

Trust, Reliability, and Flexibility



DS Flexhal ensures an efficient, optimised, but still agile design and construction process. This makes us one of the most flexible turnkey contractors in Denmark

At DS Flexhal a handshake is a commitment



A deal is a deal. DS Flexhal has built upon this statement for decades. A statement that has given us 50 successful years in the construction industry. We are proud of this achievement. Our trust in each other gives you the certainty that we will deliver robust, high quality buildings on schedule. We commit ourselves to our project agreement, to our agreement with each other, and to our agreement with you. That is a solid handshake, which I will guarantee for as CEO of DS Flexhal.

Kent Hejn Kristensen
CEO

We build on trust, reliability, and flexibility

We, at DS Flexhal build industrial and commercial buildings made of steel and concrete. We focus on listening to our clients, being flexible, and ensuring high quality. We want our clients and our business partners to rely on us throughout the entire process. As a result we have three core values that characterise DS Flexhal as a company.

DS Flexhal constructions cover an area of 120,000 m² each year - the same area as 17 football fields

Trust, Reliability & Flexibility

Trust – our trust in each other will give you assurance that we will carry out your project on schedule and in accordance with your requirements and visions.

Reliability – we value integrity, mutual respect, and pride in our work. You can rely on us.

Flexibility – our mission is to create a good and professional experience for all parties involved. We achieve this through team spirit, efficiency, presence, and most importantly - flexibility.

Unique synergies: DS Flexhal guarantees a short process from design to complete building handover

DS Flexhal is characterised by flexible construction projects and solutions due to our unique synergy with the other companies in DS Gruppen.

We have some of the country's leading specialists in planning, designing, managing, and executing challenging steel and precast concrete constructions. With our in-house knowledge, skills and experience DS Flexhal we will ensure an uncomplicated and reliable execution of your project avoiding unnecessary costs and delays.

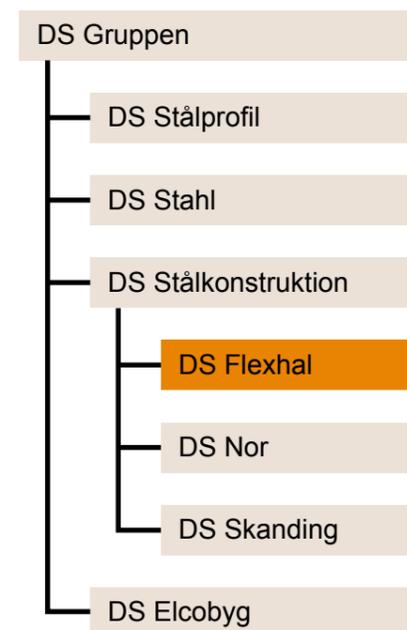
In our collaboration, you will obtain the benefits of our valuable experience as a turnkey contractor combined with the synergy effect of being part of a large company group with related core competencies. The group, DS Gruppen, is a reliable supplier of precast concrete elements, steel structures, and thin plate steel sheets for any large-volume building.

We are a division of DS Stålkonstruktion A/S owned by DS Gruppen A/S. The relation to our affiliated companies creates the synergy between each our expertise:

- Steel structures
- Precast concrete elements
- Cladding for the construction industry e.g. click seam systems, sinusoidal sheets, and other profiled metal decking
- Sandwich panels for cladding
- Planning, design, and execution of turnkey building contracts

We can ensure timely supply of essential building components for your construction project from our own production at a reasonable cost and with skilled and dedicated employees throughout the entire project.

The synergy of DS Gruppen results in fast supply and reasonable price



DS Gruppen has a large production capacity and financial strength, that enables us to execute even large-scale projects. We commit ourselves to agreed costs, scheduled milestones and quality.



Large-volume buildings in short time

We guarantee short time construction of large-volume buildings. Illustrated on these pages are PostNord's HUB terminal and TPL warehouse at Scandinavian Transport Centre, Køge. Both the HUB terminal with its 25,300 m² and the TPL warehouse with its 30,800 m² are architecturally designed by ak83 arkitekter A/S. The complete process of each building took only 13 months including design, application to the authorities, and construction. It was essential to PostNord to comply with the scheduled budget and short construction period, as both the HUB and the TPL are of strategic importance in PostNord's overall infrastructure plan.



