

# LYRIS

GROUP

*Presentation & References*



# 1. Presentation of LYRIS

## 1.1. LYRIS, general contractor and property developer

Created in 2010, LYRIS is a general building contractor located north of Paris, between Le Bourget and Roissy airports.

LYRIS operates throughout France to carry out "turnkey" operations for new construction, renovation, restructuring and compliance (also in terms of ICPE) for all types of work.

Nevertheless, LYRIS is specialised in the Industrial, Logistics and Tertiary sectors and has a panel of suppliers and partners who are also specialised and recognised in these sectors.

LYRIS stands out for its know-how and its ability to work with its customers by being available and providing outstanding technical support. These characteristics allow it to be known and recognised as a legitimate and alternative player by the market's investors, developers and operators.



Our offices in Gonesse are located at 16, rue Ampère, 95 500 GONESSE.

++ : LYRIS has completely restructured its 170 m<sup>2</sup> plateau  
Project owner: PROLOGIS

# 1. Presentation of LYRIS

## 1.2 Our businesses

### NEW CONSTRUCTIONS

LYRIS designs and builds diversified real estate such as :

- logistics warehouses ;
- messaging ;
- business parks ;
- offices ;
- commercial parks.

Every detail counts because the building is a real showcase for our clients' image.

LYRIS makes it a point of honour to always respect its line of conduct:

- Accompanying clients in the realisation of their needs ;
- Technical and financial optimisation of projects ;
- Follow-up of the implementation and adaptation to the demands of

future users.

### UPGRADES & RENOVATION

Standards and regulations concerning real estate are changing regularly, leading to changes in customer/operator expectations in terms of user comfort and cost savings.

With this in mind, LYRIS assists its clients in the detailed study of the administrative, technical and financial aspects of each project in order to propose the most coherent solutions adapted to the final use of the building:

- compliance (especially on ICPE) ;
- architectural renovation ;
- technical renovation ;
- renovation linked to a change of use, activity or operator.

# 1. Presentation of LYRIS

## 1.3. Our philosophy and values



### 1. Know-how and know-how

- Our experience in the **design and construction** of commercial real estate is a guarantee of efficiency, responsiveness and professionalism. We believe in "**constructive collaboration**", one of the keys to our success.

### 2. A demanding team

- LYRIS is committed to respecting the triptych **Quality - Costs - Deadlines**, which makes it a partner that can **match the ambitions** of your company and your projects.

### 3. A security vision

- Our sense of responsibility leads us to guarantee, at all times, the **safety and protection** of the various actors involved in the work site.

### 4. A forward-looking DNA

- A **high value-added** team focused on **technological innovation** (BIM, innovative materials, etc.), sustainable development (buildings with HQE and BREEAM certification, etc.) and which now takes into account the CSR aspect.

# 1. Presentation of LYRIS

## 1.4. Our team



Rodolphe SEYNAT  
Chairman  
Business Development

### ENGINEERING TEAM



Mathieu CLOCHE  
Deputy Director General



Aurore BOURÇOIS  
Project Manager



Rémi FERNANDES  
Economist

Start date July 2021  
Project Director

### COMMUNICATION, CSR, MARKETING TEAM



Candice Baudet  
Communication & CSR  
Manager



Angélique JOUNIAUX  
Marketing &  
Communication Officer

### ADMINISTRATIVE TEAM



Aude CARREIRA  
Technical Assistant



Jessica LARAISE  
Accounting Manager



Kathleen MARIE-ANNE  
Technical Assistant

The team is made up of general engineers in the building sector who have real technical expertise thanks to the experience they have acquired on operations that are often complex in terms of site organisation (cramped site, tight schedule, high levels of co-activity, etc.).

These recurring problems have also contributed to shaping their ability to apprehend the difficulties inherent in any operation and their taste for this profession, which they practice with a certain passion.

The team also relies on a number of recurring partners in the:

- Technical area (design offices, companies, suppliers, etc.);
- Administrative area (specialised consultants, accountants, etc.).

