

REVEAL AERIAL LAND

EUROGYPSUM
THE VOICE OF THE EUROPEAN GYPSUM INDUSTRY



BUILD LIGHT
Lightweight solutions
for Europe's buildings

EUROGYPSUM  **BUILD LIGHT**
Lightweight solutions
for Europe's buildings



**UP
FAC
TOR**

UPFACTOR

RAISING FACILITATOR



**ARCHITECTURAL
EXPERTISE**



**ENGINEERING
EXPERTISE**



**DIGITAL
TECH**



**LEGAL
EXPERTISE**



**REAL ESTATE
EXPERTISE**

UpFactor© is a company that aims to automate and industrialize the elevation process via a suite of software tools to detect and facilitate, thanks to smart data, the large-scale identification of real estate potential and of aerial land in particular.

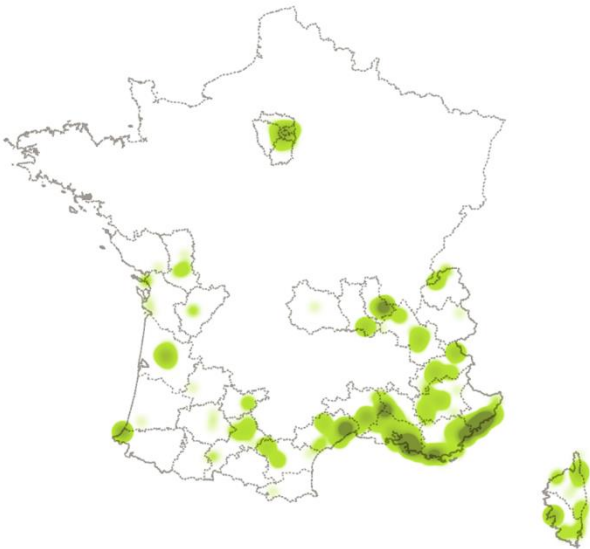
OUR GOAL?

- Develop unexploited territories to create new m²
- Help owners and co-owners measure the potential of their air assets
- Promote comprehensive renovation of existing buildings

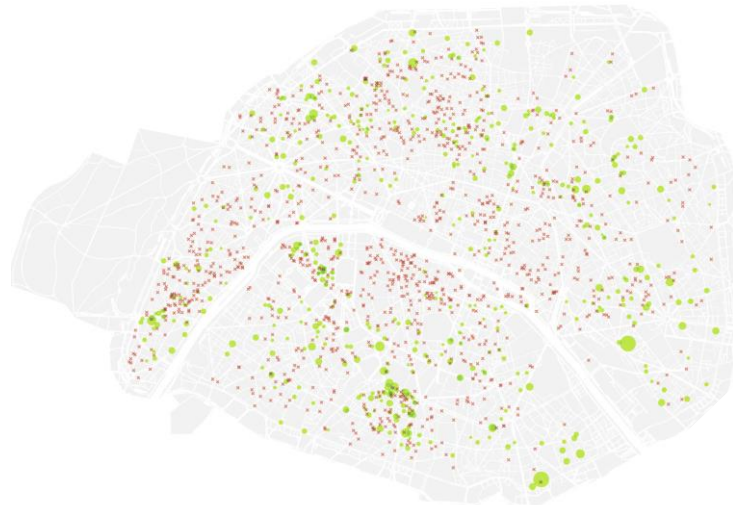
UPFACTOR GEOSERVICES[©]