Project: HUB
HUB, terminal, parcel sorting, and administration



User
PostNord



Architect
ak83 arkitekter A/S



Project: TPL
TPL, high storage warehouse and administration



Developed area
HUB: 25,300 m²
TPL: 30,800 m²



Engineer
VOGENSEN Rådgivende Ingeniører A/S



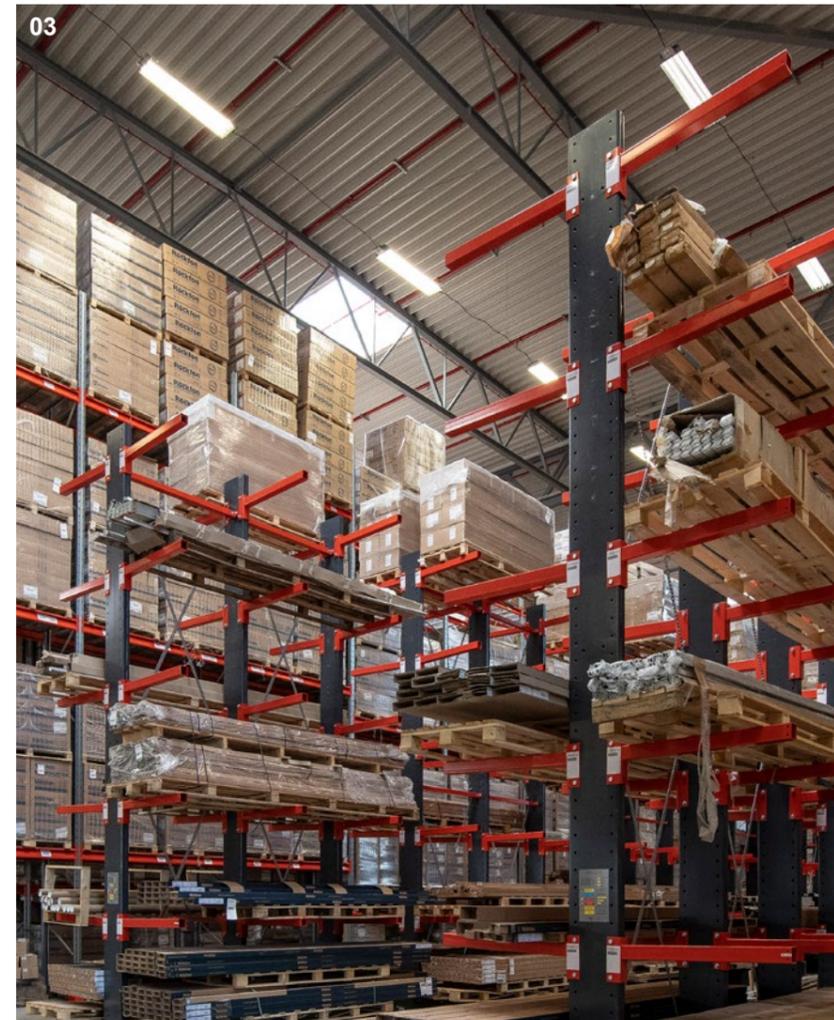
Client
Pareto Securities



Construction period
2016-2018
a total of 16 months



Turnkey contractor
DS Flexhal



01
Both the HUB terminal with a size of 25,300 m² and the TPL warehouse with a size of 30,800 m² are architecturally designed by ak83 arkitekter A/S.

02
PostNord handles 150,000 parcels daily at the sorting machine in the large package and freight terminal.

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We experienced DS Flexhal as a partner in a joint effort to ensure a good facility.

The people at DS Flexhal are professionally competent and understand the requirements we have as a Client. They were proactive in the design phase and suggested alternative solutions to the requirements we, as a Client, had. They are solution-oriented, flexible in our dialogue, and willing to compromise on some of the issues. In addition, they ensure timely supply of the steel and precast concrete elements, which has great effect on completing the building as scheduled.

Jesper Frisberg
Head of Real Estate
PostNord AB

03
At the TPL warehouse PostNord stores, packs, and forwards parcels for their customers.

DS Flexhal also carries out smaller building works. This is the new head office for the forging company Holger Elgaard & Co A/S located on Hvidtjørnvej in Sabro in Eastern Jutland.