The aim is to offer our customers the most suitable solution for their needs.

# 1. Presentation of LYRIS

## 1.5. An atypical group

LYRIS stands out from its competitors by its atypical structure. Indeed, the group is made up of only ten people! Its "small" size allows it to increase its capacity to adapt, a key factor in the group's success.

This success is also based on motivated and determined men and women who are concerned about a job well done and are driven by the desire to take on new challenges.



## 2. Financial strength and soundness

**€42m**

turnover in 2020

**73%**

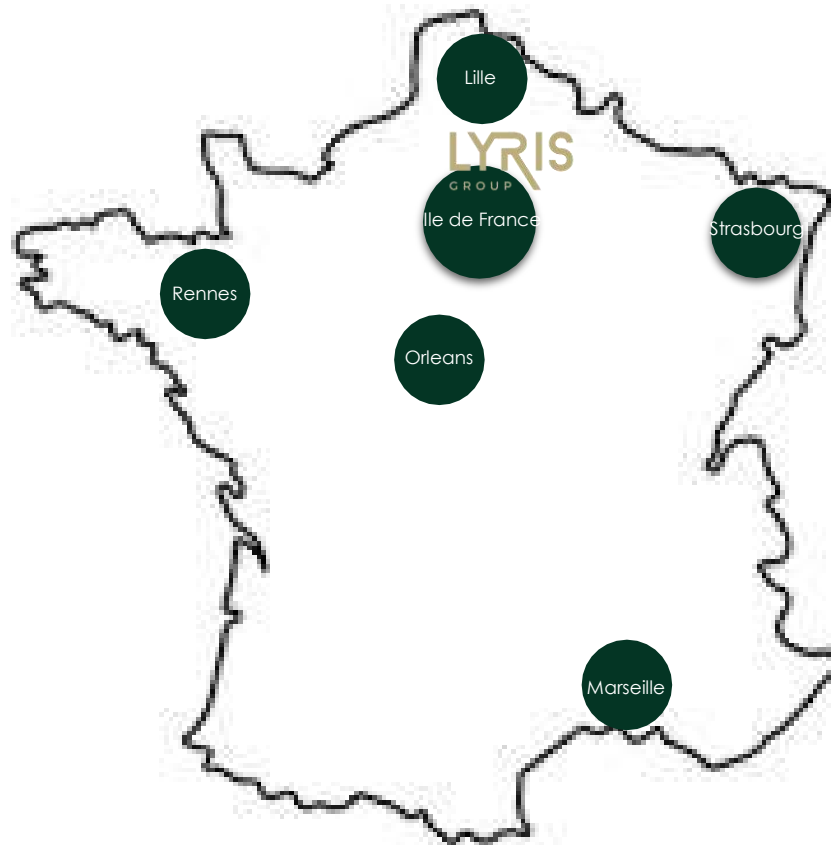
average annual growth  
in the last 5 years

**more than 50% of the total**

of recorded turnover at the end of February 2021

- One of the most **dynamic** players in the market
- A **profitable** company since its creation
- A solid base supported by **long-term and diversified partnerships**
- A **light balance sheet** structure thanks to almost no investments

# 3. Geographical location



Located near Paris, we work in all the departments of Ile-de-France as well as throughout France.

We currently have operations underway in the Strasbourg, Orleans, Lille and Rennes regions.

Inter-company site meetings during the project are held weekly in addition to the supervision of the work.

In view of future operations, LYRIS is planning to set up an agency in the Lille region, and in the longer term in Marseille.