LARGE-SCALE ELEVATION

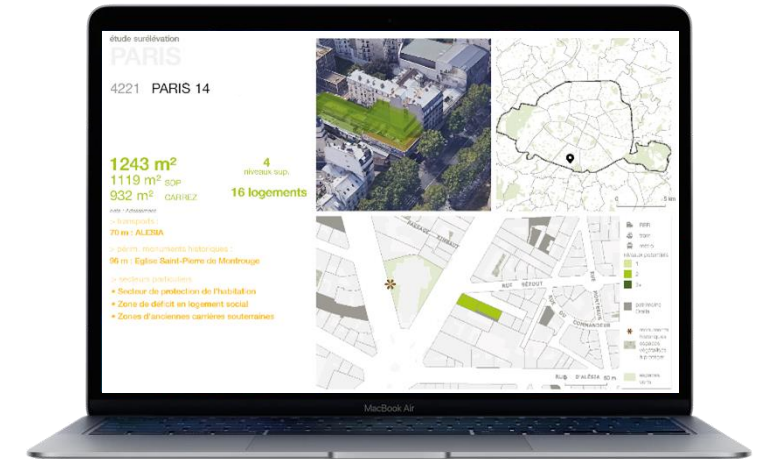
DETECTING OPPORTUNITIES



SELECTING POTENTIAL



MEASURING BUILDING AREA



UPFACTOR GEOSERVICES®

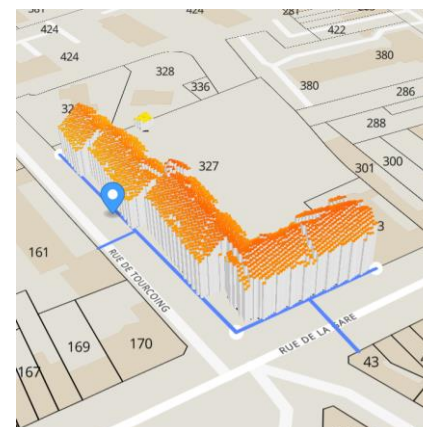
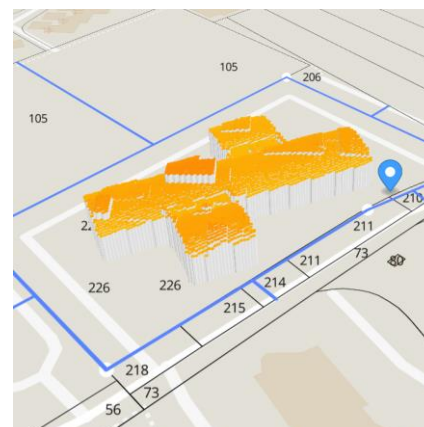
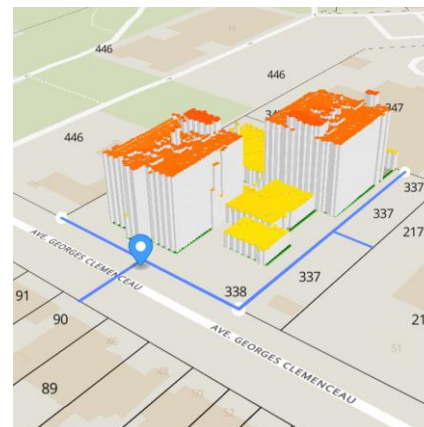
PROPTech FOR ELEVATION

The UPFACTOR GEOSERVICES® Geographic Information System can be used to assemble :

- built-up areas
- cadastral rights-of
- wayroad
- Network administrative
- Boundaries
- ground relief

to which are added height data, LIDAR or photogrammetry, processed internally by UPFACTOR to obtain the finest spatial description of the buildings studied.

A geo-referencing system is coupled to our tool, enabling immediate geolocation of our customers' address lists.



Examples of 3D visualizations in GEOSERVICES of some buildings in the Lille European Metropolis

