

GRUPE
IDEC
— INTERNATIONAL

LET'S IMAGINE THE FUTURE OF REAL ESTATE, TOGETHER

Editorial



For over 20 years, we have been sharing with you our expertise in real estate in all its forms. Planning, development, engineering, capital and real estate investment, energy, innovation, all of our business lines provide precise responses to the challenges of communities and businesses, from start-ups to the largest companies.

Both in France and abroad, we adopt the same approach to make your operations industrial, logistical or tertiary successes. Our locations have the skills and resources in-house to develop, finance, design and build your future installations, complying with the highest standards of local and international requirements and meeting all the challenges of the energy and environmental transition.



Patrice LAFARGUE
President and Founder
of GROUPE IDEC

GROUPE IDEC

INTERNATIONAL

A GROUPE IDEC subsidiary

GROUPE IDEC is one of the rare players that is involved in every segment of the real estate business: planning/development, engineering, investment, energy, both in France and abroad. We approach each new operation to revitalise territories by creating new innovative working and living spaces that are part of a CSR approach.

This commitment is materialised by our desire to contribute to the green growth of towns and businesses, while embracing the challenges of coherent and practical sustainable economic development.

Reaching out to the four corners of the world

The Division and its subsidiaries, which operate on all continents, rely on the mastery of the historical businesses of GROUPE IDEC in France to support their clients in the development of their real estate projects.

Development, investment, engineering, energy, GROUPE IDEC INTERNATIONAL and its subsidiaries offer you all the technical, environmental, economic and architectural solutions to realise your future industrial, logistics or tertiary installations.

6
subsidiaries
in Europe
and Asia

+350,000 m²
of land
developed

+1,000
employees





Adel KADDOUR
General Manager,
GROUPE IDEC
INTERNATIONAL



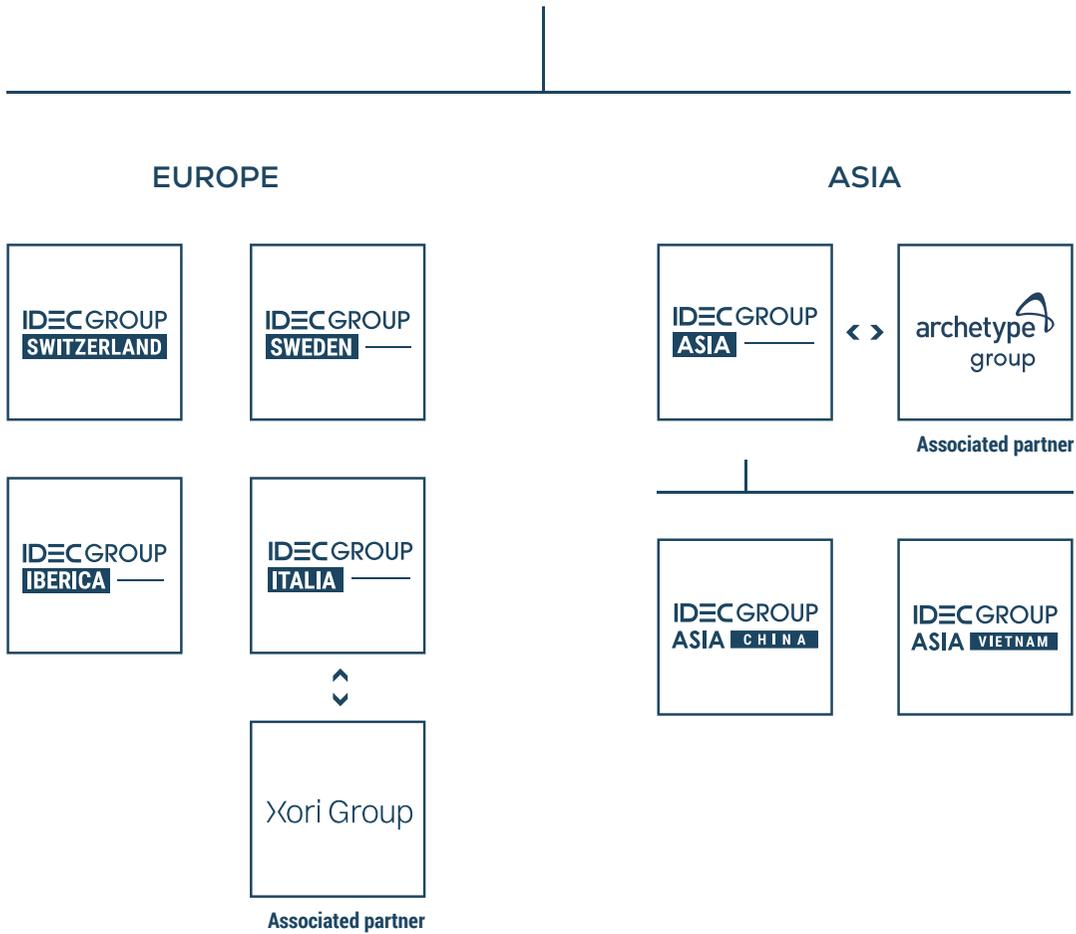
David DEGRE
Deputy General Manager -
Europe,
GROUPE IDEC
INTERNATIONAL