# 4. Diversified know-how

## NEW CONSTRUCTIONS

Business parks



Logistics, refrigerated and multi-temperature platforms



Offices, head offices



Couriers



## RENOVATIONS, COMPLIANCE

ALL types of buildings

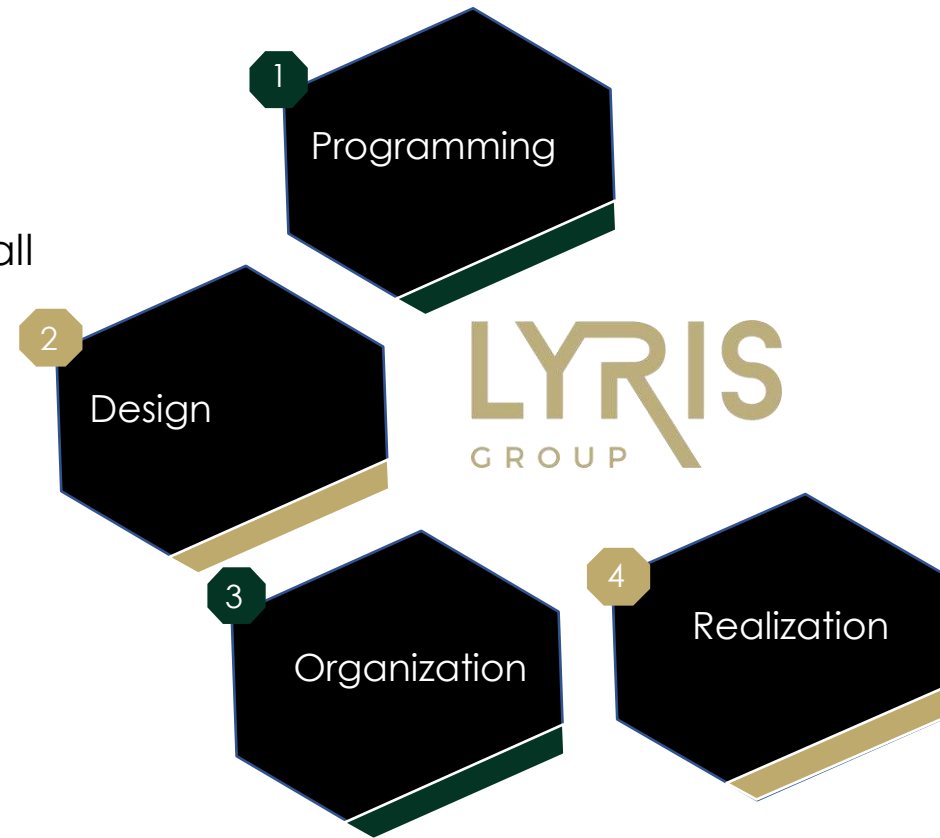


Certifications according to the specifications



# 5. Our support in your project

- 1 Understanding and translation of needs with client participation at all stages to define the project best suited to their needs.
- 2 Dedicated design team including architects, technical design offices (geotechnician, ICPE, fluids etc.), SPS control offices with the aim of presenting a turnkey solution.
- 3 Signature of the contract (ICC, GCC or FIDIC).
- 4 Turnkey project management with project management monitoring integrated into the group.



# 6. Some references...

## 6.1. Construction of a business park with a total area of 7,300 m<sup>2</sup> for STONEHEDGE

### DESCRIPTION :

*Real estate development contract*

Location: BRIE COMTE ROBERT (77)  
Owner: STONEHEDGE Builder: LYRIS  
Surface area: 7,300 m<sup>2</sup>  
Duration of the work: 12 months  
Purchaser: VALOR REAL PARTNERS LLP

Business park with a total surface area of 7,300 m<sup>2</sup>, which has been built in 2 phases. The first tranche of 1,100 m<sup>2</sup> of warehouse space and 530 m<sup>2</sup> of office space was built in accordance with POSTE IMMO's defined needs.

The second tranche with a total surface area of 5,670 m<sup>2</sup> was delivered at the beginning of 2021. The entire park was acquired by the investor VALOR REAL PARTNERS LLP.



