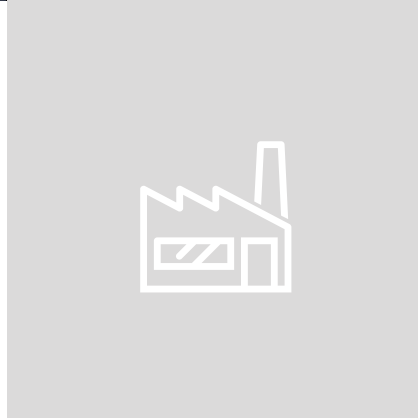
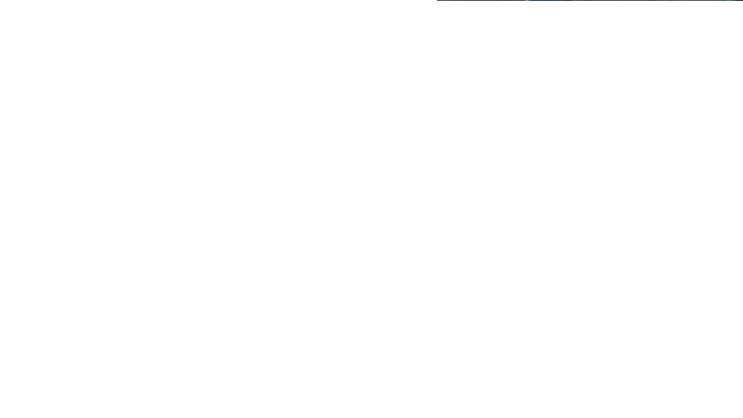
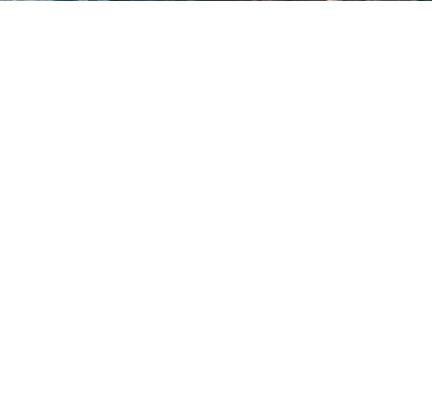




**Building  
Trust.**



---

Vincent  
**LEGENDRE**  
Chairman



## Editorial

### Working in construction means providing a service

Our task is to breathe life into our clients' ideas. Our ambition is to provide a project that goes beyond their expectations

#### **"Legendre Construction, a main contractor"**

Legendre Construction stands out because it doesn't just have the ability to deliver on major structural works, its core business, but also turnkey projects covering every part of the real estate value chain. It even has the capacity to take on facilities management and building maintenance. Considering the current market conditions, which are very competitive and sensitive to the business climate, we intend to consolidate our position as a main contractor.

#### **"Construction can be innovative"**

Our integrated engineering enables us to regularly devise new construction solutions that highlight our ability to innovate. It should be underlined: construction can be innovative! We meet the expectations of our clients but we actually go beyond this by also taking into account the communities and the social challenges. Each project has its own challenges, and Legendre Group is a company that is continually thinking how it can improve.

Innovating with construction materials, considering how to improve the performance of solutions, aiming to reduce environmental impact, by considering the immediate environment, and also focusing on making work less arduous: these are all part of our daily work to improve cities and living conditions for the future.

#### **A feeling of commitment**

Continually searching for ways to offer improved solutions for clients, Legendre Construction is also invested in building positive human relationships. Respect is a driving force in our client relationships, and it is also central to the way we care for our employees.

#### **Responsiveness and agility are our keywords**

Our governance enables direct communication channels, allowing us to be particularly agile and responsive. Listening, positive communication, and speedy decision making form the bedrock for successful projects and developing sustainable relationships with our clients.

**Vincent Legendre**  
Chairman

# Presentation of the Group

A family-owned and independent company founded in 1946, the Legendre Group is continuing its development and its aim to become a "key player in the construction, property development and energy industries of tomorrow". Promoting innovation and long-term vision, it intends to continue to diversify its activities and expand its geographical coverage on both a national and international level. At the heart of its strategy and organisation, the Legendre Group is committed to the sustainable construction of cities and communities.