Our Organisation

GROUPE IDEC INTERNATIONAL supports you in Europe and Asia in the development of your real estate projects. Our subsidiaries and their in-house teams take advantage of their local establishments to offer you tailor-made support.

Thanks to extensive knowledge of all the markets in which we operate, our teams understand the specificities of each region of the world, from a cultural, technical, economic or regulatory point of view.

GRUPE **IDEC**
INTERNATIONAL



Innovation, our DNA

Historically, GROUPE IDEC INTERNATIONAL and more generally GROUPE IDEC have always positioned themselves as real estate specialists across the entire value chain, in France and internationally. We have a major role to play in the energy transition for business parks and logistics and industrial buildings that we build in collaboration with you.

 Carbon-free mobility



25
supported
start-ups

8
current and future joint
real estate projects

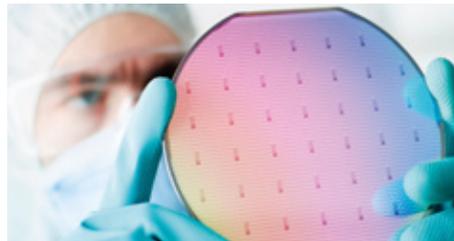
6
priority
themes

 Incubators / Accelerators



 Green hydrogen

 Innovative technologies / Health



 Datacenters



 Photovoltaic / Wind / Geothermal

This responsibility, which commits us to you, but especially to future generations, led us to launch an investment fund two years ago to finance the development of innovative start-ups focusing on green energies and decarbonisation. With this committed approach, we wish to create value with our clients by offering innovative solutions for reducing the carbon footprint of the real estate projects that we undertake so as to respond to the environmental, climatic and energy challenges of today and tomorrow.

GROUPE
IDEC
— INTERNATIONAL

“

GROUPE IDEC INTERNATIONAL was born from a simple observation: to share with you a vision and an approach to real estate that we have been developing with our clients for more than 20 years in France.

Adopting the same standards, the same commitment and the same technical expertise, we position ourselves as your reference point of contact to bring your projects to fruition in Europe and Asia.

With land ideally located in Spain and Vietnam, a leading partner in Asia with ARCHETYPE GROUP and agencies in many countries, our teams support you with complementary skills at each stage of your projects: development, engineering, investment, energy.



Adel KADDOUR
Managing Director,
GROUPE IDEC
INTERNATIONAL

Presence in
11
countries

10
agencies
in Asia

SERVICES WITH HIGH ADDED VALUE



In-house teams

We owe our strength to our in-house teams and their complementary areas of expertise. Knowledge of local characteristics and regulations, integration of your production, economic and environmental challenges and mastery of construction techniques are key assets to accomplish your developments with you, whatever the sector of activity (logistics, agribusiness, biosciences, services, industry, chemicals, etc.).



Technical expertise

Designers and builders by nature, we capitalise on our expertise in real estate to bring you the best technical solutions. Whether clean rooms, special fluids, technical batches, industrial refrigeration, or process engineering, we master the tools essential to your industrial or logistics activities. Our turnkey support guarantees a response adapted to your challenges with commitments on quality of execution, deadlines and a firm, fixed price.