# 6. Some references...

## 6.2. Construction of a 21,000 m<sup>2</sup> multi-temperature platform for Auchan



### DESCRIPTION :

*Real estate development contract*

Location: VENDENHEIM (67)

Client: ARGAN Builder:

LYRIS Surface area:

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

works: 12 months User:

AUCHAN

Designed by ATELIER M3 on behalf of Auchan, the project has been signed under a BEFA agreement with Argan as the investor, who has signed a new lease with the supermarket chain.

Located to the north of Strasbourg, this future multi-temperature refrigeration building of more than 21,000 m<sup>2</sup> is subject to the 1511, 4735 and 2925 categories under the declaration regime. The building has been awarded BREEAM GOOD environmental certification.



# 6. Some references...

## 6.3. Development of a logistics park and construction of a 20,000 m<sup>2</sup> warehouse for DIOR



### DESCRIPTION :

*Real estate development contract*

Location: ORLEANS (45)

Owner: AREFIM Builder:

LYRIS Surfaces: 20,000 m<sup>2</sup>

Duration of works: 12 months

User: Parfums Christian DIOR

Development of a 60-hectare park & construction of a 20,000 m<sup>2</sup> ICPE classified warehouse with BREEAM GOOD certification, with a 1,000 m<sup>2</sup> office block and a 700 m<sup>2</sup> clean room.



# 6. Some references...

## 6.4. Construction of a logistics platform consisting of a warehouse and offices for FINANCIÈRE ID / GUERLAIN

### DESCRIPTION :



*Real estate development contract*

Location: GARANCIERES EN BEAUCE (28)

Client: FINANCIERE ID

Builder: LYRIS Surfaces:

16,500 m2 Duration of works: 10 months

User: Parfums GUERLAIN

Construction of a 16,500m2 building in Garancières en Beauce (28) to handle logistics for Guerlain Perfumes. Designed by Agence FRANC, the project will benefit from BREEAM VERY GOOD environmental certification. FINANCIERE ID chose to entrust this first operation to LYRIS because of the particularly tight deadlines required for the implementation of a process developed by KNAPP.



# 6. Some references...

## 6.5. Design & construction of a 7,500 m<sup>2</sup> new generation courier service for DPD

### DESCRIPTION :

*Real estate development contract*

Location: BILLY BERCLAU (62)

Client: ARGAN Builder:

LYRIS Surfaces: 7,500 m<sup>2</sup>

Duration of works: 8

months User: DPD

Accompanied by the TRANSITION agency, the team presented a project comprising 7,000 m<sup>2</sup> of hall, 300 m<sup>2</sup> of offices on the first floor and 150 m<sup>2</sup> of social premises. The project consists of the creation of a new generation sorting office for DPD, with a new process for handling parcels. DPD renews its confidence in LYRIS after a first project in Beaune.



# 6. Some references...

## 6.6. Renovation and ICPE compliance of a logistics platform for SEGRO

### DESCRIPTION :

*General Contractor  
Contract*

Location: DUGNY (93)  
Client: SEGRO Builder:  
LYRIS Surface area:  
24,000 m<sup>2</sup> Duration of  
works: 7 months User:  
SEGRO

SEGRO, accompanied by NR CONSEIL as Project Manager, entrusted LYRIS with the renovation and compliance with ICPE standards of its logistics warehouse located in DUGNY (93).

Building composed of 24,000 m<sup>2</sup> of warehouse space and 900 m<sup>2</sup> of offices and social premises completely "relooked" with a new skin of cladding in the colours of SEGRO and redivided on the fluid part into 4 cells.





# 7. Project management under BIM

## 7.1. The principle

**LYRIS offers its clients the option of managing their projects using BIM.**

It is based on an **intelligent process based on a 3D model** containing all the graphic and non-graphic information of a project and therefore offers the possibility to manage a project from A to Z in a completely **digitalized** way.

This process enables **the design and documentation of building and infrastructure projects**. All information is modelled and entered into the BIM.

It supports the **creation of intelligent data** that can be used throughout the life cycle of the building or infrastructure project.