”

Being part of the design process of our new head office was a great experience. The earth-, foundation-, and paving works seemed tedious and time consuming, but it was impressive to watch the building being erected in less than a week. We are satisfied with the cooperation we had with DS Flexhal throughout the entire process.

Arne Elgaard
Forging Company
Holger Elgaard & Co A/S



Erection of concrete elements at the new head office for Holger Elgaard & Co A/S carried out as a turnkey contract. In 2019 the company celebrates its 40th anniversary by moving into the new premises in Sabro; 274 m² administration area and 1,014 m² production area.

Building structure or turnkey construction? We ensure both on schedule, and at the agreed price and quality

A new industrial building is a major decision – and a significant investment. We, at DS Flexhal, will use all our experience and knowhow to ensure a secure and flexible process for you. From beginning to end.

Do you require a building structure?

There are many options for building structures. We meet all your requirements – in a short period of time – by using our five building systems, which can be combined to create a flexible, visual expression. You choose the material, colour, and surface texture - we deliver the right quality at a competitive price.

On the next page you will see the various options when using the five DS Flexhal building systems.

Or a turnkey?

We have our own design department with skilled structural and technical engineers.

Construction as it should be

- We coordinate the works of the subcontractors to give you a building of the highest possible quality, on schedule, and without unexpected additional expenses.
- We design and handle all necessary approvals. Your primary contact is the Project Manager, who keeps the overview throughout the process.
- It is possible for you to make adjustments or changes to your project before the construction starts, if you should come up with a new idea.



Urtekram International A/S's packing and storage warehouse was constructed using our Flex BBR system, consisting of load-bearing and insulated facade elements with saddle-shaped concrete girders. In addition, we have installed dock seals with fully automatic loading bridges.

Five unique construction systems are the key to our flexibility

Standard building systems will not limit creativity – on the contrary. Everything is possible when you combine our building systems and rely on our solid experience and flexibility.

You decide the size and shape of your industrial building – depending on functionality and requirements. Together, we will come up with the optimum solution for your company. We are always focused on providing the best solution for you within your budget.

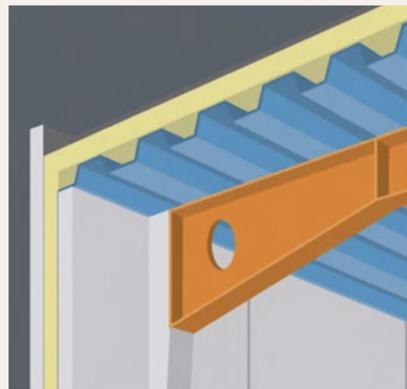
You decide the visual expression by selecting material, colour, and surface texture. Where, when, and how much you

want us to be involved is entirely up to you – regardless of ordering a building structure or a turnkey contract.

Flexible building systems – designed to meet your requirements

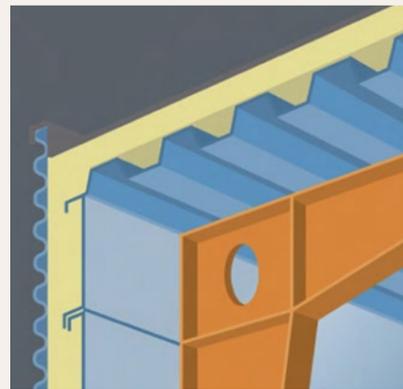
We have developed five different building systems which is one of the cornerstones of our success. Our solutions are based on these building systems, which can be used individually or in combination.

The result is a flexible and thoroughly tested building system designed to meet your visual and structural requirements. Using these building systems, we can optimise your building, meeting quality requirements and guaranteeing a short design and execution process.