A network in Europe and Asia

With agencies in each of the countries we operate in in Europe and Asia, we make a point of being as close as possible to your future industrial, logistics or tertiary installations. These local establishments provide you with precise technical and regulatory knowledge of the countries in which you wish to establish yourself.

Our Commitments



Acting for responsible development

We are committed to actively promoting reasoned development of our joint operations which reconcile economic growth and respect for the environment. Through our CSR approach, we deploy our vision of more sustainable real estate.



Standardising sustainable construction

One of the leverage for integrating our profession into a logic of sustainable development is partly based on the realisation of virtuous projects from their implementation phase to operation. To achieve this, we rely on certified operations incorporating green energy.



Preserving biodiversity

Respect for nature goes without saying. Each park developed, each project constructed, must respect biodiversity. Through preliminary studies and ecological monitoring, we can limit our impact, and even improve the biodiversity of our projects.



Limiting our carbon footprint

By definition, our business line, like that of all real estate operators, generates carbon. On the other hand, we have the capacity, the resources and the duty to limit our footprint by applying low-carbon and environmental offsetting solutions.



Certified operations

Depending on your challenges, we work alongside you to obtain the most demanding environmental certificates. BREEAM, Biodiversity, LEED, Net Zero Carbon, we conduct all studies in-house and monitor them throughout the construction of your project.

3.2 million m² certified

BREEAM®



biodiversity



Tailored solutions

Photovoltaic



Hydrogen fuel boiler



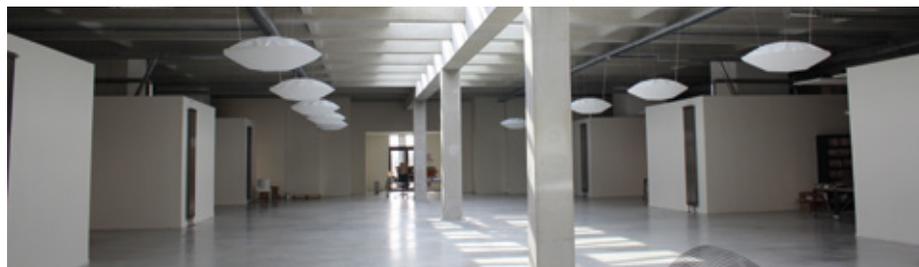
Wooden frame



Organically sourced insulation



Geothermal energy



Low carbon concrete

Our support

1
INCEPTION



3
LOCAL NETWORK



5
STUDIES



2
LAND



4
INSTALLATION



6
DECARBONISATION

A presence across the entire value chain

Understanding the commercial, technical and financial issues of our customers to design and build, to the finest level of detail, the end product that best suits their needs.

○ Development phase
and Build to suit

● Turnkey phase

7

PROCESS



9

FINANCING



11

HANDING OVER THE KEYS



13

MAINTENANCE



8

INNOVATION



10

CONSTRUCTION



12

LEASING/RENTAL

Our business lines

Our team will facilitate your access to the local market and will support you in all stages of your establishment.



THE DEVELOPER BUSINESS LINE

- Selecting and proposing prime locations
- Architectural and technical design of projects
- Filing and obtaining administrative authorisations
- Bringing to market / Offer of sale or rental
- Coordination of works
- Handing over the keys

Development



WE OFFER YOU
PRIME LOCATIONS

Starting from greenfield or brownfield sites, we develop initiatives together to make the land buildable for the creation of logistics, industrial and business parks. We then help businesses to develop bespoke projects.



THE DESIGNER AND BUILDER BUSINESS LINE

- Real Estate Master Plan
- Preliminary design
- Final design
- Turnkey offer
- Administrative files
- Construction
- Quality Assurance Plan

Engineering



WE BRING YOUR REAL ESTATE
PROJECTS TO FRUITION

Our builders provide you with their expertise to accomplish your most ambitious projects (logistics, industry, services, residential, life sciences, etc.). With a turnkey approach, confidently build the tool thought out to support the development of your activity.