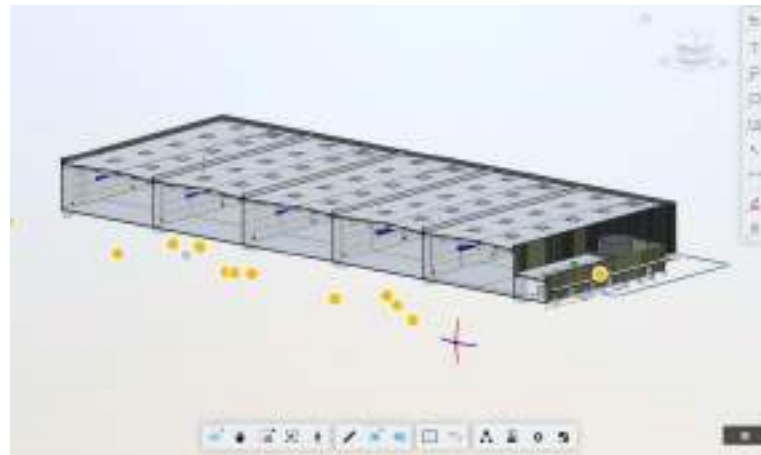


The model can be used for analysis purposes to **explore different project variants and can also be used to create visualisations** to better understand the building before it is built.

The model is then used to **generate project documentation for its construction**

# 7. Project management under BIM

## 7.2. The benefits

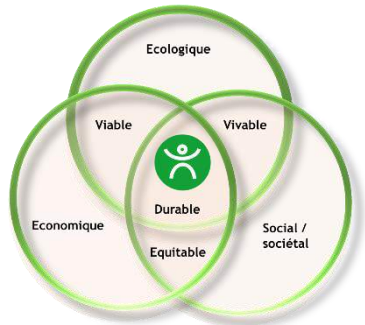


- **manage** a project in a simplified, collaborative and faster way ;
- effectively **coordinate** the project actors ;
- **reduce** errors and **detect** anomalies ;
- **visualize, analyse and control** the building's capacities at all times.

# 8. CSR policy

## 8.1. LYRIS, a company focused on sustainable development

As part of a continuous improvement process, LYRIS is constantly developing its CSR (Corporate Social Responsibility) strategy. The aim is to adopt ethical and sustainable practices and thus contribute to the improvement of society and the protection of the environment.



**LYRIS encourages its partners** to develop a CSR policy, with the aim of building a lasting legacy for the future.

**A CSR charter is being drafted** and will be part of the contract documents.



**Within LYRIS, moments of exchange and sharing** are regularly organised in order to strengthen the cohesion and integration of CSR.

**The company is committed to equity and diversity.** In a male environment, at LYRIS there are **as many women as men** with a variety of characters and skills. An asset for our company to promote its dynamics!



**LYRIS seeks to rationalize its information systems on a daily basis**

(fight against paper printing, recycling of consumables, etc.)

# 8. CSR policy

## 8.2. LYRIS, a committed company



Member since 2015



Member since 2021



- The fight against **corruption** within LYRIS is based on a zero tolerance policy.
- LYRIS promotes local employment and favours short circuits. This approach allows :
  - **reduce greenhouse gases;**
  - **Enhancing local resources;**
  - **build at a fairer cost;**
  - **create synergies between companies.**
- The objectives for 2025 - 2030 :
  - **carbon neutrality ;**
  - **100% of suppliers integrating CSR criteria.**
- LYRIS is committed to **training** young people. Our economist has been on an apprenticeship contract, alternating with the ECOTEC school, for three years now.
- LYRIS participates annually **in the ESITC forum in Paris.**

# 9. Waste management on our construction sites

LYRIS has the possibility to engage in a **dematerialisation process of flows and exchanges** by relying on Google Cloud tools.

This approach allows for increased efficiency in exchanges by setting up a platform for the distribution of documents with the project owner and subcontractors.

This dematerialisation reduces the environmental impact of our exchanges, cuts administrative and printing costs, and improves the quality of information for everyone.



