



Innovating Spaces, Elevating Lives

GR Groupe

Deep Asset Transformer

Core Businesses

Property Developer

Real Estate Integrator & Project Manager

Mixed-Use

Residential

Offices

Logistics

Healthcare, Education, Retail

Governance

History & Miles Stones

Numbers & Facts

Our commitment to the future

Innovating Spaces, Elevating Lives

Mixed-Use Projects

Deep asset transformation

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Financial Transparency

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Design management

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Unlocking hidden value add

Technic & innovation

Energetical performance optimization

Game changers add-on services management

Labels & Certification Assistance

Cost / Delay / Quality control

Regulation conformity

Conflict Resolution

SUMMARY

TOUR ALTO
PARIS LA DÉFENSE
OFFICES
51 200 m²



GR Groupe



JEUX OLYMPIQUES
D'ALBERTVILLE
1992

GR Groupe

Deep Asset Transformer

GR Groupe, a French company, was established in the early 2000s with the aim of providing **comprehensive and innovative solutions in the fields of real estate, project management, and construction.**

Since its inception, the group has successfully completed numerous projects and has grown to become a major player, especially in the French market of the Real Estate transformation and Value Add.

GR Groupe has built upon its foundation as a **Real Estate Development and Real Estate Owner's Representative Consulting** to become a versatile, multi-faceted organization. With a strong leadership team and a solid and regular history of growth, they have adapted to the evolving needs of the market and their clients.

GR Groupe's experience in **mixed-use buildings, asset transformation, and comprehensive risk analysis** positions them as a premier partner for major international investors. Emphasizing gender parity within its management committee, GR Groupe showcases its **commitment to diversity and inclusion**, setting an example for others in the industry.

GR Groupe has become a favored partner for major international investors such as **Primonial, Blackstone, Carlyle, and UBS Real Estate**, thanks to the responsiveness, adaptability, and expertise of its two agencies in Paris and Lyon. With a strong emphasis on functional diversity and extensive experience in mixed-use buildings and asset transformation, GR Groupe supports its clients in achieving their investment and restructuring objectives, with a focus on **energy performance** and the consolidation of ESG criteria. Its commitment to excellence and innovation makes it a top-tier partner.

Through its subsidiary, GR Real Estate Projects, GR Groupe has historically operated as a Real Estate Developer and global project management assistant (AMO) in the real estate sector. The company has also developed a specialized unit for managing **construction costs** and supervising execution to ensure its projects are closely tied to economic realities—a crucial aspect in a highly dynamic context.

GR Groupe offers comprehensive **Asset Deep Transformation** solutions to support real estate value creators in all aspects of the cycle, whether for new or restructuring projects: preparing a transformation forecast, assisting in acquisitions, assembling a high-performing team, designing and defining the product innovatively, negotiating with urban decision-makers, taking on technical and legal risks, managing the cost-time-quality triad, overseeing execution, and steering the commercialization process.

And **unlock the potential value add** of your asset at each step. The CPI by GR Groupe is the most refined tool for a holistic project management approach.

Core Businesses

PROPERTY DEVELOPER

Real Estate Development

The group is involved in various aspects of real estate, including property development, management, and investment. GR Groupe develops residential and commercial properties and ensures the successful completion of each project by overseeing all aspects, from land acquisition to project delivery. As a property developer, GR Projets Immobiliers is involved in the planning, construction, and marketing of various types of real estate projects. These multi-typologies skills allowed GR Groupe to be a **pioneer in the Mixed-Use Real Estate Development**. The company focuses on creating high-quality, sustainable, and innovative spaces that cater to the needs of its clients and the communities they serve.

Making a difference by managing the Construction Cost and Execution Supervision

GR Projets Immobiliers has established a dedicated unit for construction cost management and execution supervision. This unit works closely with project owners, architects, and other stakeholders to develop accurate cost estimates and ensure that projects are economically viable. By carefully monitoring construction processes and controlling costs, GR Projets Immobiliers helps **to optimize project budgets and minimize financial risks**.



