

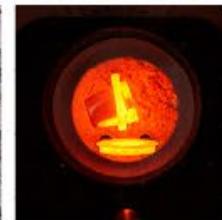
Xella



SUMMER UNIVERSITY
26.09.2023
Brussel

Bouwlogistieke
optimalisatie:
waarom en hoe?

SUMMER UNIVERSITY | 26 september 2023



Less congestion, less CO₂ through more collaboration

INRIX 2022 Global Traffic Scorecard

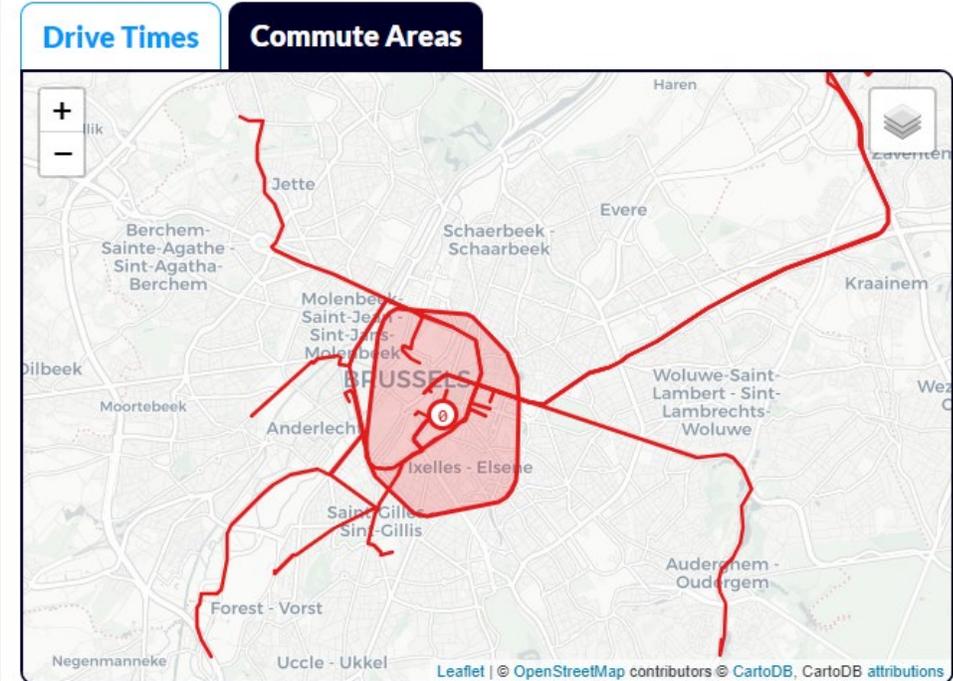
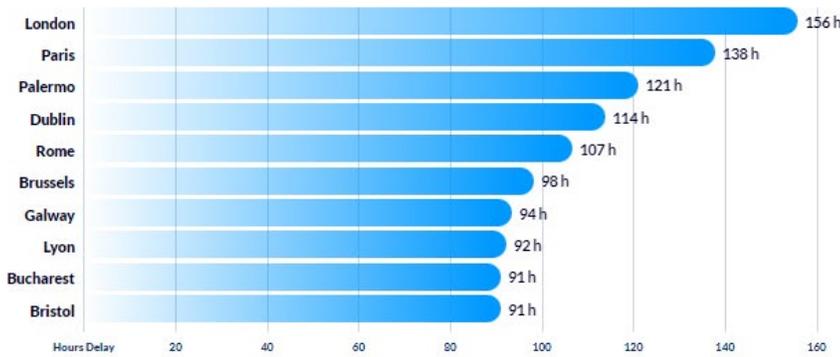
The 2022 Global Traffic Scorecard provides four years of mobility data for a more granular and holistic analysis of mobility within the world's most-congested areas. It provides travel delay comparisons, collision trends, downtown trips and speeds based on the unique commuting patterns within each metro area. Fuel prices were also measured more in-depth in the 2022 Scorecard given the global nature of oil markets and its effect on transportation and the broader economy.

