

DEVELOPER • DESIGNER • CONSTRUCTOR • INVESTOR • CREATOR OF ENERGY SOLUTIONS



# EDITORIAL

We have always synergised your industrial, economic and performance issues while integrating our actions in social, societal and environmental development.

That vision is made possible by the group's structuring, as we envisioned it from the time it was first set up, and enriched it as it evolved, by positioning ourselves over the full real estate value chain with an all-round view.

We develop areas by imagining suitable property for major industrial, logistical or services considerations that enhance improvement of mixed operations, involving vertical construction, and benefiting from a model environmental approach.

We accompany you in design, construction and financing of your logistics, services or industrial projects, by integrating an innovative dimension, especially as regards process engineering, application of biosourced materials or attractive architectural treatments.

We turn your operations into energy and environmental showcases to accompany you in cutting carbon levels for your activities.

Energy design, installation, exploitation, and resale, maintenance of photovoltaic or geothermal installations, together with hydrogen boilers – we make energy a new resource to boost your growth.

By your side, we attach great importance to meeting the challenges of today's world and that of tomorrow, in France and at an international level.



Patrice LAFARGUE
President and Founder of
GROUPE IDEC

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# **CAMPUS**

**A LOOK BACK** 

Highlights



















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**IDEC** 

AGRO

# CHAPTER 1

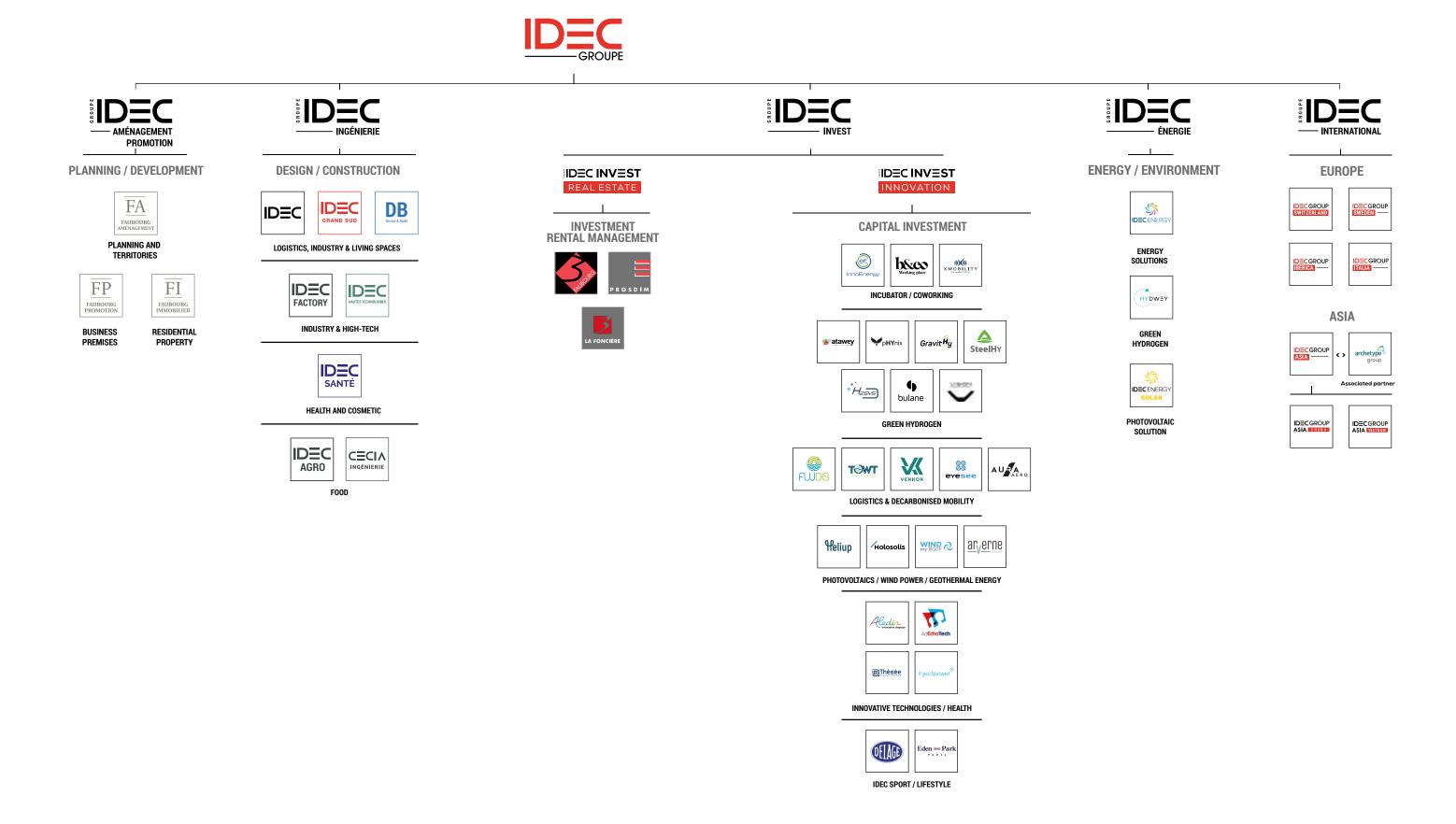
# PROFESSIONS

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# OUR

# **ORGANISATION**



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# 

Developing means making land management a strategic action for cutting carbon levels in regions; reconciling economic, social and ecological dynamics. Our challenge is to reconcile thrift as regards land with regional development, so as to respond to the needs of the coming decades. Intimately linking dynamic and innovative economy to the demands of biodiversity.



# THE DEVELOPING BUSINESS LINE





# **ACTING TODAY FOR TOMORROW**



**AMÉNAGEMENT** 

**Delphine LAFFAY**Deputy General Manager
FAUBOURG AMENAGEMENT

As a global, multi-disciplinary operator, the developer reconciles sober land use of areas with economic and residential improvements, on a sustainable, pragmatic basis. It enhances the users' ecological performance levels and well-being.

650
hectares
developed or in the
process of being developed

+50
hectares
of supplementary land
generated every year

operations carried out on brownfield

parks

under development



#### • CREIL (OISE):

Multi-activity park - Land surface area: 43 ha Developed surface area: 170,000 m²

#### REIMS-CHAMPIGNY (MARNE):

Multi-activity park - Land surface area: 20 ha Developed surface area: 90,000 m²

#### • FOS-SUR-MER (BOUCHES-DU-RHÔNE):

Gigafactory / Factories - Land surface area: 150 ha Project identified as being of national importance and major general interest

#### CHARTRES (EURE-ET-LOIR):

Multi-activity park - Land surface area: 13.6 ha Developed surface area: 60,000 m²

#### • LA CHAUSSÉE-SAINT-VICTOR (LOIR-ET-CHER):

Regional GROUPE IDEC Headquarters, multi-storey car park, sports and fitness centre Land surface area: 2.5 ha Developed surface area: 15,400 m²

#### VEDÈNE (VAUCLUSE):

Industry, distribution, services, trade activities, laboratory and messenger services - Land surface area: 11,300 m² Developed surface area: 37,000 m²

#### FOURNES (GARD):

Crafts village, food services, agri-food and health centre, distribution - Land surface area: 16.5 ha Developed surface area: 53,200 m²

#### • CAVAILLON (VAUCLUSE):

Multi-activity park - Land surface area: 45 ha Developed surface area: 145,000 m²

#### SIGNES (VAR):

Multi-activity park - Land surface area: 8.19 ha Developed surface area: 20,000 m²

# Revitalising our regions together Parks undergoing development Rehabilitation of brownfield



# BIODEV, an environmental compensation entity

Launched a few month ago, BIODEV is a new GROUPE IDEC subsidiary with a precise mission: contributing to the ecological transition. By acquiring land, BIODEV provides a response to the ecological issues faced by the regions (restoration of biodiversity, carbon capture, water quality, etc.). It operates jointly and in partnership with the local players and specialised associations by deploying long-term solutions.





# A 70-year lease commitment with GRAVITHY

FAUBOURG AMÉNAGEMENT has signed a construction lease commitment for the future GRAVITHY Gigafactory project covering 65 hectares.

The industrial project will entail a total investment of 2.2 billion Euros, generating 500 direct jobs and 2,500 indirect jobs in due course. The site will use 120,000 tonnes of low-carbon hydrogen to produce two million tonnes of green steel per year, saving up to 4 million tonnes of CO<sub>2</sub> emissions per year.

#### **GRAVITHY**

65 ha

FOS-SUR-MER (BOUCHES-DU-RHÔNE) INDUSTRIAL PARK



## **NEOCARB**

FOS-SUR-MER (BOUCHES-DU-RHÔNE) PRODUCTION FACTORY

A second construction lease commitment with NEOCARB ELYSE. On 22 April, FAUBOURG AMÉNAGEMENT signed the project covering a factory on 51.4 ha for production of e-fuels and e-molecules, to cut carbon emission levels in key sectors (maritime, river, air, chemicals, etc.). NEOCARB is to invest € 2 billion.







## **PARC ALATA VI**

CREIL (OISE) MULTI-ACTIVITY PARK

Recovery of military brownfield.

43 ha - 170,000 m<sup>2</sup> (BUILDABLE)



# PARC DE LA LORRAINE

VEDÈNE (VAUCLUSE) MULTI-ACTIVITY PARK

Winning economic development project in an invitation to tender.

11.3 ha - 40,000 m<sup>2</sup> (BUILDABLE)



## PARC PNE - TRAPÈZE EST

CHARTRES (EURE-ET-LOIR) HIGH-TECH PARK, PRODUCTIVE INDUSTRY AND SERVICES

Directly after the exit from the A11 at the entrance of the town. Development of a park consisting of four Campus-type clusters composed of hybrid hotel and tertiary projects.

**13.6 ha - 60,000 m²** (BUILDABLE)

# PROMOTION

As developers of business and residential real estate, the common element of the programmes that we develop alongside you is the quality of the sites that we select. Vertical constructions, diversity of activities, environmental integrations, urban transformation, ecological transition, social mixing for our residential projects, all come together in a common determination to maximise the value of regions.





# THE DEVELOPER BUSINESS LINE





# PROPERTY, OUR BEST TRUMP CARD FOR RECONCILING A THRIFTY APPROACH TO LAND WITH REGIONAL ECONOMIC DEVELOPMENT



**PROMOTION** 

Chazli BAALBAKI Deputy CEO FAUBOURG PROMOTION

For us, urban areas are for sharing from the design phase to their periods of use. We are working on the basis of these concepts as developers and improvers, in constant dialogue with all the stakeholders in our projects. As integrated urban designers, it is our business to observe, co-design, and develop, to create lively, mixed, connected districts, while providing a response to evolving user expectations and needs linked to their new lifestyles.

650 hectares developed or in progress 31 parks under development

million m



#### • ESSILOR - WISSOUS (ESSONNE):

Delivery at the end of 2023 of a high-quality vertical development laboratory covering 22,000 m² featuring a basement car park and 2 production floors. Work performed by IDEC.

#### • SIGNES BUSINESS PARK (VAR):

After laying out and developing an 8 hectare park connected to the Paul Ricard F1 circuit at Le Castellet:

- Delivery of the IDEC SPORT racing team facilities
- Construction of a three-star hotel for Adonis
- Delivery of the 3 activities buildings A/B/C.

#### • LE PETIT COURTIN - MIGNIÈRES (EURE):

Planning approval granted for a warehouse covering 24,000  $\text{m}^2$  (possible extension to 36,000  $\text{m}^2$ ), ideally located adjoining the A11 motorway with a firm 12-year lease taken out by the BUNZL company.

The work is in progress; it is performed by IDEC.

 LIDL - ABLIS (YVELINES): After completing a roundabout at a complex and very busy intersection on the RN10, work is under way on the Group's biggest contract with LIDL for a 90,000 m² threetemperature warehouse constructed by IDEC.

#### • ICARE - WISSOUS (ESSONNE):

Planning approval granted for a hybrid hotel with a surface area of 22,000 m², comprising 2 basement floors with a car park and an urban messenger service centre, ideally located alongside the A6 motorway, 20 minutes away from Paris.

- Z.E.S. EVOLIS TERGNIER (AISNE): Located between the A1 and the A26, this property will allow the development of high-level mixed logistics and industrial activities The administrative authorisations for the first lot, of 7 hectares (18,000 m² floor area) have been granted.
- The PC/ICPE authorisations for the second have been filed (42,000 m² floor area)
- Modifications to the PLU (urban master plan) are being made (height  $35\ \mathrm{m}$ )

#### • ADEO LA FEUILLANE – FOS-SUR-MER (BOUCHES-DU-RHONE):

Delivery of the last phase of the ADEO project after selling this asset to IVANHOE CAMBRIDGE, thus bringing the built surface area to 90,000 m². The construction work has been entrusted to IDEC GRAND SUD which took the baton from IDEC.