**1** Establishment of a **waste management area** with waste bins provided to collect the following waste:

Inert industrial waste (IWI): rubble, concrete, ceramics, bricks, unpolluted soil, etc.);

Ordinary industrial waste (OIW): paper, cardboard, plastics, wood, metals;

Special industrial waste (SIW): Acids, bases, oils, greases.

**2**

**The removal and replacement of the containers** will be monitored to avoid any interruption of sorting during the construction period. We also ensure that the following is done on site

- that there are no sorting errors with frequent and random checks;

- There is no burning of waste on the site;
- that waste tracking slips are filed and archived.

**3**

**The waste will be treated** according to its nature in the authorised and specialised landfills in the vicinity.

**4**

It is also planned to **maintain and put up signs** next to each waste container to prevent sorting errors.

**5**

**A continuous sensitization of** all the companies intervening on the site will be carried out at the level of the grouping in order to ensure an extension of the philosophy established on the management and the sorting of waste of the building site.

# 10. Management of nuisance on our construction sites



## Noise

- 1 Provide for traffic flow & deliveries.
- 2 Arrange time slots for noisy tasks.
- 3 Communicate with local residents.
- 4 Transcribe any complaints from local residents in a document provided for this purpose.



## Pollution

- 1 Reduce the speed of lorries in the vicinity of the construction site.
- 2 Installation of tarpaulins on the skips.
- 3 Do not leave the engines of trucks and construction equipment running unnecessarily.
- 4 Prohibit the burning of materials and have a clean-up kit available in case of emergency.

# 11. Site safety policy

In order to control access to the site and to secure it, we propose several solutions: (already implemented on some of our operations)

- 1 Surveillance & guarding contract** according to the operations in order to secure the site with the implementation of :
  - A prevention and security officer with rounds and reports;
  - 
  - A video surveillance system.

- 2** Setting up **a handrail** on which the entries and exits of companies will be recorded.

- 3** Provision of **a PTI telephone** to reach the caretaker at any time and to enquire about the situation at the site.

- 4 Timelapse cameras** that continuously capture 6K photographs of your site. **These photos are** transmitted to our cloud platform and accessible in real time to all your employees or future clients. In R&D, EVERBIM, **a partner of LYRIS, is** currently working on the implementation of digital recognition of workers in order to remotely identify the wearers of a box, which are geo-located. This will reduce theft and undeclared work, and ensure the protection of all individuals through proximity detection of the equipment.



# 12. Measures adopted to address the challenges of the COVID pandemic 19



**Adaptation & internal and external reorganisation of working environments:**



On its sites, LYRIS is doing everything possible to meet the challenges of the pandemic and to ensure the protection of the various players, which has enabled a rapid resumption of activities following the first containment.

At LYRIS, employees have the possibility of working remotely, thus reducing the number of staff in the office at the same time.





# LYRIS

GROUP

For further information, please contact us:

01 73 79 50 79

[info@lyrisgroup.com](mailto:info@lyrisgroup.com)

LYRIS - Head Office  
20, rue Pierre  
Curie 93350 LE  
BOURGET

LYRIS - Agency  
16, rue  
Ampère  
95500  
GONESSE

01.73.79.50.79  
[contact@lyrisgroup.com](mailto:contact@lyrisgroup.com)  
[www.lyrisgroup.com](http://www.lyrisgroup.com)

# Annexes

## 1. Other examples of our work

### 1.1 Construction of a business park of approximately 5,000 m<sup>2</sup>.

#### DESCRIPTION :

*Real estate development contract*

Location: COUNTRY (77)

Client : SCAMAC Builder :

LYRIS Surfaces : 5.008 m<sup>2</sup>.

Duration of work: 9 months User: -

LYRIS has built a business park consisting of two buildings. The first building consists of 7 cells and the second of 5 warehouse cells.