7 Continents
50 Countries
1,000+ Cities

[Download the Full Report](#) [Jump to City Rankings](#)

Ten Highest Traffic Delay Times By City

- Global
- Europe**
- Asia
- North America
- South America
- Africa
- Oceania



Xella is a leading pan-European provider of walling solutions.



#1



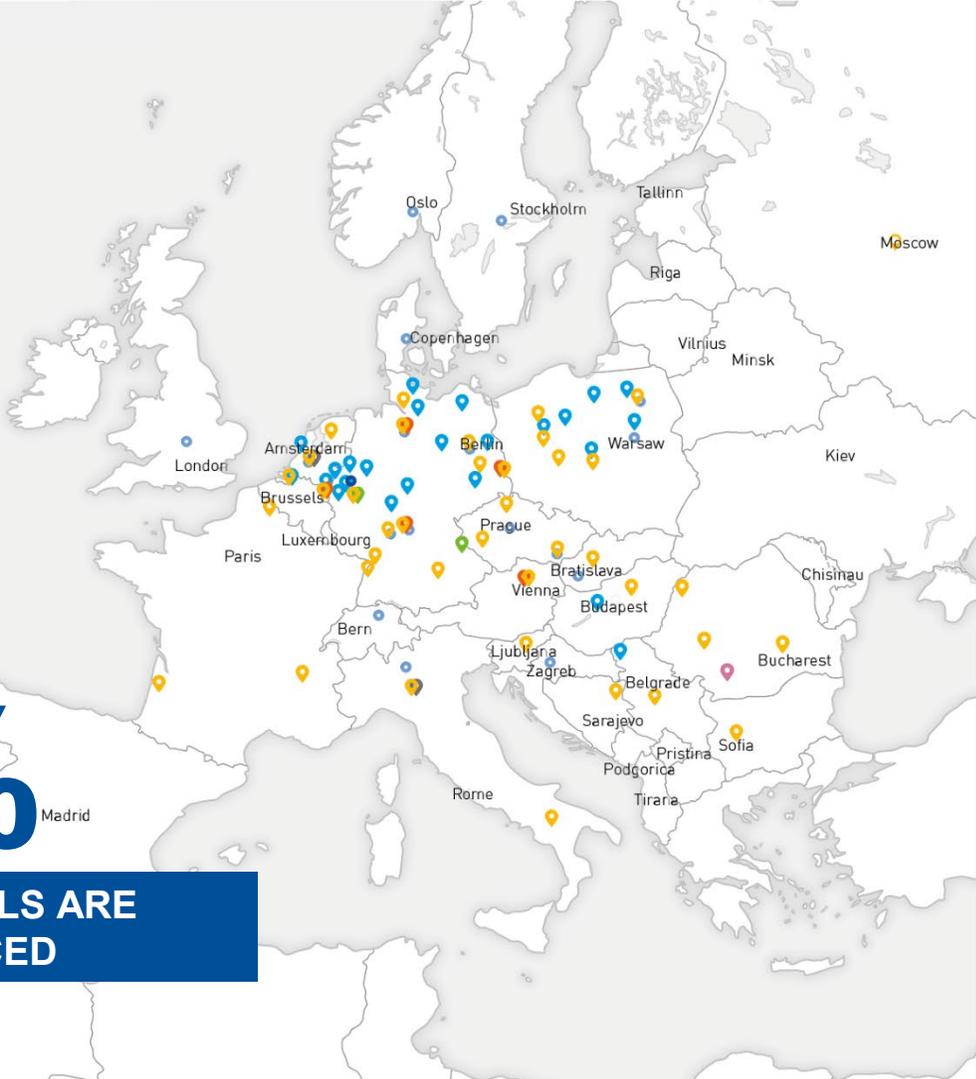
- # 1 European walling solutions provider
- With **22** national subsidiaries
- Founded in **1929** and headquartered in Duisburg, Germany
- **5,223** employees (headcounts) at the end of 2022
- Pioneer in **digitally supported building** processes
- Forward thinker in **sustainable & efficient solutions** for the entire house shell
- Home of high performing products & **leading brands**
- Sales 2022: **€1.37 bn**



