



Ministry of Economic Development

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ITALIAN TRADE AGENCY

INVEST IN ITALY

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in collaboration with



Ministry of Defence



Ministero
dell'Economia
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ITALIAN TRADE AGENCY

The Italian Trade Agency (ITA) is the governmental body in charge of the international development of the Italian economy, in doing so implementing the strategies of the Ministry of Economic Development.

ITA aims at fostering Italian economic and trade relations with foreign countries, focusing on the needs of SMEs, their associations and partnerships. It does so by sustaining Italian firms in their internationalisation process, and in the marketing of goods and services while promoting the image of “Made in Italy” around the world.

Through its **Foreign Direct Investment Department** ITA facilitates the establishment and the development of **foreign companies in Italy**:

- **promoting business opportunities**
- **helping foreign investors** to establish or expand their operations
- **supporting** investors throughout the **investment life cycle**
- **offering high-level tutoring** services for existing **strategic investments**

To achieve its goals the Agency, with headquarters in Rome, can rely on a worldwide network of 79 branches and 7 Foreign Direct Investment Desks in 67 countries, there to ensure a worldwide coverage and customized services.

ITA provides information, support and consultancy to Italian companies on foreign markets, encouraging exports and cooperation in all areas - industry (consumer and capital goods), agricultural technology and agri-food, services, real estate and training - with the aim of enhancing and making more effective their presence in international markets.

In March 2016 on the initiative of the Prime Minister's Department and in collaboration with the Ministry of Economy and Finance, ITA launched **www.investinitalyrealstate.com**, a virtual tool presenting foreign investors a selection of the most remarkable business opportunities in the Italian public Real Estate market.

The portal helps demand for professional investment interact with a selected offer of Real Estate properties, chosen amongst Italy's most relevant public assets. The applicable procedure, either private negotiation or call for public tender, is specified in each property listing.

In this publication, you will find a shortlist of some of the most interesting public properties in terms of location, type and size already available on the website.

Visit us at:

www.investinitaly.com

www.investinitalyrealstate.com

Ance (Italian Association of Construction Companies) is the leading association for the construction industry in Italy. It represents more than 20,000 firms, of all sizes (from small companies to large international enterprises) and of all building and civil engineering specialities.

Ance is a community based network, composed of 20 Regional and 102 Local branches throughout the Country, respectively in charge of each Region and each Provincial District.

Ance supports the Italian construction industry in regard to public authorities, public services, economic decision makers and other key players of the building industry.

Ance provides a full range of services satisfying the needs and concerns of its members, thereby improving the quality of construction and protecting the public interest.

Ance stipulates the national labour agreement for the construction industry and operates together with the Trade Unions an important network of agencies, organized at the national level, the objective of which is the training, care and safety of construction workers.

Thanks to the European Construction Industry Federation (Fiec) and the European International Contractors (Eic), Ance acts at European level in order to assert building companies' rights.

Ance is also a member of the main Italian entrepreneurs' organisation (Confindustria).

Visit us at:

www.ance.it

THE ITALIAN REAL ESTATE MARKET

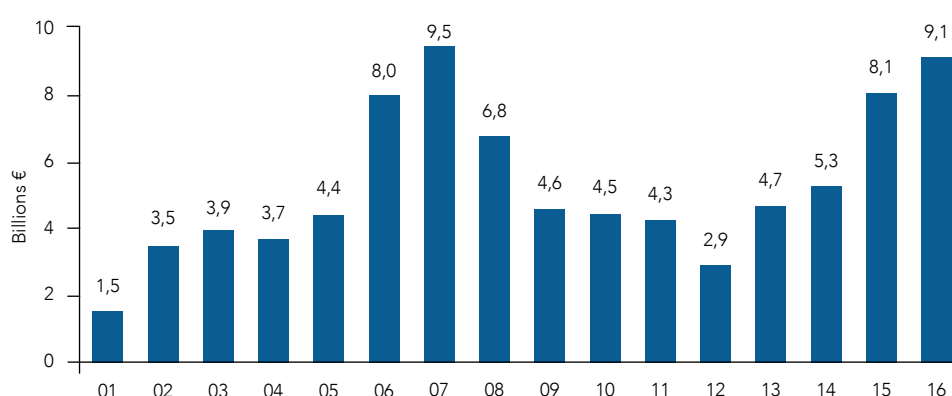
In a context yet again uncertain, the Italian real estate market keeps trudging toward a recovery. Now that the worst years of the crisis are over - years in which all indicators pointed uniquely down - a new season began at the end of 2013, characterized by typical dichotomies of cyclical reversal's phases. What most fuels these revitalization ambitions is demand's renewed interest in direct real estate investment which, despite precarious prospects and income fragilities, remains an unflinching pillar of households' capital allocation in Italy.

CORPORATE MARKET

In the fourth quarter of 2016 the Italian corporate market attracted investments for about €3.8 billion, which increased the total capital invested ever since the beginning of the year to €9.1 billion (fig. 1). If compared to 2015's final data, investments increased by about 12%. In view of this trend, Italian investments' share on European total increased again and reached 3.6% (fig.2).

Figure 1

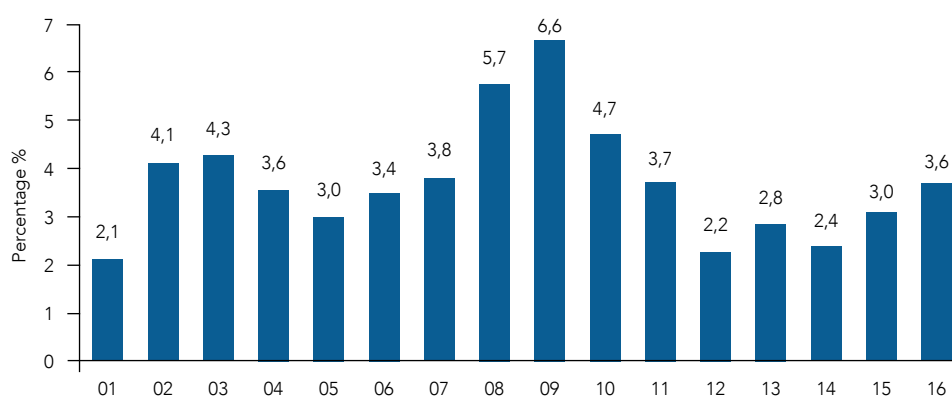
Italy - Volume of Corporate Real Estate Investments (billions of Euros)



Source: Nomisma elaboration based on Nomisma, BNP Paribas RE, CBRE and DTZ data

Figure 2

Italian Real Estate Investments on European Total (%)



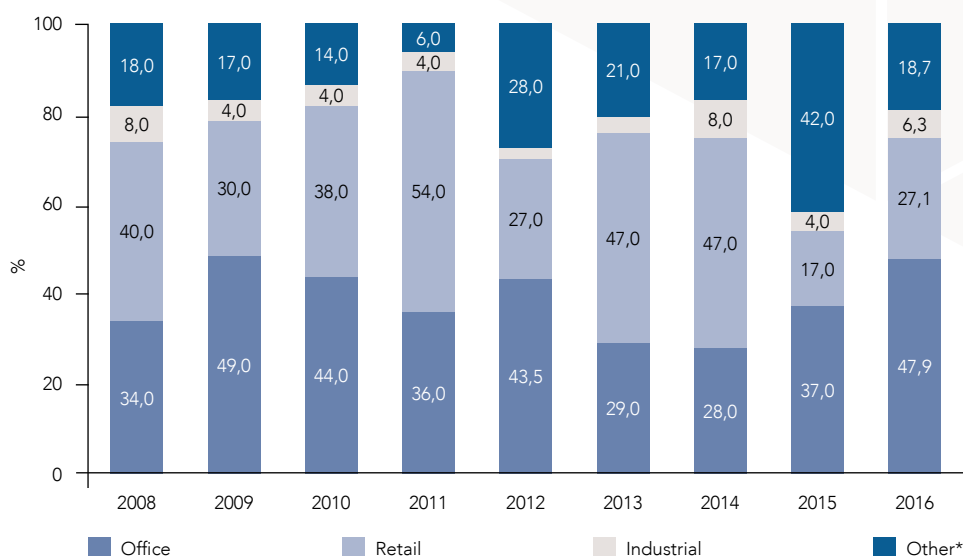
Source: Nomisma elaboration based on Nomisma, BNP Paribas RE, CBRE and DTZ data

SECTORS' PERFORMANCES

The office segment keeps contributing significantly to market dynamics, accounting for (by the end of 2016) about 48% of total investments, equal to €4.3 billions. Conversely, the retail segment (after 2015's sharp deflation) went back to representing 27% of the whole market, with about €2.4 billion invested from the beginning of the year. Furthermore, less than 19% of investments focused on alternative assets such as mixed-use, developing areas and, especially, hotels. Interest for the hospitality industry showed sharp growth, as witnessed by the €1 billion invested and its higher-than-10% incidence on the total.

Figure 3

Italy - Corporate Investments per Type (% on total)



* Hotel, mixed use and other

Source: Nomisma elaboration on Nomisma, BNP Paribas RE and CBRE data

REAL ESTATE INVESTORS' PROFILE

Foreign investors keep representing the main power source for the Italian real estate market, with an incidence of transaction's value on total amounting to 60% roughly. This number, definitely significant, highlights a slight decrease if compared to the previous years, when foreign inputs accounted for 70-80% of the market.

As it was in the previous years, the markedly positive net balance between investments and divestments still confirms an interest in Italy. Foreign operators' sales reached about €2.9 billion during 2016, against €5.5 billion worth of investments. The balance is thus markedly positive and equal to circa €2.6 billion. The increasing competition between investors, mainly foreign, paired with the persistent scarcity of quality assets in CBDs or in historical centres, favoured the further deterioration of yields for prime properties.

As far as the type of investors (fig. 3), listed real estate companies and foreign REITs proved to be the most active operators during this year, accounting for 28.5% of total investments. Another share, which cannot be considered negligible, belongs to German open-end real estate funds and other foreign funds, which occupy 28.7% of the market. Finally, the domestic segment is divided between Italian real estate funds (reaching 16.5%) and private investors and/or companies which, however, include a foreign-based component.

MAJOR TRANSACTIONS IN ITALIAN REAL ESTATE MARKET IN 2016

The table below shows major transactions in terms of investments that took place throughout 2016, divided by prevailing functional component (tab. 1).

Table 1

Italy - Major Real Estate Transactions on the Market During 2016

Quarter	Region	Asset	Type	Dimension (sqm)	Sale Price (million €)	Buyer	Seller
4Q 2016	North and Central Italy	Intesa Sanpaolo Portfolio	Office		500	IDeA Fimit SGR / Yielding Fund (Postevita and Gruppo Generali)	Intesa Sanpaolo
4Q 2016	Italy	Una Hotels Real Estate Portfolio	Hotel		259	Unipol Gruppo (Atahotels and UnipolSai Investimenti)	UNA Hotels & Resorts
1Q 2016	Lazio	"Great Beauty" Portfolio	Office	45,000	225	Morgan Stanley Real Estate Investing	Gruppo Unicredit
2Q 2016	Lombardy		Office	86,000	220	AXA Group	Torre Sgr / Fondo Torre RE Fund II - Comparto A Milan prime offices (Partners Group)
4Q 2016	Lombardy	Palazzo della Lupa	Office	22,000	220	Hines Italy	REAM Sgr
3Q 2016	Lazio	Market Central Da Vinci	Retail	57,000	208	M&G Real Estate and GWM Group	MCF Srl
2Q 2016	Lombardy	Vodafone Village	Office	61,857	200	COIMA RES, Real Estate Center SpA	Real Estate Center (Carminati Group)
2Q 2016	Tuscany	Hotel St. Regis and The Westin Excelsior	Hotel		190	Nozul Hotels & Resorts (Jaidah Holdings)	Starwood Hotels & Resorts
1Q 2016	Lazio and Tuscany	Royal Demeure Portfolio	Hotel		171	Starhotels	Tda Capital Group
2Q 2016	Lazio	Valle Aurelia Mall	Retail	22,000	150	Orion Capital Managers / Orion European Real Estate Fund IV	CDS Holding Spa / Valle Aurelia Mall Srl

Source: Nomisma

ASSET ALLOCATION

As far as geographic asset allocation is concerned, about 35% of investment focused on Milan's area, 18% on Rome's and 47% on other areas of the Country. What favours diversification (albeit still limited) is the scarcity of prime products in main cities, which often prompts investors to look for opportunities in secondary contexts where other properties - even value-added ones - can be found; properties with an adequate profitability by virtue of now-greatly-reduced prices.

MILAN'S CORPORATE MARKET

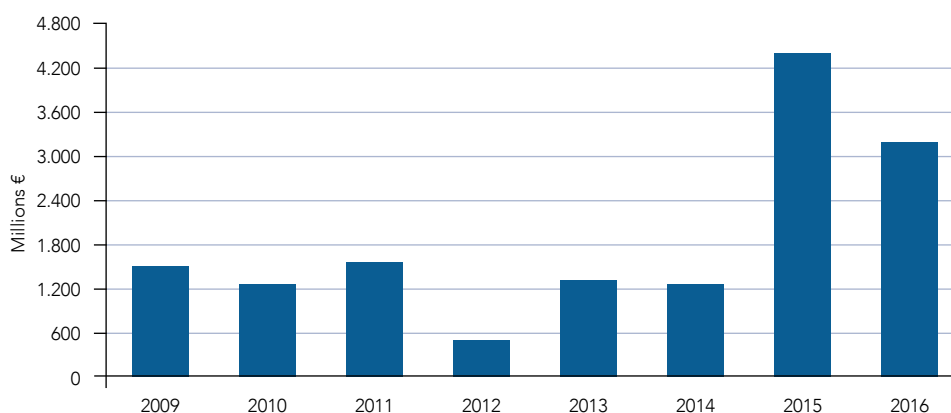
After 2015's record - with its €4.4 billion worth of investments (influenced massively by the Porta Nuova sale), €2.5 billion of which destined to offices - Milan's market showed less dynamism in 2016. From the beginning of the year, investments reached €3.2 billion (fig. 4), €2.4 billion of which in offices, with a 72% incidence on the total.