## • LE POMPADOUR - VALENTON (VAL-DE-MARNE):

Planning approval and operating authorisation granted for an urban logistics building covering 20,000  $\text{m}^2$ , directly connected to the A86 motorway and 15 km from Paris.

#### LES COSTIÈRES - GARONS (GARD):

Signature of a VEFA (sale on completion) with the DACHSER company for execution of a messenger service building covering  $5{,}000~\text{m}^2$ .

# Substantial reserves of land





700,000 m<sup>2</sup>

OF PHOTOVOLTAIC
PANELS
installed or being fitted

8,580

JOBS

created since we were set up





## **LE POMPADOUR**

VALENTON (VAL-DE-MARNE)
URBAN LOGISTICS, ACTIVITY AND TERTIARY

On a 2.5 hectare plot of land, filing of administrative authorisations (PC/ICPE) for a hybrid hotel in the ZAC Val Pompadour

20,000 m<sup>2</sup>



#### **LA CONSTELLATION**

DUNKIRK (NORD)
URBAN LOGISTICS, PRODUCTION,
LABORATORY AND R&D, CO-WORKING, SERVICES

On land covering 7,660 m² ideally situated in the heart of the port and directly connected to Dunkirk city centre. Development of an innovative, multi-use building a stone's throw from the city centre.

19,440 m<sup>2</sup>



# **HORIZON**

VALENTON (VAL-DE-MARNE)
URBAN LOGISTICS, ACTIVITY AND TERTIARY

South of Paris, close to the A86 and Orly, FAUBOURG PROMOTION has decided to develop a hybrid hotel in an existing park. It will consist of urban distribution, activities and tertiary premises.

3,800 m<sup>2</sup>



#### **BUNZL**

MIGNIERES (EURE-ET-LOIR) LOGISTICS

Signing of a firm 12-year lease. Ideal situation along the All motorway.

**25,400 m<sup>2</sup>** EXTENDIBLE TO 36,000 M<sup>2</sup>



## **STATION M**

MONTPELLIER (HÉRAULT)
URBAN LOGISTICS, PRODUCTION, SERVICES

Awardee under a competitive bidding process, right next to Montpellier airport. This real estate complex features a messenger service, a hybrid hotel with a mix of uses and a shared multi-storey car park.

21,700 m<sup>2</sup>



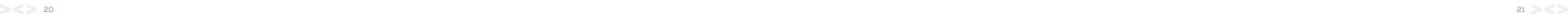
#### **ICARE**

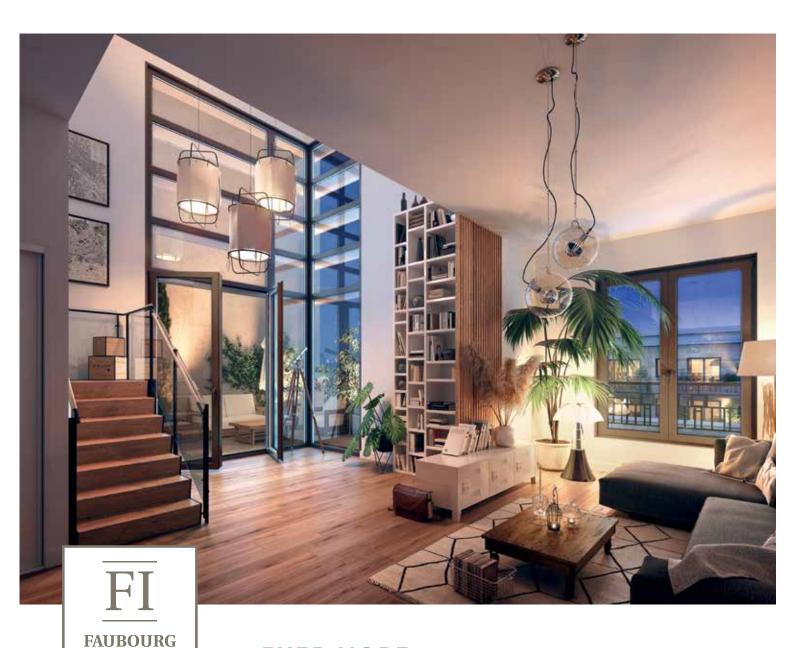
WISSOUS (ESSONNE)

URBAN DISTRIBUTION, MINOR AND TERTIARY ACTIVITY

In a park already developed close to Orly, the A6 and A10, FAUBOURG PROMOTION is building a hybrid hotel which will feature a city messenger service, small businesses and services next to the Essilor centre of excellence.

22,000 m<sup>2</sup>





# EVER MORE AMBITIOUS PROJECTS



V.

**IMMOBILIER** 

Alberto FERNANDEZ
CEO
FAUBOURG IMMOBILIER

As a French developer, we apply our know-how to residential property in all its forms: collective or individual, to buy or to rent, including managed residences (students, seniors, tourists, etc.).

We also work to bring about programmes for the tertiary sector, craftsmen's premises and offices, both "classic" and designed for co-working.

In cities, we work hand in hand with officials to bring to life programmes that are perfectly integrated with their environment.

616 residential units being put up in 2024 378
residential units

# Programmes delivered in 2023

- LES TERRASSES DE MÉDICIS: Garches (Hauts-de-Seine) |
   21 residential units
- THE ONE: Saint-Ouen-sur-Seine (Seine-Saint-Denis) |
   289 residential units
- LES BUREAUX DE LA TRAVERSE: Deauville (Calvados) | Offices
- **HORIZON V**: Villejuif (Val-de-Marne) | 35 residential units
- L'ORÉE DU BOIS: Saint-Germain-lès-Corbeil (Essonne) |
   80 residential units
- LES TERRASSES DE L'OPÉRA: Montpellier (Hérault) |
   72 residential units

# Programmes in the course of construction

• BELROSE:

Fontenay-aux-Roses (Hauts-de-Seine) | 69 residential units

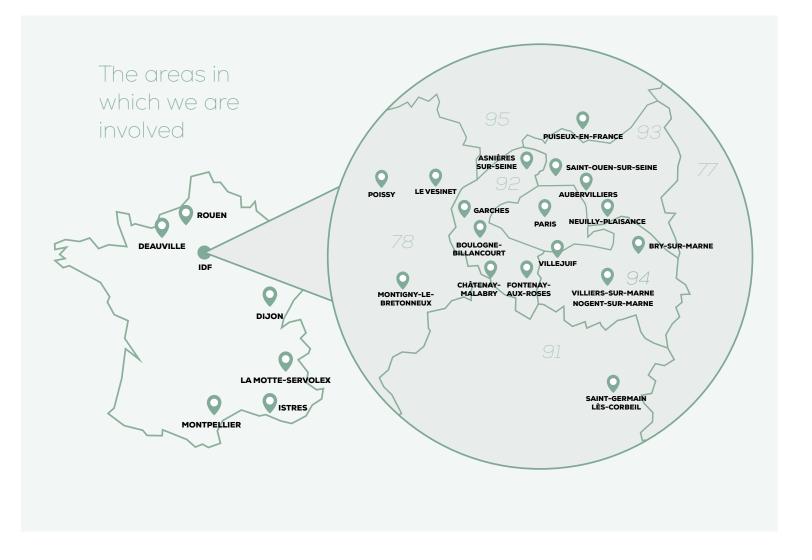
VILLA JOSÉPHINE:

Poissy (Yvelines) | 235 residential units

VILLEJUIF STALINGRAD (Val-de-Marne):
 180 rooms and 10 craftsmen's premises

# Some of the programmes currently in development

- ISTRES (Bouches-du-Rhone): 121 residential units
- ROUEN ARC V (Seine-Maritime): 227 residential units
- NEUILLY-PLAISANCE (Val-de-Marne): 105 residential units
- BOULOGNE-BILLANCOURT (Hauts-de-Seine):
   269 residential units
- DEAUVILLE (Calvados) ESPRIT LOFT: 5 villas
- **DEAUVILLE (Calvados)**: 6 residential units + 3 shops



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# **THE ONE**

SAINT-OUEN-SUR-SEINE (SEINE-SAINT-DENIS)

Multi-family residences, shops and ground floor

289 residential units



# **VILLA JOSÉPHINE**

**LES TERRASSES DE BRY** 

BRY-SUR-MARNE (VAL-DE-MARNE)

Multi-family residences,

shops and crèche

POISSY (YVELINES)

Multi-family residences and detached houses

235 residential units



THE PROJECT ON VIDEO

214 residential units



# **NEW PROGRAMME**

BOULOGNE-BILLANCOURT (HAUTS-DE-SEINE)

Multi-family residences

269 residential units



# **NEW PROGRAMME**

NEUILLY-PLAISANCE (SEINE-SAINT-DENIS)

Multi-family residences and ground floor shops

105 residential units



# **NEW PROGRAMME**

VILLEJUIF (VAL-DE-MARNE)

Hotel residence and craft centre

180 rooms 10 craftsmen's premises and shops

# B D E C INGÉNIERIE

As turnkey designers and builders, we are responsible for bringing virtuous, smart projects to life. Economic, industrial, environmental performance, strict regulatory and normative contexts, we stand beside you to face the challenges of the ecological transition.









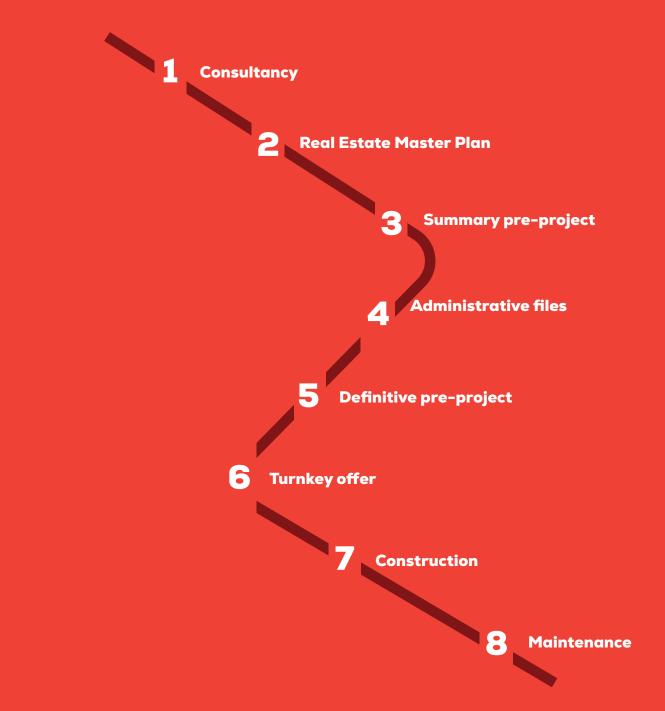








# THE ENGINEERING BUSINESS LINE





CEO GROUPE IDEC INGÉNIERIE

# CONVERSATIONS WITH

# **TONY MORAIS**

The historic core of GROUPE IDEC, Engineering still accounts for a large share of its activities. The group's engineering business line, which is constantly evolving, continues its movement towards centres of skills that enhance synergies between subsidiaries and shared additional services with high added value.

# Strengthened synergy, shared expertise

GROUPE IDEC INGÉNIERIE brings together human-scale companies, each one specialising in a sector of activity, focusing on a geographical region or specific skills. They cultivate their individuality by means of significant experience of between 20 and 40 years with major players in their fields.

Brought together in a single division, they pool their know-how, expertise and additional services to ensure the success of your real estate projects. This complementarity translates into the sharing of best practices and constant mutual emulation aimed at technical, environmental and architectural excellence.

450 employees

700,000 m<sup>2</sup> developed in 2023 3.2 million m<sup>2</sup> certified



# PROCESS ENGINEERING, A LINE OF DEVELOPMENT

Process engineering constitutes a key issue for our industrial customers, who take care to enhance its interface with the operations that we execute alongside them. Over the last few years, we have mobilised our teams to integrate that accompaniment in process engineering to provide a global offer that covers the building and the equipment.

# EXECUTION OF ECO-DESIGNED PROJECTS

With an in-house team of engineers, we are working on and applying today the technical solutions of the future. With you, we integrate all the levers to accompany cutting of carbon emissions for your activity via your future industrial, logistics or services facilities.

# ARCHITECTURE AT THE SERVICE OF THE QUALITY OF LIFE AT WORK

Our architecture diploma holders strive to think up spaces with a unique design, focused on the well-being and productivity of your employees. With spaces that open onto the outside world and are decorated with superior materials, we guarantee appealing and pleasant working environments.

# INTEGRATION OF INNOVATIVE ENERGY MIXES

To face up to energy costs and meet the challenges of the energy and environmental transition, we imagine your future operations with innovative solutions. Sun power installations on new or existing roofs, shaded areas, solar farms, geothermal power units, hydrogen-fuelled boilers, our teams backed by IDEC ENERGY can provide you with accompaniment over the entire length of the value chain.

