COMMERCIAL REAL ESTATE













DATA CENTER

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.

50 YEARS OF EXPERIENCE

1976-2026 5GSE

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

DATA CENTERS:
YOUR SINGLE POINT OF CONTACT

THE GENERAL CONTRACTOR, A STRATEGIC PARTNER

With 50 years of experience, GSE is your trusted partner for the construction of hyperscale, colocation and edge data centers.

Acting as general contractor, GSE provides full support throughout your project: from the search for land to the architectural & technical design, through to construction and commissioning.

We guarantee our deadlines. Indeed, thanks to our electrical, HVAC and civil engineering experts, we can plan & organize the phases of construction down to the smallest details.

Our in-house team masters all key aspects of a data center's construction, including:

- **Engineering expertise:** we have more than 40 Data Center engineers to develop high-quality projects that meet the strictest standards.
- **BIM technology:** we create a digital twin of your project to ensure it matches your needs exactly.
- **Compliance with HSE standards:** we deliver flawless safety and compliance, approved by the highest authorities.
- **Lean & Prefabrication Process:** we optimize logistics and we control coactivity to reduce lead times.

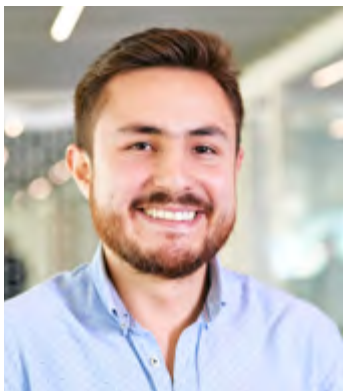
GSE builds Data Centers very rapidly, while guaranteeing quality and security.











HEAT RECOVERY, ENERGY PERFORMANCE AND CARBON REDUCTION

AI, an engine of growth – and a source of environmental challenges

Since the launch of ChatGPT 3.5 in 2022, artificial intelligence has been transforming the economy and individuals' lives. While a standard rack consumes around 8 kWh, the consumption with AI can rise to 120 kWh. This requires a more powerful infrastructure and optimized energy and cooling management.

45%

Data centers have a significant environmental impact: they already account for 3.5% of global CO2 emissions (IEA), while up to 45% of their carbon footprint comes from materials such as concrete. In this context, we need sustainable solutions.

GSE innovates for greener Data Centers

le lab GSE

> **20 BIM** engineers and
> **15 Sustainable Building** engineers

GSE created the LAB in 2016 to develop and implement eco-responsible solutions, such as low-carbon materials, renewable energies, waste management and environmental certification.

Our Green Buildings department helps you "design in" the best practices in energy efficiency and environmental performance.



INVESTING IN THE ECONOMIC FUTURE OF EUROPE

Data centers have emerged as one of the most resilient and high-growth real estate assets.

Through its subsidiary Confluence, a pre-development land specialist, GSE supports Data Center development across Europe for securing land.

Confluence's focus is on securing land, de-risking projects and guiding international clients through complex administrative processes.

Data Center Development – Greater Lyon Area *(Confidential Project)*

GSE is leading the development of a 14.4 MW Data Center on a strategic brownfield site in the Greater Lyon region. For this high-stakes project, Confluence plays a key role in securing land, managing project procedures, and enabling smooth progress in a complex regulatory environment.

A Strategic Collaboration with Confluence

- Land Strategy & Negotiation: After identifying and qualifying the site, Confluence conducts all land negotiations and works closely with state services, local authorities, and the municipality to secure the operation.
- Regulatory Expertise: Supporting an international client unfamiliar with French regulations, Confluence guides them throughout the design and permitting phase, ensuring full compliance and seamless administrative coordination.
- Timeline Control: Despite authorities being new to Data Center–specific permitting, Confluence maintains the planned schedule and ensures each milestone is met.
- Innovation & Sustainability: The project integrates waste heat recovery into Greater Lyon's district heating network—an approach aligned with GSE's commitment to energy transition and low-carbon design.

GSE continues to oversee design and permitting on behalf of the operator, strengthened by Confluence's expertise in managing strategic, technically demanding projects.

ALIGNMENT BETWEEN GSE AND ITS SUBSIDIARIES

GSE acquired Critical Building, a company specializing in Data Centers across the entire project development cycle. This strategic move enables GSE to expand its expertise in the critical infrastructure sector by creating a European center of excellence in Data Center engineering.

This unique center of expertise is now a differentiating factor, enabling GSE to offer its customers an integrated Design & Build service that combines innovation, reliability, and performance, while meeting the major challenges of speed, flexibility, and deadline security that characterize the Data Center market.

This acquisition is part of the strategic approach of the GOLDBECK Group, GSE's parent company, which aims to strengthen its commitment to the Data Center sector across Europe.