As far as office sector's rental market is concerned, the take-up recorded by the end of 2016 was slightly higher than 300,000 sqm, thus showing a decline if compared to 2015. Investor's research of new, high-quality properties does not always find expression in the offer present on the market, let alone in the small development activities expected for Milan (little more than 85,000 sqm of new spaces delivered in 2016).

The absence of prime products - against an increasing demand - contributes to keeping the vacancy rate high, thus halting it at the levels recorded by the end 2015; that is at 12% of the total stock.

Figure 4

Milan - Volume of Institutional Real Estate Investments (millions of Euros)



Source: Nomisma elaboration on Nomisma, BNP Paribas RE and CBRE data

ROME'S CORPORATE MARKET

In 2016, corporate investment on Roman's market prompted a leap forward if compared to 2015's trend. The €1.6 billion invested throughout 2016 highlight a growth of more than 50% when compared to the previous annual figure (fig.5). The office sector's framework is even better, provided that, with about €720 million invested since the beginning of the year, the segment reached 44% of total investments. Rome's corporate market, however, does not present a predominance of foreign investors, as opposed to Milan's, by virtue of a more different and varied composition of demand.

As far as the rental sector is concerned, the absorption recorded in the first months of the year does not exceed 150,000 sqm of contractualised assets; that

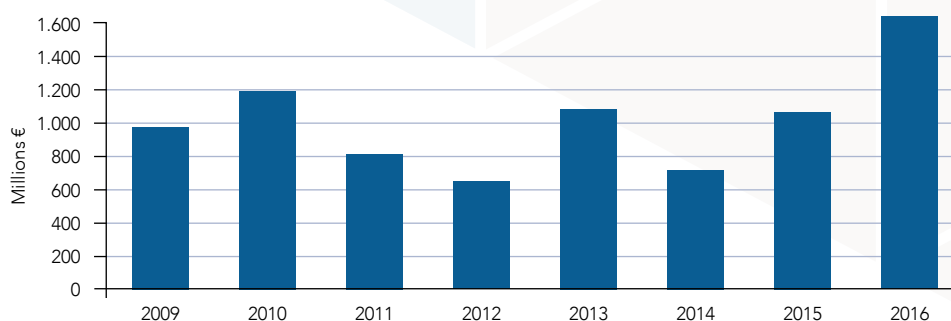
is 10% more than the same period in 2015. The city centre and EUR are yet again the most dynamic areas.

Take-up's increase contributed to reducing the vacancy rate, bringing it back below 900,000 sqm (readily available); that is about 9.3% of rentable stock which does not require radical upgrading works.

Furthermore, with regard to development activities, the pipeline appears to have strengthened again, even if sizes are still small when compared to the past.

Figure 5

Rome - Volume of Institutional Real Estate Investments (millions of Euros)



Source: Nomisma elaboration on Nomisma, BNP Paribas RE and CBRE data

NEW REAL ESTATE DEVELOPMENTS IN MAJOR ITALIAN CITIES

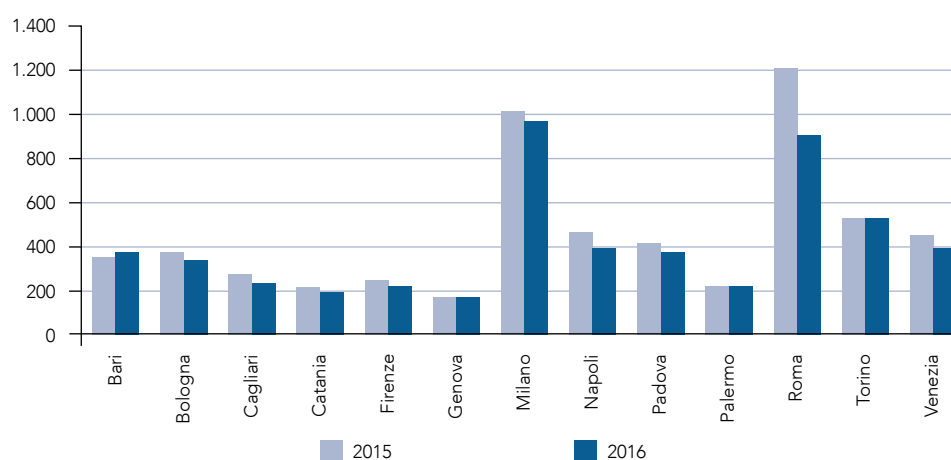
The number of new real estate projects counted in 13 Italian big cities decreased also in 2016 - about 10% less than 2015 - reaching a total of 5,200 ventures.

On an annual basis, a general reduction of projects has been recorded, reaching even 25% in Rome. Bari is the only exception, ending the year with a positive result (+8%). Milan is the metropolitan city where the concentration of works is greater, followed suit by Rome and Turin (fig. 6).

In terms of investments, the 13 provinces record an average contraction of 18% - €55.6 billion-worth of expected and under-construction ventures -, with the sole exception being Milan's metropolitan area, which presented the most consistent commitment of resources (€16.7 billion), followed at a distance by Rome (€11.2 billion).

Figure 6

13 Provinces - Number of Expected and Under-Construction Ventures

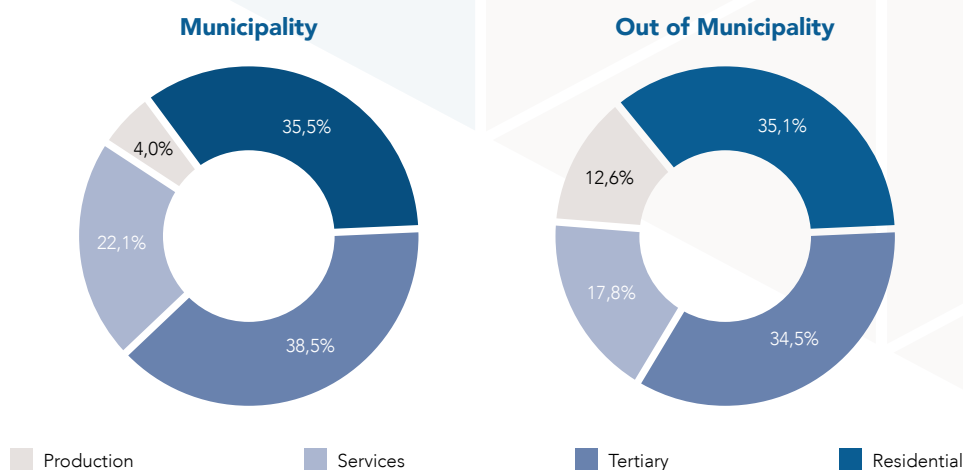


Source: Nomisma elaboration on NiiProgetti data

In provincial capitals, the greater range of resources is directed toward the construction of properties for tertiary activities (38.5%), while in the rest of territory it is directed toward residential buildings (35%). In the rest of the provincial territory, the weight of the tertiary sector is similar to the residential one (fig. 7).

Figure 7

13 Provinces - Number of Ventures per Real Estate Sector (%)



Source: Nomisma elaboration on NiiProgetti data

On the total of expected financial investments, 73% comes from the private sector. Major developments promoted by public capitals include Turin's "Health City" (which should be built in the area of the former Fiat Avio and should require a commitment of resources equal to €800 million), Padua's new hospital (with an estimated cost of €450 million) and, lastly, the project for Rome's new stadium (for an estimated amount of €1.2 billion).



THE CONSTRUCTION MARKET

In 2015 the Italian construction sector contributed 50.2% to Gross Fixed Capital Formation, 8.3% to the Gross Domestic Product and 24.6% to industrial employment. In the same year investments in the construction sector, net of cost of ownership transfer, reached more than 125.0 billion euro (housing: 53.3%; private non residential housing: 27.2%; public works: 19.5%)

Source: Ance - Italian Association of Construction Companies

MAIN MEASURES FOR THE REAL ESTATE MARKET IN ITALY

The Italian government has recently implemented a number reforms, fiscal policies and measures to support investment, to boost flexibility, growth and employment. Particular attention is given to the construction and Real Estate sector.

In particular, the 2017 Budget Law (December 2016) pays great attention to the construction and Real Estate sector providing targeted measures to support new public and private investments over the next years. A 47 billion Euros National Fund has been established within the Presidency of the Council of Minister in order to boost **public works** for the next 15 years; in addition, important tax reliefs are foreseen for **private investments** aimed at requalifying both residential and non-residential buildings.

Main steps undertaken to boost the sector are:

PUBLIC REAL ESTATE VALORIZATION

The extraordinary program for the valorization of Public Real Estate, introduced by the Stability Law in 2015, will be extended in 2017, as pointed out in the Italian Draft Budgetary Plan 2017.

REFORM OF THE REGULATION OF THE ITALIAN SIIQs (i.e. listed REITs)

The reform has amended the Italian SIIQ regime, aligning the instrument to comparable investment vehicles in the EU market, introducing flexibility to enter the regime thus encouraging listing of new real estate companies in the market. The SIIQ reform is also designed to attract foreign institutional long-term investors with a set of rules that is very competitive compared to other similar instruments

The reform pays attention to international issues. In particular, pursuant to the reform foreign REITs (Real Estate investment trusts) have been recognized as entities eligible for the tax treaties and as entities that may operate in Italy as "SIIQs" through branches.

A specific provision of the reform excludes the application to SIIQs of the AIFMD rules.

Rules of particular interest for foreign investors are those regarding the "conversion" of Real Estate investment funds into SIIQs. More in detail, thanks to the reform such "conversion" may be carried out free of any (direct or indirect) taxation.

INTRODUCTION IN THE ITALIAN LEGISLATION OF REAL ESTATE SICAFs

SICAFs have been introduced alongside the implementation in Italy of the AIFMD (Alternative Investment Fund Managers Directive).

The implementation law has extended the application to SICAFs of the tax regime applicable to Real Estate investment funds. Therefore, SICAFs are exempt from income taxation and upon distribution may apply the exemption from withholding tax to selected institutional investors, either domestic or foreign (such as investment funds, pension funds and sovereign wealth funds). SICAFs have a corporate form and can be either internally (i.e. board of directors and own personnel) or externally managed (external regulated asset manager, e.g. AIFM

under the AIFMD). They are fully regulated and subject to the supervision of the Bank of Italy, in a legislative framework that is fully internationally recognized in the EU market.

LARGE LEASES FOR NON RESIDENTIAL USE

The Sblocca Italia law introduced a liberalization of non-residential “large leases” with an annual rent exceeding 250,000 €. The law grants parties the right to autonomously agree on contractual terms and conditions.

EXTENSION OF TAX DEDUCTION FOR ENERGY REQUALIFICATION, ANTI SEISMIC INTERVENTION AND BUILDINGS RENEWAL

The 2017 Budget Law has extended and enhanced tax deductions for interventions of renewal of buildings (so called bonus “50%”) and of energy requalification (so called bonus “65%”). Further, the 2017 Budget Law broadened the scope of the tax deductions for anti-seismic works.

RENT TO BUY

Law Decree n. 133/2014 introduced the possibility to purchase a property through a rent-to-buy mechanism, by paying part of the price as a rent during an initial rent period and the balance at the end of the rent period. Parties have the right to register the contract with the Public Real Estate Registry, to protect the rights of the purchaser.

FIRMS ACCESS TO FINANCE

The “Finance for growth” package implements reforms to expand the credit market and to enhance competition among banking and non-banking operators, by expanding the number of direct lending providers to firms. The strategy aims at easing lending constraints to the economy, by opening the credit market to new players (such as insurance companies and foreign investors).



MINISTRY OF DEFENCE

In 2014, having established a dedicated Task Force, the Ministry of Defence started a major rationalization, enhancement and sales program, aimed at reducing the number of infrastructures and buildings used by the Armed Forces and making them available for other uses or putting them up for sale.

Moreover, the Ministry avails itself of an in house company, Difesa Servizi S.p.A., to manage the lease of the remaining areas and buildings for dual-purpose (civilian/military) uses.



Ministry of Defence



**DIFESA
SERVIZI**

PALAZZO PICCIN

VITTORIO VENETO (TREVISO)



Ministry of Defence



Access

The building is at the crossroads of the main north-south route (SS 51 road) and the east-west route (Viale del Consiglio),

MAIN DISTANCES

- Treviso: 33 km
- Venezia Mestre: 65 km
- International airport "Antonio Canova": 37 km

The A27 Alemagna motorway (Mestre-Belluno), with its two exits close to the city, guarantees excellent access.

Key opportunities

- The building will become a crucial point of the future urban layout of the territory, with functions compatible with the surrounding context.
- The property, due to its position and characteristics, would be ideal as a hotel and conference centre or as private homes.

Total area

6,608 sqm

Authorization

Change of urban use in progress. Municipal regulation n° 46 -23/11/2015 defined the guidelines which provide for the following future uses: dwelling, office space, commercial, services and workshops. Possible construction permit only for repurposing works.

Contact info

Task Force dismissione immobili
taskforceimmobili@difesa.it

LOCATION

Vittorio Veneto, Veneto



Project description

Building constructed at the beginning of the twentieth century in a central zone of the Municipality of Vittorio Veneto, in one of the richest provinces of the Veneto region, whose territory is included in the food and wine route: "Prosecco and wines of the Colli Conegliano Valdobbiadene Route".

The property complex is located in a central zone of the municipality, with access from Via G. Celante, and consists of various buildings set in fully enclosed large garden. The rectangular-shaped office building has four floors above ground and a basement floor. A smaller one storey building is located at the back of the property and used as a conference hall, as well as other smaller service buildings, for a total covered surface of 1,450 sqm. The property would be ideal for redevelopment in a hotel or apartments.