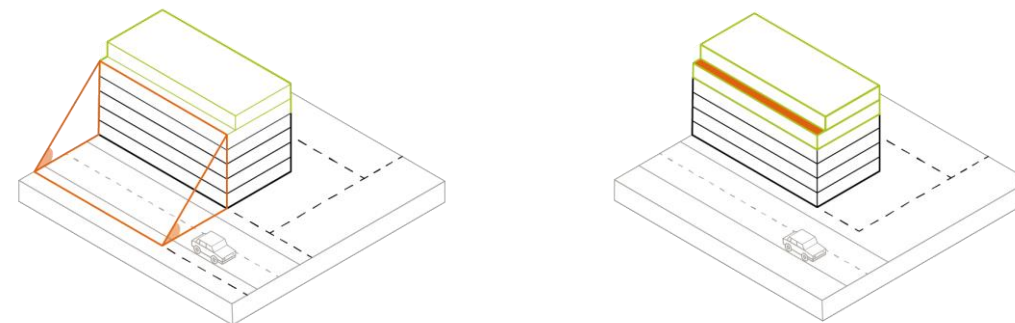
UPFACTOR GEOSERVICES®

PROPTech FOR ELEVATION

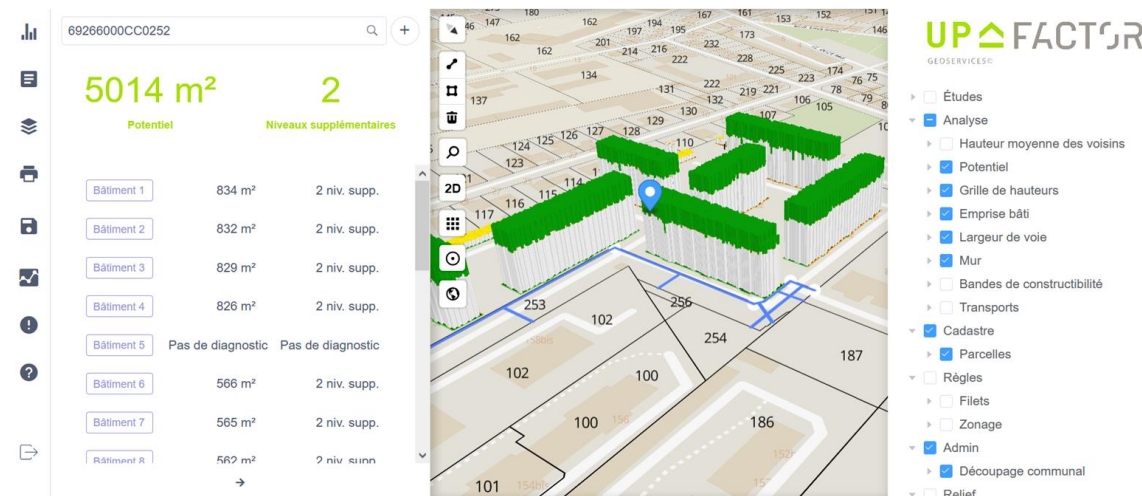
Our GIS also brings together all the regulatory data sets from the PLUs of the municipalities studied (zoning plans, height plans, specific sectors, protected buildings, etc.).

The PLU rules governing over-elevation (maximum heights and surface areas, siting and setbacks) are streamlined and integrated into our software, enabling us to estimate the over-elevation potential of each building with a single click, visualized in a web interface.

The GEOSERVICES® tool also determines the feasibility of over-elevations according to building morphology and location (historical monument perimeter, proximity to transport, etc.).



Example of a rule expressing a maximum facade height defined by the road and a fixed distance crowning setback (UPFACTOR)



UP
EAC
TOR

6

THEY TRUST US

METROPOLES



SOCIAL LANDLORDS



REAL ESTATE



**A UNIQUE OFFER
FOR REAL ESTATE PLAYERS**

**UP
FAC
TOR**



OUR CUSTOMERS

THE OPPORTUNITY TO BUILD WITHOUT LAND

Exploit the roofs of existing buildings to promote energy transition and renovation while upgrading the built heritage.

**METROPOLIS &
LOCAL AUTHORITIES**

**SOCIAL
LANDLORDS**

**CONDOMINIUMS
& PROPERTY
DEVELOPERS**

METROPOLES

ASSET STRATEGY & PLANNING

Strasbourg.eu
eurometropole

INNOVATION CONTRACT EUROMETROPOLE DE STRASBOURG

- Find out about the possibilities offered by town planning regulations
- Analysis of the PLU and planning regulations
- Collection of available data to feed the database prior to the global scan
- Identification of buildings that can and cannot be raised

3D VISUALIZATION OF POTENTIAL LEVELS OBTAINED

NEUDORF GRAVIERE



EUROMETROPOLE STRASBOURG RESULTS

16,500 potentially elevatable buildings

of the 65,000 included in the calculation

- ▼ **25%** of buildings selected
- ▼ **10,8%** of the total built-up area of the EMS
- ▼ with **40%** of public buildings below the average height of neighboring buildings (to be studied on a case-by-case basis)

3316 verified buildings limited to 2 stories max.

Half of which are non-residential public, tertiary and commercial buildings.
Nearly 38,000 housing units to be built