By combining design, construction, and soon prefabrication, GSE relies on an optimized model that reduces lead times while maintaining a high level of quality. These steps are part of a clear strategy to meet the needs of tomorrow's digital infrastructure.



A STRATEGIC ADVANTAGE FOR GSE CLIENTS

As part of the Goldbeck Group, GSE benefits from a powerful industrial advantage for Data Center projects: the ability to rely on Goldbeck's off-site prefabrication and system-based construction methods. This approach accelerates execution, reduces risks, and ensures highly reliable, repeatable technical performance—key factors in Data Center delivery where time-to-market and equipment security are critical.

Goldbeck's modular, factory-produced components enable parallel workflows and consistent quality, supporting GSE's commitment to delivering fast, efficient, and technically robust facilities. Their experience across Europe reinforces our collective ability to design buildings optimized for redundancy, energy efficiency, and operational reliability.

A flagship example is the LEW Green Data Center in Augsburg, which integrates photovoltaic production, heat recovery, and a green façade—illustrating the group's ability to combine flexibility, sustainability, and technical excellence. This industrial strength enhances GSE's own design-build expertise, offering our clients a unique combination: local project mastery backed by one of Europe's most advanced off-site construction capabilities.





GSE DATA CENTER PROJECTS ACROSS EUROPE

GSE FRANCE: Building the Future of Connectivity in Marseille

Digital Realty has commissioned GSE to build a 22-MW data center in the heart of the Grand Port Maritime de Marseille, a strategic site connected to 19 submarine cables. On a narrow 11,000 m² site located between a highway and the Marseille Port, the project requires meticulous logistics: 15 trucks per day in one direction, coordination of four cranes daily, and supervision by eight HSE engineers.

To meet tight deadlines despite these constraints, GSE relies on advanced planning tools such as Primavera P6, BIM coordination, and a team of 50 specialists (focused on energy, HVAC, sprinkler systems, civil engineering, commissioning).

The project also stands out for its environmental ambition: the rehabilitation of a former sugar silo to limit land development, a LEED GOLD certification target, a 13% reduction in carbon emissions, 75% waste recovery, and 50,000 hours of job creation for re-insertion. Innovative “River Cooling” further optimizes energy efficiency. By engaging 30% local businesses, GSE contributes to the region’s economic development.



GSE IBERIA: Building Spain's Next Generation Data Center Campus

With the HSCALE project in Cerdanyola del Vallès—located just 15 kilometers from Barcelona and in close proximity to the landing station for undersea cables—GSE IBERIA is building its first data center in Spain and demonstrating its expertise in technology-intensive projects.

This first phase includes a 10,000-square-meter building with 15 megawatts of computing power, paving the way for a full-scale campus that will reach 60 megawatts spread across three buildings. To meet high-density and advanced cooling requirements, the facility features server rooms compatible with liquid cooling, a dedicated loading dock, an autonomous power supply via generators, and TIER III redundancy.

Through precise coordination of construction, architectural, structural, and technical systems work, GSE ensures quality, continuity, and reliability to support HSCALE in the development of its Spanish campus and, more broadly, in its European growth.



GSE ITALY: Transforming a Brownfield with Sustainability and Local Engagement

At the Peschiera Borromeo (MI) construction site, GSE has demonstrated its ability to carry out a large-scale excavation project by placing the community and sustainability at the heart of its efforts.

By transforming an industrial brownfield site that had been abandoned for over a decade, GSE has led an exemplary redevelopment project combining safe decontamination, circular demolition, and maximum material recycling.

Thanks to complete transparency—including informational signs and real-time data—the site has become a project that is open and accepted by local residents. Strict measures to minimize disruption have strengthened local trust and the teams' commitment. A concrete illustration of the GSE approach: responsible, collaborative, and creating value for the local community.



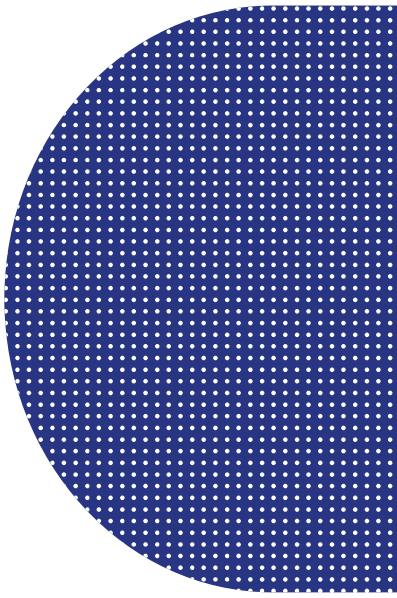
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