HUB IV
LYON
MIXED-USE
5 400 m²

Core Businesses

REAL ESTATE INTEGRATOR & PROJECT MANAGER

The real estate industry is constantly evolving, with complex and ambitious construction projects emerging. In this context, the integrator plays a key role in ensuring the success and completion of these projects. GR Groupe, an essential player in the market, positions itself as a leading real estate integrator.

But what is the mission of a real estate integrator?

A real estate integrator is a professional who coordinates all stakeholders and resources necessary for the realization of a real estate project. Their main mission is to ensure the design, construction, and delivery of the project within the allotted time and budget. To achieve this, the integrator must:

- Analyze the needs and constraints of the project
- Select suitable partners and service providers
- Ensure monitoring and coordination of the different project phases
- Control the quality and compliance of the work carried out
- Guarantee the satisfaction of clients and end-users

GR Groupe, thanks to its expertise and know-how, has established itself as a top choice for real estate integration on numerous projects. With several years of experience, GR Groupe has developed since 1999 a rigorous methodology and a comprehensive approach to successfully carry out even the most complex real estate projects.

We operate diverse typologies of assets:

- **Mixed-Use**
- **Residential**
- **Offices**
- **Logistics**
- **healthcare, education, retail**

The strengths of GR Groupe as a real estate integrator include:

- A team of qualified and experienced experts
- The ability to manage large-scale or extremely constrained real estate projects
- Mastery of technical, financial, and regulatory constraints
- A commitment to sustainable development and innovation

Beyond its own Development projects, GR Groupe, as an independent integrator, has the flexibility to incorporate a project in multiple ways to ensure its best execution:

- **Formation of competition consortiums**
- **Co-development**
- **Project Management Assistance Contract (CPI)**
- **Delegated Project Ownership**
- **Project Owner Assistance**



TERRASSES DE LA SOIE
LYON AREA
MIXED-USE
7 000 m²

Governance



Gérald Rios, CEO & Founder

Founded in 1999 by **Gérald Rios** (ESTP) after a 25-year career in construction and real estate, GR Groupe has grown from its humble beginnings as a real estate development and technical consulting firm. Gérald, who had previously served as the General Manager of a subsidiary of a major company at just 30 years old, brought his extensive experience in leading companies within national and international groups to GR Groupe. Notably, he was responsible for two-thirds of the budget for the 1992 Albertville **Olympic Games** as the Deputy General Manager of the Organizing Committee, in charge of all permanent and temporary constructions and general logistics programs, such as transportation, accommodation, and catering.

After the **Olympic Games**, international groups continued to seek Gérald's expertise for the realization of major real estate projects in Europe, particularly in France. This recognition led to the establishment of GR Projets Immobiliers, a true family business in both the literal and figurative sense.

Ombeline Henry-Rios (EM LYON), the General Manager of GR Projets Immobiliers, joined the company in 2010 as the Administrative and Financial Director after a career in auditing and finance with one of the Big 5. **Maxime Franchet** (ESTP), the General Manager of GR Ultimmo and Deputy General Manager of GR Projets Immobiliers, and **Tiphaine Rios-MRICS** (EM LYON), the Associate Director, have been with the company since its inception, overseeing operations and development.

Cyriaque Rios, now an Advisor to the General Management, spent 10 years in the group's operations before devoting himself entirely to his own companies, Resolving RED, the French leader in data solutions related to the real estate industry.

Anne-Marie Rios, Gérald's wife and the main partner of GR Projets Immobiliers and GR Groupe, worked for 15 years in the development sector and laid the foundation for the company's quality charter.



Ombeline Henry



Maxime Franchet



Tiphaine Rios

History & Miles Stones

Over the years, the group has evolved to meet the needs of all aspects of project management:

1999

Creation of GR Projets Immobiliers, a company specializing in the management of complex real estate projects.

