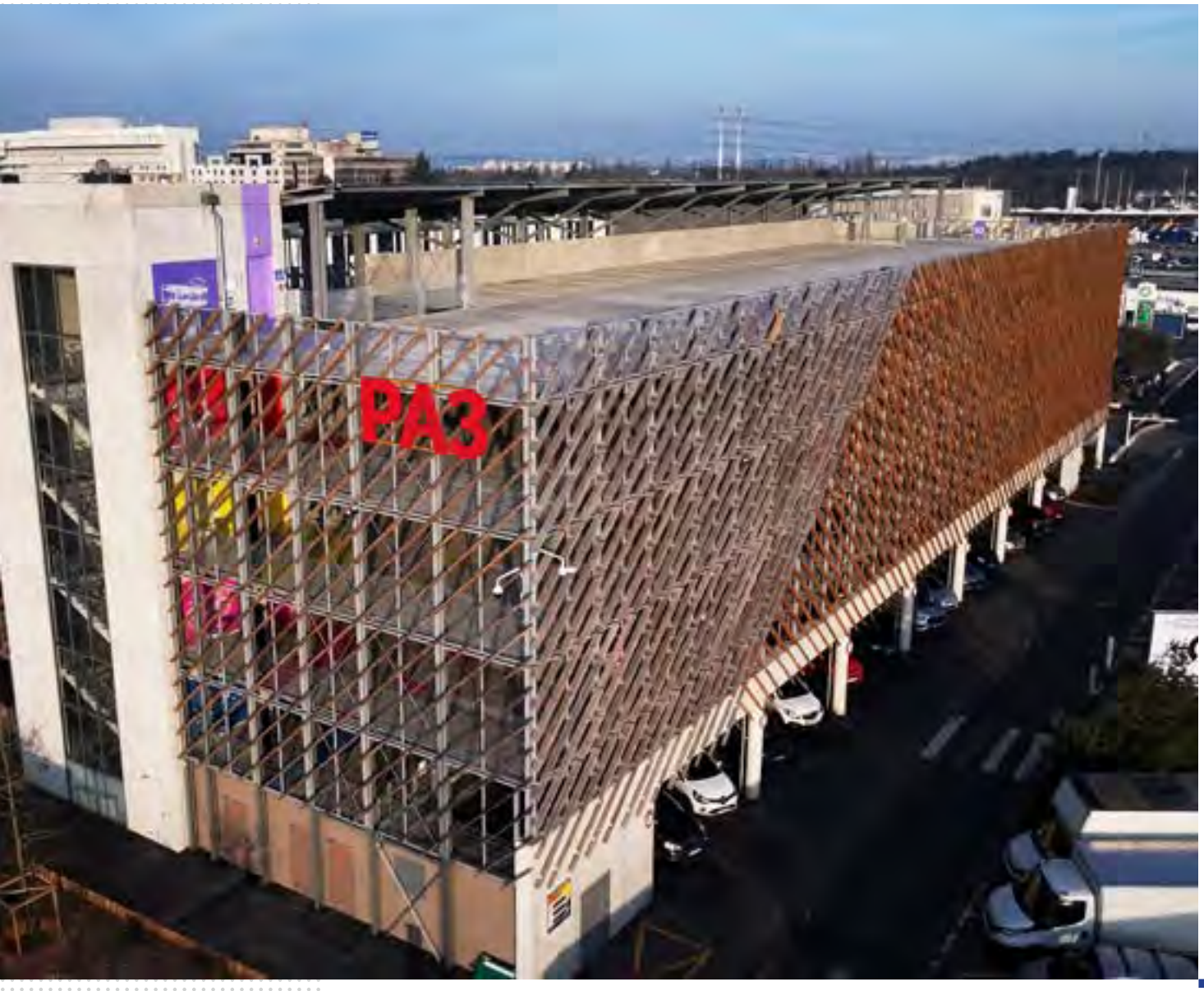
SEMMARIS

SURFACE

11,500 sqm

PROJECT

Design & build of a smart, 445-space multistorey car park





New challenges in urban mobility

SEAMLESS PARKING FOR SMOOTHER RIDES

We built a 495-space multistorey car park on 11 split levels to support the development of a residential complex in Villenave d'Ornon, near Bordeaux. Relying on industrialised construction with prefabricated slabs, our method combines quality, speed of assembly and low maintenance. The split-level layout optimises traffic flow, while the vertical parking system saves land and meets the needs of a neighbourhood undergoing rapid transformation.

PROJECT

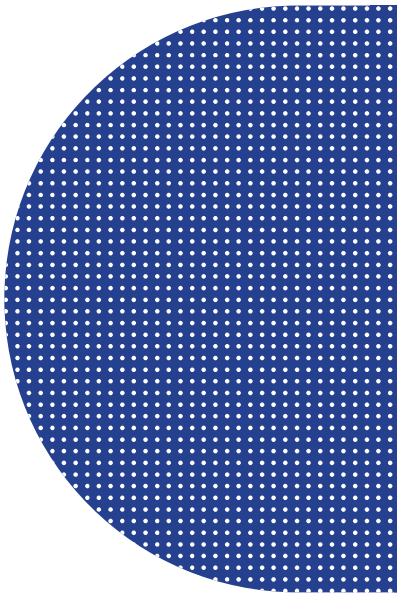
495-space multistorey car park

FRANCE / VILLENAVE D'ORNON 33

NHOOD SERVICES



MARCH 2026



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