# MAINTENANCE SOLUTIONS AT THE SERVICE OF YOUR PERFORMANCE

On the strength of our determination to assist you through all the phases of your projects, we can propose an all-in maintenance solution with a dedicated team. This offer, built around two levels of accompaniment, is aimed at facilitating management of your future production or logistics tool in its operational phase and guarantee its longevity.

# ADDING VALUE AND BOOSTING YOUR EXISTING PROJECTS

Starting with your existing projects, our dedicated team accompanies you in rehabilitating and extending them, and bringing them into compliance with standards. This enables you to make the most of a concrete response to your requirements as to evolving activities or growth.

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# MOVE TOWARDS MORE SUSTAINABLE PROJECTS

Pascal Gomes
CEO IDEC

For more than 20 years we have been accompanying logistics operators in developing their activity and we are at their side to help them take on ambitious and unique projects.

In capitalising on our know-how, we design and carry out tailor-made operations based on the economic, industrial and environmental challenges and issues facing our clients.

50% of projects designed by IDEC

500,000 m² delivered 65,000 m² of solar panels installed

# Projects accepted in 2023

- CEVA: Construction of a storage and office building Geothermal Installation | 13,000 m²
- **URGO**: Controlled temperature platform Geothermal power | 16,390 m²
- TRANSMANUT: Design and extension of a workshop | 4,500 m²
- ESSILOR: Construction of a high-quality laboratory for production of ophthalmic lenses on 3 floors with a height of 20 m | 22,000 m²
- **PROLOGIS**: Construction of a messenger service centre | 28,000 m²
- **POMONA**: Construction of a distribution warehouse | 13,300 m²
- LUXURY COUTURIER BUILDING: Design and construction of a centre of excellence | 20,000 m²
- FOUSSIER: Design and extension of a logistics platform | 9,650 m²
- **GÉODIS**: Extension of a messenger service centre and creation of a car park | 900 m²
- INTERMARCHÉ: Construction of a multi-temperature logistics platform with stacker crane and regional offices | 70,000 m²



# Innovative, low-carbon energy mixes

Among the most innovative energy solutions, we work on a comprehensive mix: solar, wind and geothermal. Geothermal energy is in the process of being applied to three projects: the CAMPUS by GROUPE IDEC, CEVA and URGO.

# How is geothermal energy being applied to the URGO project?

By drilling 38 geothermal probes, 150 metres deep, to capture the calories in the soil with which to heat or cool the building, which is maintained at a temperature of 18–24°C all year round.

What energy needs are covered by the geothermal station?

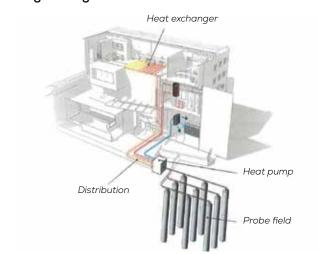
The geothermal installation covers the major part of the site's heating and cooling requirements.



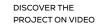
Adrien ROCHE
WORKS ENGINEER, IDEC



#### Diagram of geothermal installation









Design and construction by IDEC

This operation comprises five automated cells extending over an area of 30,000  $\mathrm{m}^2$  and rising to between 27 and 34 metres in height Before starting the installation of the self-supporting racks, the  $\ensuremath{\mathsf{IDEC}}$ teams and the various stakeholders were involved in a thorough planning exercise in order to ensure perfect execution.

The interior layout of these high-bay warehouses, equipped as a process, required a specific organisation to coordinate progress on the structure of the building and the installation of the equipment in technical batches of the different racks, mezzanines and conveyor belts by the process enterprise that accompanied us in this project.

# INTERMARCHÉ

DONZÈRE (DRÔME) 20 MONTHS OF WORK

Construction of a multi-temperature logistics platform with stacker crane and regional offices

70,000 m<sup>2</sup>



We placed our trust in IDEC for three reasons: its national reputation, its leading position in logistics real estate and its local position in Blois, close to the project that we're carrying out together.

What I will remember most from the collaboration with IDEC is the human side, from the General Management to the teams on the ground. We formed good relations, based on respect and commitment. We also greatly appreciated the whole expert approach to the various batches and the technical and architectural choices of the teams.



International Logistics Manager of a luxury couturier



**ESSILOR** 

WISSOUS (ESSONNE) 16 MONTHS OF WORK Design and construction of a laboratory of excellence for ophthalmic lenses

22,000 m<sup>2</sup>

# **LUXURY COUTURIER BUILDING**

BLOIS (LOIR-ET-CHER) 14 MONTHS OF WORK

Design and construction of the global centre of logistical excellence for this renowned

27,000 m<sup>2</sup>



**CARGAN** 

MONDEVILLE (CALVADOS) 15 MONTHS OF WORK

Construction of CARREFOUR'S biggest multi-temperature logistics platform on a rehabilitated brownfield site

80,000 m<sup>2</sup>

# **SEMMARIS**

RUNGIS (VAL-DE-MARNE) 11 MONTHS OF WORK

Design and construction of the first project of the future National Wholesale Market (MIN) with a committed environmental approach.

9,000 m<sup>2</sup>

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DISCOVER THE PROJECT ON VIDEO





# DEVELOPMENT TOWARDS INDUSTRY

Sébastien PICARD CEO IDEC GRAND SUD & DB

Historically located in Montpellier for twenty years or so, we cover the southern half of France at the service of our customers, mainly on the industrial market via fine new projects carried out recently. We support them in carrying out their real estate projects with a turnkey offering.

Logistics platforms, business buildings, offices, we integrate all the skills to carry out business real estate projects.

45 employees

+ 10% in business

10 work sites under way



# PROJECTS ACCEPTED IN 2023

- **ADEO** : Construction of a logistics platform in Fos-sur-Mer (Bouches-du-Rhône) | 23,648 m²
- **GÉODIS**: Extension of a messenger service centre in Etoile-sur-Rhône (Drôme) | 1,229 m²
- **LE CÉSAR**: Offices in Montpellier (Hérault) | 4,315 m²
- SIGNES ACTIVITÉS TR2: Business premises in Signes (Var) | 2,657 m²





# Camille BREZILLON, Head of QSE IDEC GRAND SUD

Camille BREZILLON accompanies IDEC GRAND SUD in development of its Quality, Health, Safety, and Environment approach as its head of QHSE.

As Head of QHSE with IDEC GRAND SUD, I am responsible for ensuring implementation, monitoring and control of the company's policy for managing risks relating to Quality, Health, Safety and the Environment.

It's referred to as a "support" function because of its cross-cutting nature. In supporting the design, works and after-sales service teams in the realisation of projects, I make sure the regulations are followed and customers are satisfied. I also accompany partner companies to help them progress and steer them towards a QHSE culture.

Love of fieldwork, knowledge of procedures and regulations and being a good teacher are the keys to my position as head of QHSE.

# SPECIFICITIES



TECHNICAL PROJECTS



MASE (HSE) CERTIFIED



DEVELOPPEMENT GRAND SUD





AVENTECH
ALIXAN (DRÔME)

10 MONTHS OF WORK

Industrial facility for electromechanical and industrial equipment designed for existing and future energy markets.

18,850 m<sup>2</sup>

With its subsidiaries IDEC GRAND SUD, GROUPE IDEC INVEST and IDEC ENERGY Solar, GROUPE IDEC provides us with a turnkey solution that includes design, construction of the building, the technical choices, fittings, and also the financial solution. We very quickly adopted a joint investment solution for the building, which enabled us as industrialists to concentrate on the essential aspects, i.e. our production, finding business, winning new markets and everyday management of our unit. The backing received from a professional specialist, with impressive human values, experience in construction and financing, brought us remarkable security and peace of mind.





#### **BULANE**

FABRÈGUES (HÉRAULT) 12 MONTHS OF WORK

Storage building for offices/social areas

2,100 m<sup>2</sup>



# **TERRAVITA**

CAVAILLON (VAUCLUSE)

9 MONTHS OF WORK

Storage and order preparation facility for health food supplements and nutrition for sports people

3,178 m<sup>2</sup>



# **STATION M**

MAUGUIO (HÉRAULT) 20 MONTHS OF WORK

Construction of a hybrid hotel and messenger service

22,810 m<sup>2</sup>



# A GRADUAL SHIFT TOWARDS TURNKEY

**Victor FOURNIER**Manager of the DB Agency

Historically located in the Auvergne-Rhône-Alpes region, we cover the whole of France. We accompany our clients in the realisation of their real estate projects: manufacturing, services, trade, business.

Since our integration into GROUPE IDEC, we have worked together with IDEC GRAND SUD on our development towards turnkey.

23 employees 17
work sites
under way

**21** years of experience

# Projects delivered in 2023

- ALDI (1 PROJECT)
- IKEA (3 PROJECTS)
- CARREFOUR (1 PROJECT)
- CORA (1 PROJECT)
- RENAULT TRUCKS (6 PROJECTS)

# SPECIFICITIES



INDUSTRIAL &
COMMERCIAL PROJECTS



TECHNICAL MASTERY



TURNKEY



DEVELOPMENT IN THE AUVERGNE-RHÔNE-ALPES, BOURGOGNE-FRANCHE-COMTÉ, AND PACA REGIONS



With our integrated design studio, we are in a position to propose the best technical solutions for your real estate projects.



Rémi MOULIN Technical Manager, DB



# **RENAULT TRUCKS**

VÉNISSIEUX (RHÔNE)

Asbestos removal, clean-up and office installation

19,000 m<sup>2</sup>



# **DECATHLON**

MÂCON (SAÔNE-ET-LOIRE)

Construction and refurbishment of a sales outlet

3,500 m<sup>2</sup>



# **PROSPECTS**

For over 20 years, we have leveraged the projects that we have carried out with our clients to satisfy the highest levels of requirements, technicality and excellence of our clients' future operations, integrating energy and carbon-cutting considerations. We also include process engineering to ensure that our customers have an efficient interface between their production equipment and the real estate project that we execute.

Pharmaceutical manufacturing sites, laboratories, cosmetics factories, we place all our clean industry expertise at the service of our clients in order to respond to all their challenges and concerns.

60 employees

86% converted into real estate

23,700 m<sup>2</sup> of constructions



- CHIESI: Installation of photovoltaic shades Extension of project pMDI 1: pMDI 2
- AQUAVITHAL: Design & construction of a recuperation and
- APTAR PHARMA: Design and construction of an industrial pharmaceuticals facility
- **SISLEY**: Design and construction of a cosmetics production facility
- DIOR PARFUM: Design and construction of a quality control
- AREFIM DIOR: Extension of a storage platform

# AREAS OF EXPERTISE



CLEAN

ROOMS



SPECIAL FLUIDS



INDUSTRIAL

REFRIGERATION



FACTORY 4.0



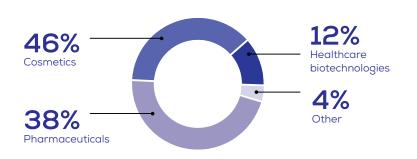
GOOD CERTIFICATIONS (FAT / SAT / MANUFACTURING DQ / IQ / OQ) PRACTICES (GMP)



**PROCESS** ENGINEERING



Design and construction by GROUPE IDEC



# SUBSTANTIAL GROWTH



Cédric DE WAVRECHIN CEO IDEC SANTÉ



> < > 40





IDEC SANTÉ possesses expertise and know-how in construction of pharmaceutical buildings featuring grey and white utilities. We found it useful to challenge IDEC SANTÉ about the process engineering for our project, a challenge that was taken up successfully.

When you design and put up a building and its utilities, if you also possess know-how and skills and the ability to examine the process part, it's a real strong point. As a customer, going all the way with a trusted partner gives us a real guarantee.



Industrial Director CHIESI

# **CHIESI**

LA CHAUSSÉE-SAINT-VICTOR (LOIR-ET-CHER) 24 MONTHS OF WORK

Extension of a pharmaceutical industrial facility

22,490 m<sup>2</sup>

# **APTAR PHARMA**

GRANVILLE (MANCHE)
36 MONTHS OF WORK

Design and construction of a new site for manufacture of primary packaging articles for pharmaceuticals

16,000 m<sup>2</sup>





## **SISLEY**

VENDÔME (LOIR-ET-CHER) 21 MONTHS OF WORK

Design and construction of a cosmetics industrial facility

21,000 m<sup>2</sup>



## **AQUAVITHAL**

LA CHAUSSÉE-SAINT-VICTOR (LOIR-ET-CHER) 18 MONTHS OF WORK

Design and construction of a recuperation and wellness centre on the CAMPUS by GROUPE IDEC

3,200 m<sup>2</sup>



# **DIOR PARFUMS**

SAINT-JEAN-DE-BRAYE (LOIRET)
20 MONTHS OF WORK

Design and construction of a Quality Control laboratory

5,500 m<sup>2</sup>



# A REINFORCEMENT TOWARDS HIGH-TECH

Our high-tech sectors bring us to design / construction operations that involve exciting issues and challenges to be met in life sciences, microelectronics, energy sources or areas of convergence.