2001

Creation of GR Groupe, the holding company, and GR Foncière de Participations, the company responsible for holding stakes in operational support companies.

2012

Creation of the Construction Economics and Execution Project Management division.

2016

Creation of the Parisian agency.

2018

Creation of GR Ultimmo, a company dedicated to CPI.

With over 25 years of experience, GR Groupe has been structured and adapted to meet the demands of real estate development projects and provide expert high-level services. The company has become a preferred partner of major international investors such as **Primonial, Allianz, Blackstone, UBS Real Estate, Northwood, Deutsche Bank, Commerz Bank, Carlyle, Sofidy Tikehau**, and more. We serve clients across France through our two agencies in Paris and Lyon, delivering responsiveness, expertise, and adaptability for all needs and projects.

Numbers & Facts



Executive Board:	4 members
Team:	20 project managers
Offices:	Lyon (headquarters) and Paris
Operations:	France
Projects & Assignments:	200*
Developed Square Meters:	500,000 sqm*
Asset Types:	Residential, office, logistics, healthcare, education, retail
Audited Square Meters:	300,000*
Largest Project Size:	100,000 sqm*
Smallest Project Size:	1,000 sqm*
CPIs Completed:	10
Team Gender Balance:	50/50
Team Turnover:	7-10 years on average
Continuing Education:	Annually

*Across all types of projects and assignments

MALESHERBES
PARIS
RESIDENTIAL
11 000 m²



**Our commitment
to the future**



BLUE BIRD
GRENOBLE
MIXED-USE
7 000 m²

Our commitment to the future

Innovating Spaces, Elevating Lives

MIXED-USE PROJECTS

In today's rapidly evolving urban landscape, the need for mixed-use real estate developments has become more crucial than ever before. GR Groupe has strategically chosen this path to stand out from the competition, leveraging its expertise as a multi-typology Project Owner.

By **creating dynamic, inclusive and diverse spaces that bring together residential, commercial, and recreational elements**, GR Groupe fosters **vibrant, sustainable communities** where people can live, work, and play in close proximity.

This approach not only enhances the quality of life for residents but also contributes to the efficient use of resources and reduces the **carbon footprint of urban centers**. As a forward-thinking developer, GR Groupe is committed to shaping the future of cities by embracing the transformative potential of mixed-use real estate projects.

Our commitment to the future

Innovating Spaces, Elevating Lives

DEEP ASSET TRANSFORMATION

GR Groupe highlights the innovative concept of «Asset Deep Transformation» to support investors and asset managers in the **in-depth restructuring** of their real estate assets or projects. This approach addresses major current challenges such as the **Tertiary Decree, improvement of energy performance, urban restructuring, and scarcity of available land**.

In France, the implementation of the Tertiary Decree mandates a reduction in energy consumption of tertiary buildings by 40% by 2030, 50% by 2040, and 60% by 2050 compared to 2010. GR Groupe's Asset Deep Transformation projects anticipate and meet these requirements by significantly improving the energy performance of the affected buildings. In terms of urban restructuring, GR Groupe promotes the **conversion of offices into housing**, thereby addressing the growing demand for housing in French urban areas, where the shortage of buildable land is increasingly felt. For example, in Île-de-France, it is estimated that nearly 1.5 million square meters of office space could be converted into housing by 2030. Several operations have been carried out or are underway in Paris and other regions.

By betting on the **reversibility of uses**, GR Groupe also breathes new life into obsolete brownfield sites, often located in areas with high potential. By rehabilitating and adapting these sites, GR Groupe creates added value for investors and asset managers while contributing to better use of available spaces in French urban territories.

GR Groupe's choice to specialize in Asset Deep Transformation demonstrates a forward-thinking vision and a commitment to providing sustainable and **innovative solutions** to the challenges of the real estate sector in France.