## Who are we?



### 3 sectors



- Buildings
- Civil Engineering
- Refurbishment
- Steel Frame Construction
- Development Management



- Property Development
- Facilities Management
- Hotel Industry
- Asset Management



- Production of Renewable Energies
- Energy Efficiency
- Operation and Maintenance



**€630 M**  
in annual  
turnover



**2,100**  
employees

## The construction sector according to Legendre Group

Construction has been the Group's core business for 70 years. These days, the Group adapts its offer to a wide range of client requirements, offering them bespoke projects, working on design, construction and then sometimes the subsequent operation of the buildings. The Legendre Group offers renowned know-how, skills and technical expertise in combination with the flexibility of a family owned company. These strengths are ideal for designing, building and refurbishing the buildings of tomorrow. With an extensive network of branches, the Group places great importance on proximity with its clients, as well as recruiting locally. Understanding clients and building strong relationships with them are key to the Group's construction projects.

### Five skill sets covered by one sector

Legendre Construction covers five different skill sets within a single sector. It covers five skill sets with their own specificities, which then work in synergy to meet and exceed customer expectations: **buildings, civil engineering, refurbishment, steel construction and property development.**

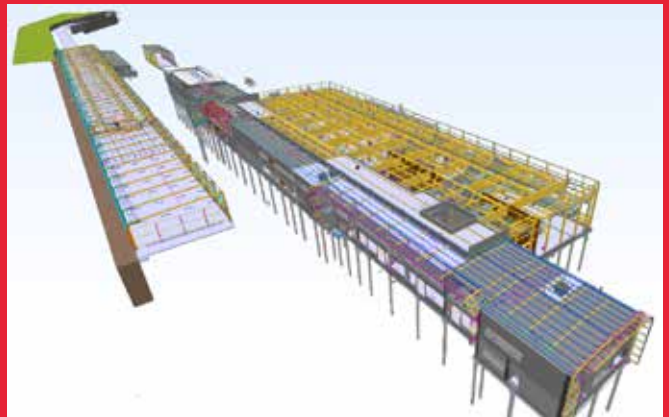
### A 50,000m<sup>2</sup> plantyard used to support the Group's work

Legendre Construction has its own prefabrication plant (for pre-cast slabs, panels, balconies, etc.), its own earthwork company and has plantyard in both Rennes (50,000m<sup>2</sup>) and Paris (7,500m<sup>2</sup>). This system can cover almost all of the Group's material requirements for all sites (formwork, bridges, site cabins, tower cranes, etc.).

The production infrastructure provides a tailored service, which is responsive, and provides high performance, ergonomic and safe material at a controlled cost.

### Integrated engineering

Over and above its technical and production skills, Legendre Construction is first and foremost about a team of people that combine their know-how for the benefits of projects and end users. The company has its own design office with engineering experts, who are recognised nationally and internationally, that consider aspects related to structure, pre-construction and value engineering: the inclusion of this complementary knowledge provides the company with comprehensive control over the full real estate value chain.



## Ambitions

### 1- Maintaining control over delivery

The Legendre Group is a well integrated company, with the aim of maintaining internal control over the delivery process, especially for major structural projects, a barometer of the construction activity in the Group. The company has the means of achieving its ambitions, and the key to "breathing life into projects" comes from its human and technical resources (almost 1,800 employees, 46 cranes, earthmoving machinery, concrete plants, welfare facilities, etc.). To maintain an excellent delivery, employees are trained to the "Legendre" method throughout their career, to maintain tight control over the processes that have earned the group its reputation so far, as well as new processes which allow further improvements to performance and increased relevance.

### 2- New construction projects and refurbishment

Legendre Construction is now positioned equally well in both new-build construction projects, the Group's core business historically, and the refurbishment sector, for both minor and major projects. With the refurbishment market now having reached 50% of the building sector in France this is an area of strong growth for Legendre Construction, with continued and constant growth since the Group began this type of work in 2010.