PALAZZO DORO ALTAN

VITTORIO VENETO (TREVISO)



Ministry of Defence



Access

MAIN DISTANCES

- Treviso: 33 km
- Venezia Mestre: 65 km
- International airport "Antonio Canova": 37 km

The A27 Alemagna motorway (Mestre-Belluno), with its two exits close to the city, guarantees excellent access.

Key opportunities

- Unique architecture
- Surface details to be defined with the city council

Total area

2,750 sqm

Authorization

Change of urban use in progress. Municipal regulation n° 46 -23/11/2015 defined the guidelines, which provide for the following future uses: dwelling, office space, commercial, services and workshops. Possible construction permit only for repurposing works.

Contact info

Task Force dismissione immobili
taskforceimmobili@difesa.it

LOCATION

Vittorio Veneto, Veneto



Project description

Seventeenth century building boasting a unique architecture in the town of Vittorio Veneto. The building was at first the residence of the Lioni's, then of the Altan and Doro families.

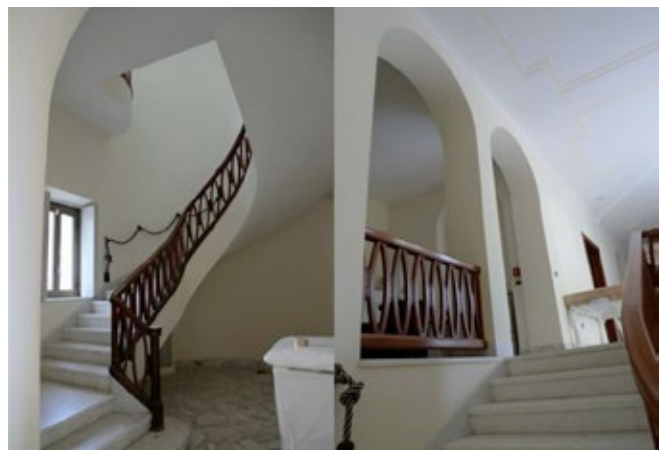
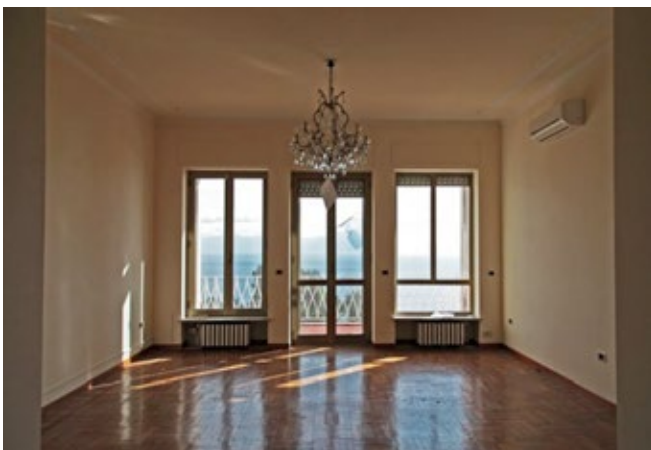
It has a double function: the side facing Via del Petrorio is a three-storied palace, while the side on Via Foscolo is similar to a villa. On this side it has four stories and a large garden with a dependance, tennis court and garage.

VILLA NIKE

NAPLES



Ministry of Defence



Access

The property is located in the Posillipo area, one of the most exclusive semi-central and primarily residential area of Naples, which features detached villas and prestigious residential complexes.

Car access is good, despite the geographic and territorial conformation of the area, however, the Mergellina funicular railway, with its "Parco Angelina" stop only 250 metres away from the property, allows for fast access to the city centre, Via Caracciolo and the Mergellina port.

Key opportunities

- Splendid villa overlooking the sea with breathtaking panoramic views
- It is located in the Municipality of Naples on Posillipo hill, one of the most exclusive semi-central areas of the city
- The location of the property makes it ideal either as a luxury residence or an exclusive hotel.

Total area

1,523 sqm

Authorization

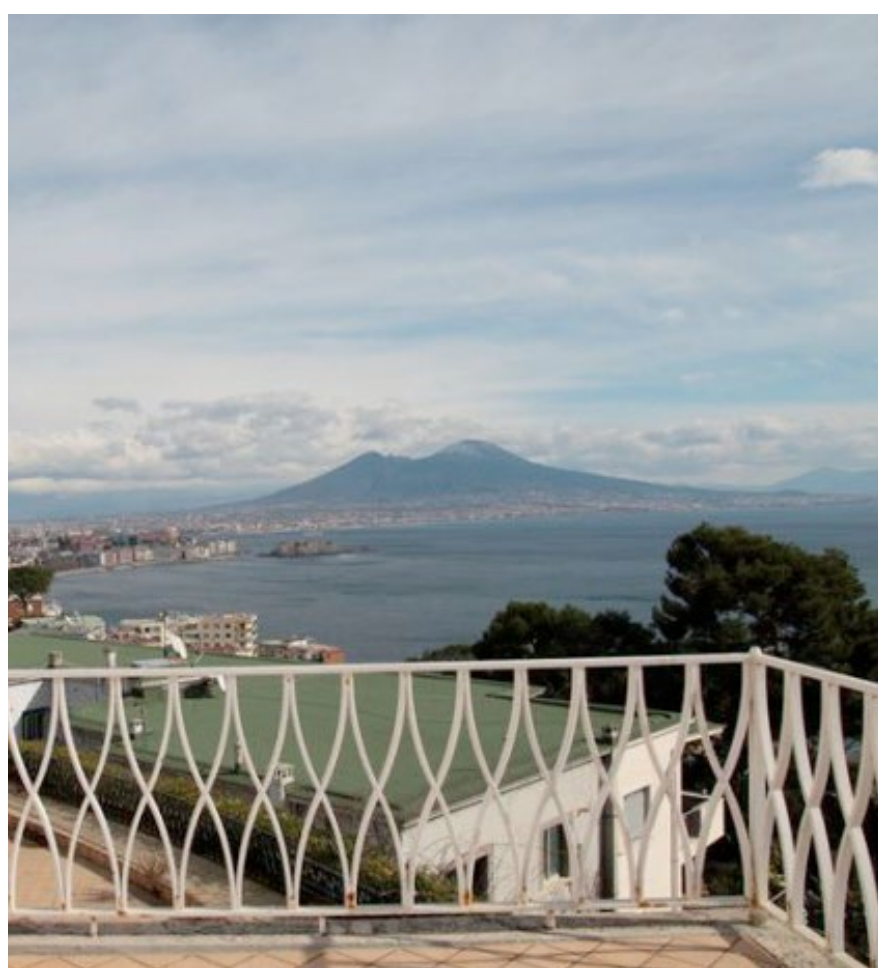
No authorization procedures needed: public tender sale ongoing

Contact info

Task Force dismissione immobili
taskforceimmobili@difesa.it

LOCATION

Naples, Campania



Project description

The stately villa is located on Posillipo hill, one of the most elegant and prestigious areas of Naples, with beautiful views of the city's famous bay.

The drive opens onto a large, partially paved, courtyard with access to the two-storey property. The villa includes a basement which is used as a deposit and for utilities.

The villa has 4 stately living rooms, 1 library, 11 bedrooms, 4 linen closets, 8 bathrooms, 1 sauna, 2 kitchens, 3 terraces, a 40 sqm garage, a 15 sqm porter's lodge, a swimming pool with a view of the sea and a spacious garden. The total covered surface area is 1,523 sqm.



AGENZIA DEL DEMANIO

The Agenzia del Demanio, the Italian Public Property Agency, manages, rationalizes and redevelops State owned real estate assets and has a leading role in promoting enhancement and re-use activities for public buildings, in cooperation with all Central Institutions and Local Authorities.

The Agency contributes to reducing public debt and to the growth of the country through activities such as space optimization in use to public administrations, public building energy and earthquake redevelopment and real estate operations that maximize the economic and social value of State-owned property.

The Agency is a Public Economic Authority and its activities are subject to supervision under the guidelines implemented by the Ministry of Economy and Finance.

With over 1,000 employees, the Agency is located throughout the country with 17 regional offices and a Rome-based headquarters.

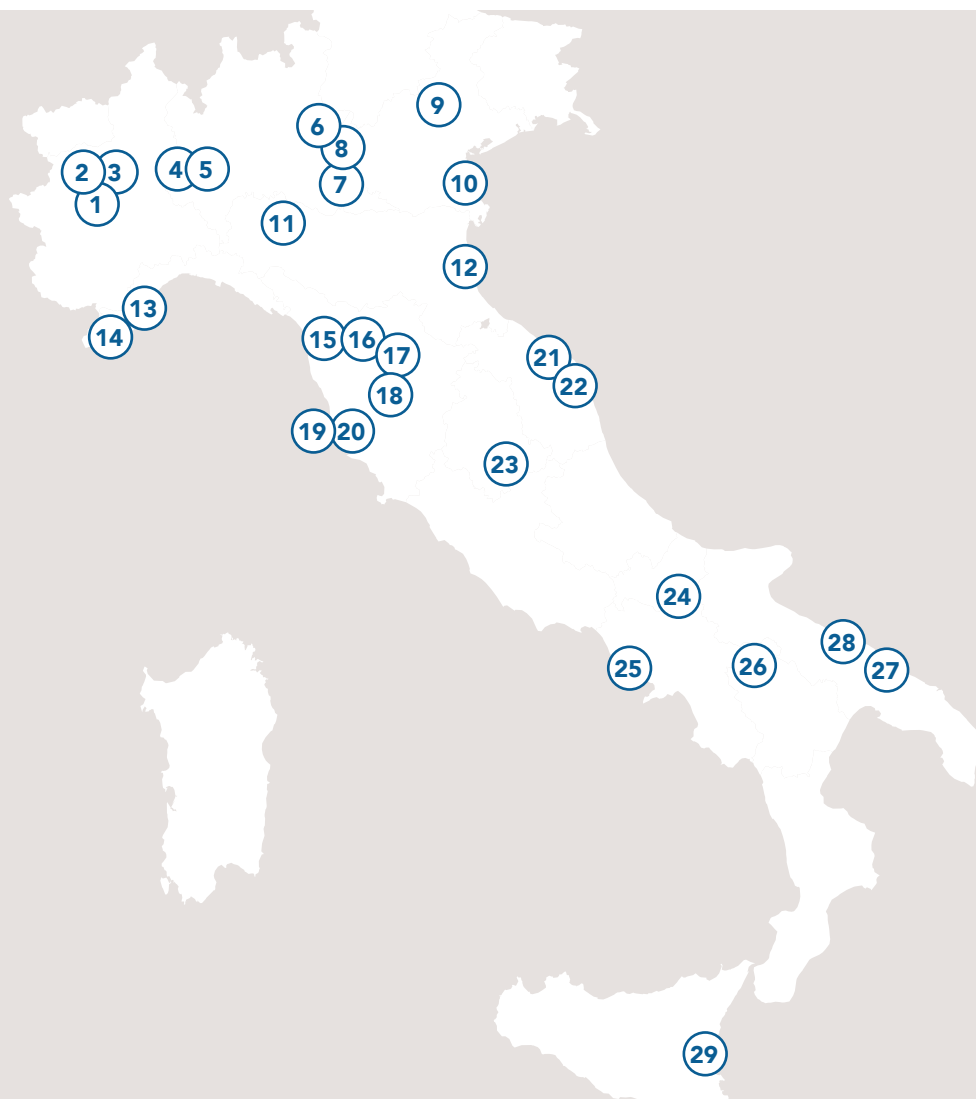


Ministero
dell'Economia
e delle Finanze



AGENZIA DEL DEMANIO





- 1. EX INFIRMERIA QUADRUPEDI**
Venaria Reale (Torino) - Piemonte
- 2. PALAZZO BIRAGO DI BORGARO**
Aglié (Torino) - Piemonte
- 3. PALAZZO PAVIGNANO**
Aglié (Torino) - Piemonte
- 4. EX CARCERI DI VIGEVANO**
Vigevano (Pavia) - Lombardia
- 5. CASCINA SFORZESCA "COLOMBARONE"**
Vigevano (Pavia) - Lombardia
- 6. EX OSPEDALE SANATORIALE**
Toscolano Maderno (Brescia) - Lombardia
- 7. EX CARCERE DI SAN DONNINO**
Como - Lombardia
- 8. VILLA ZAMBONI**
Valeggio sul Mincio (Verona) - Veneto
- 9. VILLA LAURI**
Valdobbiadene (Treviso) - Veneto
- 10. EX COLONIA TURATI**
Chioggia (Venezia) - Veneto
- 11. ISTITUTO BERZIERI**
Salsomaggiore Terme (Parma) - Emilia-Romagna
- 12. EX COLONIA VARESE**
Milano Marittima-Cervia (Ravenna) - Emilia-Romagna
- 13. COLONIA MARINA**
Ceriale (Savona) - Liguria
- 14. ALBERGO PETIT ROYAL**
Ospedaletti (Imperia) - Liguria
- 15. VILLA FIORI, VILLA ADA AND VILLA WEBB**
Bagni di Lucca (Lucca) - Toscana
- 16. VILLA FILICAIA**
Prato - Toscana
- 17. VILLA MONDEGGI**
Bagno a Ripoli (Firenze) - Toscana
- 18. CASTELLO DI PALAZZO AL PIANO**
Sovicille (Siena) - Toscana
- 19. CAMPEGGIO SANT'ALBINA**
Piombino (Livorno) - Toscana
- 20. EDIFICIO EX LICEI**
Piombino (Livorno) - Toscana
- 21. EX HOTEL MARCHE**
Senigallia (Ancona) - Marche
- 22. CASA NAPPI**
Loreto (Ancona) - Marche
- 23. EX COLONIA DEL POPOLO**
Spoleto (Perugia) - Umbria
- 24. COMPLESSO PIANO DELLA CORTE**
Riccia (Campobasso) - Molise
- 25. RIONE TERRA**
Pozzuoli (Napoli) - Campania
- 26. CASINA LAGHI DI MONTICCHIO**
Atella (Potenza) - Basilicata
- 27. EX COLONIE DI FASANO**
Fasano (Brindisi) - Puglia
- 28. OSTELLO DELLA GIOVENTÙ**
Bari - Puglia
- 29. VILLA MANGANELLI AND GRANDE ALBERGO DELL'ETNA**
Parco dell'Etna (Catania) - Sicilia

Access

The assets are located in historical cities, holiday locations and are therefore easily accessible and near train stations, motorways and airports.