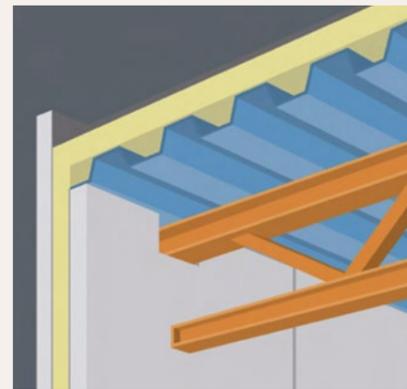
Flex BSR

- Load-bearing concrete facades with embedded frame legs/frame construction
- Several options for window and gate openings compared to traditional concrete construction
- The building does not require transverse partitions to be stable



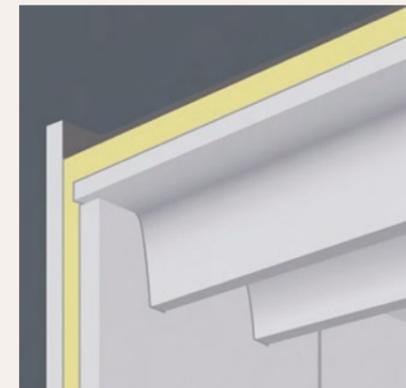
Flex SSR

- Load-bearing steel frames with non-load-bearing facades in rear wall cassettes, steel profiles, wood or panel constructions
- Traditional, quick and easy steel solutions with very large spans and the option for large openings



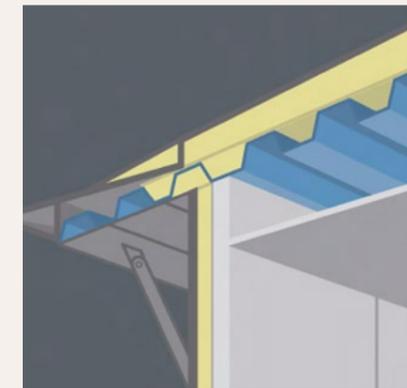
Flex BSG

- Load-bearing concrete facades and columns with steel lattice girders to support the roof
- Large spans option
- Relatively free positioning of openings in roof and façade
- Saves construction height by feeding installations in the lattice structure



Flex BBR

- Load-bearing concrete facades with roof structure made from concrete beams
- Traditional concrete solution with high level of fire resistance
- Large spans option
- Relatively free positioning of openings in roof and facade



Flex ADM

- Concrete elements as industrialised construction system
- Possibility of constructing a long building with up to four storeys with a free span of 14.4 m
- Individual, flexible building interior design

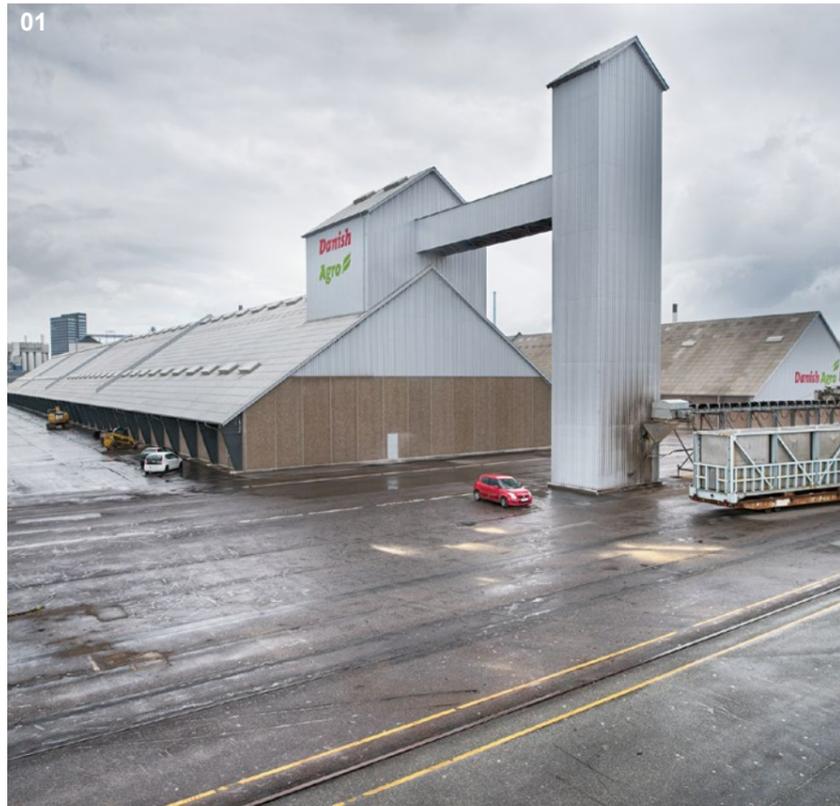
The five unique DS building systems are one of the cornerstones of our success. Our solutions are based on these building systems, which can be used individually or in combination.