### 3- Work in markets with high added value

Adopt as strong a position as possible in markets with high added value, where the Group is also involved in design, but also potentially in facilities management or maintenance: this is how Legendre Construction aims to consolidate its business.

### 4- Be mobile

Depending on project specificities, Legendre Construction has the capacity to work outside of Western France and Paris. The company aims to remain agile by performing projects outside of its core business areas, depending on opportunities, over the whole of France and abroad. The production system can be exported depending on the requirements of the project.

### 5- Continue to position the company to take on major projects

Thanks to a dedicated unit, Legendre Construction has decided to accelerate the growing rate that it takes on major projects, which are technically complex, and have heavy requirements for human and material resources. The company aims to take on projects that will bring in a high turnover (€30 million in regional France and €50 million in Paris) and which involve employees and know-how from every sector the company operates in..



Production Infrastructure - Bourgbarré (35)

## AREAS OF ACTIVITY

- Accommodation
- Commercial
- Industry
- Healthcare
- Education
- Defence
- Environment
- Energy
- Shopping centres
- Logistics
- Transport

## LEGENDRE CONSTRUCTION

- Buildings
- Civil Engineering
- Refurbishment
- Steel Construction
- Development Management



## Residential: the core of construction

While construction is the Group's core business, residential activities are its DNA. Residential buildings occupy a quintessential role within construction, involving numerous activities: major structural works, joinery, carpentry and façades. Residential buildings have always brought in a significant share of the company's turnover, and it still does.

The company's strength, for 70 years now, comes from its ability to be agile while also being technical, from its well documented know-how, the integration of its own R&D department and its own production infrastructure, all bound together by a tight human network. By working with its own employees on site and with teams trained to comply with the company's quality requirements, **Legendre Construction can deliver any type of concrete building, (whatever the finish, frame or stains...) using a high degree of technical skills.**

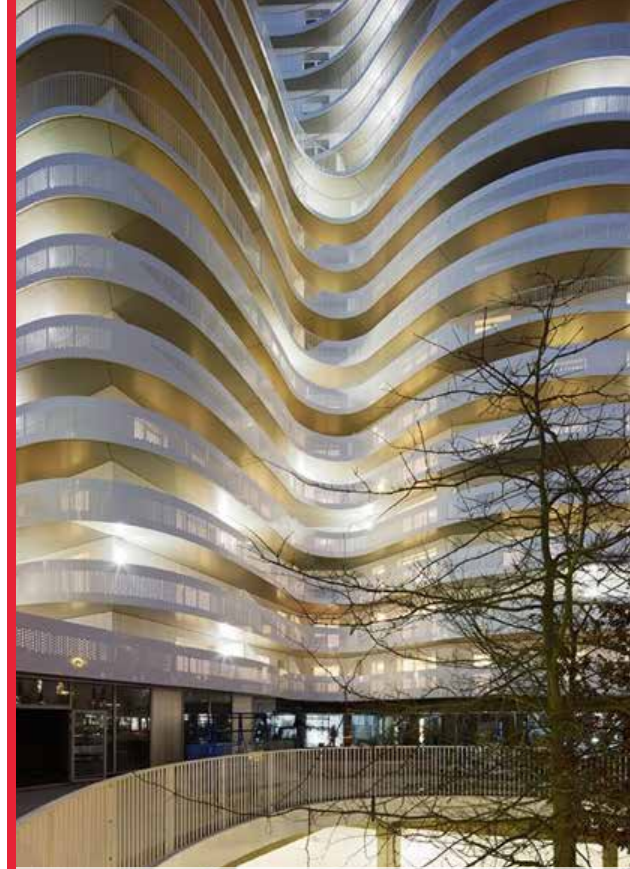
It designs the buildings of the future for residential, commercial or functional buildings. Particularly responsive, Legendre Group's building division works on separate projects, macro-batches, general business, design-construction, DDMM (Design, Development, Management & Maintenance), in order to provide a tailored response to its clients, public or private. It can adapt its approach to different sectors, opening up the opportunity to take on new contracts, such as developing buildings for educational or health establishments, two sectors which are particularly attractive.