Key opportunities

PRIME ASSETS

The assets included in the project are well suited and ready to be used/transformed as hotels without any further major administrative requirement or bureaucratic procedure to be completed by the investor.

ACCESSIBILITY AND VISIBILITY

All the assets chosen for this project are published in the portal www.investinitalyrealstate.com and it will also be possible to access the sale/tender procedure directly through it. The investor/entrepreneur will be immediately informed as the sale/tender procedure is opened. In addition, since the Italian Government, with the Strategic Plan for Tourism, has set among its priorities the enhancement of the tourism sector, this project will have an important echo among Italian and international media and therefore a positive impact on the investors' business projects.

COMPLETION OF THE OFFER

The uniqueness and the peculiarity of the locations proposed offer, to those investors/operators who are already present in Italy in the major touristic spots, the opportunity to diversify and to expand their hospitality offer in our country.

SPILOVER EFFECTS

The increased availability and diversity of hospitality properties, which will target different kinds of clients, will attract more tourists in our country and have positive spillover effects on the Italian economy: more revenues, increased employment, better touristic infrastructures, etc. at local and national level.

Authorization

The assets already have the necessary development authorizations and do not require any further public or administrative permits.

Occupational status

- Available/free
- Leased

Contact info

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www.investinitalyrealstate.com



Project description

In addition to the numerous worldwide known touristic destinations such as Rome, Florence, Milan, Italy is full of smaller towns, villages rich of historical, architectural and natural attractions that are less known but that are definitively to be visited. These are the "off the beaten track" destinations for the travellers who already experienced Italy essentials, and look for more.

Here are some good reasons why anyone would like to enjoy a different taste of Italy, discovering the hidden Italian treasures:

- Already visited the most famous touristic spots
- Wish to meet and interact with local Italian people and not only with tourists
- Looking for the real Italian atmosphere.

The Agenzia del Demanio has therefore selected a group of assets owned by different Public Authorities and located in beautiful and amazing places "off the beaten track" across the country. All the assets have the physical characteristics and the necessary administrative permissions to be transformed in hotel or any other kind of hospitality properties by private investors/entrepreneurs.

Each asset is visible through the portal:

www.investinitalyrealstate.com where interested investors will find more information and will be able to access the public call (for sale/tender/lease) as soon as the owner publishes it.




N° 1 ON MAP



EX INFERMERIA QUADRUPEDI Venaria Reale (Torino) - Piemonte

The building, dated around 1670, is located in the historical centre of Venaria Reale, along the road that leads to the famous Reggia, an international baroque masterpiece, declared World Heritage by Unesco, which hosts high level shows, concerts, exhibitions as well as local food and wine events.

Total area: 3,300 sqm - 
Investment: Public tender sale




N° 4 ON MAP



EX CARCERI DI VIGEVANO Vigevano (Pavia) - Lombardia

The property, a former prison, is located in the central area of Vigevano town, in the immediate vicinity of the Sforzesco Castle. The distribution of the spaces makes the complex fitting to be restored for tourist accommodation use.

Total area: 1,780 sqm - 
Investment: Public tender sale




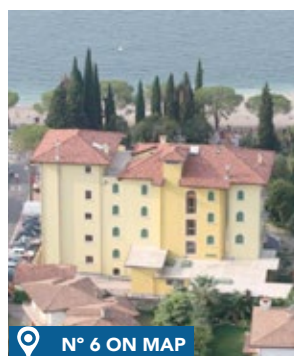
N° 5 ON MAP



CASCINA SFORZESCA "COLOMBARONE" Vigevano (Pavia) - Lombardia

Farm complex built at the end of the 15th Century, in the Vigevano countryside, close to Pavia. The "Il Colombarone" farmhouse, due to its characteristics and location, would make for an ideal tourist-accommodation and conference centre.

Total area: 8,500 sqm - 
Investment: Public tender lease agreement




N° 6 ON MAP



EX OSPEDALE SANATORIALE Toscolano Maderno (Brescia) - Lombardia

The complex, located in one of the most suggestive and famous spots of Lake Garda, consists of a main building completely renovated in 2009 into a hotel and minor ones all set in a large planted park close to the renowned Maderno beach.

Total area: 4,135 sqm - 
Investment: Public tender sale




N° 7 ON MAP



EX CARCERE DI SAN DONNINO Como - Lombardia

The property, a former prison, is located in the historic centre of the beautiful town of Como, known for its beautiful lake. The complex is a 19th Century building of artistic, historical and archaeological interest with brick bearing structure and architectural features.

Total area: 1,717 sqm - 
Investment: Public tender sale



New construction



Renovation



Restoration



Recently refurbished



Purchase



Rent



N° 9 ON MAP

**VILLA LAURI****Valdobbiadene (Treviso) - Veneto**

Historic mansion built at the beginning of the 20th Century and located in the Valdobbiadene Municipality, a very famous wine-making centre in the Treviso province. In addition to the building the complex includes a very large park.

Total area: 2,465 sqm -

Investment: Public tender sale



N° 10 ON MAP

**EX COLONIA TURATI****Chioggia (Venezia) - Veneto**

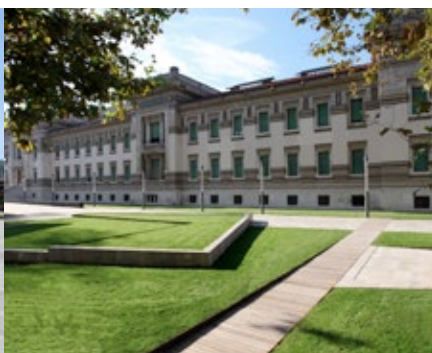
The complex, recently built, is located on the seafloor of Chioggia, an important holiday resort near Venice. It is composed of two adjoining buildings as well as a large pertinence area. The complex is very well accessed by surrounding public roads.

Total area: 5,553 sqm -

Investment: Public tender sale



N° 11 ON MAP

**ISTITUTO BERZIERI****Salsomaggiore Terme (Parma) - Emilia-Romagna**

The building, of Liberty and Déco styles, is located in the heart of the famous thermal town of Salsomaggiore, a few steps away from important cultural and artistic sites such as the Municipality of Salsomaggiore, the Theatre and the Congress Palace.

Total area: 14,909 sqm -

Investment: Public tender sale



N° 12 ON MAP

**EX COLONIA VARESE****Milano Marittima-Cervia (Ravenna) - Emilia-Romagna**

The complex is located in one of the most glamorous location of the "Riviera Romagnola" and has a direct footpath that leads to one of the most famous beaches of the area. Built in the '30s, is surrounded by a vast maritime pine forest.

Total area: 12,850 sqm -

Investment: Public tender sale



N° 13 ON MAP

**COLONIA MARINA****Ceriale (Savona) - Liguria**

Major real estate holding built in the '50s and located along the beautiful Ligurian Riviera, a few meters from the beach. It is composed by a main building, a secondary one and a large courtyard.

Total area: 3,150 sqm -

Investment: Public tender sale




N° 14 ON MAP



ALBERGO PETIT ROYAL

Ospedaletti (Imperia) - Liguria

The building, in the charming Ligurian Riviera, is centrally and seafront located and is surrounded by beautiful noble mansions, important touristic activities and large planted parks. It dates from the 19th Century and is already run as a three stars hotel.

Total area: 1,774 sqm - 

Investment: Public tender sale




N° 15 ON MAP



VILLA FIORI, VILLA ADA AND VILLA WEBB

Bagni di Lucca (Lucca) - Toscana

Three charming Tuscan mansions scattered around the splendid Lucca valley, in one of the most beautiful thermal areas of Tuscany. They all are surrounded by a large park, by an Italian Garden and they preserve decorative elements typical of their construction/ refurbishment period.

Total area: 3,720 sqm - 

Investment: Public tender sale




N° 17 ON MAP



VILLA MONDEGGI

Bagno a Ripoli (Firenze) - Toscana

Splendid villa built in the 15th Century and expanded in the 19th Century, immersed in the vineyards and olive groves of the Florentine hills and surrounded by a large garden. There are also production buildings (oil mill cellars, greenhouse, deposits), a chapel and a green area.

Total area: 3,900 sqm - 

Investment: Public tender sale




N° 18 ON MAP



CASTELLO DI PALAZZO AL PIANO

Sovicille (Siena) - Toscana

The castle, originally a medieval fortalice which was later refurbished in the 19th Century, is located in the spectacular Siena valley. It is composed by a main three storey building, a crenellated six storey central tower with precious architectural details and by a vast hilly estate.

Total area: 4,500 sqm - 

Investment: Public tender sale




N° 19 ON MAP



CAMPEGGIO SANT'ALBINIA

Piombino (Livorno) - Toscana

The Camping site is located by the Etruscan Coast, within walking distance from the famous unspoiled beaches of the area. On the Camping site there is the possibility to build a hotel-type construction to complement the existing camping facilities.

Total area: 32,000 sqm - 

Investment: Public tender sale



N° 21 ON MAP



EX HOTEL MARCHE Senigallia (Ancona) - Marche

The property, the "former Hotel Marche", is located on the Senigallia sea front, one of the Adriatic's most popular seaside resorts, in a very central and prestigious spot of the town. The building, originally built in the second half of the 19th Century and later refurbished, was the first bathing resort in Senigallia.

Total area: 3,673 sqm -

Investment: Private negotiation sale



N° 24 ON MAP



COMPLESSO PIANO DELLA CORTE Riccia (Campobasso) - Molise

The complex, located in the unique and unspoiled landscape of the Fortore Valley in the Molise region, consists of many historical buildings of the 14th Century, dislocated in the area and completely refurbished and suited for touristic activities on the so called "Italian scattered hotel" model.

Total area: 4,756 sqm -

Investment: Public tender lease or rent agreement/public tender sale



N° 25 ON MAP

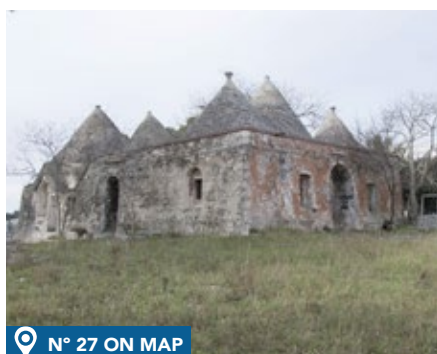


RIONE TERRA Pozzuoli (Napoli) - Campania

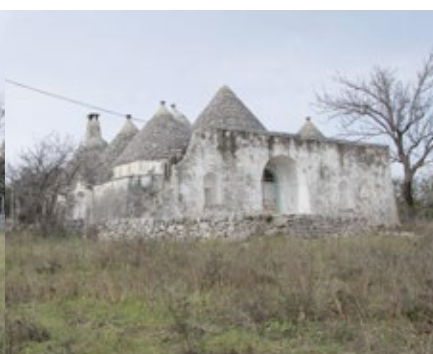
Rione Terra is an ancient Roman settlement (194 B.C.) from which there is a magnificent panoramic view of the Gulf of Naples, Capri and the Sorrento Coast. It was recently partially restored and is perfectly suited for touristic activities through the so called "Italian scattered hotel" model.

Total area: 18,141 sqm -

Investment: Public tender lease agreement



N° 27 ON MAP



EX COLONIE DI FASANO Fasano (Brindisi) - Puglia

The two buildings (two trulli) are located in the Fasano municipality, at the border with Salento and the area of Bari. Known internationally as "Trullishire", this territory, full of cultural and food attractions, hosts buildings that are well suited for touristic and hospitality activities.

Total area: 370 sqm -

Investment: Public tender lease agreement



N° 29 ON MAP



VILLA MANGANELLI AND GRANDE ALBERGO DELL'ETNA Parco dell'Etna (Catania) - Sicilia

Two prestigious buildings, a hotel and a monumental villa, set in the splendid Etna Park Conservation Area, a preserved and unspoiled spot of rare beauty. The Villa dates from the end of the 19th Century while the hotel, located at 1750 m height, was opened in 1934.

Total area: 4,000 sqm -

Investment: Public tender lease agreement



INVIMIT

InvImIt (Investimenti Immobiliari Italiani SGR S.p.A.) was established in the first half of 2013, pursuant to article 33 of the Decree 98/2011 with the aim to promote, establish, manage and invest in real estate investment funds. Because of the above-mentioned mission, InvImIt operates along two main business lines:

- as a fund of funds, investing in selected target real estate funds promoted by public bodies and managed by private managing Companies (SGR);
- as a SGR, promoting, establishing and managing real estate funds whose portfolio is composed of public assets owned by the State, local authorities, and by other public bodies.

InvImIt, after the completion of the start-up phase, has developed its action plan based on a strategic objective, aiming to contribute to value creation and regeneration of public real estate portfolios. In that respect, InvImIt can play a facilitator role between the markets (and in particular the institutional investors) and the public estate owners.

InvImIt currently manages 8 funds, for a total amount of about 800 million Euros worth of asset under management.