Studying, planning, integrating your specific requirements, organising and monitoring execution, our teams provide a complete approach to all the disciplines involved, execution and the expected performance levels.

This flexibility enables you to have a single contact at your disposal to bring your ambitions to life and ensure that your projects are successful.

IDEC HAUTES TECHNOLOGIES 58 employees

Pierre PASTORELLO

CEO

worlds

Energies and microelectronics, Life sciences, Research laboratories Hospitals and technical facilities € 132 MILLION

Volume of contracts signed with our customers in 2023



- ALEDIA: Construction of the new microLED technology production unit for the screens of tomorrow | 13,800 m²
- **VERKOR VIC**: Construction and interior layout of a pilot line factory dedicated to manufacture of lithium batteries for motor vehicles | 11,500 m²
- **i-TEN**: Revamping of a facility, laboratories, clean rooms and tertiary zone for a specialist in CMS micro-batteries 1,200 m²
- **MECAWARE**: Development of a research facility for battery recycling | 518 m²



# SPECIFICITIES



GENERAL ENGINEERING



TURNKEY SUPPORT



**TECHNICAL MASTERY** 



**Innovative** technical projects

Conversation with Chloé BOTTOLLIER-CURTET, Works Supervisor, IDEC HAUTES TECHNOLOGIES

> As a works supervisor with IDEC HAUTES TECHNOLOGIES, my job is based on three key points: managing the budget, planning and proper implementation of technology and safety. What I enjoy most in this job is anticipating and resolving day-to-day problems.

> Most people think that being an engineer is exclusively technical and mathematical, which is not quite the case in my role. Communication and management are the keys to my position as works supervisor.

> < > 44





Verkor's objective is to build a factory to make and assemble Lithium-Ion batteries. Its production power of 16 GWh in 2027 will enable 300,000 electric cars to be equipped per year using an eco-efficient production system.

IDEC HAUTES TECHNOLOGIES is entrusted with the mission of designing and building the restrictive environments necessary to produce the batteries. The conditions in the rooms are controlled to maintain an extremely low level of particles and humidity, i.e. 100,000 times less than in a normal environment.

- Enclosures: Partitions, ceilings, doors: specific components stemming from the pharmaceutical industry or microelectronics.
- $\bullet$  Air treatment: Dealing with treatment and dehumidification of the air in the rooms and final distribution of the thermal fluids.
- $\bullet$  Electricity: Lighting and power distribution in the zones.
- $\bullet$  Resin floors: Finishing coating in the zones.

# **VERKOR GIGAFACTORY**

DUNKIRK (NORD)

Design and construction of the controlled environments for the gigafactory

150,000 m<sup>2</sup>





I-TEN, a company specialised in production of ceramic Li-ion micro-batteries that are fully recyclable, rechargeable and free of heavy metals, recently worked together with IDEC HAUTES TECHNOLOGIES to modernise its facility in Dardilly (Rhône). The objective was to create a new production area and an R&D laboratory, together with offices.

The success of this joint work highlights our ability to meet our customers' specific requirements and give concrete expression to innovative projects. We take pride in contributing to the success of the I-TEN company by providing installations that enhance innovation and growth.

# I-TEN

DARDILLY (RHÔNE)

Revamping of a facility, laboratories, clean rooms and tertiary zone.

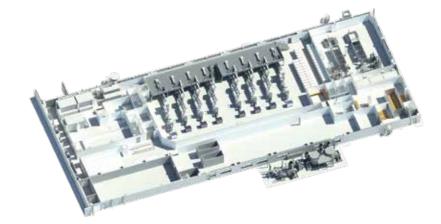
1,200 m<sup>2</sup>

## **BAXTER**

REVAMPING OF A PRODUCTION LINE

Revamping of production building B09 (clean room and production zone).

Creation of new utilities (pharmaceutical process skid) to integrate new production lines.



2,500 m<sup>2</sup>

# KEY WORLDWIDE PLAYER IN COSMETICS

PARIS REGION

Redevelopment of areas to optimise them in the light of the customer's requirements: creation of laboratories, production areas and offices.

7,000 m<sup>2</sup>











# DEVELOPMENT TOWARDS GROWTH INDUSTRIES

We already have a strong presence in the industrial sector, in particular in the agri-food, pharmaceutical, cosmetics and high-tech fields with dedicated subsidiaries, and we are also developing a different entity to accompany other productive activities.

With dedicated resources and expertise in special fluids, processes, procedures and industrial integration, we respond to all your issues by managing alongside you industrial projects that cover production areas of all sizes, whatever their levels of technical complexity.

# FLAGSHIP PROJECTS



**ALU RIDEAU**LA ROCHE-SUR-YON (VENDÉE)

Design and construction of a veranda manufacturing and storage unit

ALEDIA

CHAMPIGNIER (ISÈRE)

13,800 m<sup>2</sup>

Design and construction of a microLED plant

20,000 m<sup>2</sup>



COREP

BÈGLES (GIRONDE)

Construction of an industrial lighting facility



STIHL
QUINCY-VOISINS (SEINE-ET-MARNE)

Design and construction of an industrial and logistics tooling facility

30,000 m<sup>2</sup>

13,500 m<sup>2</sup>

# **VERKOR INNOVATION CENTRE:**

# ILLUSTRATION OF PERFECT SYNERGY



Deputy CEO IDEC AGRO & IDEC FACTORY

The materialisation of VERKOR's pilot site for the production of EV batteries relied on synergy between two GROUPE IDEC subsidiaries. With IDEC HAUTES TECHNOLOGIES, we formed a complementary partnership with which to face the challenges posed by this innovative project.

We shared the resources of our two structures, more than a hundred experts in the fields of engineering, construction, energy and process integration to form a single team, which was responsive and agile in the service of our client.

This organisation, which we also adopted for the ALEDIA operation, a production unit for micro-leds, allows us to bring together the human, material and technical means necessary to the completion of ever more innovative and ambitious projects.



DIGITAL DESIGN



**REHABILITATION OF EXISTING FACILITIES** 









DISCOVER THE PROJECT ON VIDEO





A PROJECT DESIGNED AND EXECUTED BY



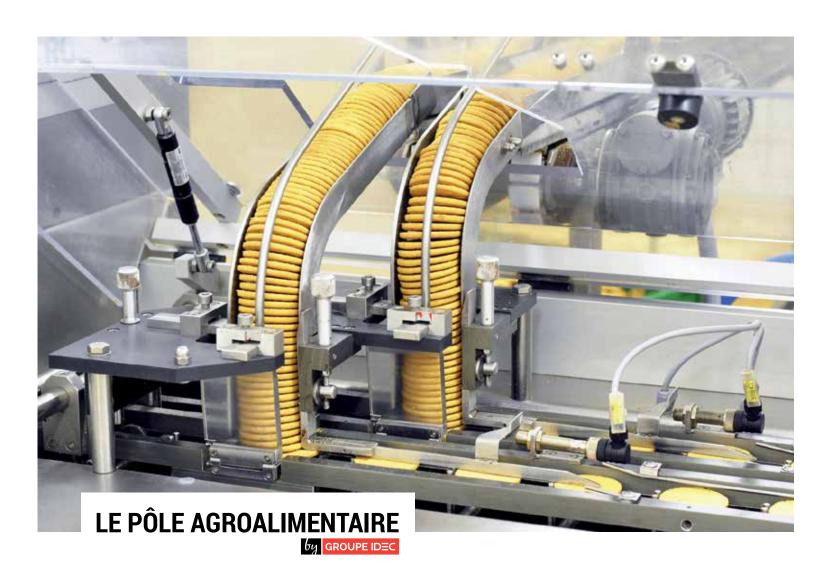




DRY ROOM



> < > 50



# BIRTH OF A STRONG NEW BRAND

# UNIQUE RESOURCES AND FIELDS OF EXPERTISE

With five agencies in France, a staff of 130 agri-food experts, 40 years' experience and more than 400 projects completed at your side, we bring together all the skills necessary to transform your industrial operations into vectors of growth for your activities, with a turnkey or project management offer.

Since 2018, CECIA and IDEC AGRO have existed together in GROUPE IDEC, in the agri-food sector. More than mere sister companies, we have further strengthened the links between our two subsidiaries to create a single contact at the service of your projects: GROUPE IDEC'S Agri-food Centre:

## ACCOMPANIMENT OVER THE ENTIRE LENGTH OF THE VALUE CHAIN

The strength of the GROUPE IDEC Agrifood Centre lies in its ability to deal with your new operations in their entirety. From the search for suitable land, via investment, design, or process engineering to construction, our teams are at your side from your first reflections to the start of production for your industrial tool.

+ 40 years of experience 400 projects completed

130 employees

**5** agencies in France

# FLAGSHIP PROJECTS



#### Presence at the core of the MIN

For over 20 years, GROUPE IDEC has been present at the core of the MIN with a dedicated agency and more than 20 projects completed



# An exemplary, technically complex project

MAÎTRES LAITIERS DU COTENTIN – Design and construction of a milk transformation plant covering 35,000 m² in Méautis (Manche)



## Three consecutive projects

ADISSEO – Design, construction and extension of three consecutive industrial facilities



## Top-class loyalty

BRIDOR – Execution of several multi-facility projects for the specialist in the bakery and pastries line



## A showcase project

GROUPE SILL – Design and construction of a milk transformation plant covering 19,300 m² in Landivisiau (Finistère)



# ACTION IN ALL AGRI-FOOD SECTORS



Vincent KERSUZAN
CEO
IDEC AGRO & IDEC FACTORY

The emergence of the Agri-food Centre has represented a great opportunity to combine our respective skills by your side since our creation. Both integrated in GROUPE IDEC, IDEC AGRO and CECIA rely on the same values of commitment, boldness, creativity and sharing to turn your most ambitious ideas into efficient industrial operations

20 design agreements signed 8 contracts € 27 million signed work sites under way



# Projects accepted in 2023

- INNOV'IA: Construction of a food powder production plant | 8,800 m² (acceptance of phase 2)
- BRIOCHES FONTENEAU: Construction of a storage building | 300 m²
- **PONTHIER**: Extension of a unit for transforming fruits into purée & coulis | 6,159 m²
- BRIOCHES FONTENEAU: Extension and redevelopment of the social areas | 600 m²
- LAITERIE LES FAYES: Construction of a milk and cheese production unit | 3,500 m²
- **SODIAAL UNION**: Construction of a garage and a car park
- NUTRIBABIG: Construction of an LPG station





François GARNIER
Head of
the Projects Department
IDEC AGRO & IDEC FACTORY

IDEC AGRO has won its place among the key players for the major brand names in the agri-food industry by executing technically complex, ambitious projects alongside them, including many large-scale projects.

To complement that approach, we are also able to accompany medium-sized or small firms while applying the same levels of requirements, knowledge and feedback from experience. In particular, we have set up a Work Services unit, with dedicated resources, which is specialised in projects at a human scale and that respond to issues of reactivity and availability.



DISCOVER THE PROJECT ON VIDEO



IDEC AGRO ensured the success of the project, with its structured team of experts in the fields of agri-food and integration of processes of drying by atomisation.

The teams managed to overcome the challenges that arose as to quality, cost and deadlines. Exchanges were facilitated thanks to their professionalism, their ability and willingness to listen, and their speed of reaction, much of which took place against a background of the COVID health crisis.



Alain GRIZEAU

Commercial, Marketing and

Communication Manager at INNOV'IA

## INNOV'IA

SEGRÉ-EN-ANJOU-BLEU, (MAINE-ET-LOIRE) 26 MONTHS OF WORK

Creation of a production site for powdered food

8,800 m<sup>2</sup>



L'HERBERGEMENT (VENDÉE)
12 MONTHS OF WORK

Construction of a production unit making bread and Viennese pastries

4,300 m<sup>2</sup>





## **EUROGERM**

SAINT-APOLLINAIRE (CÔTE-D'OR)

12 MONTHS OF WORK

Construction of a food ingredient factory

5,000 m<sup>2</sup>



# **LUCULLUS**

PROUVY (NORD)

12 MONTHS OF WORK

Construction of a production unit for cold cuts and preserves

2,800 m<sup>2</sup>



# **LAITERIE DES FAYES**

LIMOGES (HAUTE-VIENNE)
14 MONTHS OF WORK

Construction of a new milk and cheese dairy

3,500 m<sup>2</sup>





TURNKEY OR PROJECT MANAGEMENT SUPPORT



Hervé MONTA CEO CECIA

In the women and men who make CECIA and IDEC AGRO expert companies in the fields of real estate, processes and the specific aspects that forge your agri-food activities, we possess all the talents, knowledge and expertise to accompany you in France and at an international level. From the time your projects first take form to their start of operation, we can provide you with the offers that best suit your issues, your culture and your organisation.