Our unique building method using steel trusses secures a large span between the columns, that optimises the storage space in large constructions. Fewer columns give more flexible storage space





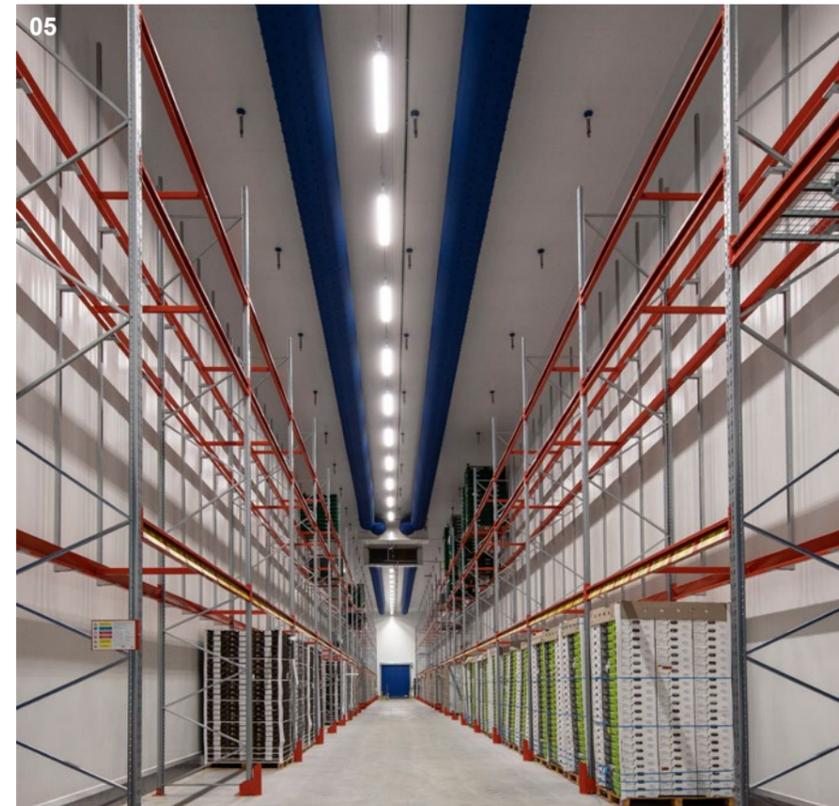
01
Danish Agro needed more storage space at Aarhus Harbour. The existing fertilizer storage hall was expanded by 2,500 m². DS Flexhal also built a new hall of 8,000 m² divided into four sections and constructed with steel trusses. Precast concrete wall elements were supplied by DS Elcobyg and steel by DS Stålkonstruktion from DS Gruppen.



02
At Anelystparken we expanded the warehouse and production facilities alongside the renovation of the existing building for Kemp & Lauritzen. To ensure coherence between the old and the new building, the Client took part in the architectural design proces by selecting materials and fitting.

03
The Danish Agency for Culture and Palaces, (Slots- og Kulturstyrelsen), requires a new storage building to store and protect collections of library material from The Royal Danish Library and cultural-historical objects from The National Museum of Denmark. The turnkey contractor must ensure an optimum indoor climate, which can preserve the objects for the longest time possible. The total area of the building is approximately 24,300 m².

04
In 2009 we designed and constructed the original head office for the wind turbine investment company, Eurowind Energy A/S. In 2016 we designed and constructed the expansion of the building. The two projects were executed in close cooperation with the Client, who wanted their head office to be energy efficient and at the same time have an exclusive and prominent architectural design.

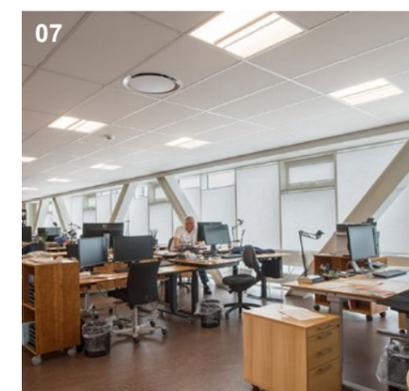


07
This four-storey warehouse was constructed for Copenhagen Fur to store and sort furs. The load-bearing structure contains two fire protected trusses with a span of 36 metres. The floors are covered with acoustic linoleum. The four loading docks beneath the building were fully operating throughout the entire construction period.