73
Plants*

86%

**OF ALL MATERIALS ARE
LOCALLY SOURCED**



SUBSIDIARIES LOCATION AND MATERIALS TYPE

- Calcium silicate units
- Autoclaved Aerated concrete
- Mineral insulation boards
- Large-scale wall elements and roofing panels
- Mortar
- Lime
- Headquarter
- Sales offices

Without Silikalzit, Granulates /12-2022

*April 2023

Xella offers high-performing and sustainable building materials. From simple blocks to complete wall system delivery.



Autoclaved Aerated Concrete

- Blocks, elements & panels consist of mineral raw materials (sand, lime and cement)
- Porous structure with excellent structural properties



Combined structural and thermal insulation properties



AAC Panels

- Large, prefabricated formats
- High load-bearing capacity



Fast and cost-efficient construction, mainly in industrial segment



Calcium Silicate

- Blocks and elements consist mainly of sand and lime
- Sand bounded through calcium silicate hydrate bonds



High loadbearing and sound insulation properties



Mineral Insulation Boards

- Ecological, mineral-based insulation material
- dimensionally stable, vapor permeable and non-combustible



For exterior and interior insulation tasks



- ✓ Cost-efficient
- ✓ Standard, large & customizable formats
- ✓ High thermal & sound insulating properties
- ✓ Sustainable, durable & non-combustible

