



GSE

Global contractor in
commercial real estate

Mesero (Lombardy), Italy

PRESS RELEASE

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GSE DELIVERS 48,000 M² MULTI-OPERATOR LOGISTICS PLATFORM IN ITALY

GSE Italy, the Italian subsidiary of GSE, delivered a 48,000 m² multifunctional logistics platform to Fondo CER- L, managed by Carlyle Real Estate SGR S.p.A. This complex, ideally located to the west of Milan in the town of Mesero (Lombardy), is a project of strategic importance for the logistics sector in northern Italy, as well as a high-value added solution to develop tenant companies' business.



Deadlines met despite the pandemic

The public health crisis due to the COVID-19 pandemic led to the suspension of work from mid-March onwards. This decision was made following a careful risk assessment – in a situation that evolved rapidly and completely unpredictably – requiring unprecedented speed of intervention.

In this very delicate context, collaboration with Fondo CER-L and their project managers Carlyle Real Estate SGR S.p.A. was strong: thanks to their full support and GSE's efficient management of the situation, construction work resumed on 4 May, in compliance with strict rules of safety.

Despite the six weeks' interruption, the project was completed in just over ten months. The deadline was met thanks to the joint efforts of all the stakeholders and the precise organisation of work coordinated by GSE.

"This situation was an unprecedented test for our teams. Despite the forced work stoppage, we continued to work tirelessly to minimise the impact on deadlines and to meet our client's expectations," said Valentino Chiarparin, GSE Italy Country Manager.

A 48,000 m² high-performance logistics platform

GSE carried out this project for Fondo CER-L (represented by world-leading fund managers Carlyle Real Estate SGR S.p.A.), through the Confluence joint venture founded and managed by Jean-Fleury Garel, who initiated the project and monitored all pre-construction phases: land identification, roads & utilities planning, acquisition management on behalf of the client and definition of the administrative authorisation process.

"We are pleased to have carried out this first project with Fondo CER-L, managed by Carlyle Real Estate SGR S.p.A., one of Europe's leading logistics real estate investors. It has shown that our real estate development capability lives up to the expectations of experts in the sector," said Confluence's Jean-Fleury Garel .

The building, including 1,200 m² of office space, will house handling and storage activities within two units of approximately 23,500 m² each, so that several users can be accommodated on the same site.



The building has a BACACIER metal roof with a TPO waterproofing membrane and facades made of sandwich panels with a U-value of 0.30 W/m²K and prefabricated thermal break panels with a U-value of 0.34 W/m²K. The complex also includes two battery charging rooms and a guard room.

Finally, reflecting the operator's focus on energy efficiency and optimised consumption, the building will be LEED-certified (Leadership in Energy and Environmental Design). This label rewards high environmental quality buildings based on various evaluation criteria: energy, water, and heating efficiency, as well as the use of locally sourced materials and the reuse of surpluses.

A strategic location west of Milan

Located at the intersection of the A4 Turin-Milan and the A8 Milan-Varese motorways in the direction of the Milan-Malpensa airport, the site will give user companies excellent access to their logistics activities in the heart of Italy's main industrial region.

ABOUT GSE

Founded in 1976, GSE has become a global contractor specialising in the comprehensive management of commercial real estate projects in Europe and China (from real estate development and financing to the search for land, project qualification, technical studies, design & build, commissioning, and after-sales services), with commitments on prices, deadlines, and quality.

GSE has over 450 employees producing logistics, industrial, retail, and special purpose buildings, with a turnover of around 554 million euros in 2019. GSE operates in seven European countries as well as China. The company has twelve branch offices in France; its head office is in Avignon.

In 2019, GSE became a company of the GOLDBECK group, the European leader of turnkey construction with revenues of €3.5



billion and over 7,800 people employed at more than 70 sites.

For further details: <https://www.gsegroup.com/en/>

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