*"People are at the heart of our activity. When it comes to major structural works the Legendre Group only works with its own internal trained employees, without sub-contracting, which allows us to provide a very technical solution", underlines Alain Girard, a member of the board.*

*"Building will always remain a key sector that makes a difference for Legendre, so we will continue to grow in this area. While historically we have built a lot of residential building, we have developed not just skills but also recognition from all stakeholders and regions that allow us to adapt to other types of construction".*

**Alain Girard**



Tour New'R - Nantes (44)



ZAC Chandon lot 8A - Gennevilliers (92)



Hemera Tower - Nantes (44)



Domaine Harmony - Antony (92)

# Civil Engineering: expertise, technical skills and agility

Within Legendre Construction, Civil Engineering can be divided into 6 main areas: industrial civil engineering (production workshops, industrial buildings, offices, etc.), energy (biomass boilers, energy storage, etc.), the environment (waste facilities, etc.), shopping centres (retail parks, showrooms, etc.), logistics (platforms, silos, logistics networks, etc.) and infrastructure (rail way station, car park metro, etc.). **Legendre Construction is developing its know-how in Design and Build for public and private clients, for sites of all sizes.**

Flagship projects delivered include Line B of the Rennes Metro. This has helped to consolidate the image of the company's Civil Engineering works, more specifically its expertise and technical skills, highly committed culture, and high degree of flexibility to support client needs.

These days, Civil Engineering is increasingly based on the design of the project, the digital model and BIM (Building Information Modelling - 3D modelling of building information) to develop its projects. Additional expertise that provides Legendre Construction with the agility required for tailored design that is as close as possible to our client's requirements.



*"Our challenge in Civil Engineering is to remain leader of the market, to continually aim for excellence and customer satisfaction", explains Olivier Roualec, The Group's CEO, who is specifically responsible for expanding Civil Engineering activity. With the construction of the Rennes Metro, we have demonstrated our ability to deliver on very large projects, and we have become a recognised and significant actor".*

**Olivier Roualec**



Legendre site operative



Leclerc shopping centre - Barjenville (28)



Dalkia CRE power station - Rennes (35)



La Courrouze station - Metro Line B - Rennes (35)

## Major refurbishment in the cross-hairs

Supported by its experience and know-how in constructing new buildings, the Legendre Group has also invested in the refurbishment market. The company first entered this attractive market in Western France, but since 2014 it has also increasingly developed business in this sector in the Paris region. **Generally speaking, refurbishment occupies an increasing share of the Group's business, supported, among other things by the requirements for increased energy efficiency and respecting environmental standards.** In addition, the lack of land availability is in many cases forcing people to take on refurbishment rather than new-build projects to provide users with increased comfort from new services and solutions.

The refurbishment division works in a range of sectors: residential - mainly for social tenants - offices, industrial buildings, hotels, and even public infrastructure...

Its integrated design office and its ability to innovate allow Legendre Construction to extend its action to major refurbishment (refurbishing a building by altering everything but the main structural elements), with a track record of this in Paris, meaning it can position itself to take on particularly complex projects. The project on rue de Londres (9th arrondissement in Paris), having converted a building from the 1930s into luxurious office space, is a great example.

Thanks to its dedicated teams, the refurbishment department offers its clients a high degree of flexibility and a comprehensive understanding of issues and risks associated with any works they will be required to perform. As such, it can offer advice and services to the client, and in the case of renovating a live site, any disruption to those using the building can be kept to an absolute minimum.



