



LOGISTICS  
sector

GSE TURNKEY DESIGN & BUILD<sup>®</sup>



## THE GSE GROUP

GSE DESIGNS AND BUILDS TURNKEY CONSTRUCTIONS SUCH AS WAREHOUSES, PRODUCTION UNITS, LABORATORIES, OFFICES AND RETAIL PARKS.

Year of inauguration	1976
Head Office	Avignon
Number of employees	300
M² already constructed	12 million
Turnover 2005	457 million Euros

### Our offices:

France	<i>Avignon, Paris, Lille, Grenoble</i>
Belgium	<i>Houdeng-Goegnies</i>
Switzerland	<i>Fribourg</i>
Germany	<i>Saarbrücken</i>
Italy	<i>Milan</i>
Poland	<i>Warsaw</i>
Spain	<i>Barcelona</i>
UK	<i>Lutterworth</i>
Portugal	<i>Lisbon</i>
Hungary	<i>Budapest</i>
Ireland	<i>Dublin</i>
China	<i>Shanghai</i>
USA	<i>Dover</i>
The Ukraine	<i>Kharkiv</i>
Romania	<i>Bucharest</i>
Croatia	<i>Zagreb</i>

SINCE 1976, GSE HAS CONSISTENTLY TAKEN A GLOBAL VIEW OF THOSE CHALLENGES FACING THE PROPERTY INDUSTRY. OUR ORIGINAL APPROACH INVOLVES OFFERING DESIGN AND BUILD CAPABILITIES WITHIN THE FRAMEWORK OF A CONTRACT GUARANTEEING PRICE, DEADLINE AND QUALITY.

## A profession without frontiers A universal service

In partnership with Philip Morris in the Ukraine, with Renault Nissan in Hungary, and with IKEA in China for Ikea, GSE's consolidated presence in Europe is proof of our commitment to support our clients in their new ventures, at all times maintaining our renowned quality of service.

At GSE, we offer our clients the means to secure their projects on the basis of a contract adapted to their needs, guaranteeing results. Due to the mobility of our teams of professionals, their knowledge of local characteristics and their ability to adapt to different markets throughout the world, we are able to guide our clients through new professional, administrative and cultural environments. We have subsidiaries in 16 countries enabling us to make use of a wide range of contacts throughout the world, drawing upon the personal and technical skills necessary to make our clients' investment a success. Our strategy of planning well in advance for all eventualities (technical, architectural, real estate, legal and financial) is the very key to our success.

It all began in 1996 when the Lafarge group approached GSE with a view to constructing a plasterboard factory in Shanghai. Since then, GSE has built several large scale developments for this client, notably in Poland and Germany. Other groups such as Wal\*Mart and Michelin have approached GSE for similar projects throughout the world.

## Logistics: European leader

WHILST REINFORCING OUR LEADING POSITION IN THE EUROPEAN MARKET PLACE, GSE HAS DEFINED A STRATEGY OF RESPONDING TO THE EVER CHANGING DEMANDS OF THIS SECTOR. TODAY THIS REPRESENTS 50% OF OUR TURNOVER. DURING THE 30 YEARS THAT GSE HAS BEEN OPERATIONAL, WE HAVE DELIVERED OVER 10 MILLION M<sup>2</sup> OF LOGISTICS PLATFORMS.

GSE is currently developing logistics parks in France, UK, Germany, Spain and Italy together with traditional investment partners such as Prologis, Gazeley, FL Développement, Argan, Elgan and also with internationally recognised companies in industry such as Michelin, Danone, Coca Cola, La Poste, Renault Trucks, L'Oréal, Rossignol, Caterpillar; in distribution such as Auchan, Carrefour, Castorama, and also in logistics with such names as ND Logistics, Geodis, ACR Logistics, ID Logistics, Semam, Tibbett & Britten and Daimler Chrysler.

GSE has developed the ability to respond to the demands of the supply-chain specialising in the storage and distribution of dry or temperature-controlled products for the car, textile, pharmaceutical and cosmetics industries, as well as for food products and household appliances amongst others.

## New demands

### DEADLINES

Our speed of response in land management, our understanding of our client's requirements and a reduction in construction time to completion all mean that we are able meet our deadlines. GSE has developed a method based upon anticipating events to reduce the time scale for making the building available to our client.

### CONSTRUCTION OPPORTUNITIES

Demand for ever greater surface area combined with a lack of available land have lead GSE to mobilise a flexible team capable of anticipating demand and proposing suitable sites across Europe.

### CSR (Corporate Social Responsibility)

Respecting the environment - Long-term development.