36 work sites delivered 42
years
of experience

29,000 m² delivered



- BRIDOR: Creation of a Viennese pastry line
- **ATELIER V**: Extension of an existing facility
- GILLOT FROMAGERIE: Extension and restructuring of an existing site
- **HENNESSY**: Extension of an existing facility
- **LIMAGRAIN ENNEZAT**: Restructuring of an existing facility





# PROCESS ENGINEERING

To design and build the industrial tool that best suits your activity, we set ourselves the task of mastering your production processes to optimise the building/process interface. Moving beyond that mere knowledge, our teams are able to accompany you in design, sizing and installation monitoring of the process necessary for your productive activities.

In the light of your requirements, we can put forward two offers regarding the process component of your future installations with different levels of intervention. We are also able to accompany you in transferring your process from one production unit to another.





# **SOFIKIG**

CARHAIX -PLOUGUER (FINISTÈRE) 14 MONTHS OF WORK

Construction of an IQF deep-freezing unit

8,500 m<sup>2</sup>



# **TOS DISTILLERY**

BULLY-LES-MINES (PAS-DE-CALAIS) 10 MONTHS OF WORK

Creation of a whisky distillery

2,500 m<sup>2</sup>



# **JACK'S BURGERS**

SAINT-GEOURS-DE-MAREMNE (LANDES) 7 MONTHS OF WORK

Construction of a logistics platform backing onto a culinary preparation shop

1,000 m<sup>2</sup>



**SAINT-MICHEL** 

CONTRES (LOIR-ET-CHER) 10 MONTHS OF WORK

Extension and restructuring to install a production line



**BOIRON** 

CHATEAUNEUF-SUR-ISERE (DRÔME) 24 MONTHS OF WORK

Extension and restructuring of an existing site

# 2,000 m<sup>2</sup>



**HENNESSY** 

COGNAC (CHARENTE) 13 MONTHS OF WORK

3,900 m<sup>2</sup>

Creation of a winery building, a brandy building backing onto a distillery and a viticulture workshop

# 2,800 m<sup>2</sup>



# **GALLIANCE**

Construction of a poultry slaughterhouse

ANCENIS-SAINT-GÉRÉON (LOIRE-ATLANTIQUE) 18 MONTHS OF WORK

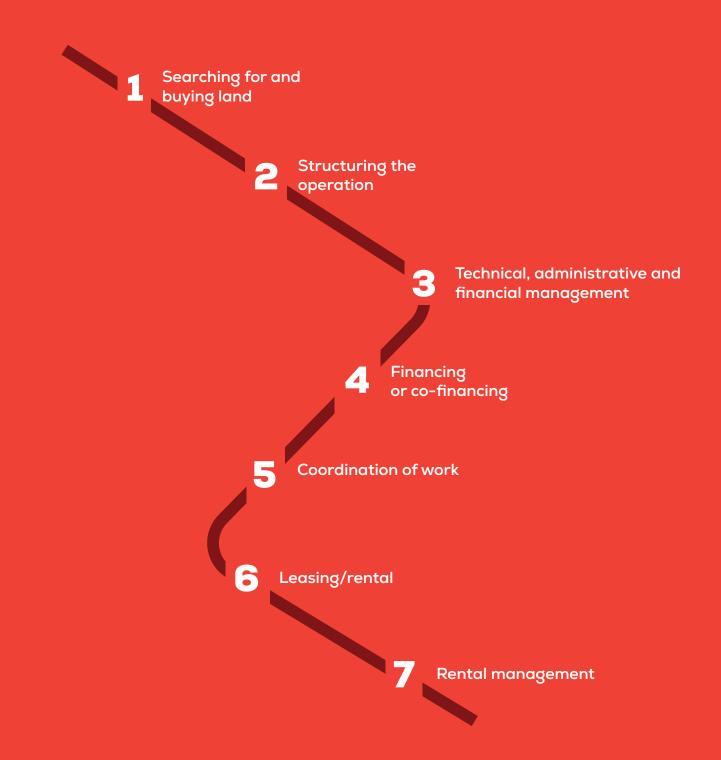
18,000 m<sup>2</sup>

**><>** 60

# REAL ESTATE

As investors, we contribute to the financing of ever more innovative projects responding to the challenges of the energy transition. Respect for the environment, energy saving, innovative technologies, industrial and productive effectiveness, we have all the levers with which to develop responsible projects together with you.

# THE INVESTOR BUSINESS LINE







# **AN INVESTMENT POLICY TO ACCOMPANY YOU**

For more than 20 years, we have contributed to financing for real estate projects. Logistics, services, we also concentrate on industrial operations to contribute at our level to re-industrialisation of the areas. We accompany you in the technical and financial arrangements, land purchase, design, construction and the lease management for your future installations.

We can provide you with a tailor-made response, adapted to suit your issues, with

GROUPE IDEC INVEST +27% leased

Lionel MARY CEO

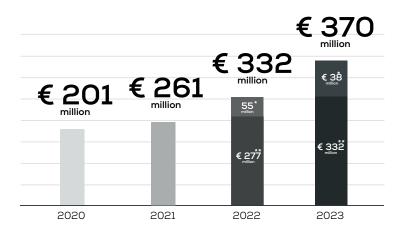
> € 23.3 million

€ 370 million assets held i.e. +11.5%



- DB INGENIERIE
- THE ONE
- PIERRES VIVES
- VERKOR (VIC)
- LES TERRASSES MÉDICIS
- LES BUREAUX DE LA TRAVERSE

Evolution of the value of investment property



\* delivered \*\* under construction

# SPECIFICITIES



A SINGLE POINT OF CONTACT, AT YOUR SIDE

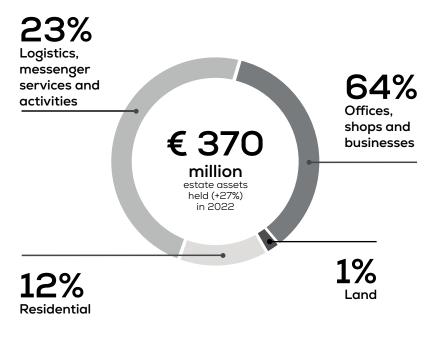


INVESTMENTS CENTRED ON YOUR **BUSINESS LINE** 



**OWN FUNDS** 

GROUPE IDEC INVEST reaches a record amount of investment since its creation



investment solutions, up to 100%, or including institutional or banking partners.

PAID UP

of surface areas

**)** < **)** 64





**AVENTECH** ALIXAN (DRÔME)



future energy markets.

18,850 m<sup>2</sup>



**LES TERRASSES DE BRY** BRY-SUR-MARNE (VAL-DE-MARNE)

6 shops on the ground floor of a building and 9 parking spaces in the basement.

6 Shops 1,337 m<sup>2</sup>



**ADONIS** SIGNES (VAR)

Three-star hotel at the foot of Le Castellet race track

Office building

83 rooms



WORLDLINE

LA CHAUSSEE-SAINT-VICTOR (LOIR-ET-CHER)

4,700 m<sup>2</sup>



**GAROSUD** MONTPELLIER (HÉRAULT)

Development of the headquarters for Bureaux & Co and a co-working area



**PORT-LEGRAND** 

915 m<sup>2</sup>

Offices and waterborne logistics (Fludis)

BOULOGNE-BILLANCOURT (HAUTS-DE-SEINE)

2,498 m<sup>2</sup>



**INJECTPOWER** VILLARS-BONNOT (ISÈRE)

Industrial building and offices

**SAINT ROCH** 

MONTPELLIER (HÉRAULT)

Offices and services

3,197 m<sup>2</sup>



**CAMPUS BY GROUPE IDEC** 

Development of the Campus by GROUPE IDEC and a multi-storey car park

LA CHAUSSÉE-SAINT-VICTOR (LOIR-ET-CHER)

5,960 m<sup>2</sup>

4,909 m<sup>2</sup>



**AQUAVITHAL** 

Development of a sports and wellness centre

LA CHAUSSÉE-SAINT-VICTOR (LOIR-ET-CHER)

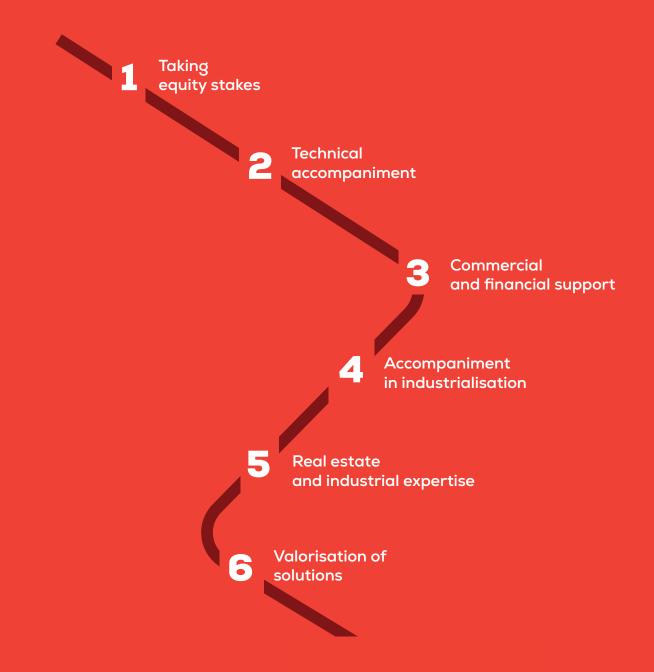
3,078 m<sup>2</sup>

# INNOVATION

**GROUPE IDEC INVEST Innovation** 

(G3I) positions itself as an accelerator of innovative solutions linked to green energy, cutting carbon and innovative technologies. With this corporate fund, we accompany start-ups, supporting their development by taking equity stakes as well as providing technical, commercial and financial support. All these innovative solutions are aligned with our determination to be involved in the green energy transition with our clients and partners.

# THE BUSINESS OF THE "INNOVATION" INVESTOR



# CONVERSATION WITH

# PATRICE LAFARGUE

We've rapidly internalised the stakes regarding carbon neutrality and the energy transition linked to our activity and yours. And we haven't just taken note of it – we've launched a corporate investment fund dedicated to these actions. Conversation with Patrice LAFARGUE, who refers once again to this GROUPE IDEC INVEST INNOVATION fund which in 30 months has taken equity stakes in 25 companies, which are already synonymous with Success Stories.



President and Founder

# From builder to player in the energy transition

With some 700,000 m² completed every year, € 1 billion worth of real estate projects financed, more than 1,000 hectares developed or in progress in France and abroad, we have a major role to play in the energy transition. This responsibility, which engages us vis-à-vis our clients, but above all towards future generations, led us to launch an investment fund two years ago to finance the development of innovative start-ups centred on green energy and cutting carbon.

With this committed approach, we wish to create value with our clients by offering innovative carbon-cutting solutions on the real estate projects we carry out so as to respond to the environmental, climatic and energy challenges of today and tomorrow.

# A dedicated investment fund

The group's financial solidity and the support of our financial partners have allowed us to create this GROUPE IDEC INVEST INNOVATION – G3I fund dedicated to supporting start-ups in the early stages or to speed up their growth.

More than simple financial placements, these transactions, which take the form of acquisition of minority shareholdings or creation of joint ventures, are associated with technical, commercial and financial support from our teams to create common value.

In each of our investments, we identify the synergies and common developments applicable to our projects, meeting our client's energy and carbon neutrality requirements and responding to the economic and environmental challenges



# An approach developed jointly with EIT INNOENERGY

The first exchanges with EIT INNOENERGY, a European organisation that has examined more than 7,000 start-ups, launched more than 300 products on the market and overseen the filing of over 290 patents by enterprises in its portfolio, helped us to structure our approach and to develop together a strategy for supporting these new enterprises.

We quickly spotted complementary aspects between our two entities, which helped us to offer start-ups an accompaniment adapted to the development of their business model, both in terms of skills and as regards financial, administrative and real estate aspects. To seal this association, in January 2022 we took a shareholding in EIT INNOENERGY.

# Equity stakes in 25 companies in 30 months

We have structured our investments around four main themes: the production and distribution of green hydrogen, photovoltaic energy, energy storage and low-carbon mobility. This represents € 54 million spent on twenty-five equity stakes in start-ups, the great majority of them French, which are at different stages of their developing their solutions and products.

We work alongside them to industrialise and promote their offerings. Our role also includes making their expertise and know-how known about by our clients and institutional partners.

# An application in the service of your projects

Each solution in which we invest is applicable in the very short term to our projects. Green hydrogen, mass-produced by PHYNIX, distributed in ATAWEY charging stations, implemented by HYDWEY, a joint venture between GROUPE IDEC and ATAWEY, is featured in the parks that we plan and develop in France and abroad, proposing to future users a low-carbon mobility solution.