10 years of housing creation targets



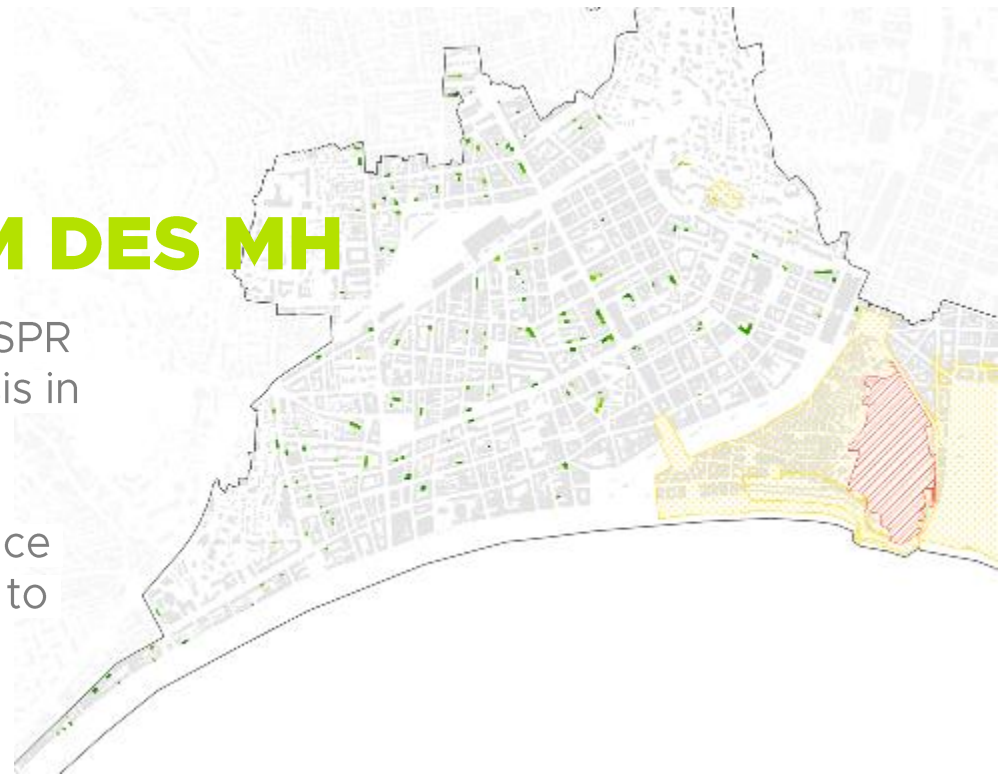


MÉTROPOLE
NICE CÔTE D'AZUR

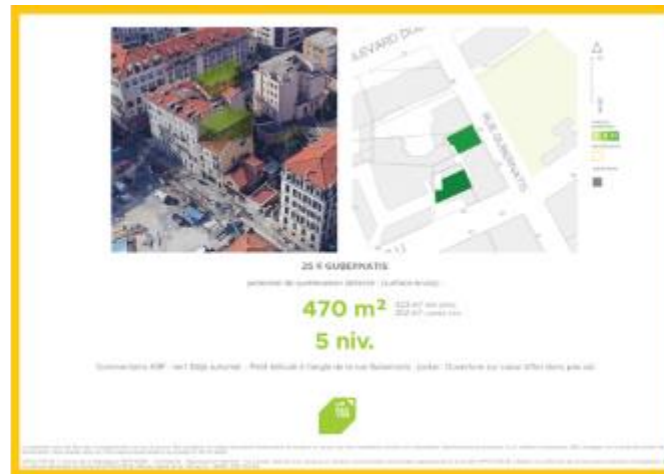
FILTRAGE PATRIMOINE : AVAP/SPR & PÉRIMÈTRE 500 M DES MH

Inventory of regulatory hollow spaces in the Nice AVAP/SPR sector with measured intervention on a case-by-case basis in conjunction with the ABF

Pre-presenting almost 130 potential projects within the Nice AVAP/SPR perimeter, sorted into 3 categories according to the ABF's opinion



PERMITTED
38 potential projects



SUBJECT TO APPROVAL
24 potential projects



INADAPTED
68 potential projects

METROPOLE NICE CÔTE D'AZUR

RESULTS

- ▼ Close to public transport
- ▼ High thermal losses
- ▼ Good urban integration
- ▼ Maximum of 2 levels of elevation >400m².

↳ a minimum of **500 potential projets potentiels**

Social Housing, 2000 housings

Condomniums >800m², 3750 housings (i.e 30% SRU)

Public buildings, 2000 logements

equivalent to 7750 housings

including 3,725 social housing units (excluding tertiary and commercial deposits)