Investment

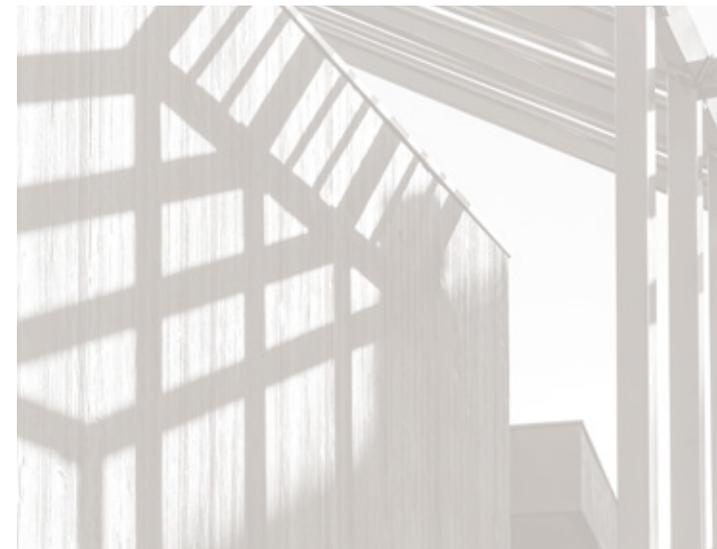


WE INVEST IN
YOUR PROJECTS

We are in a position to invest in your real estate projects. By buying your facilities, we can offer you a leasing package enabling you to outsource your real estate assets. We also support the development of innovative professional projects.

THE INVESTOR BUSINESS LINE

- Searching for and buying land
- Structuring the operation
Technical, administrative and
financial management
- Financing or co-financing
- Coordination of works
- Leasing/rental
- Rental management



Energy



WE MAKE ENERGY
A NEW RESOURCE

Our experts strive to integrate the energy dimension right from the outset in the projects on which they work. This approach makes it possible to develop energy-positive spaces aiming to be carbon neutral. The buildings erected there benefit from the same innovative treatment.

THE ENERGY SOLUTION CREATOR BUSINESS LINE

- Design of an appropriate solution
- Integration of innovations
- Investment
- Installation
- Operation and maintenance



Key references

THEY PLACE THEIR TRUST IN US

 ARGAN

 LIDL

 PROLOGIS

 Carrefour

 GEODIS

 Intermarché

 intel

 PLASTIC OMNIUM

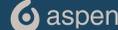
 OCP

 Chiesi

 LEHNING
LABORATOIRES

 Aptar Stelmi

 LABORATOIRES
BOIRON

 aspens

 Unilever

 Aledia
innovative displays

 Thésée
DATACENTER

 CEI

 Allergan

 GSK

 SIEMENS



PORSCHE



sanofi

L'ORÉAL

L'OCCITANE
EN PROVENCE

Cartier



DIOR



YVES SAINT LAURENT



Nestlé



Maitres
Laitiers
DU COTENTIN

Kellogg's

Coca-Cola

b&co
Working place



Schneider
Electric

EssilorLuxottica

IKEA

★ HEINEKEN

LOGISTICS

KEY REFERENCES



Urban logistics



Stacker crane



Messaging service



Multi-temperatures

70,000 m²



INTERMARCHÉ
—
DONZÈRE (FRANCE)

High-bay and multi-temperature warehouse.

70,000 m²



HORIZON PARK
—
BAC NINH (VIETNAM)

Development of a logistics and industrial park.

4,600 m²



DHL
—
HO CHI MINH (VIETNAM)

Construction of a messaging service and offices.

4,500 m²



PARC D'OGOZ
—
LE BRY (SWITZERLAND)

Construction of a park for small-scale business activities

1,000,000 m²



PARC PUERTO SECO
—
ANTEQUERA (SPAIN)

End of development of phase 1 of the 1st XXL positive energy park in Europe.

PHARMACEUTICALS & COSMETICS



Good manufacturing practices



Qualifications
(FAT / SAT / QC / QI / QO)



Industrial refrigeration



Process engineering



Special fluids

35,000 m²



SANOFI

HO CHI MINH (VIETNAM)

Construction of a pharmaceutical factory.

5,700 m²



DIOR PARFUMS

ORLÉANS (FRANCE)

Design and construction of a new, high-quality laboratory & office building.

20,000 m²



CONFIDENTIAL

BAC NINH (VIETNAM)

Construction of a manufacturing plant for medical apparatus.