PLEYAD CAMPUS
GRAND PARIS
OFFICES
100 000 m²

VILLA RÉCAMIER
LYON
RESIDENTIAL
1 172 m²



**Your goals
Our missions**

Your goals / our missions

Profitability Strategy

EARLY BALANCE SHEET & ROI FORECAST

The challenges of the developer's forecast balance sheet and the estimation of construction costs are crucial for the success of a real estate operation, starting from the pre-acquisition visit phase.

As a developer, risking its own capital, GR Groupe excels in managing these critical aspects while taking into account marketing objectives. The **accurate assessment of construction costs** allows for the adjustment of sales and profitability strategies, while the forecast balance sheet ensures a clear vision of the project's **financial viability**.

This rigorous and proactive approach provides investors with the assurance of a strong partnership, capable of maximizing value creation and minimizing risks throughout the real estate investment process, at each line.

MASTERING CAPEX & ESG CAPEX

Mastering **CAPEX**, including **ESG CAPEX** is a crucial element for asset managers during acquisition and rehabilitation operations. Effective capital expenditure management allows for the maximization of investment returns and ensures the longevity of assets. GR Groupe, with its experience and **expert resources in construction economics**, plays a vital role in guaranteeing this mastery. By working with GR Groupe, asset managers gain invaluable expertise to optimize their investments and ensure the success of their projects.

THE BEST MARKET POSITIONING, BALANCING INNOVATION AND SUSTAINABLE USES

With its dual experience as a developer, owner's representative and project management consultant on complex projects, GR Groupe ensures the best market positioning of an asset by addressing all current challenges, including those related to the tertiary decree, improving energy performance, increasing rents, and returns on investment.

In-depth knowledge of value creation mechanisms, cost and deadline control, anticipation of market trends, and consideration of ESG criteria for financing enable GR Groupe to apply the **best return on investment strategy** for each project. By constantly adapting **innovative yet secure solutions** to the specific challenges of each asset, GR Groupe optimizes performance and competitiveness of projects, ensuring maximum value creation for investors and lasting success in an ever-evolving market.

STARGATE
LYON AREA
OFFICES
4 500 m²



LUMIÈRE
PARIS
OFFICES
15 000 m²

Your goals / our missions

Risk Management

URBAN & SOCIETAL SOLUTIONS

Mastering relationships with urban decision-makers is a major challenge for **unlocking or creating a real estate project**.

This may involve promoting a **change of purpose, negotiating with the Architects of the Buildings of France**, or addressing the sometimes complex and diverse **needs of regions and municipalities**, particularly in terms of **environment, urbanization, and societal impact**. GR Groupe has the expertise to guide and manage these aspects thanks to its experienced team, in the **Grand Paris** or in **every major cities** in France.

By working closely with stakeholders and adopting a proactive approach, GR Groupe facilitates exchanges with urban decision-makers and ensures their expectations are taken into account in the design and implementation of real estate projects, thereby contributing to their **success and sustainability**.

GR Groupe's collaborative approach with urban planners and cities allows them to create projects that drive **economic growth** while also **shaping the urban fabric** in a way that enhances the **quality of life** for all residents. This synergy fosters sustainable, inclusive, and thriving communities, reflecting GR Groupe's commitment to being a **responsible and socially conscious developer**.



ST@RT 2.0
LYON AREA
OFFICES
2 306 m²

Your goals / our missions

Risk Management

COMPLETION, REGULATION AND LEGAL CONFORMITY

GR Group offers effective solutions to limit risks until the **completion** and **compliance** of a real estate project are achieved, respecting multiple **regulations** in force and anticipating future developments.

Through constant regulatory **monitoring**, GR Group ensures project compliance with current and future standards. GR Group's experienced team is committed to upholding the quality and definition of the project upon which the investment decision is based, while maintaining transparent **communication** with stakeholders to guarantee the success and sustainability of real estate projects.

GR Groupe plays a key role in securing this guarantee, ensuring rigorous site monitoring and maintaining the **quality of the work** carried out. Working closely with partners and project managers, GR Groupe is committed to adhering to standards and deadlines, thus ensuring a delivery in line with investor and future occupant expectations, while **minimizing financial and legal risks**.