Environmental charters and the spread of "green" sites mean that attention is given to long-term development so that energy conservation, choice of materials and the multiple use of buildings are important considerations.

### VARIOUS EUROPEAN REGULATIONS

As the authorities become increasingly tougher in their requirements the task becomes more difficult. GSE acts as a genuine point of liaison with the relevant authorities, accompanying our client through administrative procedures wherever he may choose to build.





# Design and build of LOGISTICS platforms

GSE DESIGNS AND BUILDS WAREHOUSES WHICH RESPOND TO THE INCREASINGLY COMPLEX REQUIREMENTS OF LOGISTICS PROFESSIONALS.

GSE calls upon a multi-disciplinary team to:

- understand requirements and analyse specifications,
- design a facility which conforms to regulations (negotiations with administrations and developers),
- adapt the project to the chosen site (town planning, geotechnical),
- optimise costs,
- obtain administrative approvals,
- construct the building respecting requirements and deadlines,
- ensure after-care.



## TEMPERATURE controlled warehouses

GSE has extensive experience in the design and build of temperature controlled warehouses.

The group has delivered numerous chilled warehouses such as those built for STEF-TFE, Danone, Cryologistics or Dole in France, Tibbett & Britten, Bodegas Torres or Ahold in Spain, for example. In 2004 GSE delivered a frozen storage warehouse to CHR Hansen of Paris with temperatures to minus 54°C.

ASDA, the large scale UK distributor, appointed GSE to construct a cold storage facility with a surface area of 25 000 m<sup>2</sup> at Grangemouth to the west of Edinburgh, Scotland. This building consists of several storage compartments of various below zero temperatures to minus 25°C.

## LOGISTICS parks

GSE plays a leading role in the development of logistics parks. As well as constructing, GSE offers multiple services and takes the initiative in assisting investors in their search for development land, in administrative procedures and the preparation of legal documentation. A turnkey contractor should intervene on every level, above and beyond the technical dimension of construction operations.

This commitment extends to assistance in forming rental agreements, where GSE takes the initiative in liaising between the various parties: community, developer, authorities, investor and end user.

A recent project developed by Prologis, the US developer / investor based at Moissy Cramayel to the south of Paris, France illustrates the example. The first phase in progress will, at term, consist of 8 platforms representing a total surface area of 160 000 m<sup>2</sup> of storage. This project will be a showcase for southern Europe. It reflects the new generation of logistics parks integrating a design in harmony with the surroundings, a respect for the environment and the principles of long-term development.





## An integrated offer: PROCESS + BUILDING

In a Europe which is constantly changing, where skilled labour and available land are becoming increasingly scarce, the requirements of the supply-chain are ever more demanding. Industrial organisations, logistics providers and distributors are constantly in search of new solutions to enable them to reduce their storage and distribution costs and streamline their administrative processes. The preference is to deliver automated installations and to increase the density of storage, whilst optimising the flow of products, people and information.

Recently GSE and Thales EC have tested the validity of this approach by offering a global response. This has been successful in the case of ND Logistics, their platform situated at Vert-Saint-Denis to the south of Paris, France, is dedicated to the logistics of the textile sector of the Carrefour group. This centre of 100 000 m<sup>2</sup>, unique in Europe, supplies the group's 200 hypermarkets in a 48 hour period. Our two companies have also joined forces in the construction of industrial and logistics units for Alcatel Optronics, EDF-GDF, Urgo...



## INTERNATIONAL development

The following organisations have all chosen GSE:

Ahold  
Alloga  
Argan  
Argos  
Asda  
Atac  
Auchan  
Bodegas Torres  
But  
Carrefour  
Castorama  
Cat Logistics  
CHR Hansen  
Coca Cola  
Columbia  
Cryologistics

C<sup>ie</sup> Francesca  
Daimler Chrysler  
Darty  
Decathlon  
Depolabo  
ED  
Elgan Kft  
Fiter  
FL Développement  
Fossil  
Gazeley  
Gefco  
Geodis  
Geopost  
Giraud Logistics  
Hays Logistics

IBM  
ID Logistics  
Ikea  
JJA  
JM Bruneau  
Kolporter  
La Poste  
Le Mistral  
L'Oréal  
Lyreco  
Michelin  
ND Logistics  
Pioneer  
Porcelanosa  
Prologis  
Reckitt Benckiser

Renault Trucks  
Rexel  
Ricard  
Sabeco  
Sanofi Aventis  
Schneider Electric  
Sernam  
Stef Tfe  
Striebig  
Tibbett & Britten  
TNT  
Urgo  
Volkswagen  
Wal\*Mart  
Warburtons  
Zufall...

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