265 M€ for total renovation of private housing

UP
FAC
TOR

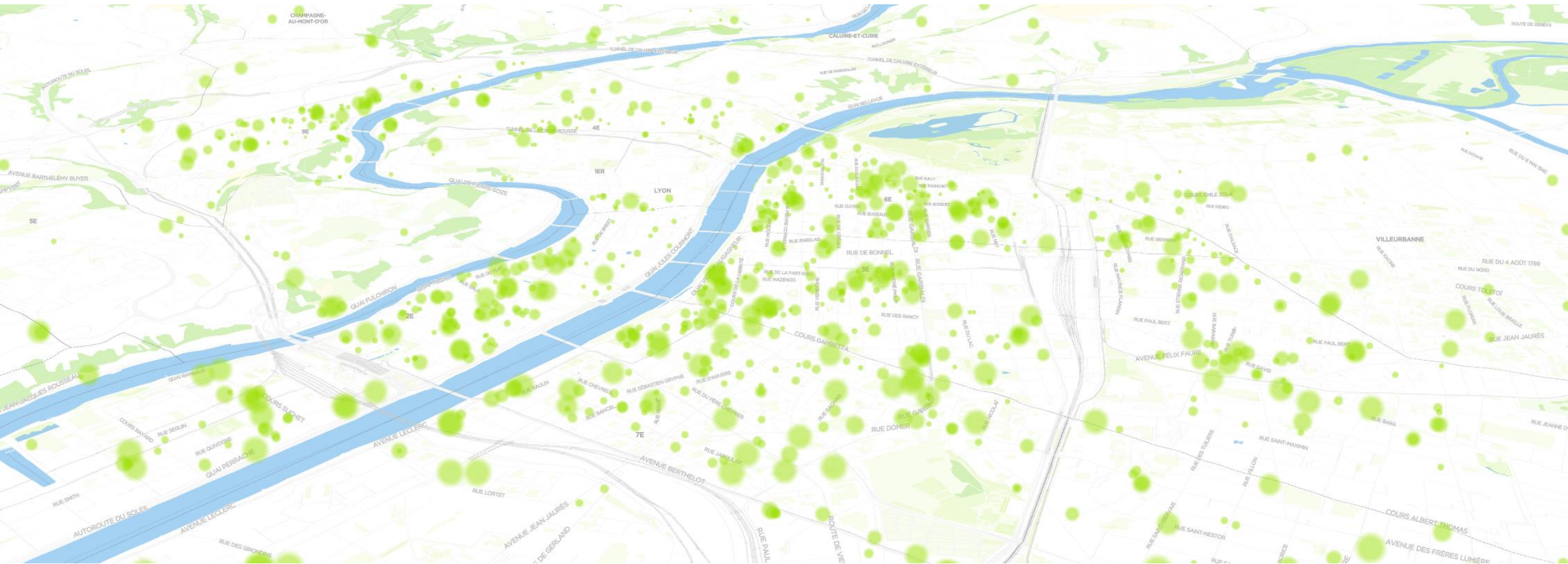


MÉTROPOLE
NICE CÔTE D'AZUR

ELEVATION SCANS

GRAND LYON

GRAND**LYON**
la métropole



SOCIAL HOUSING IN LYON



3F Immobilière Rhône-Alpes

Groupe ActionLogement



VILLE DE LYON

Centre Communal d'Action Sociale



ER HABITAT EN RÉGION SUD-EST



FONDATION ARALIS

LOGEMENT ACCOMPAGNE



SACVL

LA VILLE ÉQUILIBRÉE



GRANDLYON HABITAT



Espacil

Groupe ActionLogement



100vies habitat

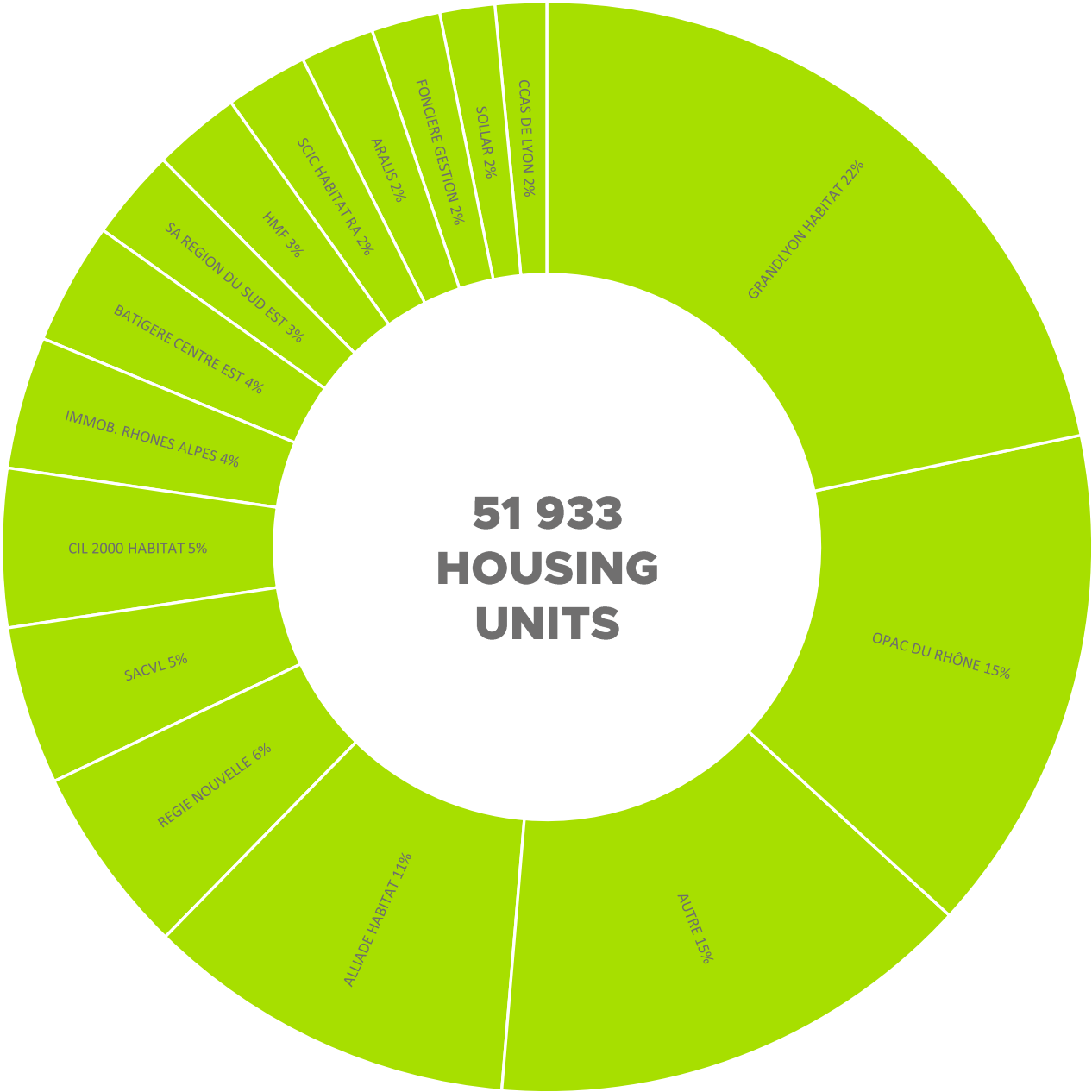
Sollar



B BATIGERE RHÔNE-ALPES



OPAC DURHÔNE



ELEVATION DIAGNOSTICS

GRAND LYON

GRAND **LYON**
la métropole



2200 buildings
of social housing studied in Lyon

13% buildings suitable for elevation

up to **250000 m² to be created**
in Lyon's social housing assets

nearly **3000 units**



SOCIAL LANDLORDS SCAN & OPPORTUNITIES

Alliade Habitat 

Groupe ActionLogement

3077 RUE DE CUIRE

LYON 4E
30 RUE ROSETT ; 52 & 54 RUE DE CUIRE

820 m²
738 m² SDP (90%)
615 m² CARREZ (75%)

2 niveaux sup.
10 logements (SDP+lgts)

note :
Règle d'implantation par rapport aux limites latérales alternative : pas d'ouverture de baies sur les murs latéraux surélevés

• 5 places de stationnement à créer (logement social, 0,5 place/lgt)
• à - de 500 m des transports (Hénon : 190 m)
• périmètre des monuments historiques (206 m)

446 MÉTRAL

VILLEURBANNE
5 & 7 IMPASSE MÉTRAL (10 & 12 RUE MARIA CASARÈS)

2190 m²
1971 m² SDP (90%)
1643 m² CARREZ (75%)

2 à 4 niveaux sup.
27 logements (SDP+lgts)

• 13 places de stationnement à créer (logement social, 0,5 place/lgt)
• à - de 500 m des transports (leurbanne : 286 m)
• périmètre des monuments historiques (206 m)

