



GSE

Contractant global en
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PRESS RELEASE

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GSE Inaugurates France's First "Passivhaus Premium" Office Building

On 18 January, after nine months of works, GSE inaugurated the Yosemite: a new office building located in the heart of the eco-neighbourhood of La Fleuriaye II, in Carquefou, in the greater Nantes area. This project is the first of a new generation of commercial buildings, with a threefold ambition to:

- provide users with a pleasant and fulfilling working environment;
- guarantee investors a long-term, high-value asset;
- deliver an eco-responsible, frugal building that produces renewable energy.



The new generation of the CECODIA concept

Introduced in 2009, GSE's CECODIA concept of environmentally sustainable, cost-effective and comfortable offices has now more than proven its worth. More than 50,000 m² (540,000 ft²) were built across France. At la Fleuriaye, GSE innovated again with the next generation of the concept: CECODIA PASSIF.

The objective is to offer, in the commercial real estate market, office spaces that exceed standards and rise to the major challenges of our time.

Designed by APSIDE Architecture and backed by investor GAFIM, this project will eventually include two three-floor buildings, providing a total floor area of 3,600 m² (38,750 ft²): Yosemite (already delivered) and Yellowstone (to be delivered in late 2018).

Wellbeing at work for office workers

These eco-designed office buildings are distinguished by the wellbeing experienced inside. The choice of materials, the wood structure, the soft ambient light, the large bay windows opening onto the outside, all contribute to provide users with unmatched comfort.

The basic idea is to offer startups and service companies a facility conducive to collaborative work, innovation and creativity. Spaces for relaxing, meeting and interacting were therefore included. Showers and changing rooms let sportier employees fully enjoy the green environment of Fleuriaye.

Long-term value ensured by cutting-edge technology

The next-gen CECODIA concept offers investors an asset that's a step ahead of current and future standards, guaranteeing them the ongoing value of their property over time.

These new buildings far exceed the criteria required by the current RT 2012 standard and will very easily pass the future RBR 2018-2020 regulations, which will require buildings to be positive energy. Investor GAFIM understood this very well and immediately approved this environmentally responsible and committed approach.

France's first commercial building to receive the Passivhaus Premium label

The Passivhaus Premium standard, a German energy performance label for buildings, is the most demanding in the world. Heating consumption must be less than 15kWh per m², i.e. 80% less than the French regulation RT2012.

In addition, the Yosemite building is a real energy producer. Indeed, equipped with a photovoltaic power plant on the roof, it produces much more energy than it consumes. Thanks to this very positive balance, it clearly participates in the production of green electricity for the EDF grid.

Yosemite is fully in line with the GSE Group's strategy of Corporate Social Responsibility (CSR). It is France's first Passivhaus Premium commercial building, a source of added value for the planet.

To achieve this objective, the building's airtightness must be complete and controlled. The insulation is also reinforced with the installation of triple-glazed, low emissivity (Low E) windows, which let in the heat of the sun without letting out the building's heat. Finally, swivelling solar shading, coupled with a weather station on the roof and hygrometric and temperature sensors inside the building, regulate solar gains and maintain optimal comfort in the building.

In addition, it should be noted that La Fleuriaye deployed a smart-grid* energy and environmental process across the eco-neighbourhood. All buildings are connected to each other and can interact automatically according to their energy production and consumption needs. The Yosemite and Yellowstone buildings will also be able to operate self-sufficiently.

A source of value with multiple benefits

This new generation of buildings is a source of value for users, who benefit from an exceptional working environment, for investors, who obtain an asset that will maintain its value over time, and for the planet – thanks to its positive balance of renewable energy.

**the smart grid connects every building in the eco-neighbourhood and enables the fully autonomous production, storage and optimisation of their electric consumption.*

ABOUT GSE

GSE is a major player in commercial property and the leader in the “turnkey” market. GSE oversees all design, construction and/or renovation work with a promise on price, deadlines and quality in its projects for small & medium enterprises in the industrial, commercial and logistics sectors.

The company is managed by CEO Roland Paul. It employs 367 people and generated revenues of €492 million in 2017, carrying out a total of 70 projects.

GSE operates in Europe and China.

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