Ministero
dell'Economia
e delle Finanze



INVIMIT
Investimenti Immobiliari Italiani





Access

- Termini railway station is 10 minutes drive far from Nardini Palace
- The area is well connected by public transportation (buses, tram)
- Driveway and pedestrian access are through via Governo Vecchio 39; one pedestrian access could be created through via della Fossa.

Key opportunities

- Historical complex: Nardini Palace, portion of Collegium Nardinum (built 1450-1500) - current destination: actually vacant
- Excellent location: in Roma historical center (Piazza Navona is 150 mt far)
- Size of the complex: about 5,000 sqm built surface (6,500 sqm external areas included), dedicated parking spaces
- Inside the structure there are two courtyards connected by an internal walkway - about 950 sqm. Fully extended, with dedicated ground parking spaces

Total area

6,600 sqm

- Logistics/Infrastructure: 700 sqm
- Office: 4,600 sqm
- Other: 1,300 sqm

Authorization

The Palace is dedicated to offices/headquarters. In accordance with city planning rules, are allowed also hotels and residences

Occupational status

Available/Free.

Contact info

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invimitsgrspa@pec.it

LOCATION

Rome, Lazio

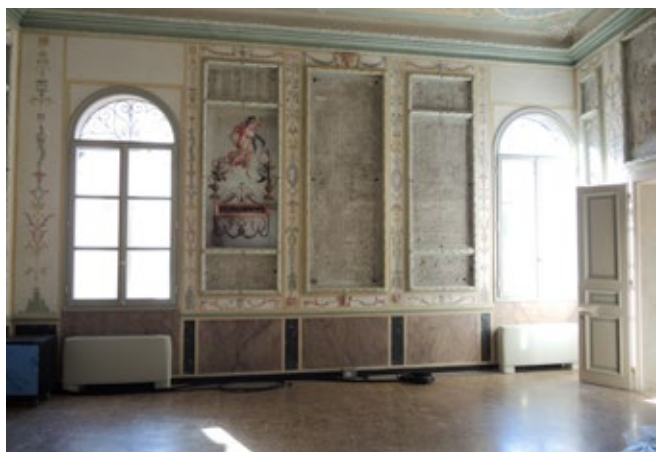


Project description

The Palace is located in the most glamour and prestigious Rome's area, within the historical old town, nearby the archeological park worldwide known as «Fori Imperiali». The Palace rises in an artistic renaissance context with several buildings realized in XVI-XVII centuries, which are dedicated to institutional functions or embassies. Nardini Palace's access is through an historical street, which joins two architectonic excellences: the Bramante cloister and Clock's square, within the quarter including also monumental worldwide known squares (Navona square, Flowers' field square and Pantheon square). Consequently, the area is always crossed by a remarkable tourist and businessmen flows and is provided with flourishing shops (mostly managed by the best known griffes), restaurants and hotels. The Palace is about 800 mt. far from Venezia and Campidoglio squares, home the Metropolitan City headquarter.

PALAZZO DONDI DALL'OROLOGIO

PADUA





Access

Palazzo Dondi lies in the city centre of Padua, in proximity to its main landmarks ("Piazza delle Erbe" square, "Palazzo della Ragione" city hall) and the renowned University, along Via Cesare Battisti. The setting is mainly residential, commercial and public service activities are provided. The railway station is just a short walk away (1.5 km).

Key opportunities

- Historical building: Palazzo Dondi Dall'Orologio (XVI - XIX century) - current destination: office
- Excellent location: in the city centre of Padua
- Size of the complex: 3,764 sqm
- Recently refurbished (2011)
- Extensively fitted out (heating, cooling, ventilation, multimedia equipment for conference use)

Total area

Total gross floor area / Office:
3,764 sqm

- Basement: 363 sqm
- Ground floor: 1,495 sqm
- First floor: 999 sqm
- Second floor: 907 sqm

Authorization

Palazzo Dondi can be intended for office, residential and commercial use. Authorization procedures may depend on requirements by local municipal authority, and need to be verified.

Occupational status

Available/Free

Contact info

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Fund Manager
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invimitsgrspa@pec.it

LOCATION

Padua, Veneto



Project description

Palazzo Dondi Dall'Orologio, formerly owned by INAIL (National Institute for Insurance against Accidents at Work), is currently managed by Invimlt (i3 - INAIL real estate fund). The historical building dates back to the XVI century. Owned by the famed Carlo Dondi Dall'Orologio in the XVII century, and used as a prestigious residence, it is sold multiple times until the acquisition in 1921 by INAIL, for office use. From 2006 to 2011 the building has been subject to an extensive refurbishment, planned by renowned Architect Paolo Portoghesi, to be destined to training facility and conference center by INAIL (extensive multimedia equipment is provided). It has been transferred to the fund in June 10, 2015. The Building spreads over four levels. The basement is destined to technical plants and equipment (heating, cooling, ventilation), and - worthy to note - includes pre-existing roman structures. At ground floor, a monumental staircase leads from the entrance hall to the first floor. The first floor is of high artistic value (paintings and stucco work), while the second floor is dedicated to smaller meeting rooms. Palazzo Dondi is proposed for sale, its current intended use is office.

VILLA GIOVIO

COMO



Access

Villa Giovio lies southwest near the city of Como, some 2 km from the lake, in the "Breccia" district. The surrounding area is mainly residential, commercial and public service activities are aptly provided. Road connections are granted by the "Via Varesina" leading to Como, and nearby (600 m) the A9 motorway exit.

Key opportunities

- Historical complex: Villa Giovio (built 1790) and park (9 hectares) - current destination sanatorium
- Excellent location: by Como (2 Km) and the namesake lake, some 50 km from Milan
- Size of the complex: 5,447 sqm
- Adequate state of maintenance

Total area

Total gross floor area (Villa and minor facilities): 5,447 sqm

- Basement: 665 sqm
- Ground floor: 2,080 sqm
- First floor: 1,205 sqm
- Second floor: 1,497 sqm
- Park area: 9 hectares

Authorization

Villa Giovio can be intended for office and hotel use.

Authorization procedures may depend on requirements by local municipal authority, they need to be verified.

Occupational status

Available/Free

Contact info

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 Invimit SGR - Via di Santa Maria
 in Via, 12 - 00187 Roma
 Ph. +39 06 87725701
invimitsgrspa@pec.it

LOCATION

Como, Lombardy



Project description

Villa Giovio, formerly owned by INAIL (National Institute for Insurance against Accidents at Work), is currently managed by InvImIt (i3 - INAIL real estate fund).

The Villa and the surrounding park compose an historical complex dating back to the XVIII century. Built in 1790, under the supervision of architect Simone Cantoni, as a neoclassical architecture for residential purpose. Acquired in 1930 by the diocese of Como, during WWII it served as an hospital. Purchased by INAIL in 1954, the complex has been transferred to the fund in June 10, 2015.

The complex includes the main building of Villa Giovio, minor facilities (such as a farmhouse), and the park (crossed by the "Seliga" creek). Starting from the gate at Via di Villa Giovio, the primary axis of the park leads northwards to the beautifully neoclassical facade of the Villa. The building lay-out is "U" shaped: a main architectural body and two wings enclosing a courtyard leading to a "secret" garden. Indoor areas (with special mention to the main floor and the chapel) maintain an historical character. The complex of Villa Giovio is proposed for sale, its current intended use is sanatorium.



CASSA DEPOSITI E PRESTITI

Cassa Depositi e Prestiti (Cdp) is the National Promotional Institution, supporting Italian economic growth since 1850, with a primary role in helping the country grow. With this aim, it uses funds from both postal collection and the issuance of bonds. With a five-year time horizon, as stipulated in the Business Plan 2016-2020, Cdp plans to mobilize 160 billion euros for the development of four strategic areas of Italy, in addition to another 100 billion euros from additional national public and private funding:

- Government & PA, Infrastructure: loans to local authorities, creation of investment instruments, creation and modernization of infrastructure, international cooperation;
- Real estate: development of real estate market, offering low-cost housing (social and affordable housing), housing redevelopment;
- Companies: participation in the entire life cycle of business, by the contribution of turnaround risk capital in the event of a crisis, and long-term investments in companies with an important impact on the national economy;
- Internationalization: development of a single center for export and internationalization, expansion of domestic companies abroad, promotion of relations with foreign partners interested in investing in Italy.

In its role as National Promotional Institution, Cdp is the sole access channel of to the resources of the Juncker Plan in Italy, as well as the financial advisor of the Public Administration for a better use of national and European funds.







Access

Progetto Flaminio is located in the historical centre of Rome, in front of the Maxxi Museum and a few meters far from the Auditorium designed by Renzo Piano.

Key opportunities

- Close to the "Maxxi Museum" by Zaha Hadid and the "Auditorium della Musica" by Renzo Piano
- The project achieves an efficient integration between public spaces, green areas and private spaces, mainly using energy-efficient solutions.

Total area

45,000 sqm

- Residential: 29,000 sqm
- Social&Affordable Housing: 6,000 sqm
- Retail: 5,000 sqm
- Hotel: 5,000 sqm

Type of investment

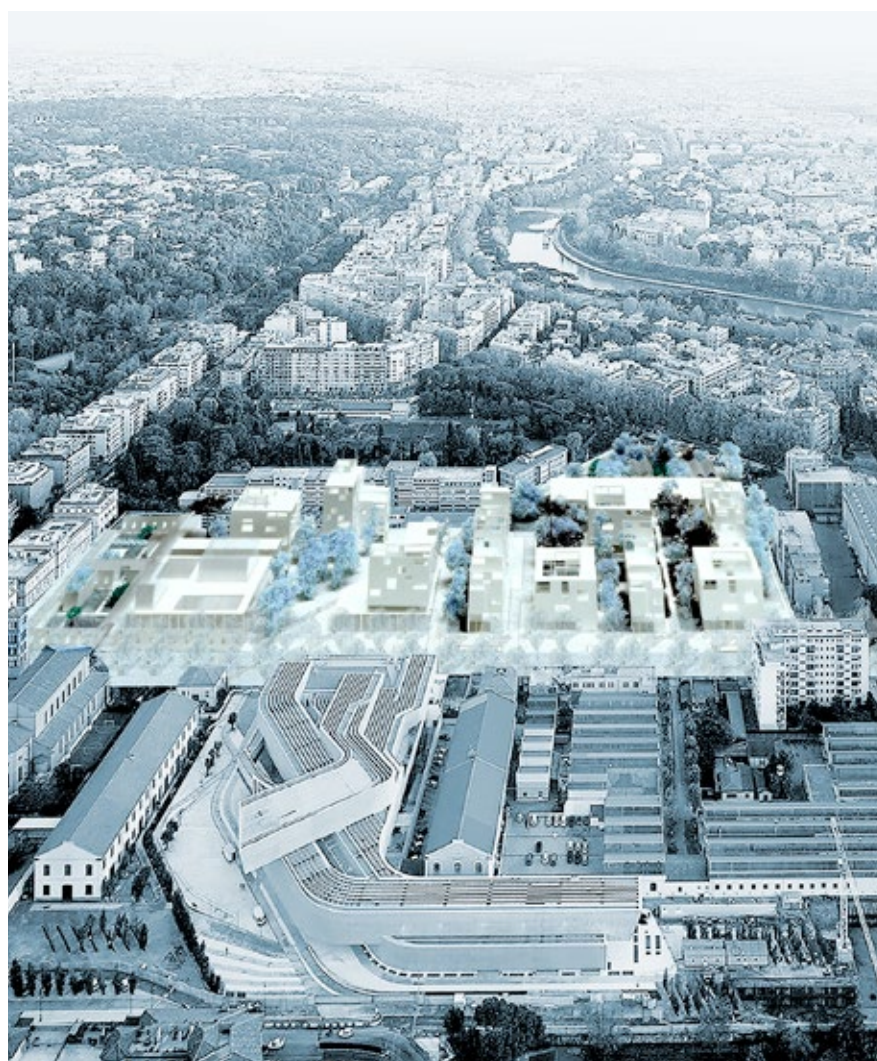
Portfolio "Fondo Investimenti per la Valorizzazione - FIV" managed by Cdp Investimenti Sgr

Contact info

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segreteria@cdpisgr.it

LOCATION

Rome, Lazio



Project description

The project foresees a mixed-use redevelopment with a buildable capacity of 45,000 sqm in addition to the new museum dedicated to science called «City of Science».

Designed by Paola Viganò, selected through an international contest, the project achieves an efficient integration between public spaces, green areas and private spaces, mainly using energy-efficient solutions.

The project is promoted by Cassa Depositi e Prestiti Group through its Real Estate Fund dedicated to the redevelopment of public assets.

LA MARMORA BARRACK

TURIN



Access

La Marmora Barrack is located in the «Borgo Po» district, one of the most prominent residential neighbourhood of Turin and it's well-connected to the city centre.

Key opportunities

- The project is designed by Carlo Ratti
- The development will generate a new social hub within the city
- Optimal integration of public and private spaces
- Creation of new urban connections

Total area

19,670 sqm

- Residential: 11,800 sqm
- Office/Retail/Hotel: 7,870 sqm

Type of investment

Portfolio "Fondo Investimenti per la Valorizzazione - FIV" managed by Cdp Investimenti Sgr

Contact info

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LOCATION

Turin, Piedmont



Project description

La Marmora Barrack is located in the «Borgo Po» district, one of the most prominent residential neighbourhood of Turin.

Well-connected to the city centre, the area is characterized by the presence of retail businesses and other services. The project provides a multifunctional urban redevelopment with a buildable capacity of 19,670 sqm, mainly realized recovering existing buildings with high historical and architectural value.

Designed by Carlo Ratti, the project aims to create a creative and productive place, characterized by a variety of functions such as residential, affordable housing, co-working, co-making and other shared services. The development, thanks to an optimal integration of public and private spaces and through the creation of new urban connections, will generate a new social hub within the city.

The project is promoted by Cassa Depositi e Prestiti Group through its Real Estate Fund dedicated to the redevelopment of public assets.