Alliade Habitat
Groupe ActionLogement

Test on 12 priority sites

Work required and attractiveness

Potential of 12,690 sq.m
166 potential housing units

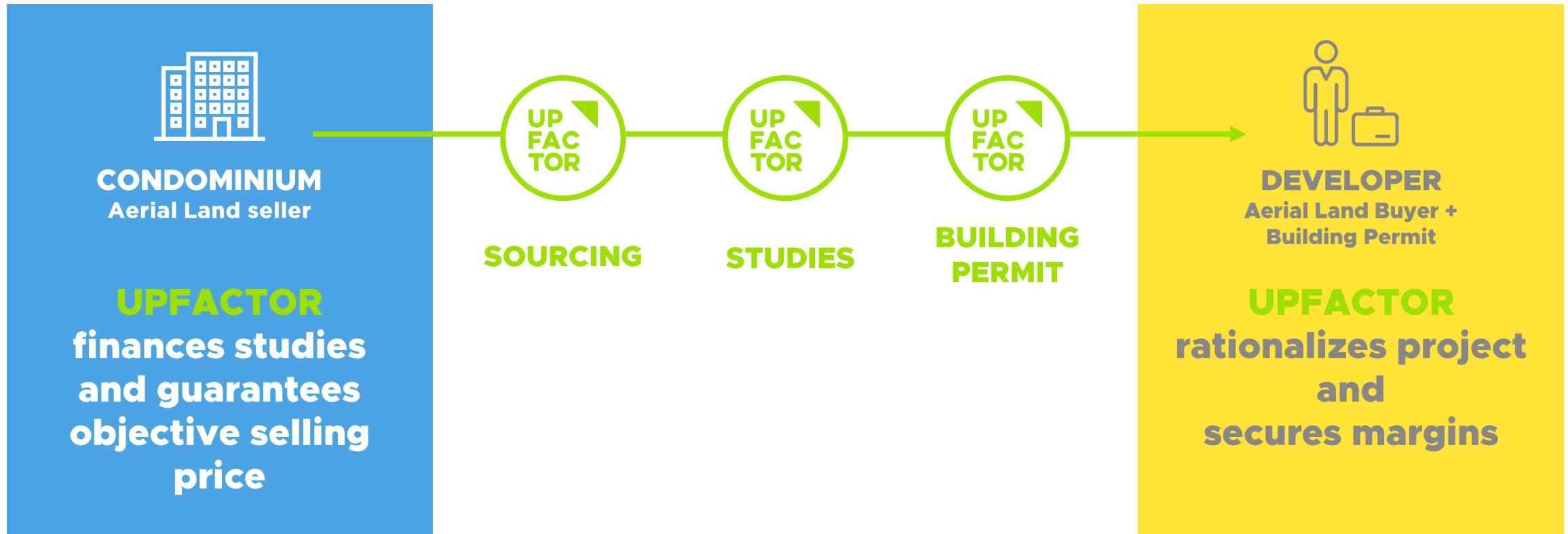
> 3 regulatory studies
5 imp. Métral 69100 VILLEURBANNE
Rue Feuillat 69003 Lyon
35-47, av. St Exupéry 69100 VILLEURBANNE

+67 units

> 1 detailed study
Rue Feuillat 69003 Lyon
+ 20 units

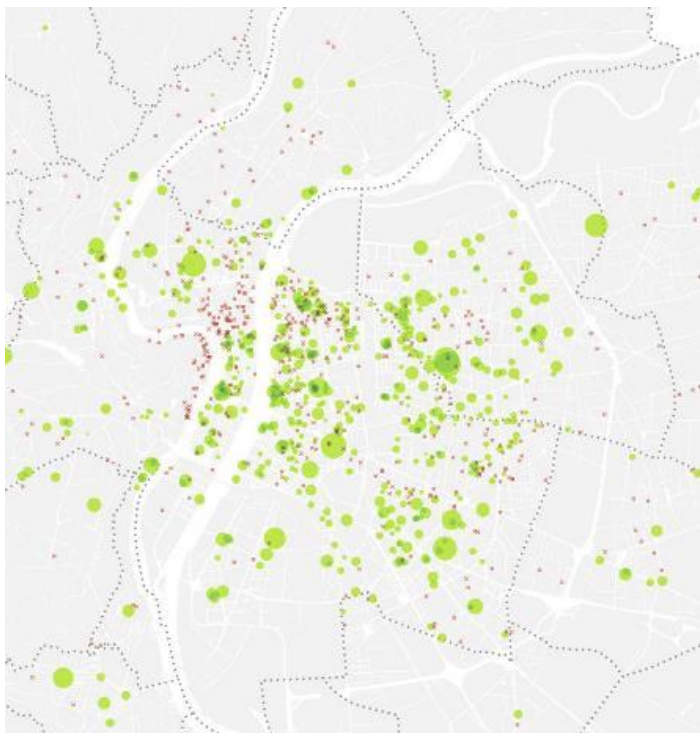
A UNIQUE SOLUTION TO PERSUADE CONDOMINIUM OWNERS

A trusted third-party position in the value chain



CONDOMINIUM MANAGEMENT

ASSETS SCAN



Métropole de Lyon

1265 addresses
including 892 in Lyon

430 buildings
>200m² potential

23% of buildings

Île-de-France

2543 addresses
including 2161 in Paris

314 buildings
>200m² potential

12% of buildings

CONDOMINIUM OVERALL RENOVATION

Paris 75014 – Rue d'Odessa

PROJET

- 2 extra levels
- 337 sqm²

CONDOMINIUM FEES

181 000 € for overall renovation work

- 270 000 € cash distributed to all co-owners

BUILDING RENOVATION

- Refurbishment of sewage system
- Renovation of courtyard
- Repair of landings and stairs
- Renovation of roof
- Renovation of façade
- Floor and attic insulation
- Repair of existing joinery
- Heating / ventilation
- Electricity, plumbing