12,400 m²



MEDOICHEMIE FACTORY

BING DUONG (VIETNAM)

Therapeutic drug manufacturing plant.

20,000 m²



CHIESI

BLOIS (FRANCE)

Design and expansion of the site for the manufacturing of highly active pharmaceutical products.

16,000 m²



APTAR PHARMA

GRANVILLE (FRANCE)

Design and construction of a new production site for primary packaging materials for injectable pharmaceutical products.

HEALTHCARE - XORI GROUP



New medical centers

for Alliance medical diagnostic S.r.l
 Pistoia, Fonte nuova, Bregnano

Final design, executive design, safety coordination during design phase



“In hospice” redevelopment of the Little House of Divine Providence “Cottolengo”

for Iren Smart Solutions
 Turin

Preliminary, final and executive design, authorization procedures, construction management, safety coordination during design and execution phases.



Construction of the new sterilization facility at San Gerardo Hospital

for Alliance medical diagnostic S.r.l
 Monza

Executive design



University of Catanzaro - Magnetic resonance imaging

for Dimensione S.p.A
 Catanzaro

Final design, executive design, safety coordination



Supply and support work for 5 pet/ct for 5 sicilian public health agencies asp

for *Dimensione S.p.A*

 *Sicily*

Management and construction design



Hybrid room at Mauriziano Hospital in Turin

for *Dimensione S.p.A.*

 *Turin*

Construction design, executive



CH private orthopedic clinic

for *Dimensione S.p.A*

 *Ortisei*

Design and supervision of execution and construction works



Ivrea Polyclinic

for *Avaro e Tarditi S.r.l., Scotta Impianti S.r.l.*

 *Ivrea*

Final design, executive design, safety coordination

DATA CENTER

18,900 m²



FPT
HO CHI MINH CITY (VIETNAM)

Design and construction of a datacenter

2,500 m²



**THÉSÉE
DATACENTER**

AUBERGENVILLE (FRANCE)

Design and construction of a new generation datacenter with low energy consumption.

14,000 m²



**GOVERNMENT
OF INDONESIA**

(INDONESIA)

New datacenter

11,000 m²



SINET

PHNOM PENH (VIETNAM)

New datacenter.



Energy / high voltage



Controlled environment



Reinforced structure



Air treatment

AGRI - FOOD



Meat products



Dairy products



Seafood products



Eggs



Fruit and vegetables



Bakery

9,600 m²



LESAFFRE

LONG AN (VIETNAM)

Bread yeast factory.

10,500 m²



BEL

BINH DUONG (VIETNAM)

Construction of a cheese factory.

32,500 m²



BUNGE

VUNG TAU (VIETNAM)

Construction of a soybean processing plant.

8,500 m²



COCA COLA

HO CHI MINH CITY (VIETNAM)

Beverage production factory.

38,000 m²



SYNUTRA

CARHAIX-PLOUGUER (FRANCE)

Infant formula powder manufacturing plant.

INDUSTRY

20,000 m²



SAFRAN

GUIYANG (CHINA)

Construction of a blade turbine power plant.

13,000 m²



SCHNEIDER ELECTRIC

HO CHI MINH (VIETNAM)

Construction of an electronic accessories factory.

70,500 m²



TESA

HAI PHONG (VIETNAM)

Construction of an adhesive tape factory.

8,600 m²



ABB

BAC NINH (VIETNAM)

Construction of an electronic recording device manufacturing plant.



Process integration



Energy



Process building engineering

150 ha



INDUSTRIAL PARK

FOS-SUR-MER (FRANCE)

Development of a park dedicated to green energies and decarbonisation with two major projects under study.

HIGH - TECH

13,800 m²



ALEDIA

CHAMPAGNIER (FRANCE)

Construction of a micro-LED production unit.

12,800 m²



VERKOR

GRENOBLE (FRANCE)

Design and construction of an R&D centre and a lithium battery pilot plant.

7,300 m²



SYNERGIE CAD

BAC GIANG (VIETNAM)

Construction of an electronic card manufacturing plant.



Containment expertise



New energies, dry rooms



Special fluids
Process fluids, Processes



Industrial integration



Project coordination and support



BIM



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