05
At Total Produce Nordic A/S we had to focus on the temperature control systems. The storage and fruit-ripening facilities each have individual climate zones ranging from 5 to 18°C. Systems for air extraction, air change, fumigation alarms, and condensation control are automated and centrally managed.



06
We designed and constructed the facilities for Total Produce Nordic A/S including applications to the authority in less than 10 months. The project, which is part of Scandinavian Transport Centre Køge, consists of 15,000 m² storage and office area and 113 exterior parking spaces.



From idea to operation: DS Flexhal is one of the country's leading turnkey contractors

Being flexible and trustworthy is not only keeping deadlines and meeting requirements. We can solve all tasks and aspects of a construction process. From planning and finding a site, authorities permit application, designing, precast concrete element and steel structure production, and of course project execution. This makes us one of the leading turnkey contractors in the country.

Some projects begin with the purpose of creating more space. Others begin with a budget and a specific list of requirements for the future building. Sometimes the purpose is to make the most of the square metres on a specific land plot.

We can provide exactly what you need to carry out your construction project. Our flexibility allows you, as a Client, to be part of all the decision-making, or you can leave it all up to us.

Design and element production

We always aim at creating the best possible results. Our main purpose is to optimise the construction in terms of volume, design, functionality, supply, and installations to give you advantage of the completed building.

Our structural and technical designers work in close collaboration with DS Gruppen's steel and concrete element production companies. The result is an agile planning process and minimised production and erection time on site. Time is saved and quality is ensured.

Construction period

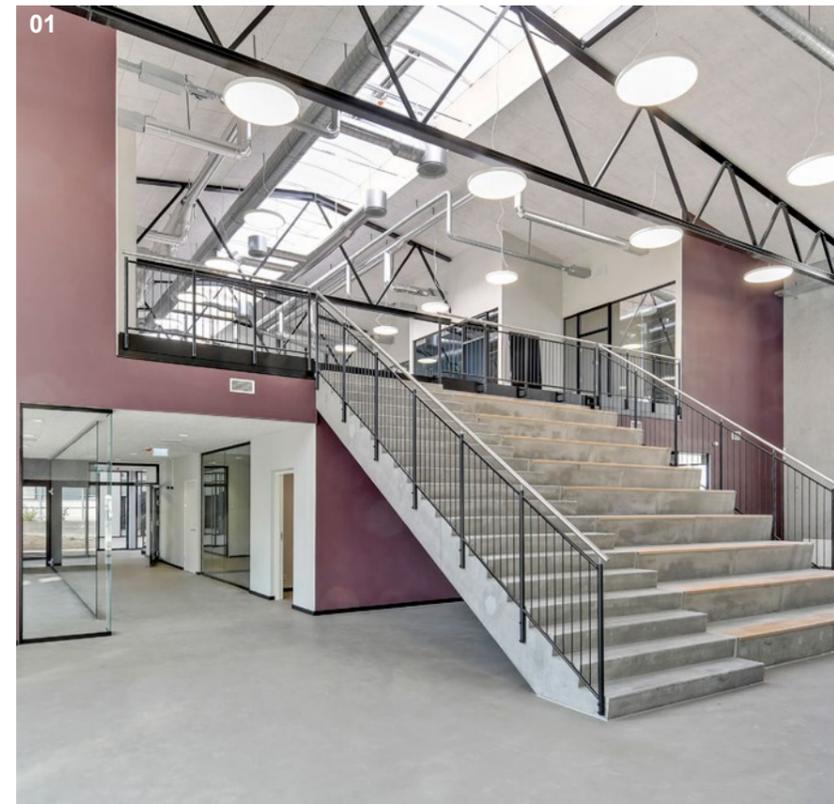
As a Client, you will be in contact with one Project Manager from the beginning to handover of the completed project. The Project Manager is responsible for communication with consultants and the authorities as well as the overall planning of the project in cooperation with the site management.

In brief, the Project Manager is familiar with all the details of the projects.

We cooperate with a range of reliable subcontractors known from previous projects. At the same time, to keep a competitive price level, we continuously invite new subcontractors to tender.