With BULANE, we propose at the level of our industrial, logistics, residential or services buildings, a clean fuel based on green hydrogen. I might also mention TOWT or FLUDIS which respond to the issues of green urban distribution and low-carbon maritime freight. Or GRAVITHY and STEELHY, two start-ups dedicated to the production of green steel.

An investment fund structured to make innovation a lever for cutting carbon.



## COORDINATOR OF INNOVATIVE SOLUTIONS

+ 25 start-ups supported

\_\_\_



Our commitment and investment capability drive us to support innovative projects by taking minority stakes in established businesses and start-ups.

We also invest with our partners in real estate projects designed to breathe life into environment-related products and services, or that make it possible to provide a real innovation.

All these investments are made with a view to providing an additional response or solution to our clients.

#### Steller incubators and − && co-working







## GREEN HYDROGEN -

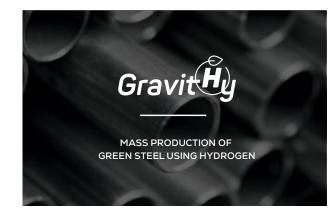












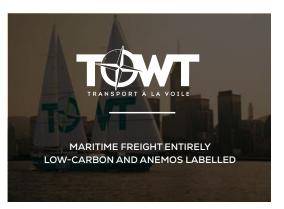


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## LOW-CARBON LOGISTICS AND MOBILITY —











#### INNOVATIVE **TECHNOLOGIES**

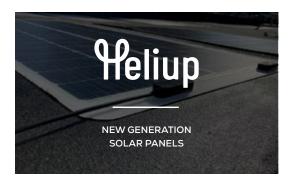








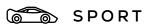
## PHOTOVOLTAIC / WIND / GEOTHERMAL ---



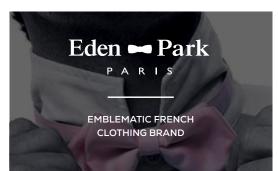












# ÉNERGIE

As designers and implementers of energy solutions, our mission is to respond to your concerns as regards cutting carbon, competitiveness and resilience.

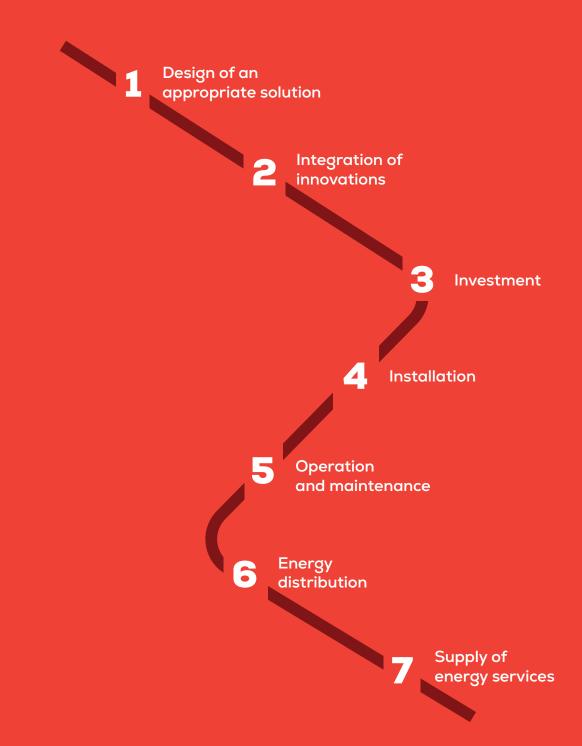
Respect for the legislative framework, energy autonomy, containment of operating costs, contribution to the energy transition, we respond to your operational needs in an innovative and sustainable manner.







#### THE ENERGY SOLUTION CREATOR BUSINESS LINE





#### MAKING ENERGY A NEW RESOURCE



Christelle ROUGEBIEF General Manage IDEC ENERGY



Bertrand Sebas NOBILLIAUX CEO Deputy CEO IDEC IDEC ENERGY



Sebastien MICHEL J CEO B IDEC ENERGY SOLAR M



**Jean-Sébastien BISCH**Manager,
Green Mobility

#### OUR REASON FOR EXISTING

IDEC ENERGY, provider of energy services, adopts a global approach to help you realise your real estate projects. In synergy with the real estate entities and skills of GROUPE IDEC, we take account of the energy dimension of projects right from the very outset.

We identify the available natural resources, we anticipate the potential and future requirements, in order to propose low-carbon, sustainable, competitive responses. We take care of operation of these solutions in order to ensure their permanence thanks to maintenance offers tailored to your needs.

IDEC ENERGY, designer, installer, investor and provider of energy solutions, was created to respond to these new energy and economic needs, in synergy with the Group's core business. These solutions are integrated from the initial design of the building or park, taking account of the users' energy expectations in their environment and the optimised management of these solutions.

IDEC Energy also accompanies clients for existing buildings, with property studies followed by implementation of suitable solar power solutions on the roofs and parking areas, sustainable mobility or transformation of the energy systems to keep carbon levels for the building as low as possible.

#### **OUR CONCRETE OFFERS**

IDEC ENERGY designs and builds innovative energy assets, integrating management of the energy mix:



SOLAR POWER FOR NEW & EXISTING PROJECTS



H2 CHARGING AND HANDLING STATIONS



GEOTHERMAL INSTALLATION



HYDROGEN FUEL BOILER

#### SOLUTION UNDERGOING DEVELOPMENT:







Energy recovery from waste

79 >







#### FLAGSHIP PROJECTS



#### PUERTO SECO ANTEQUERA PARK

SPAIN (ANDALUSIA)

In the context of the project to develop the dry port of Antequera, IDEC ENERGY has developed an integrated solution at the park level to provide a comprehensive mix of energy solutions responding to the different uses of the zone.



DISCOVER
THE PROJECT ON VIDEO



#### COMET

MARIGNY-LÈS-USAGES (LOIRET)

Roof-mounted photovoltaic power station 1.2 MWc Commissioned in 2022



#### PARC ZONE DES SABLES

REIMS-CHAMPIGNY (MARNE)

Multi-energy station with hydrogen and electric charging stations



#### **CAMPUS BY GROUPE IDEC**

LA CHAUSSÉE-SAINT-VICTOR (LOIR-ET-CHER)

Installation of a geothermal station and a photovoltaic system

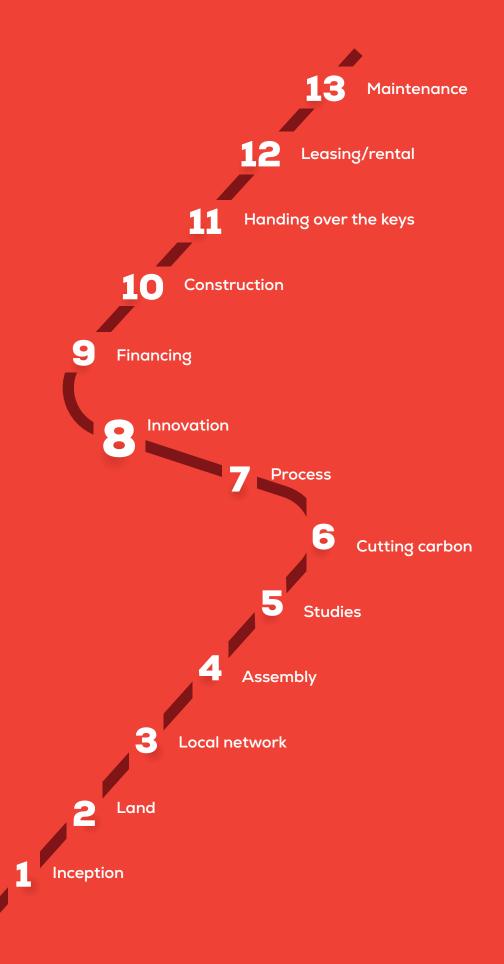
#### **OUR INTERNATIONAL SUPPORT**



As global players acting in the four corners of the globe, we are drivers of the energy and environmental transition of projects carried out in France and internationally. In each of our real estate programmes and projects we apply measures, combinations of energy and solutions to ensure their sustainable and responsible approach.



OUR
INTERNATIONAL
SUPPORT
ON VIDEO





## ALL THE GROUP'S EXPERTISE APPLIED INTERNATIONALLY



Adel KADDOUR CEO GROUPE IDEC INTERNATIONAL



Paul LAFARGUE International Project Manager



David DEGRE Deputy CEO -Europe Zone



François MAGNIER
CEO IDEC GROUP

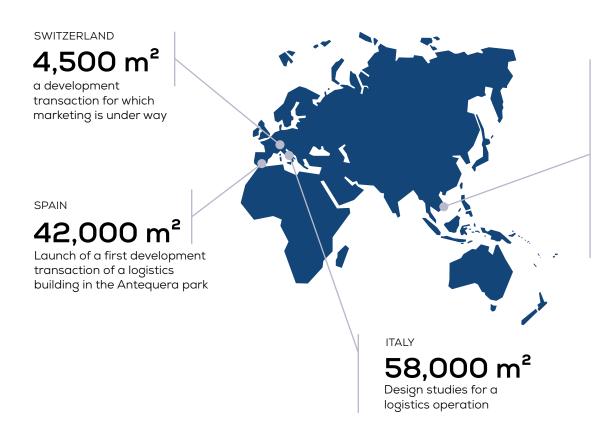
6
international
SUBSIDIARIES

38 STAFF MEMBERS Support of 1,000 Archetype employees for Asia

With 25 years of experience in France, and the support of high-quality partners in the countries in which we accompany you, we work alongside you to give concrete expression to your most ambitious real estate projects, in Europe and Asia alike.

With our ability to intervene in all property activities, from proposing land that is ideally located, to design and construction of all types of operations, including the energy and investment aspects, we are positioned as the reference partner for your development at an international level.

#### Key figures of developments under way



VIETNAM

39,000 m<sup>2</sup>

Design studies of turnkey operations for two projects

70,000 m<sup>2</sup>

## A NEW DEVELOPMENT IN EUROPE WITH THE CREATION OF IDEC GROUP ITALIA

After Asia and Spain, we are continuing our development in Europe with the creation of a new subsidiary in Italy. The subsidiary is being set up with a local engineering firm and it will be operational in the near future. Together, we form a strong team that combines a widespread presence in the country with almost 50 years of experience covering a wide range of projects carried out. We are contributing to the subsidiary our mastery of real estate in all its facets: logistics, industrial, services, and an all-round overview that integrates promotion, investment, energy and innovation.

**\$** 85 **\$** 



### FLAGSHIP PROJECTS



-- Scope of phase 1

**SPAIN** (ANDALUSIA)

PUERTO SECO PARK, ANTEQUERA

Development of phase 1 underwent acceptance at the end of December 2023: it frees up 37 hectares of land for building.

300 hectares

TOTAL AREA TO BE BUILT ON

TOTAL LAND AREA

1,000,000 m<sup>2</sup>



Urbanised plot - December 2023



Projection of the constructions



**SPAIN** (ANDALUSIA)

DRY 40

Logistics platform covering 42,000  $\text{m}^2$  (division possible into two plots covering 21,000  $\text{m}^2$ ), with the aim of BREEAM Excellent Level certification



#### **SWITZERLAND**

PARC D'OGOZ - LE BRY

Crafts business park.

Acceptance of the work at the end of June 2023.

TOTAL LAND AREA

BUILT AREA

5,900 m<sup>2</sup>

4,500 m<sup>2</sup>



#### **VIETNAM**

(35km from HANOÏ)

HORIZON PARK - BAC NINH

Business and logistics park.

Acceptance of phase 1 in June 2024.

Launch of phase 2 in September 2024.

TOTAL LAND AREA

BUILT AREA

12 ha

70,000 m<sup>2</sup>



#### **VIETNAM**

(35km from HANOÏ)

COPAN - BAC NINH

Construction of a manufacturing plant for medical apparatus. Start of work in the last quarter of 2024.

TOTAL LAND AREA

**BUILT AREA** 

1.8 ha

20,000 m<sup>2</sup>



#### **VIETNAM**

GENTHERM

Design and construction of an electronic component manufacturing plant.

11,600 m<sup>2</sup>

#### CHAPTER 2

## ISSUES

Territories	90-
Re-industrialisation	92-
Energy	94-
Innovation	96-
International	98-

## TERRITORIES

In order to limit artificialisation of the ground, GROUPE IDEC is structured to meet the new regulatory and environmental issues.



Fabien LEGROS, Development and Promotion Division, GROUPE IDEC



43 ha rehabilitated from military brownfield in Creil (Oise)

### **RECONCILING ECONOMIC GROWTH**

WITH LAND **PRESERVATION** 

In an increasingly demanding regulatory context, and in logistics of environmental responsibility, we have enhanced our ability to generate qualitative property development by setting up a new subsidiary: FAUBOURG AMENAGEMENT. With a dedicated team that is well versed in development of urban areas, we accompany the public and private players in transformation of unused spaces into attractive zones that generate values and create jobs. The property is then metamorphosed by FAUBOURG PROMOTION and FAUBOURG IMMOBILIER with business or residential building projects.