# Annexes

## 1.2 Construction of a business park of approximately 9,000 m<sup>2</sup> for N.C.

### DESCRIPTION :

*Real estate development contract*

Location: MITRY-MORY (77)  
Client: STONE HEDGE Builder: LYRIS  
Surface area: 8,960 m<sup>2</sup>  
Duration of works: 7 months / phase User: N.C.

The project is developed in 3 phases with three buildings. It is located in an area under PPRT restrictions. This requires specific facilities such as completely sealed refuge chambers. The buildings are modular according to the needs of each tenant and offer the full range of services for simple and rapid operation.



# Annexes

## 1.3 Construction of a business park for N.C.

### DESCRIPTION :

*Real estate development contract*

Location: FONTENAY TRESIGNY (77)  
Owner: SCI SCM Builder: LYRIS Surfaces:  
700 m<sup>2</sup>  
Duration of work: 7 months User: N.C.

LYRIS has delivered a first building for SCI  
MCN in the commune of FONTENAY-  
TRESIGNY.  
The building comprises 360 m<sup>2</sup> of  
business premises divided into 2  
separate cells.



# Annexes

## 1.4. 16,000 m<sup>2</sup> extension & 35,000 m<sup>2</sup> renovation for LIDL

### DESCRIPTION :

#### *General Contractor Contract*

Location: LIFFRE (35)

Client: LIDL

Builder : GME LYRIS / INGIENERIE  
2K

Project manager: ENGYLIR /

ELAPHI Architect: A26

Surface area: 51,000 m<sup>2</sup>

Duration of works: 24 months

Cost of works: €29,000,000

User: LIDL

LIDL commissioned the consortium  
AXIMA (cold production), ING2K and  
LYRIS to modernise and extend the  
existing 16,000 m<sup>2</sup> building.



# Annexes

## 1.5. Renovation & Extension of a Logistics Platform for INGRAM MICRO

### DESCRIPTION :

*Real estate development contract*

Location: LOMME (59)  
Developer: P3 PARKS  
Builder: LYRIS Surfaces:  
42,000 m<sup>2</sup>  
Duration of work: 12 months  
User: INGRAM MICRO

Upgrading of the 30,000 m<sup>2</sup> logistics platform and construction of two extensions for a total of 12,000 m<sup>2</sup> of storage space for IT products distributed by INGRAM MICRO. The building has been awarded Bio-Diversity environmental certification.



# Annexes

## 1.6. Conversion of 2 dry storage cells to controlled temperature for CARREFOUR

### DESCRIPTION :

*General Contractor Contract*

Location: PANTIN (93)  
Client: CARREFOUR SUPPLY CHAIN  
Builder: LYRIS Surfaces:  
+1000 m2 Duration of  
works: 3 months User:  
CARREFOUR

Carrying out works to change the use of 2 storage cells including the creation of positive and negative cold rooms.



# Annexes

## 1.7 Construction of a 7,000 m<sup>2</sup> mailroom for XPO



### DESCRIPTION :

*Real estate development contract*

Location: BONDOUFLE (91)

Owner: SEGRO Builder:

LYRIS Surfaces: 7,000 m<sup>2</sup>

Duration of works :

User: XPO LOGISTICS

Industrial freight courier service developed by SEGRO for XPO LOGISTICS. In addition to the integration of constructive measures aimed at saving energy during operation, this operation is part of an environmental approach and in September 2016 obtained NF HQE certification for tertiary buildings at the "Excellent" level and an AFILOG "2-star" rating, piloted by the firm DAUCHEZ & PAYET.





# Annexes

## 1.8. Construction of a 4,000 m<sup>2</sup> refrigerated platform for STEF TFE

### DESCRIPTION :

*General Contractor Contract*

Location: MARSEILLE (13)  
Owner: IMMOSTEF Builder:  
LYRIS  
Surface area: 4,000 m<sup>2</sup>  
Duration of works: 5  
months User: STEF TFE

Reconstruction after demolition of an extension to a refrigeration platform in positive temperature. This is LYRIS' first operation as general contractor.