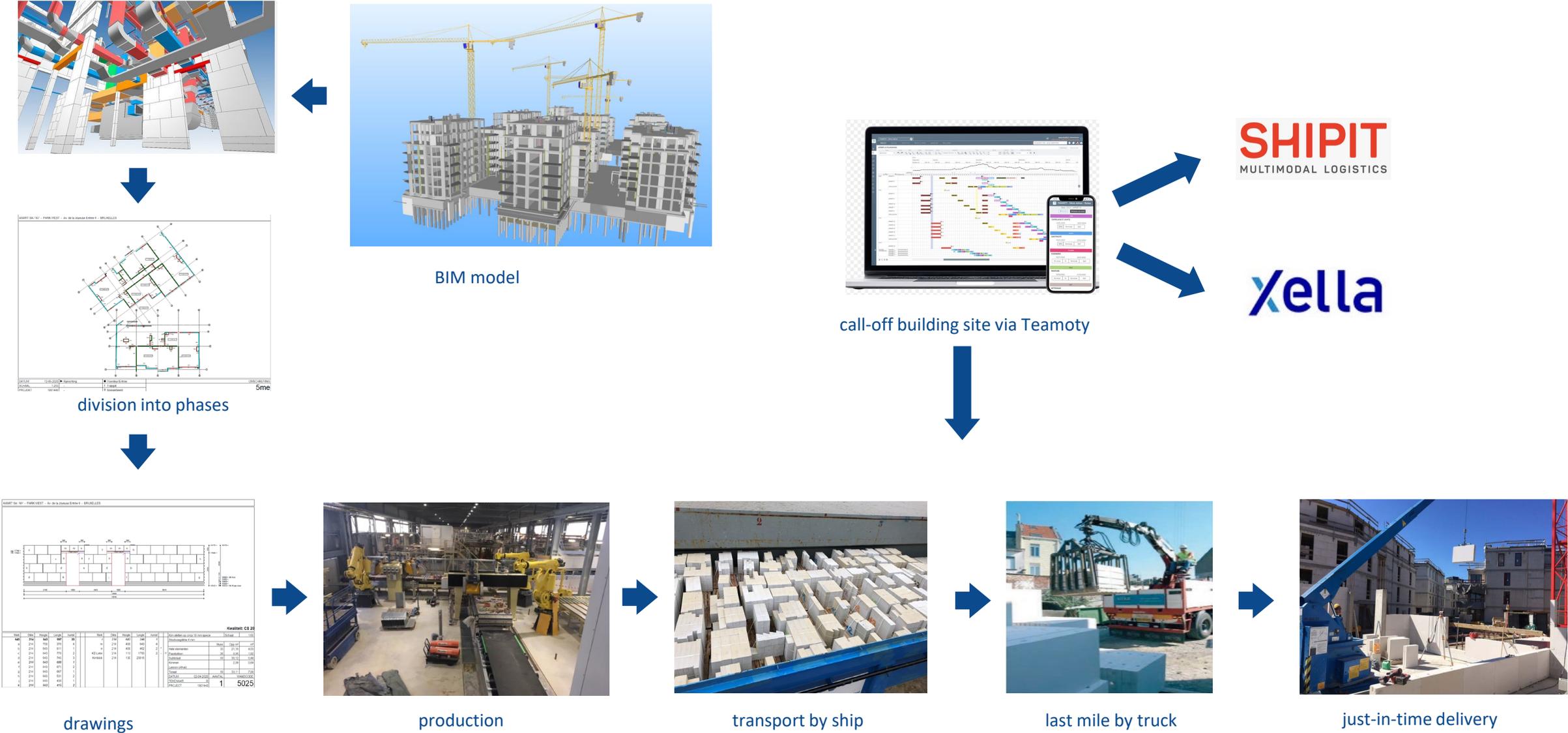
SUPERIOR PROPERTIES IN COMMON

2020 - Park West

- 1st Silka large format elements project with deliveries over water
- Cooperation between BPC, Shipit and Xella



Silka large format elements building system



Our digital planning solution blue.sprint: increased efficiency throughout the entire planning, production and construction process



blue.sprint

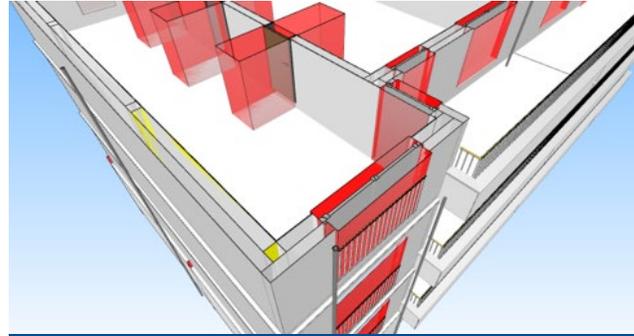
Xella digital planning



DIGITAL PLANNING



- We plan and support in BIM (Building Information Modeling): from early design phase to production and construction
- Enhanced material awareness: reduction of material waste



PRODUCTION & LOGISTICS



- Production directly from the IFC (Industry Foundation Classes) model, the open standard format for BIM 
- Seamless and cost-efficient order and supply chain through digital interfaces



CONSTRUCTION PROCESS



- Just-in-time delivery: “tidy” and organized construction site
- Construction time: simpler and faster wall, ceiling and roof construction

City Dox 5 - Anderlecht / 120 units



Contractor : BPC Group
Architect : B-architecten nv – VELD architecten
Xavier de Geyter Architects bv
Engineer : CSD Ingenieurs conseils SA



Building owner : Atenor
Xella Products: Silka large format elements : 1.000 m³
Ytong Partition Panels
(City Dox7: 6.000 m² → installed by Xella Construction Services)

From May 2023 : Deliveries of Silka large format elements by ship



CITY DOX
LIVE, WORK, GROW



Tour & Taxi Park Lane Fase 2 Brussels / 350 units

xella

Contractor : MBG



Architect : awg architecten cvba, Antwerpen
Engineer Sergison Bates architects LLP, London
noA architecten bvba, Brussel