By giving priority to industrial wasteland or ground that has already been artificialised, we work on programmes that respect the environment, integrating sustainable energy solutions that can be pooled and are designed to house a mix of activities: logistics, industry, and services.



Creation of an entity dedicated to environmental compensation

#### **BIODEV,**

AN ENVIRONMENTAL COMPENSATION **ENTITY** 

Set up by GROUPE IDEC in 2023, BIODEV is an entity that is dedicated to environmental compensation of the activities generated by the group or the projects executed alongside you. By planting trees and creating carbon sinks, we aim to balance the artificialised property areas by setting up biodiversity havens throughout France.



2 projects completed from brownfield









Urban logistics project developed by **FAUBOURG PROMOTION** 

Development of a mixed programme with shared areas

#### **DEVELOPING**

**VERTICALLY** 

One of the levers to limit ground artificialisation lies in our ability to develop projects featuring vertical construction. The aim of this approach is to put forward the same functionalities and uses as a traditional project with horizontal development, but featuring a far smaller footprint.

Projects with vertical construction apply to industrial operations, such as the high-quality ophthalmic unit on three levels executed for ESSILOR LUXOTICA in Wissous (Essonne) and they also respond to the issues of last-mile logistics. As close as possible to the major urban centres, we develop an innovative multiple-level logistical project concept that integrates a wide range of activities (logistics, services, etc.) and low-carbon energy solutions. In the Paris region, Dunkirk or the South of France, these innovative buildings will be put up in the next few months or years.

#### **LIVING**

**SPACES** 

We are positioned more than ever as a creator of living spaces. As a residential property developer intervening throughout France, we make each new programme a yardstick as regards quality of life, services offers and qualitative, attractive environments with humanscale programmes.

Thanks to our special links with FAUBOURG AMENAGEMENT enabling us to make the most of requalified firstclass locations in city centres, we also adopt mixed-use programmes to apply its skills in residential and services fields alongside FAUBOURG PROMOTION. In due course, these three GROUPE IDEC subsidiaries will pool their know-how and expertise to breathe life into programmes that respond to the environmental, economic and societal issues of today and tomorrow

91 > < > 90

## RE-INDUSTRIALISATION

To accompany the re-industrialisation efforts, GROUPE IDEC takes a stance with an approach that covers the whole property value chain.



**Tony MORAIS,** Associate and CEO GROUPE IDEC INGÉNIERIE

Mastery of fluids and controlled environments



Accompaniment of Chiesi in process engineering





Financing of a pilot battery production facility for Verkor



Gigafactory making solar panels for Holosolis



70-year lease commitment for the Gravithy gigafactory in Fos-sur-Mer (Bouches-du-Rhône)

#### **PROPERTY THAT SUITS**

LARGE-SCALE INDUSTRIAL PROJECTS

GROUPE IDEC mobilises its development and promotion subsidiaries to propose property to you that features all the infrastructures and connections necessary to set up big industrial production units. Via its available surface area, the property also has to meet the ambitions of such large-scale projects.

Together with FAUBOURG
AMENAGEMENT, we accompany the major industrial players in selecting choice locations, working hand in glove with all the stakeholders, and especially the local authorities, public players and State representatives, to support the efforts to re-industrialise the land with technically complex, innovative projects.

#### **SEEING THROUGH**

INNOVATIVE
INDUSTRIAL PROJECTS

Over 24 years, GROUPE IDEC, via its subsidiary GROUPE IDEC INVEST Real Estate, has helped to finance more than 1.5 billion Euros for real estate projects on behalf of its customers. In logistics or services, the accompaniment also reflects our determination to work alongside the industrial players by financing or cofinancing their future production units.

Over the last few years, the work to back installation of innovative industrial facilities has been highlighted by fine success stories involving companies in the fields of energy transition, green mobility or innovative technologies, such as VERKOR, ALEDIA, or AVENTECH, three customers accompanied by financing or co-financing for their industrial tools.

## AN ENGINEERING DIVISION AT THE SERVICE

OF LARGE-SCALE INDUSTRIAL PROJECTS

As a complement to our historic areas of expertise, in particular logistics, pharmaceuticals, cosmetics, agrifood, and high technologies, the Engineering Division of GROUPE IDEC was structured to accompany you in execution of large-scale industrial projects, and gigafactories in particular.

With a Major Projects unit and dedicated teams, the group is organised to respond to your most ambitious requests, whatever the size and technicality of the operations carried out. Capitalising on the staff of more than 450 at the Engineering Division, and the complementary GROUPE IDEC activities, the unit is able to deal with all your economic, environmental, industrial and productivity issues.

#### PROCESS ENGINEERING,

A NEW ADDED SKILL

Intervening in the industrial sector with several of its Engineering subsidiaries, and in pharmaceuticals, cosmetics, agrifood, or high technologies in particular, GROUPE IDEC has gone to fresh strengths by integrating a key new set of skills: process engineering.

This accompaniment is aimed at integrating the design work, building/process interfaces and installation of your future production resources in the offer put forward to you, as a complement to design and construction of your installations. With this approach, GROUPE IDEC has further enhanced its determination to accompany you throughout the full value chain of your industrial projects.

## ENERGY

With a panel of innovative energy solutions, GROUPE IDEC is able to propose the right mix to suit its customers' stakes.



Christelle ROUGEBIEF CEO IDEC ENERGY

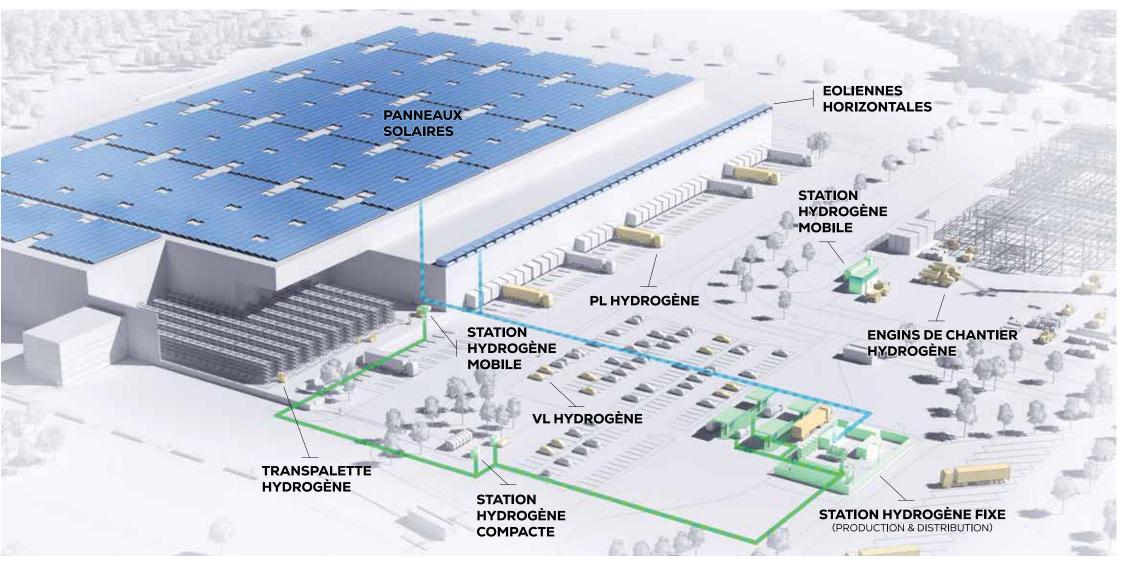
## CONCRETE SOLUTIONS

AIMED AT CUTTING CARBON LEVELS

IDEC ENERGY accompanies you by imagining low-carbon energy installations that suit your issues. As a designer, installer, operator and supplier of energy services, we provide you with an all-round approach by integrating a varied, complementary

IDEC ENERGY deploys its fields of expertise by working jointly with the other GROUPE IDEC subsidiaries.

With FAUBOURG AMENAGEMENT and FAUBOURG PROMOTION, we imagine and apply solutions at a regional scale, by mixing the sources and anticipating pooling of the energy produced locally. As regards buildings, together with the Engineering subsidiaries, IDEC ENERGY applies a mix that suits your energy production targets.



#### **COMING**

DEVELOPMENTS

Backed by the GROUPE IDEC INVEST Innovation Fund and the various start-ups supported, the IDEC ENERGY teams work actively on development of energy solutions that are complementary to the mix already industrialised.

Biomethane, horizontal wind turbines, hybrid boilers, waste to energy, energy storage using hydrogen, or other innovative technologies; these solutions are being studied with a view to reinforcing the IDEC ENERGY offer provided for GROUPE IDEC customers, at the level of business and logistics parks, and also for property development projects in all their forms.



Installation of a photovoltaic system





Installation geothermal station at the level of a park

## INNOVATION

The GROUPE IDEC INVEST Innovation fund both highlights our determination to support green growth and represents a major potential source of induced activities for the group and its subsidiaries.

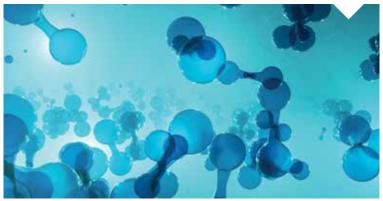


Raphaël VALLÉE Administration and Finance Manager, GROUPE IDEC



Carbon-free mobility





Green hydrogen





Incubator Co-working

#### **STRATEGIC**

**INVESTMENTS** 

Initiated by acquisition of a capital holding in EIT INNOENERGY, a major player in the field of incubation and development of innovative solutions, the GROUPE IDEC INVEST Innovation Fund, which was set up in 2021, currently brings together more than 25 start-ups that have made their mark in the energy transition and innovative technology sectors.

All the investments made by the GROUPE IDEC investment lie within key fundamental fields aimed at providing clear visibility regarding their development plans, forming part of a buoyant sector that is interesting for the group, its subsidiaries and its customers, and generating potential business activities, via joint property or site development projects.

#### **ENRICHING THE OFFERS OF**

Innovative technologies

GROUPE IDEC

In the vast majority of cases, GROUPE IDEC's aim when acquiring holdings in start-ups is to further enhance its skills and widen the range of offers provided for its customers via its various subsidiaries. IDEC ENERGY is linked in particular to many of the start-ups via joint work covering development and industrialisation of their solutions.

These technologies find applications in the property development projects backed by GROUPE IDEC and its subsidiaries to accompany their customers in cutting carbon levels for their business activities, enhancing their productivity and their energy independence, or reducing their operating costs.

#### **MAJOR POTENTIAL**

FOR ACTIVITIES

Sport / Lifestyle

As a property development partner of EIT INNOENERGY and all the start-ups backed by GROUPE IDEC, it is positioned de facto as a reference for all the industrial site and R&D projects imagined.

Several impressive joint ventures can already be pointed out, such as the operations carried out for VERKOR or ALEDIA, together with several other projects currently at the design phase. As things stand presently, GROUPE IDEC estimates the potential property development activities generated at more than a thousand million Euros over the short and medium term.



Photovoltaic / Wind / Geothermal

## INTERNATIONAL

With two ambitious parks in Spain and Asia, and signature of several logistics or industrial operations, GROUPE IDEC's international growth is accelerating.



**DEVELOPMENT PHASE** 

**ONE FINALISED** 

FOR PUERTO SECO

ANTEQUERA (SPAIN)

PUERTO SECO ANTEQUERA, the first

XXL positive energy park currently

being improved and developed in the

future dry port for Andalusia, close to

South of Spain, is positioned as the

Algeciras, Malaga and Cadiz.

Since ground was broken a few

months ago, the park has seen its

first development phase finalised

with creation of the various main

roads, a railway terminal, an electric

power substation, a water treatment

and mains drainage networks. At the

same time, an initial project has been

project covering 42,000 m², divisible

in two separate areas, in compliance

with the highest European standards

and aimed at BREEAM Excellent Level

certification.

launched: DRY LOGISTIC 40, a logistics

plant, and the various water supply



Foundation stone at

## **START OF CONSTRUCTION**

HORIZON PARK IN

HORIZON PARK, the first park developed by IDEC GROUP ASIA Vietnam in Bac Ninh, a province









HORIZON PARK - Bac Ninh (Vietnam) - 70,000 m<sup>2</sup>



Development of a pharmaceutical project

## **WORK AT**

BAC NINH (VIETNAM)

located 35 km from the capital of the country, provides strong arguments for industrialists and logisticians seeking a top-quality location.

Developed on 12 hectares of land, the park has been imagined around several multiple-temperature platforms and industrial buildings that will in due course provide 70,000 m² ready for exploitation; the foundation stone was laid last December. In detail, 26 storage units, each covering about 2,500 m², will feature a category A European equivalent logistics standard, a ground load of 5 tonnes per m², clear heights of almost 11 metres and all the equipment necessary for operation, sale or rental.