Access

The project is located in the historical center of Bergamo

Key opportunities

- Designed by Studio Barozzi-Veiga from Barcelona
- The neighborhood is mainly characterized by the presence of residential buildings, also hosting offices and commercial businesses
- The project offers an optimal balance between new constructions and renewed historical buildings.

Total area

13,450 sqm

- Residential: 5,450 sqm
- Office/Retail: 8,000 sqm

Type of investment

Portfolio "Fondo Investimenti per la Valorizzazione - FIV" managed by Cdp Investimenti Sgr

Contact info

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segreteria@cdpisgr.it

LOCATION

Bergamo, Lombardy



Project description

Colleoni Barrack is located in the historical center of Bergamo. The neighborhood is mainly characterized by the presence of residential buildings, also hosting offices and commercial businesses. The project foresees a mixed-use development with a buildable capacity of 13,450 sqm, offering an optimal balance between new constructions and renewed historical buildings.

Designed by Studio Barozzi-Veiga from Barcelona, selected through an international competition, the project foresees the creation of open spaces for public use, such as a new urban square and green areas, and the integration with further public functions that will be realized in the neighboring area, such as a Student Housing complex and a sport center dedicated to university students.

The project is promoted by Cassa Depositi e Prestiti Group through its Real Estate Fund dedicated to the redevelopment of public assets.



FS SISTEMI URBANI

Wholly owned by Ferrovie dello Stato Italiane, FS Sistemi Urbani has the task of adding value to the assets of the FS Group that are not functional to railway operations, and of carrying out integrated urban services based on the principles of business, rationalisation, functional improvement and community service.

Among its activities:

- management of real estate development and regeneration processes with special focus on stations and transportation hubs
- holding and development of car parking
- management and maintenance of areas and buildings for public and private use

The main projects are the Seven Railway Disused yard of Milan (total surface area almost 1,000,000 sqm), Turin, Florence Porta al Prato, Bologna Ravone, Venice (Mestre), Naples and Bolzano.



DISUSED RAILWAY YARDS

MILAN





Access

- Highspeed Trains
- Regional Trains
- Highways A1-A4

Key opportunities

- The areas are the last derelict areas of big dimensions inside the city of Milan
- They can contribute to the connection of parts of the city that have been separated by the railways
- Their accessibility is easy for the proximity of railway stations and subway stations

Total area

1,000,000 sqm

Authorization

The Agreement with the Municipality for the transformation of the urban destination is going to become executive in one year. The seven areas correspond to seven "hambits of urban transformation" of the city plan of Milan

Occupational status

- Available/Free (for most)
- Leased
- Temporary leases

Contact info

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segreteria@fssistemiurbani.it

LOCATION

Milan, Lombardy



Project description

Seven disused railway yards, for a total surface area of 1,000,000 sqm, located just around the city center of Milan, are going to be transformed from railways destinations to urban destinations: residential districts, retail spaces, office spaces, housing, green areas. The seven yards are different for dimensions (from 400,000 sqm to 20,000 sqm), but they all distinguish for train and subway accessibility.

EX OFFICINE GRANDI RIPARAZIONI PORTA AL PRATO

A NEW DISTRICT BETWEEN CULTURE AND GREEN PARK
FLORENCE

SISTEMI URBANI
GRUPPO FERROVIE DELLO STATO ITALIANE





Access

A few minutes' walk both from the railway station of S. Maria Novella and the historic center, the area is very well served by public and private transport.

A new bicycle path will connect the development to the Parco delle Cascine and to the historic center.

Key opportunities

- Walking distance from the historic center, the high speed station, the Opera House and the Parco delle Cascine
- New vibrant, sustainable and attractive urban regeneration
- Great accessibility both form public and private transport (tram, road, bicycle path)

Total area

54,000 sqm

- Tourism: 8,100 sqm
- Residential: 32,400 sqm
- Commercial / Retail: 4,860 sqm
- Office/Hall of residence: 8,640 sqm

Authorization

Included in the current urban plan.

Contact info

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LOCATION

Florence, Tuscany



Project description

Included in the current urban plan, the Redevelopment Plan for the area known as Officine Grandi Riparazioni (OGR) will transform a former 10-hectare rail yard, next to the New Opera Theatre and close to the historic center of Florence, into a new accessible, attractive and sustainable city center.

The real estate development will consist of 54,000 square meters of mixed urban functions in the heart of a pedestrian area, comprising of housing blocks along a park named Parco delle Cascine, offices, commercial street fronts, and shopping areas inside restored historic buildings.

Public spaces designed with quality, new piazzas, green road access, green areas, and urban orchards along Macinante canal will form the backdrop to a new part of the city, to be reached by bicycle or on foot.

PORTA SUSA SPINA 2

HI TECH TOWER LOT AND HISTORIC STATION LOT

TURIN





Access

- By train: High Speed, long haul, regional and urban network
- Subway;
- By bus: Long haul, regional and urban
- By car: Highways A4-A5-A55-E64

Key opportunities

- It is a central area located between the New Courthouse, the Library-media center and the Polytechnic, in front of the skyscraper of company Intesa San Paolo, a few steps from the new museum center of the former Officine Grandi Riparazioni
- Its accessibility is easy for the proximity of the railway station and underground station
- The old station building is a very important historical presence, bound by the Ministry of Cultural Heritage

Total area

53,246 sqm

- Commercial/Retail (activities and services for people and companies): 5,325 sqm
- Tertiary/Services: 47,921 sqm

Authorization

Urban development has been completed. The agreement with the Municipality for the construction of all construction rights GFA will soon be signed.

Occupational status

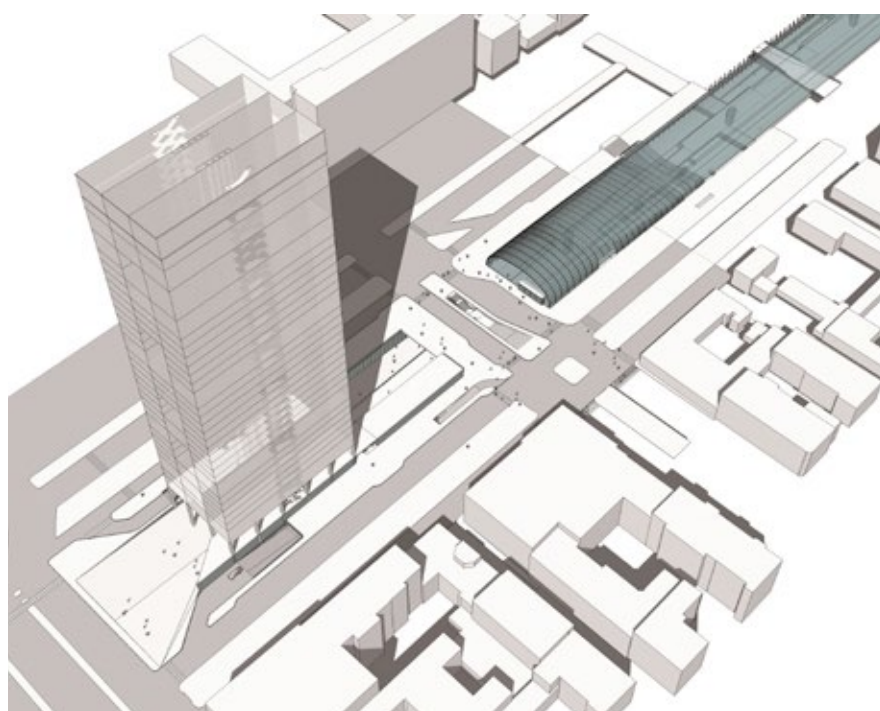
- Leased (historic station building)
- Free/available (new construction)

Contact info

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LOCATION

Turin, Piedmont



Project description

The total surface project area is 51,723 sqm TSA (Total Surface Area), with 53,246 sqm building rights GFA (Gross Floor Area) for a mixed use of max 90% tertiary and a minimum of 10% ASPI (acronym for Activities and Services for People and companies), divided in three lots:

- "HI TECH TOWER": building lot of 7,400 sqm TSA with building rights for min 45,000 sqm GFA - max 48,000 sqm GFA, with a max height of 160 m and 38 floors. Urban plan requires the transfer to the Municipality of 7,000 sqm as an extra-standard for parking and 4,770 sqm for public services;
- New Porta Susa High-Speed Train Station;
- "HISTORIC STATION": the area is characterized by the historic station building - bound by the Ministry of Cultural Heritage - to be included in the development. It is possible to construct min 5,246 sqm GFA - max 8,246 sqm GFA of which 1,800 sqm GFA are already in the building of the historic station. The new buildings will have height 21 m. The total surface project area is 5,400 sqm TSA including the area of about 455 sqm that the Municipality has committed to divest at no charge to the concentration of development rights. The Urban plan requires the transfer to the Municipality of 4,700 sqm as an extra-standard for parking and 2,415 sqm for public services.



WHY INVEST IN APULIA

Situated in the South-East of Italy, Apulia is an ideal location for “smart” business and investment opportunities.

Apulia is a welcoming, creative, sustainable and dynamic region, with an ever increasing international standing, offering significant advantages to potential investors: a strategic geographic location; an efficient transportation network; a young and skilled workforce; an attractive range of business incentives; high levels of investments in research and training; a great quality of life.

The regional government’s new “Smart Specialization Strategy” will provide a significant boost to advanced business sectors in the region, such as aerospace, mechatronics and green economy, whereas the focus for new investments will be on “smart” business sectors, including advanced manufacturing, creative industries and the digital agenda, as well as on innovating traditional business sectors (fashion, food and furniture).

Puglia Sviluppo S.p.A., a regional-government-controlled company, manages regional incentive initiatives for business investments and provide support to investors, guiding them step by step through the investment process.

Through the regional government and local authorities, a number of significant Real Estate investment opportunities are available in Apulia. They include the disposal of former public assets for development in the tourism sector (renovation and conversion of a former Hospital complex “A Galateo” in Lecce and renovation of an existing tourist complex in Vieste) and ambitious new development projects (expansion of a traditional farmhouse - *masseria* - in Castellaneta).



REGIONE PUGLIA

pugliasviluppo

EX HOSPITAL "A. GALATEO"

LECCE



Access

- Historical center: 1 km, 12 min
- Central railway station: 1.4 km, 18 min
- Ring road: 4 km, 5 min
- SS 16 bis: 12 km, 10 min
- Highway A14: 120 km, 85 min
- Brindisi airport: 55 km, 40 min
- Bari airport: 170 km, 100 min
- Port of Brindisi: 50 km, 35 min
- Port of Bari: 150 km, 100 min

Key opportunities

- Strategic position respect to local infrastructures and the city center
- Located within an urban area where significant renewal and restyling is already underway
- Ideal building layout for conversion to hotel accommodation
- Location within the center of Lecce, a very popular international tourist destination

Total area

38,800 sqm

- Tourism: 8,800 sqm
- Outdoor area: 30,000 sqm

Authorization

The authorization process passes only through the presentation of the project to the SUAP (One-Stop Shop for Productive Activities) and requires the proponent to present a project proposal, complete with a master plan that sets out the precise details of the elements regarding the change of use of the building. The Apulia Region will oversee the various stages of the authorization process.

The authorization process can usually be completed within 180 days from the presentation of the project proposal and planning materials.

Occupational status

Available/Free.

Contact info

Cataldo Balducci
CEO
Puglia Valore Immobiliare Ltd
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info@pugliavalore.it

LOCATION

Lecce, Apulia



Project description

The project consists of the renovation and conversion of a former hospital complex into hotel accommodation, by means of architectural intervention to both the current structure of the building and its installations.

The building at present is in a state of general disrepair and neglect, but is strategically situated within the central part of the capital city of the popular Salento area.

Overall, the building complex is spread over 4 floors above ground level, in addition to road access level. The property boasts extensive outdoor areas, as well as other public spaces in the immediate vicinity, currently undergoing urban renewal.

MASSERIA "BOZZA"

CASTELLANETA (TARANTO)





Access

- Castellaneta: 15 km, 15 min
- Highway A14: 23 km, 25 min
- Brindisi (airport/port): 110 km, 80 min
- Bari (airport/port): 70 km, 60 min

Key opportunities

- Strategic position within a part of the region that has become a consolidated seasonal tourist destination
- Situated within an area of great archeological and cultural interest
- Opportunity to improve existing farmhouse building layout and double tourist accommodation capacity
- Existing estate boasts extensive agricultural crops

Total area

1,360,000 sqm

- Tourism: 6,400 sqm
- Outdoor area: 1,353,600 sqm
- Existing above ground area: 3,200 sqm
- Above ground area to be constructed: 3,200 sqm
- Basement/underground area to be constructed: 3,200 sqm

Authorization

Preliminary evaluations (pursuant to art. 8, Law 160/2010)

This first phase of evaluation will be concluded within 60 days from the day of the presentation of the project proposal.

Single Procedure (art. 7 Law, 160/2010)

The authorization process of this phase can usually be completed in 120 days from the presentation of the project proposal and planning materials.

The Regional Government offices will oversee all the necessary authorization procedures.

Occupational status

Available/Free.

Contact info

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CEO

Puglia Valore Immobiliare Ltd
Ph. +39 080 5403014
info@pugliavalore.it

LOCATION

Castellaneta (TA), Apulia



Project description

The project involves the renovation and expansion of a traditional farmhouse (masseria) within an extensive farm estate, located in the Municipality of Castellaneta (TA).

The project aims to maintain the current use as tourist accommodation of the existing farmhouse building, whilst doubling the overall accommodation capacity of the farm estate through:

- architectural intervention to both the current structure of the existing farmhouse building and its installations;
- the planning and construction of a new building on the farm estate.

The existing farmhouse building, which is situated within a vast farm estate, extending to over 135 hectares, consists of a single level, above ground, building which offers ample opportunity for extension and for developing additional levels, within the limits of current regulations.