Engineer : Establis Roeselare nv

Building owner : Nextensa

Xella Products: Silka large format elements : 4.000 m³

From April 2023 : Deliveries of Silka large format elements by ship



Erasmus Gardens Lot I Anderlecht / 75 units

Contractor : BPC-group

Architect : A2RC Architects

Engineer : TPF Engineering

Building owner : ERASMUS GARDENS

Xella Products: Silka large format elements : 1.750 m³
Multipor → installed by Xella Construction Services

From May 2023 : Deliveries of Silka large format elements by ship



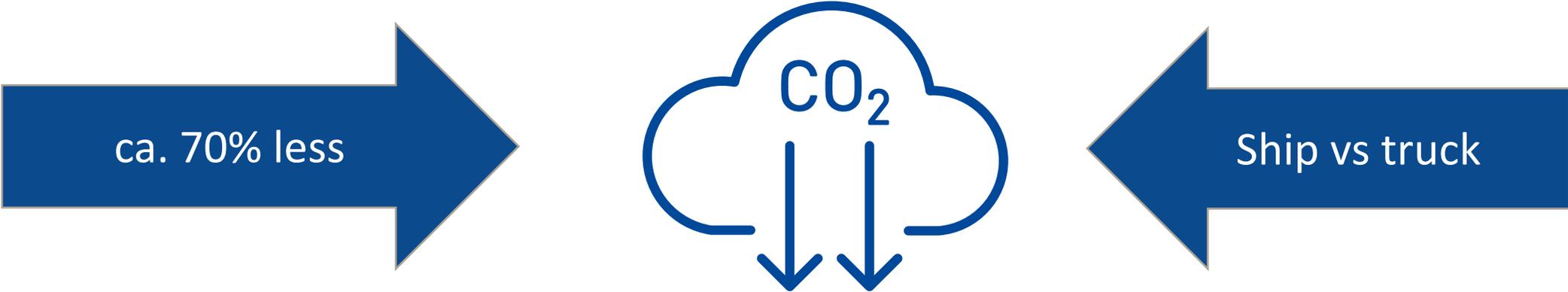
Environmental impact - 3 projects in Brussels - 2023

Project	Silka elements	Appartments	Weight Silka
	m ³	#	T
Park Lane - Brussels	4000	350	7200
City Dox 5 - Anderlecht	1000	120	1800
Erasmus Gardens - Anderlecht	1750	75	3150

SHIP – 0,040 kg CO ₂ e/Tkm	
Distance (km)	CO ₂ emission
	T
41	12
47	3
47	6

TRUCK – 0,110 kg CO ₂ e/Tkm	
Distance (km)	CO ₂ emission
	kgCO ₂ e/TEU *
50	40
55	11
55	19

Reduction	
Road traffic	CO ₂ emission
km	kgCO ₂ e/TEU *
16.667	28
4.583	8
8.021	13



* Indicative values - cfr www.co2emissiefactoren.be

Environmental and societal implications

- CO₂ reductions
- Less traffic congestions
- Smaller / lesser trucks in town



Logistical profit for construction site(s)

- Centralized stock of all building materials
- Digital call-off and follow-up of local stock
- Guaranteed just-in-time delivery (short-distance transport)
- Flexibility
- Accessories at hand
- Combined transport for different nearby sites



Trust and good co-operation between all partners



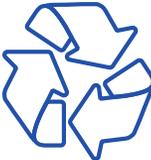
Excellent preparation

ideal for BIM projects – much drawing and preparation in advance

Xella's ESG Roadmap is Based on Three Main Pillars



Further **decrease CO₂ emissions** across all operations and along the full value chain



Further drive the **circularity** of our products and **reuse of production leftovers**



Provide **safe and inclusive working conditions**, development opportunities and **gender diversity**



Shipping of Silka blocks on the Danube – 42 trucks on the road avoided – ca. 70 tons of CO₂ saved (Romania / Serbia)



Loading of Ytong panels at the Dutch factory of Meppel for shipping on the De Waal to Denmark.



Xella – shipping to Belgium





Xella BE

Filip Lammens

Info-be@xella.com

www.xella.be