Handover for operation

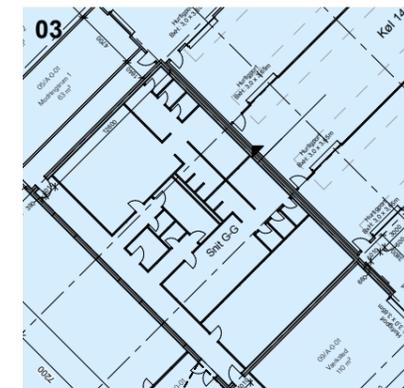
When the building is completed and ready for use, we make sure that you receive all necessary documentation and training for operation and maintenance. And of course, we go through the technical installations with the operations personnel. We look forward to building for you.



01
The Client for Sydmarken, Gladsaxe wanted his new conference and meeting facilities to have a certain industrial look with high ceiling and exposed steel girders and air ducts



02
The building system is developed in collaboration with our production companies. During the past 50 years we have optimised the systems to achieve a more flexible erection and assembly process.



03
By using digital 3d modelling systems our design department has the best tool for design control e.g. to ensure enough space for technical installations.



04
Different considerations are taken in planning the design of a new building – forklift access, functionality of the building, the traffic patterns of the different building areas, etc.

We value integrity, flexibility, and pride in our work. You can rely on us

A modern company with more than 50 years in the industry

A handshake is a commitment, and as a result of our many years of experience you can be certain that we keep our word and honour the agreement.

Flexibility is not measured in metres of elastic band. It simply means that you get a co-operative contractor who will comply with your requests, and who is able to make changes and adjustments not necessarily resulting in additional costs.

50 years in the industry will not prevent us in being agile or forward-thinking – financial stability and a good business sense go hand in hand with innovation and modern construction works, which gives you the best possible result.

Our company growth is based on good relations, with you as a Client and with all our business partners – that means you can rely on us when we shake hands on it.



DS Gruppen — a business with a history

69

- The production of steel structures begins.



70

- The first production building for Dansk Stålkonstruktion is established on Jyllandsvej.

74

- Takeover of Hundested Stål - supplier of steel structures for Eastern Denmark.

75

- Establishment of Dansk Stålprofil.



85

- Takeover of Elcobyg, the oldest supplier of concrete elements in Denmark.

87

- Takeover of ABC Stål & Coating.

89

- A new production building for Dansk Stålkonstruktion is established in Hobro.



97

- Takeover of Fabrin in Hobro.

98

- Takeover of Sønderjyllands Maskinfabrik (SM).
- Production of wind turbine towers begins at SM.
- Expansion of production facilities on Læsøvej in Hobro by 3,000 m².

99

- DS Gruppen is established as the parent company and all company names now start with "DS".
- Takeover of LandTek Norge.

01

- DS Stahl GmbH is established in Sittensen southwest of Hamburg.
- Expansion of production in Hobro by another 3,000 m². Læsøvej is now DS Industrivej.
- A new painting system based on Epoxy is established.
- 192,000 m² are purchased for the expansion of the Hobro-based companies.

03

- 15,000 m² are purchased for the further expansion of the Hobro-based companies.
- DS Coating takes over the concrete renovating company Otto Kaj in Kolding and is now called DS Semaco.
- New production facilities on Samsøvej are established.

06

- New production facilities are established to gather all production on DS Industrivej.

07

- DS SM purchases 19 hectares of land to expand the production of wind turbines.
- Establishment of new building for painting wind turbines.
- Establishment of new assembly building for offshore constructions.

08

- DS Stålprofil purchases new three-storey administration building on Andrupvej.

10

- Expansion of DS Stahl office and establishment of new warehouse facilities for construction components.

11

- Establishment of DS Nor in Kristiansund.

15

- DS Semanco is sold to Ommen & Møller A/S
- Svend Møller Hansen passes on the baton to his son, Mads Møller Hansen, who is now the CEO of DS Gruppen.

16

- Expansion of DS Elcobyg by a new administration building.

17

- Establishment of DS Flexhal regional office in Albertslund to strengthen the activities in Eastern Denmark.

19

- DS Stålkonstruktion extension building for painting, welding, and staff facilities.
- DS Gruppen celebrates their 50-year anniversary with full order books and solid finances.

1970

1980

19 90

2000

2010

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