*"Refurbishment means altering an entire real estate asset with several buildings, converting it into a modern site", says Vincent Gravier, the director of Refurbishment for Western France. This adds value to an asset while resolving issues associated with energy, comfort, and even architectural improvements".* **Vincent Gravier**



*"Paris has a particularly active refurbishment market because there is no land left to build on. This affects housing as well as commercial property", explains Hervé Matyas, Director of Refurbishment for Île-de-France. "Thanks to its advanced technical know-how in major structural works, and its capacity for internal production, Legendre is a popular choice for works on many refurbishment projects in Paris".* **Hervé Matyas**



Rue Losserand - Paris (75)



Rue de Londres - Paris (75)



Brunoy media library (91)



# Steel Frame Construction

OMS, the steel frame construction subsidiary of Legendre Construction, has been building experience in two complementary areas for thirty years: Steel frame construction (standard structures, mixed steel/concrete, large spans) and metalworks (stairs, barriers, bridges, decorative structures, etc.), providing these services for both new build and refurbishment projects.

Steel allows architects to propose very innovative projects, that are elegant and with a wide range of forms. The strength that OMS has, is that its teams work on all phases of a project, starting from the design office working on the design stage, through to installation. **OMS takes on production in its own workshop of 10,000 m<sup>2</sup>, allowing high precision work, with high performance modern equipment that is used for each sector** (P.R.S, laser cutting table ...).

Its structures are NF EN 1090-1 - EXC3- certified (CE mark), and the metalworks have the highest level of Qualibat certification.

These advantages place Legendre Construction in a strong position for projects with mixed-material structures, combining skills with concrete and steel. OMS also offers services in every sector, whether this be housing, functional buildings or industry, for both public and private contracts.



*"The aim of the steel construction branch is to provide additional skills to the Group, adding the ability to work with another material in the form of steel. The technical skills that OMS has in this area mean that mixed material structures can be built for any kind of project".*

**Xavier Thirion, director of OMS.**



Artimon apartments - Rennes (35)



Hangar108 - Rouen Métropole (76)



Media library - Lanester (56)



OMS workshop

# Property Development: creating tailored turnkey solutions

Legendre Real Estate also acts as a property developer, with the Group's construction department having created a new property development section that provides turnkey building projects for public investors, private investors and users.

Legendre Property Development, aims to respond to a range of calls to tender and can also respond more directly to the needs of companies or local authorities that want to minimise constraints. **The requirements of the client are thus analysed and a suitable response provided, which can cover all stages from land search through to delivery, including design and construction.** Legendre Property Development can also implement energy solutions and offers facilities management and building maintenance, creating synergy with the Group's other divisions.

It offers a wide array of different services to meet with client requirements. These services mean any kind of construction project can be orchestrated to perfection: residential, offices, mixed use development, retail, residential services and other infrastructure...



*"Property development is directly supported by the skills of the construction division, so turnkey programs can be offered for public or private users", says Manuel Laforest, director of development and planning. "We concentrate on large projects, where the overall company can perform well. Property development means we can make the most of our know-how and expertise in the three areas we work in, which all then benefit from synergy".*

**Alain Girard**



*"Our services are essentially called on for construction projects on city outskirts and shopping centers, as well as for very large logistics platforms", underlines Marc Tudal, Manager of the Industrial Real Estate Department. "We comprehensively cover administrative requirements for our clients, developing their specifications, preparing feasibility studies, obtaining planning permission and monitoring all works until the keys are handed over. Our clients have a single point of contact and a ten-year guarantee on all works".*

**Marc Tudal**



Hotel B&B - Magny Le Hongre (77)



16,000 m<sup>2</sup> of offices - Arcueil (94)



Accommodation and shopping unit - Sevrans (93)



Office block - Sevrans (93)

# Innovation to support all sectors of construction

## BIM and virtual reality: collaborative work and guaranteed efficiency

Every construction project includes a process to identify the optimal solutions and benefits from the full range of innovation offered by the Group. The Group's engineering department, formed by 60 engineers and technicians, has an in-depth expertise in BIM (Building Information Modelling). A powerful virtual design tool, this digital modelling technique allows the modelling of a building prior to construction, so related technical information can be shared between all stakeholders in the project.