Your goals / our missions

Profitability Strategy

RESPONSIBILITIES LIMITATIONS AND TECHNICAL CONTRACT ASSISTANCE

Contractual issues related to technique and owner responsibility represent major challenges in construction project execution. These challenges include **coordinating stakeholders, managing risks, meeting deadlines, and ensuring compliance** with prevailing standards. In response to these concerns, GR Groupe offers innovative and rigorous solutions to ensure project mastery. Our experts support owners at every stage by identifying risk areas, **implementing preventive strategies, and guaranteeing execution that meets legal and contractual requirements**. GR Groupe is your indispensable partner for a secure and prosperous future in the construction industry.

Whether examining a **VEFA contract**, a **CPI**, or in determining and allocating your **responsibilities** as a Project Owner, GR Groupe provides support to help you attain the **most optimal configuration** for your assets.

SAINT SAUVEUR
AMIENS
LOGISTIC
13 000 m²





PLANCHA
PARIS
RESIDENTIAL
1 909 m²

Your goals / our missions

Risk Management

THE CPI BY GR GROUPE

GR Real Estate Projects' comprehensive expertise in the real estate field also extends to the **management of Real Estate Development Contracts (CPI)**. As a leading player in the industry, our company has a thorough understanding of the nuances of CPIs, ensuring smooth project execution while safeguarding the interests of all parties involved. A **powerful tool** for the success of your project.

In-depth Understanding of CPIs:

Our team possesses deep knowledge of the **legal, financial, and technical aspects of CPI contracts**, enabling us to efficiently navigate the complexities of these agreements. This expertise allows us to provide informed advice and support to our clients, ensuring their projects are developed in accordance with all **contractual and regulatory requirements**. We also **defend your interests** during CPI negotiations with other developers as part of a Project Management Assistance (AMO) mission.

Risk Transfer:

A key aspect of our CPI expertise lies in our ability to **identify and mitigate potential risks** associated with real estate development projects. By carefully analyzing the unique characteristics of each project, we develop tailored risk management strategies that protect our clients' investments and guarantee the success of their projects, with a **contractual commitment** to this achievement.



VILLA CORDERIE
LYON
RESIDENTIAL
1 759 m²

Your goals / our missions

Risk Management

THE CPI BY GR GROUPE

Project Coordination:

GR Real Estate Projects coordinates the various stakeholders involved in CPI contracts, such as architects, contractors, and financial partners. Our proactive approach to communication and collaboration fosters a positive working environment, promoting **efficiency and synergy** throughout the project development process.

Quality Assurance and Compliance Commitment:

Upholding the highest standards of quality and compliance is paramount to the successful execution of CPI contracts. GR Real Estate Projects is committed to maintaining rigorous **quality control measures** and adhering to all regulatory guidelines, ensuring our clients' projects are realized to the highest possible standards and obtaining **certifications and labels** that make a real difference.

Financial Transparency:

Our strength in CPI management also includes robust financial management capabilities. We oversee budget planning, cost control, and financial communication, providing our clients with the tools and information needed to make informed decisions and optimize their investments. All of this is done with **full transparency, taking on the defined risks**.



Holistic Real Estate Expertise

EDISON
LYON
OFFICES
899 m²



VIA NOVA
LYON
RESIDENTIAL AND MIXED-USE
10 277 m²

Holistic Real Estate Expertise

- Formation of competition consortiums
- Co-development
- Project Management Assistance Contract (CPI)
- Delegated Project Ownership
- Project Owner Assistance
- Sourcing Technical Assistance
- Asset Due Diligence
- Marketing & Conception
- Financial & Non-financial strategy
- Stakeholder Management
- Design management
- Planning & Authorization Assistance
- Unlocking hidden value add
- Technic & innovation
- Energetical performance optimization
- Game changers add-on services management
- Labels & Certification Assistance
- Cost / Delay / Quality control
- Regulation conformity
- Conflict Resolution



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