PERMIT GRANTED
CONDOMINIUM AGREEMENT

CONDOMINIUM OVERALL RENOVATION

Issy-les-Moulineaux 92130 – Avenue de Verdun



PERMIT GRANTED
CONDOMINIUM AGREEMENT

PROJET

- Mixed elevation and extension
- 396 sqm2 of floor area created by raising / 4 extra levels
- 81 m2 living area created by extension
- Extension of existing apartments

CONDOMINIUM FEES

561 274 € for overall renovation

BUILDING RENOVATION

- Replacement of windows and doors
- External thermal insulation
- Ventilation upgrade
- Refurbishment of communal areas
- Creation of a waste-disposal and bicycle storage area
- Installation of lifts
- Modification of the heating system

CONDOMINIUM OVERALL RENOVATION

Tignes 73320 – Les Roches Rouges



PROJET

- 1 extra level
- 890 m² de SDP
- Common project with two condos

CONDOMINIUM FEES

- 2 050 000 € destinés aux travaux de rénovation

62 % ENERGY SAVES

- Refurbishment and external thermal insulation
- Replacement of windows, doors and ventilation system
- Replacement of the boiler room
- Installation of photovoltaic panels

IMPROVED COMFORT

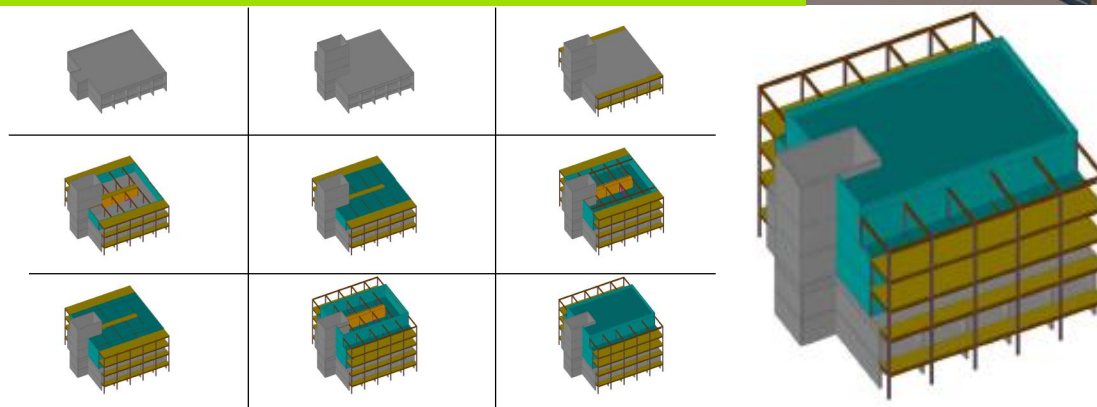
- Creation of new parking spaces
- Creating additional storage space
- Refurbishment of common areas
- Installation of lifts

CONDOMINIUM OVERALL RENOVATION

Gaillard_Le Pré Fleuri (74)



CONDOMINIUM AGREEMENT



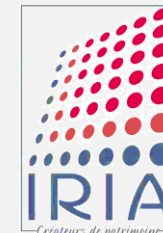
CBS-lifteam

ARCHITECTURE
UP
FA
UPFA.FR

UP
FAC
TOR

PROJET

- 3 extra levels
- 4350 sqm²
- 66 units including 30% social housing



RÉMUNÉRATION DE LA COPROPRIÉTÉ

- 2,5M€ for overall renovation
- Energy label E -> B
- 100% cover(30% subsidy)
- Deficit reduction 200K€

45 % ENERGY SAVE

- Refurbishment and external thermal insulation
- Replacement of windows, doors and ventilation system
- Replacement of the boiler room
- Installation of photovoltaic panels

IMPROVED COMFORT

- Creating new parking spaces
- Doubling the surface area of outdoor areas
- Refurbishment of common areas
- Installation of lifts

A blue-tinted background image of the Paris skyline, featuring the Eiffel Tower prominently in the center-left. The foreground shows the rooftops and windows of Parisian apartment buildings.

UPPER

LA FONCIÈRE DU DERNIER ÉTAGE

RESIDENTIAL PROPERTY DEVELOPMENT

FOR ELEVATED BUILDINGS

HOUSING AS CLOSE TO NEEDS

VIRTUOUS LOW-CARBON ASSETS

RENOVATED, ACCESSIBLE EXISTING BUILDINGS



<https://www.anil.org/publications-experte/guide-surelevation-copropriete/>



La Surélévation des Bâtiments, densification à l'échelle urbaine
Livre le MONITEUR

CONTACT

5 BIS RUE D'UZÈS 75002 PARIS

+ 33 (0)1 48 42 28 92

CONTACT@UPFACTOR.FR