Legendre Group recently began using virtual reality, so clients can use a specially adapted helmet to totally immerse themselves within their project, moving around the buildings so they can express their views and make comments on the project. Digital modelling, collaborative work and virtual reality all represent true progress in the construction sector. **This provides Legendre projects with increased agility, relevance and even safety, as virtual reality means risks and hazards can be anticipated prior to the construction phase.**



*"Virtual reality is a technology that we use for our projects on a daily basis", underlines Julien Benoit, BIM Manager. Its strength comes from building a collaborative working relationship with the client."*  
**Julien Benoit**

## From concrete to steel, INSA is the Group's innovation partner.

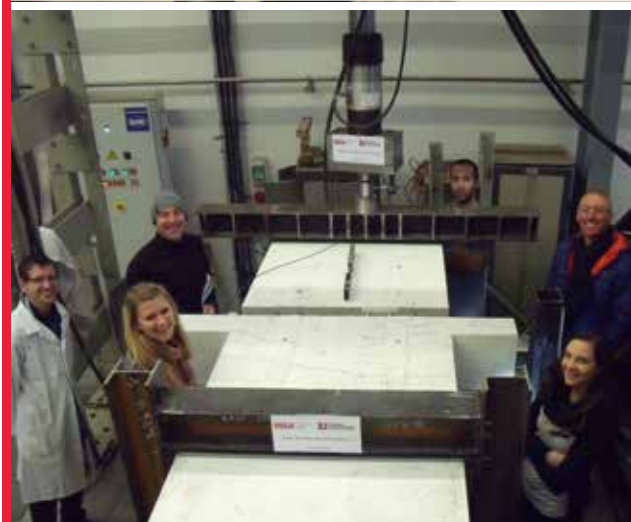
In June 2015, the French national research agency (ANR) validated the creation of a research laboratory shared by the Legendre Group and INSA (building engineering university) for a period of three years.

**This laboratory, called «Labcom B-Hybrid» studies hybrid concrete-steel solutions for optimal economic and energetic performance of buildings.** This combines the competence and know-how of two main partners: scientific research of mixed steel-concrete structures from INSA, and a wealth of on-site experience working with metal and reinforced concrete from the Legendre Group.

This project has brought two different worlds together, «the concrete and the metal, which often work side by side without actually becoming associated», says Franck Palas, engineering director. This partnership supports the aims of the Group: offering innovative solutions based on strong scientific expertise.



HTC VIVE helmet



Labcom B-Hybrid

# **LEGENDRE** CONSTRUCTION

## **RENNES**

Head Office  
5 rue Louis-Jacques Daguerre  
CS 60825  
35208 RENNES Cedex 02

Tel. : +33 (0) 2 99 86 75 86

[secretariat@groupe-legendre.com](mailto:secretariat@groupe-legendre.com)  
[www.groupe-legendre.com](http://www.groupe-legendre.com)

## **PARIS**

13, avenue Jeanne Garnerin  
CS 85807  
91321 WISSOUS Cedex

Tel. : +33 (0) 1 70 56 41 00

## **NANTES**

4, rue Vasco de Gama  
BP 20021  
44801 SAINT-HERBLAIN Cedex

Tel. : +33 (0) 2 40 58 12 60

## **BORDEAUX**

11 et 13, rue de Gironde  
33300 BORDEAUX

Tel. : +33 (0) 5 24 73 30 25

## **TOULOUSE**

HarryCow Coworking  
Groupe Legendre  
13, rue Saint-Ursule  
31000 TOULOUSE

## **CHAMBÉRY**

Zone Artisanale Gouanna  
73800 CRUET

Tel.: +33 (0) 4 79 84 24 21

## **LONDRES**

16, High Holborn  
LONDON WC1V 6BX, UK

Tel.: +44 (0) 7 780 615 034

## **JERSEY**

1st Floor Dialogue House  
2-6 Anley Street  
SAINT HELIER JE2 3QE, JERSEY

Tel.: +44 (0)1 534 510 306

## **LISBONNE**

Avenida de liberdade, 110 - Piso 1  
1269 - 046 LISBOA, PORTUGAL

Tel.: +35 (0)1 211 221 817