The vast areas of farming land belonging to the estate offer ample opportunity to develop additional activities in the field of agriculture, bearing in mind that the estate already has vineyards, olive groves and fruit/citrus groves.

The estate is located in the heart of the Taranto Murgia countryside, which boasts numerous sites of naturalistic, historical and archaeological interest, as well as being near to the Ionian Sea.

"BAIA DI CAMPI" VILLAGE

VIESTE (FOGGIA)

pugliasviluppo



Access

- Vieste Historical Centre: 12 km, 20 min
- Mattinata Historical Centre: 30 km, 40 min
- Highway A14: 80 km, 70 min
- Bari airport: 160 km, 100 min
- Port Bari: 180 km, 120 min

Key opportunities

- Strategic position within a renowned and highly quoted tourist destination of international importance;
- Existing tourist complex, already well equipped;
- Simplified authorization procedures

Total area

52,000 sqm

- Tourism: 12,000 sqm
- Outdoor area: 40,000 sqm

Authorization

The authorization process follows a one-step simplified procedure, based on the technical evaluation of the Regional Government which also oversees all the necessary authorization procedures.

The proponent will be required to submit a building works permit request, complete with an executive plan (working drawings and specifications, etc.), to the Municipality of Vieste and will be able to start the necessary renovation works 30 days after submitting the permit request.

Occupational status

Available/Free.

Contact info

Apulia Region
Giovanni Vitofrancesco
Head of Department for Heritage property and Real Estate
Ph. +39 080 5404095
g.vitofrancesco@regione.puglia.it

LOCATION

Vieste (FG), Apulia



Project description

The project consists in the renovation of an existing tourist complex, by means of limited architectural intervention to modernize both the current structure of the buildings and their installations, without changing the current use as hotel accommodation.

The property is presented in a reasonable state of repair and is situated in the highly developed tourist destination of Vieste which caters to all levels of tourism through various types of accommodation (hotels, residences, camping, etc.).

The complex consists of several buildings, distributed around a large inner courtyard and is located directly on the bay from which the complex takes its name, "Baia di Campi" which boasts crystal clear, shallow waters and a sandy beach, bordered by picturesque cliffs.

The property includes also includes a large conference facility with adjoining 400-seater hall, a hotel training school and extensive sports facilities.



WHY INVEST IN TUSCANY

The Tuscany Region presents an extraordinary plan to place on the national and international market its extensive real estate properties, which have an estimated value of about 200 million euro.

Villa Basilewsky and Former Meyer Hospital have been chosen in order to represent the extraordinary real estate asset of high value, located in prestigious urban contexts.

The Tuscany Region has published a public notice with basic information about the properties to be enhanced, in order to investigate the interest of the market. Our goal is to fully enhance our regional properties, considering two complementary objectives: the preservation and recovery of valuable properties, which today are underused, and the transformation of unproductive resources into an instrument for economic and local development.

Therefore, on the one hand the properties we are presenting today represent major opportunities for investment and on the other hand, an extraordinary chance for local growth. It represents a unique opportunity in which Tuscany shares part of its beauty with the world.

This year the logistic proposal is represented by the Guasticce Freight Village, located near the Port of Livorno and the Pisa International Airport, now able to ensure a full freight rail service thanks to the new links between the Port of Livorno and the closest railway lines.

Thanks to its location, it represents one of the best options for avant-garde logistics services in Europe. Its central position on the Tuscan coast and presence of national and international transportation networks make it a hub of enormous potential for incoming and outgoing freight between Europe, Asia and the American continent. Indeed, the Freight Village, the port and the airport represent together an integrated logistic system, connected with all the main interchanges between Mediterranean and European areas.



Regione Toscana




invest in tuscany

 COMUNE DI
FIRENZE





Access

The property is located inside the urban context of Florence, and more precisely in close proximity of the Medici Fortezza da Basso, in a strong human presence area and concentration of offices and business centres.

MAIN DISTANCES

- Rome: 290 km
- Milan: 310 km
- Pisa: 80 km
- Siena: 50 km

MAIN MOTORWAYS

- A1 Firenze Nord: 10 km
- A1 Firenze Sud: 9 km
- S.G.C. FI-PI-LI: 10 km

AIRPORT DISTANCES

- Florence: 8 km
- Pisa: 80 km
- Bologna: 100 km

Florence SMN (city center) 4m

Key opportunities

- The complex is located in a central position in the city of Florence facing the first main ring roads
- It is close to the main Exhibition Centre of the city, Fortezza da Basso
- It is very close to the historic town center and is well served by public transport, which is being further improved with the construction of tramways n.2 and n.3

Total area

7,000 sqm

Authorization

Building intended for sale by public auction or other options to be defined

Occupational status

Available/Free.

Contact info

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Executive Director
Directorate General of the
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Regional Policies for Attracting
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toscana.it

LOCATION



Florence, Tuscany



Project description

The villa was built between the end of the 19th century and the beginning of the 20th in front of the famous Fortezza da Basso in the heart of Florence, at the time of the urbanistic redevelopment of the capital Florence being overseen by Giuseppe Poggi.

Built by the architect Aleksandr Julievic Jag following the canonical neoclassical style, it was donated to the city by the Russian aristocratic family Basilewsky.

The four floors villa boasts the typical Florentine kneeling (inginocchiate) windows and inside can be found an ornamental staircase in stone with impressive spiral decorations. The large rooms on the first floor are decorated with gold-painted stucco and a noteworthy boxed wood ceiling. The first floor also gives space to a private chapel.

The villa is surrounded by a large garden with a fence wall and attractive cast iron railings and tall trees. It can be accessed via two monumental wrought iron gates facing onto Viale Filippo Strozzi and another on Via Lorenzo il Magnifico. Adjacent to and accessible to the villa via a stairwell, there is a modern building of small architectural value intended for hospital use.

Two 19th century buildings close to the villa facing onto Via Lorenzo il Magnifico complete the property: the small Villa Borchini and the small Villa Passerini, which are both on four floors (basement, ground, first and second floor) and have a rear garden.

They are both in neoclassical style with skirt roofs and angular drafts, central door and roof terrace with central distribution around the stone staircase that connects all floors. The Villa Borchini is distinguished for its picturesque decorations on the ceilings of the first floor.

GUASTICCE FREIGHT VILLAGE

LIVORNO



invest in tuscany





Access

Area in the complex "interportuale", served by two dedicated interchanges on the road of great communication Florence-Pisa-Livorno, near motorway access.

Key opportunities

- Strategic position in close connection with the Port of Livorno
- Area directly connected to the main infrastructures
- Required authorization timing reduced to zero
- Zero expenses of construction for the volumes provided in the detailed plan
- Safe area and highly urbanized

Total area

235,000 sqm

- Commercial / Retail: 31,000 sqm
- Logistics / Infrastructure / Industrial: 204,000 sqm

Authorization

To create covered areas with set to zero timing, due to existing agreements between the city of Collesalveti and Guasticce Freight Village, ready to start works wiby presenting s.c.i.a. declaration to Collesalveti municipality. Documentation already deposited, to be integrated in case of special needs.

Occupational status

Available/Free.

Contact info

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Interporto toscano
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LOCATION

Livorno, Tuscany



Project description

Urbanized areas with logistics, industry-industrial and commercial destination logistics strategic position, one terminal railway 130,000 sqm.

Designed and built on high rational basis for the transport and handling of containers and trailers.

Knot with strategic Port of Livorno for highways of the sea is put as reference point for the main routes of the Mediterranean for streamlining and reduce transport rubber.

Large and modern buildings for large spans necessary to handling fast and flexibility of goods.

Systems plant in line with the most advanced environmental regulatory compliance of energy saving and production of alternative energy sources renewable. A platform safe and controlled h24, 15 km of optical fibre connect all locations within this freight village. Providing services to people, such as bar-restaurant, offices, conference room, fuel station, door atm.





Access

Strategic position close to the city centre of Florence, well connected to public transport.

Key opportunities

Wonderful, noteworthy historical complex, closed to the city centre of Florence, served by public means, particular fit for high level residential destination, including commercial establishments.

Total area

15,500 sqm

- Covered area: 2,500 sqm
- Uncovered area: 13,000 sqm

Authorization

Subject to public tender

Contact info

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LOCATION



Florence, Tuscany



Project description

The Mayer area is a building complex for residential use, centrally located, just outside the circle of boulevards that surround the historic centre of Florence.

In 1891 it was built in Florence as one of the first facilities dedicated exclusively to the care of children in Europe. The Commander and Marquis John Meyer dedicated this hospital to his wife Anna, then donating it to the city. The project is the first building constructed by the architect.

Giacomo Roster and is constituted by a body of two floors and one basement and is connected, through a tunnel, with the other three bodies of which the smallest with the plant in the middle of octagon shape.



1. MICHELACCI



2. PRATESE



3. XI AGOSTO



4. MILLE

Access

Michelacci, Pratese, XI agosto

- Airport
- Toll booth A1 Firenze Nord
- A.V. (Alta Velocità= High Speed) Station Firenze Castello
- Tramway line 2 under construction
- Cycle lanes network existing and under project

Mille

- Campo di Marte Railway Station
- Via Bolognese
- Via Faentina
- Ring road
- Cycle lanes network existing and under project

Key opportunities

- Profitability of 8.9%
- Strategic position: **Michelacci, Pratese, XI agosto** - for easy accessibility; **Mille** - proximity to the ring road and the city centre in a predominantly residential area, made up mostly of recent constructions

Total area

- **Gross usable area: 20,600 sqm**
- **Open area: 52,200 sqm**

Occupational status

Leased

Contact info

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Simona Viliani
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LOCATION

 Florence, Tuscany


Project description

Ataf S.p.A was the former operating company of the local public transport service in the Municipality of Florence and eight other municipal shareholders. In November 2012, at the end of the corporate restructuring process, which began in December 2011, the sale to third parties of the Local Public Transport (LPT) business unit was completed following the completion of a public tender. From December 1, 2012 Ataf S.p.A, with respect to which is ongoing redefinition of corporate mission and corporate object, manages the movable and immovable property, most of which are in lease to the current local asset manager of LPT.

The alienation of part of the Ataf S.p.A real estate assets covers four areas in the municipal territory of Florence: three of them in the northwest outskirts of the city, the fourth near the ring road and the city centre in a predominantly residential area.

Comune di Firenze - Florence Municipality is the political and administrative body of the city of Florence. Florence is the capital of the Metropolitan City and Tuscany Region is a city of 377,625 residents with a surface of 102.41 sqm. The metropolitan area counts around 1 million inhabitants.

Florence is considered the birthplace of the Renaissance and is universally recognized as one of the cradles of art and architecture, and renowned as one of the most beautiful cities in the world, thanks to its numerous monuments and museums. Florence today is a global hub of history and culture, a vibrant business and artistic centre but also a digital city, which is developing a peculiar innovation path, based on the relationship between past and future.

ATAF SpA is a company with total public capital owned by the municipalities of the Florentine metropolitan area; the Municipality of Florence holds 82.18% of the social capital which totalled 37,698,893 Euros.



WHY INVEST IN TRENTINO

Land of extraordinary beauty, Trentino is a North East Italian Region positioned in the heart of Alps. In Trentino the quality of service, security and social cohesion ensure a high quality of life. With a safe urban environment offering many cultural activities, set in an attractive natural environment, with good professional opportunities, an excellent education system and an efficient health service, Trento is one of the top Italian cities to live in.

The economy of Trentino is dynamic, open to innovation and also to foreign markets. The economic fabric is mainly composed of small and medium-sized businesses - around 49,000 active enterprises, almost 10 for every 100 inhabitants - organized within a networking system marked by a long-standing tradition of cooperatives.

At the industrial level, Trentino is characterized by a relatively diversified system. From ICT, to mechanics, food and agriculture, sustainable building and woodworking, Trentino's economic system has succeeded in achieving recognized excellence in terms of innovation and market quality in many areas of production. Tourism and tourist facilities in Trentino represent a major opportunity for economic, commercial and investment opportunities linked to the arrival of more than 5 million visitors each year, a third of whom are foreigners.

There are considerable economic spin-offs and related opportunities for investment, both in accommodation facilities and in infrastructures and services.



CASOTTE AREA

A STRATEGIC AREA FOR MANUFACTURING AND LOGISTIC
ROVERETO (TRENTO)



Access

The industrial area Casotte is only 0.5 km from the Lago di Garda Nord/Rovereto South exit of the E45/A22 Motorway.

Distances from the main centers:

- 2 km from Rovereto
- 30 km from Trento
- 68 km from Verona and 65 km from Catullo Airport (Verona)
- 199 km from Milan and 145 km from Milan Linate Airport

Key opportunities

- Visibility from the A22 motorway
- Proximity to the A22 motorway exit of Rovereto South
- Proximity to the railway network and the cycling path connecting Verona to Bolzano
- Proximity to the Green Innovation Factory and Polo Meccatronica, the HUB dedicated to industry 4.0

Total area

260,000 sqm

- Logistics/Infrastructure/Industrial/Office: 51,000 sqm

Authorization

- Construction permit
- Urbanized area
- Ready for construction

Occupational status

Available/free

Contact info

Trentino Sviluppo
FDI Attraction
Ph. +39 0464 443111
info@trentinosviluppo.it

LOCATION

Rovereto, Trentino



Project description

The industrial area Casotte is located in a strategic position, along the motorway A22/E45 and the BBT railroad, connecting Italy to Austria and Germany through the Brenner Pass. Its distinctive position allows a perfect connection to these markets, enabling investors to develop one among the biggest industrial areas between Verona and Munich.