#### **AMBITIOUS**

**FORTHCOMING** DEVELOPMENTS

As a complement to development of the parks in Bac Ninh and PUERTO SECO in ANTEQUERA, the GROUPE IDEC INTERNATIONAL teams are accompanying several widely-known industrial players in execution of property development projects.

Several operations are currently at the design stage for IDEC GROUP ASIA Vietnam, covering industrial sites in the pharmaceutical and agri-food fields, together with other types of industrial projects. In due course, these operations will represent considerable potential activity levels for the group on an international scale.

#### CHAPTER 3

## TALENT POOL

Women and men with commitment	10
Enhancing loyalty	10
Our talented young staff members	10



## WOMEN AND MEN

## WITH COMMITMENT

Providing staff experience that reflects our determination to ensure their personal and professional fulfilment.



Laëtitia DELBARRE
Human Resources Manager
GROUPE IDEC



Prior to taking on staff, the ability to attract new talent entails a dynamic employer brand that highlights the group, its values and the potential career prospects. Via varied communication on multiple platforms, the GROUPE IDEC HR teams share a world of enthusiasts that is centred on people.

Specialised shows, attractive highereducation relations, communications in the press, on the recruitment platforms or the professional social networks, these actions share staff careers, individual and collective initiatives and more generally all the steps taken by GROUPE IDEC to grow our skills and talents.

#### **ATAILOR-MADE**

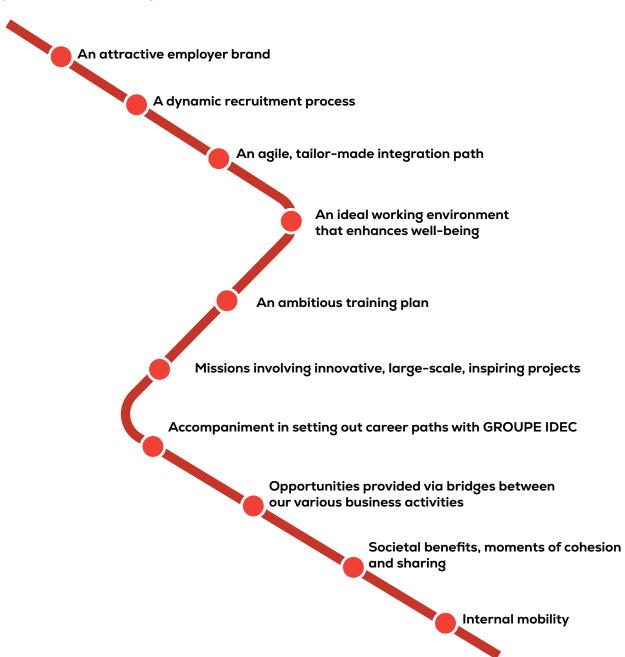
INTEGRATION PATH

Even before they join GROUPE IDEC, its future talents benefit from a tailor-made integration path that provides them with an overview of their first few months with the company, and a longer-term approach to their possible career path

Combining an efficient onboarding tool with accompaniment for the administrative formalities, and appointments with experts in our various subsidiaries, together with integration and cohesion events. This approach provides an immersive path of discovery in the staff members' future work environment.

#### THE GROUPE IDEC

STAFF EXPERIENCE



#### **ENSURING LOYALTY**

FOR TALENT

Recruiting is a good thing, but ensuring loyalty is even better. This philosophy is adopted by the GROUPE IDEC HR teams to provide its staff with a dynamic, stimulating working environment that helps them to evolve and enhances their personal fulfilment.

#### **STRUCTURED**

CAREER PATHS

We know that our staff members' paths are unique. We place them at the core of our concerns by following up on the evolution of each of them, on an everyday basis. That is why they benefit from a structured career plan.

As part of Forward-looking Job and Skills Management (GPEC), we have implemented tools that enable us to accompany our staff, thus helping them to grow their talents and give concrete expression to their professional projects and ambitions.

Every year we establish an ambitious personalised training plan to develop our staff members' skills. In 2023, this translated into 6,589 hours of training provided for more than 50% of our staff.

Award ceremony for the first promotion of the Degree by GROUPE IDEC







competition in partnership with

the Lycée GAUDIER-BRZESKA.

FLASHBACK TO

the event in a video

A committed approach to disability. We are involved in the AGEFIPH ACTIVATEUR DE PROGRÈS (PROGRESS ACTIVATOR) project that currently brings together just over 12,000 enterprises in France.



A policy committed to young talent! Explore the unique professional experience gained by our staff members during their sandwich courses with GROUPE IDEC.

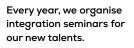


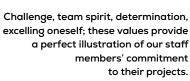
FIND OUT MORE
ABOUT

our staff members'
testimonies











GROUPE IDEC further strengthens its commitment to its staff members through creation of its solidarity fund.

#### **YOUNG TALENT:**

#### THE DRIVING FORCE BEHIND OUR GROWTH!

We also count on young people to meet our development and growth ambitions. By establishing ties with a number of schools, we contribute to training the talent that will make it possible to build tomorrow's real estate projects.

Our commitment to training for young people has strengthened over time. The year 2022 was marked by the launch of the Degree in Project & Works Management, BIM Option by GROUPE IDEC, recognised by the State.

The curriculum for this degree was designed in partnership with the CNAM & the CFA BTP Val de Loire. It welcomed its second promotion, consisting of 10 apprentices, last September.

The procedure initiated by GROUPE IDEC constitutes a real professional springboard. In 2023, almost 11% of our staff were on these sandwich courses. 73% of our young recruits have signed indefinite employment contracts with the Group on completion of their training.

#### CHAPTER 4

## COMMITMENTS

CSR ...... 108-109



## CSR APPROACH

It has always been in GROUPE IDEC's DNA to enter into social and societal commitments via mentoring or sponsoring actions and an ambitious CSR approach.



Frank LAMAS
CSR Adviser, GROUPE IDEC



Planting about 7,300 trees









Institut du Cerveau

CSR day at IDEC GRAND SUD with presentation of the group's CSR approach

CéKeDuBonheur

#### THE FIRST GROUPE IDEC

## CARBON FOOTPRINT ASSESSMENT

In 2023, GROUPE IDEC drew up its first carbon footprint assessment to analyse the impact of its activities on its environment. Emissions linked to its services installations, staff travel or construction of its projects - all sources of emissions were analysed.

GROUPE IDEC, which intervenes in the construction sector, an area that by its very nature generates large amounts of carbon, shows a strongly contrasted footprint that features considerable room for improvement. In this respect, the group is aiming to reduce its carbon footprint by 20% or so, by 2030.

#### **AN AMBITIOUS**

#### ACTION PLAN

To achieve its objectives concerning reductions in its CO<sub>2</sub> emissions, GROUPE IDEC has deployed a concrete action plan aimed at intervening along several avenues. Carbon footprint of our customers' projects, integration of constructional optimisations, research and development and compensation; these ambitious measures form part of a global strategy aimed at ensuring virtuous development for GROUPE IDEC.

#### Sports commitments with Metropolitan 92

#### **MENTORING**

#### **ACTIONS**

As a committed company, GROUPE IDEC provides backing for the causes it sees as important, via mentoring actions. Thus since 2007, the group has entered into commitments towards the Institut du Cerveau (ICM or Paris Brain Institute), in the heart of the Pitié-Salpêtrière University Hospital in Paris, the world's largest research centre for effective treatment of injuries to the nervous system.

More recently, another mentoring action was launched with the FONDATION DU SOUFFLE, a registered voluntary organisation combating all types of respiratory diseases via three missions: research, prevention/awareness raising, and emergency social assistance.

#### **SPORTS**

#### COMMITMENTS

GROUPE IDEC has always shared values that are close to the world of sport, in particular the notions of team spirit, commitment or raising the bar. Individual and collective sports, disabled sports; via its IDEC SPORT branch, the group provides support to enable sports people to exceed even their most ambitious targets.

#### METROPOLITANS 92

## SPORT

#### IN THE GROUP'S DNA

Ever since our creation, sport has been an integral part of our DNA, whether it be motor sports with the IDEC SPORT stable, team sports (basketball, rugby, etc.) or sailing with the maxi-trimaran IDEC SPORT. We are also associated with the disabled athlete Raphael BEAUGILLET and the mountaineer Emma CLAIR-DUMONT.









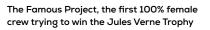
USON NEVERS RUGBY

Eighth participation in the Le Mans 24-hour race under the MATRA colours











POITIERS BASKET 86



RAPHAËL BEAUGILLET



Cyclist - Bronze medallist at the Tokyo Paralympic



CLAIR-DUMONT

13th Frenchwoman to reach the summit of Mount Everest

#### CHAPTER 5

# CAMPUS BY GROUPE IDEC

A unique project ...... 114-115



## A UNIQUE

## **PROJECT**

SHARING the GROUPE IDEC values and CSR approach, CREATING a unique world at the heart of daring architecture, BEING COMMITTED to reducing carbon footprints and integrating green energies, these are the ambitions of the CAMPUS by GROUPE IDEC. The CAMPUS by GROUPE IDEC symbolises a further stage in the group's development. We imagined a concept that fitted with our vision of real estate and its energy and environmental integration.

Space for exchanges on the 2<sup>nd</sup> floor



Reception hall











Convivial space

Informal space



Tony MORAIS CEO, GROUPE IDEC INGÉNIERIE

## COORDINATED SUBSIDIARIES OF

**GROUPE IDEC** 

FAUBOURG AMENAGEMENT and
FAUBOURG PROMOTION invested in
development of the project and its various
phases, GROUPE IDEC INVEST took
care of the finance for the operation,
IDEC ENERGY worked on the energy
aspect, while IDEC and IDEC SANTÉ
were responsible for its design and
construction.

#### **VIRTUOUS**

INTEGRATION

With well-thought-out landscaping, green roofs, insect hotels, beehives, nesting boxes and a natural lake, its teams have applied plant species and landscapes that are typical of the local area. Thus the entire CAMPUS will be granted the BiodiverCity® label.

## A COMMITTED APPROACH

TO CSR

This project is part of a CSR approach that stresses its employees' quality of life at work. Exchanges, conviviality, sharing, sport and health programme provide an attractive framework with several infrastructures on site.

#### **POSITIVE ENERGY**

BUILDINGS

In order to reduce its energy footprint, the CAMPUS relies on photovoltaic installations and a geothermal district heating loop. All these installations will be run by an energy management system.

#### CHAPTER 6

## A LOOK BACK

Highlights ...... 118-125



## GROUPE IDEC

## **TODAY**



€ 490 million



÷ 15 million

SPENT ON INNOVATION IN 200 SPENT ON INNOVATION IN 2023



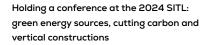
3.2 million m<sup>2</sup>

Laying the foundation stone of HORIZON Park in Bac Ninh (Vietnam) by GROUPE IDEC INTERNATIONAL











Participation in the Best Work Site in France competition organised by the  ${\sf ESTP}$ 

FAUBOURG IMMOBILIER inaugurates THE ONE in Saint-Ouen





Inauguration of the Rue de la Paix, which houses the CAMPUS by GROUPE IDEC



Pole position for IDEC SPORT in the Centenary edition of the Le Mans 24-hour race

FAUBOURG PROMOTION, winner of CONSTELLATION in Dunkirk (Nord)



Agravita Line of the second se

Delivery by IDEC SANTÉ of AQUAVITHAL in the presence of Camille LACOURT

Creation of FAUBOURG AMÉNAGEMENT, a subsidiary dedicated to regional development





Participation in the Student Forum for Mines in Alès (Gard )

Participation of IDEC SANTÉ in the CPHI in Barcelona (Spain)



Laying the foundation beams by IDEC for the SEMMARIS in Rungis (Val-de-Marne)





Participation in the Digital Clean'up with 640 Go of files deleted







INNOVATION CENTER by IDEC ENERGY, a totally new conference area at COSMETIC 360 in Paris (75)

Week for Disabilities at GROUPE IDEC





Participation of the GROUPE IDEC Agri-food Centre in the 2024 CFIA



Presentation of the 2023 GROUPE IDEC results

Signature of a 70-year lease commitment between FAUBOURG AMÉNAGEMENT and GRAVITHY in Fos-sur-Mer (Bouches-du-Rhône)



Commissioning of a photovoltaic installation by IDEC ENERGY for the couturier building project in Blois (Loir-et-Cher)





Integration seminar for new staff members taken on by GROUPE IDEC

Creation of a Agri-food Centre in GROUPE IDEC with IDEC AGRO & CECIA





#### FRANCE

#### Registered office

#### ered office

#### **BLOIS**

17, rue de la Paix 41260 LA CHAUSSÉE-SAINT-VICTOR

#### MONTPELLIER

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