



Gennevilliers, Paris Region

PRESS RELEASE

7 October 2019

THE PARIS AIR² LOGISTIQUE PLATFORM IN GENNEVILLIERS RECEIVES BREEAM EXCELLENT CERTIFICATE WITH FRANCE'S HIGHEST SCORE EVER

The 63,000 m², two-storey Paris Air² Logistique platform located in the Paris suburb of Gennevilliers, built by GSE and developed by VAILOG (SEGRO group), received the BREEAM Excellent environmental certificate, the highest level of certification achieved by this type of building. IKEA France occupies 50,000 m² and DIY store LEROY MERLIN the remaining 13,000 m².



A record score for an exemplary project

This is the second logistics platform in France to receive a BREEAM Excellent certificate (and GSE's first), with a record score of 75.1%.

This certificate rewards the efforts made on this project, which benefits from the industry's best practices. It achieves outstanding energy performance thanks extra insulation in heated areas, photovoltaic shades that generate electricity from renewable energies, LED lighting and the careful commissioning of technical equipment to maintain high performance over time. The project also focused on users' comfort, in particular through pleasant green spaces and quality acoustics. Environmental concerns guided the building's entire

design and as well as in the construction phase, when GSE ran a low-impact construction site, in particular through the recovery of 85% of the site's waste.

Users are invited to pursue environmentally friendly practices, for example by relying on the electric vehicle charging stations available at the site.

"This certification is the result of the common will and shared efforts of all the project's stakeholders. Relying on BIM from the design phase and throughout the construction phase enabled us to adapt the project as we went along to meet the strictest requirements, particularly in terms of environmental performance," said Damien VERNIER, Logistics Director at GSE.

Fabien Fridrici, Regional Director France at SEGRO, added: *"We are delighted to have obtained this certification, which once again confirms our commitment to developing state-of-the-art, high-performance, sustainable sites with a controlled environmental impact. Using BIM for Paris Air² Logistique has enabled us to produce two digital models: one for the works carried out and the other for operations and maintenance. The first was enhanced with equipment data sheets and maintenance information. This made it possible to create a model dedicated to maintenance, based on the needs of the project owner and the operator. Now, with our partners involved in the maintenance of Paris Air² Logistique, we are implementing a very innovative approach in Operations to design a BIM dedicated to logistics."*

Paris Air² Logistique, a next-generation platform covering 63,000 m²... on two floors

Developed by VALLOG (SEGRO Group), this 63,000 m² next-generation logistics platform is one of France's first to be built on two floors. The ground floor has a clear height of 10 m and the upper floor a height of 7 m.

Both levels are accessible to trucks: the ground floor with 48 double-sided cross docks and the top floor with 23 single-sided docks. The platform also has 85 charging stations, enabling the site's users to offer zero emission deliveries by the 2nd half of 2020. They are all equipped with a Smart Grid system to optimise the use of the charging infrastructure according to vehicle needs.

The nearby Seine will eventually make it possible to develop river transport to supply Paris & the inner suburbs. This will free the operator from the constraints linked to traffic in the Paris Region and ensure a fixed and reliable product transport time, while supporting the objective of zero emission deliveries.

What is BREEAM?

The BREEAM (BRE Environmental Assessment Method) is a British certificate issued by the BRE (Building Research Establishment). It is the most widespread method of environmental building assessment in the world. BRE delivers it to performance levels PASS, GOOD, VERY GOOD, EXCELLENT and OUTSTANDING.

ABOUT GSE

GSE is a Global Contractor for the complete management of construction projects (financial set-up, scouting and qualification of land, technical surveys, design / build, after-sales services). GSE contractually guarantees the price, deadline and quality of the work.

GSE currently has 410 employees in many countries of Europe and in China. The group builds industrial, logistics, services, retail and leisure buildings for 40 years, with a total turnover for 2018 of about €570 million.

More information: www.gsegroup.com

ABOUT SEGRO

A leading European real estate company specialised in logistics and urban distribution, SEGRO owns or manages 7.8 million m² of assets worth €13 billion. The Group operates on behalf of business clients in all industries in the United Kingdom and eight other European countries.

Operating in France since 1973, SEGRO owns, develops or manages a portfolio of 1.2 million m² in the country. Composed of platforms dedicated to urban distribution and large-scale logistics, as well as next-generation business parks, SEGRO's assets are located in urban areas and close to transport corridors in the four main markets of the Lille, Paris, Lyon and Marseille backbone.

More information: www.SEGRO.com

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