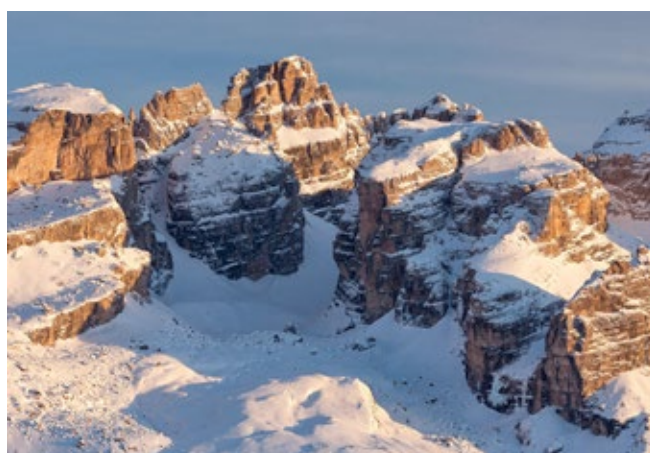
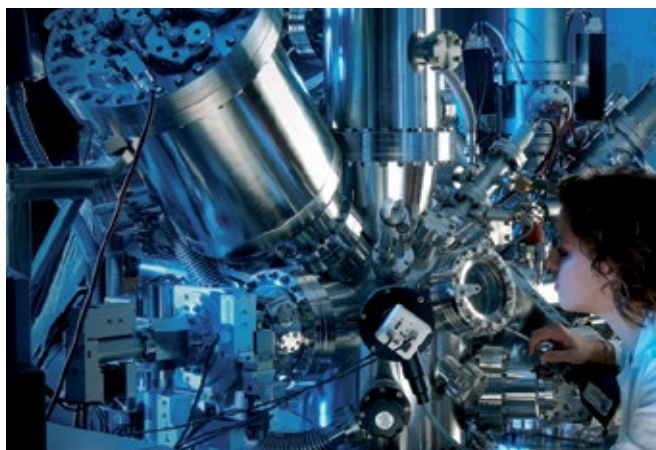
The area Casotte represents a unique and exclusive location, thanks to the river that surrounds this "island" fully dedicated to industrial / logistic and office activities. Companies that need to match business with green life style in one of the most attractive land in Italy could settle here their units. Dolomites Unesco Heritage and superb Lake Garda together with Industry 4.0 Polo Meccatronica (www.polomeccatronica.it) could become a daily experience.

The project regarding the industrial area Casotte involves a company willing to care on the construction of the building for direct use or renting. The duration of the investment project is 30 years.

The owner Trentino Sviluppo S.p.A. provides the area and identifies the lessee company.

MERLONI AREA

A HIGH POTENTIAL URBAN AREA
ROVERETO (TRENTO)





Access

The area lies on the sidelines of Brennero road, within a portion of land located on the consolidated urban boundary limitation. In fact, the whole area overlooking the east side of SS12 (Brennero road) on the north of the station, between Via Manzoni and Via Parteli, is a post-industrial area.

Key opportunities

- Proximity to the east side of SS12 (Brennero road) connecting Verona to Bolzano
- Proximity to the Green Innovation Factory and Polo Meccatronica, the HUB dedicated to industry 4.0

Total area

31,000 sqm

- Tourism: 3,500 sqm
- Residential: 9,000 sqm
- Commercial / Retail: 7,500 sqm
- Office: 11,000 sqm

Authorization

Ready for construction

Occupational status

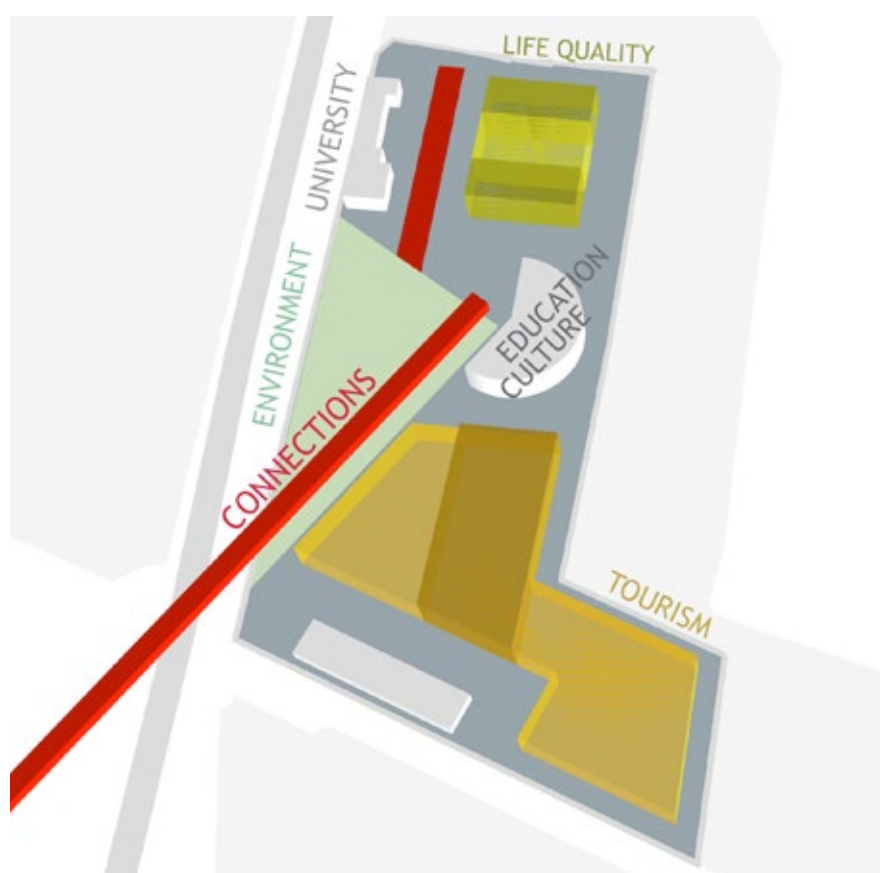
Available/free

Contact info

Trentino Sviluppo
FDI Attraction
Ph. +39 0464 443111
info@trentinosviluppo.it

LOCATION

Rovereto, Trentino



Project description

A production plant currently occupies the area. The surface of the industrial complex is about 26,000 sqm. The steel structure of the ground floor measures 180x46.96 sqm, external height 9.15 m, internal height 8.15 m. Its reinforced concrete foundations form a unique reinforced concrete body, which prop up the facing composed of prefabricated concrete panels.

The area is subject to the development plan established at the end of the production. The current planning instrument involves the construction of mixed-use buildings (commercial, residential, tertiary, etc.). The perimeter of the area involved by the development plan includes a parking lot, not belonging to Trentino Sviluppo properties.

The investment project aims at requalifying a disused area, which is located in a growing city boasting the Green Innovation Factory and Polo Meccatronica, two innovative HUBS that are very attractive for investors from all around the world.

NEW OFFICE TOWER

TRENTO





Access

The project site is 100 km from Verona, 150 km from Venice and 250 km from Milan.

It is about 1.4 km from the Trento center tollgate of the Brenner motorway (A22) and 6.5 km from the Trento south tollgate away.

It has ideal transport connections as it is located adjacent to the most important interchange station in the center of the city.

The center of the city is just a few minutes' walk away. The main bus Station can be easily reached as well.

The new construction will be sited on Segantini St. and will face up to the Station of Trento-Malè, narrow-gauge railway that will be soon transformed into city rail line.

Key opportunities

- Single entity owner and promoter. It is already identified the end-user of the structure (Autonomous Province of Trento)
- Strategic location in central area for concentration of public offices of the Autonomous Province of Trento
- Privileged access to the networks of urban and suburban transport
- Area free of constraints - intervention feasible at the end of the design phase planning and construction
- Program defined functional and performance based on the needs of the end user of the structure

Total area

13,780 sqm

Authorization

There are currently no approved permissions of planning

Contact info

Patrimonio del Trentino S.p.A.
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Ph. +39 0461 830453
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info@patrimoniottn.it



Trento, Trentino



Project description

The project area is located in a strategic position on the edge of the historic town center and it is set at the strategic center of an extraordinary concentration of public services and facilities on a metropolitan scale. The area is open to all functions related to residential, business and administrative use.

The project for the new office building will concentrate different services and facilities of the Province, currently located in separate sites around the city of Trento, becoming a sort of integrated administrative complex. Sobriety, environmental sustainability along with flexibility and economy, will be the main theme, the address and the goal of the design of the new office building of the Province.

The design should be studied considering efficient access to parking spaces/garages and finding solutions for "in and out" traffic flows.

The building consists of one level of parking garages in the basement and 15 floors of offices above ground, with public vocation, including services open to the external users, such spaces for meetings, exposition spaces and roof terraces at different levels.

The public capital company Patrimonio del Trentino S.p.A, owner of the building area, is willing to give in concession the entire building, for the development of the county offices.



WHY INVEST IN TORINO AND PIEMONTE

Piemonte is located in the heart of North-West Italy, strategically positioned between Northern Europe and the countries bordering the Mediterranean.

Facts and figures (Source: Unioncamere Piemonte 2016 - % of the national total)

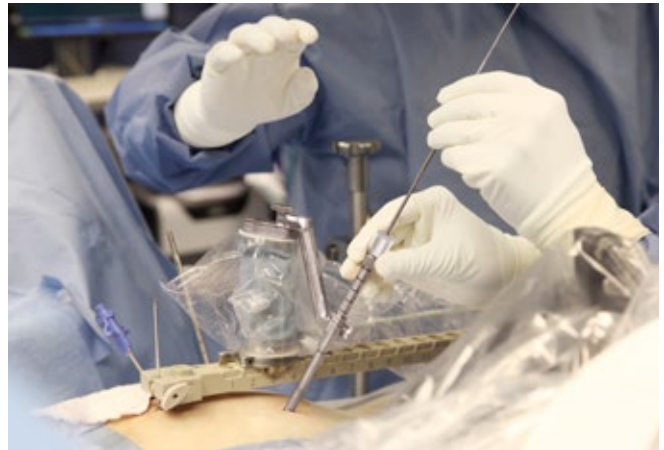
- Population: 4.4 mln (7.26 % of the national total) about 2.3 mln people in Torino area (45% of the regional total)
- GDP: € 123.0 bn (7.6% of the national total)
- Export: € 45.8 bn (11.1% of the national total)
- Companies: 442,862 (7,4% of the national total)
- Employment: 1.8 mln people (8% of the national total)
- 4 universities, 200 private and public R&D centers, 7 Innovation Hubs, 6 incubators
- About 115,000 students enrolled in Piemonte's universities (A.Y. 2014-2015)

1st Italian region in terms of

- expenditure on innovation in the manufacturing sector
- high-tech patents
- private investment in R&D (20%)
- 1st Italian region to have established a regional agency dedicated to inward and outward investment
- 1st Italian region to have created a dedicated financial tool: the Regional Investment Contract and the Regional Investment Contract for Small-sized Investments

The strong industrial vocation of the region remains the soil from which innovation keeps springing up and growing. Piemonte, traditionally the Italian centre of the automotive industry, has been the historic hub for major technological innovations. In the last decades Piemonte has diversified its own economic structure, focusing on R&D activities and investing in strategic sectors: ICT, automotive and sustainable mobility, renewable energy, life sciences, pharmaceuticals and healthcare, aerospace, logistics etc.







Access

Easy access by car and public transport both from the city centre and the Turin ringroad connected to the motorways network.

Key opportunities

High quality connection to public transport; environmental sustainability guaranteed by the planned green zone and the logistics plan.

Total area

Building area: 237,000 sqm

- Hospital: 127,000 sqm
- University: 31,000 sqm
- Research: 10,000 sqm
- Lodgings: 8,000 sqm
- Parkings: 61,000 sqm

Authorization

Feasibility study approved by the Ministry of Health; Program Agreement in progress, to be signed within few months. A preliminary market consultation has already been launched with a view to preparing the procurement for the selection of the advisor who will assist the contracting authorities during the construction phase and the first two years of management

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LOCATION



Turin, Piedmont



Project description

The new approach characterizing the health policy of Piemonte Region has led to conceive a project, which is part of a homogenous regional health network*. The university hospital of Torino will be a high specialization hub working in close collaboration with education and research, acting as a point of reference for the whole region and more.

A public-private "Design-Build- Finance-Operate" process is envisaged for the construction of the new hospital, "Parco della Salute, della Ricerca e dell'Innovazione", which will rise on a 318,000 sqm surface in the former "Fiat Avio-Oval" area, undergoing a substantial and comprehensive urban regeneration program. The complex will host a 1,040 bed hospital, the University Medical School and a research center, as well as lodgings and accommodation facilities.

*The teaching hospital of Novara is also conceived as part of this network; a public-private "Design-Build-Finance-Operate" process is planned for the construction of the new teaching hospital complex, "Città della Salute". Designed to manage over 730 beds, host 900 students and graduate students, the new complex will also include a business incubator.

ALIENATION OF OUTSTANDING AND HISTORICAL BUILDINGS

TURIN



PIAZZA CASTELLO PALACE



PRINCIPE AMEDEO PALACE



VILLA GUALINO



VILLA GUALINO



Access

- Piazza Castello and Principe Amedeo buildings are only 800 mt from Porta Nuova railway station and 2 km from Porta Susa railway station (high-speed railway stations), 9 km from Caselle Airport
- Villa Gualino is 2 km from Porta Nuova station, 5 km from Porta Susa station and 9 km from the motorway ring-road

Key opportunities

Piazza Castello and Principe Amedeo buildings are in the historic city centre and close to the most important museums. Villa Gualino is localized on the first surrounding hill of Turin, situated in a great location, with short distance from the heart of the city, it is completely surrounded by a 10-hectare park.

Total area

- Piazza Castello building: gross floor area 16,200 sqm
- Principe Amedeo building: gross floor area 6,600 sqm
- Villa Gualino: gross floor area 25,446 sqm

Authorization

- Buildings included in the regional plan of alienation and real estate valorization
- Process for the definition of urban variations currently on going

Occupational status

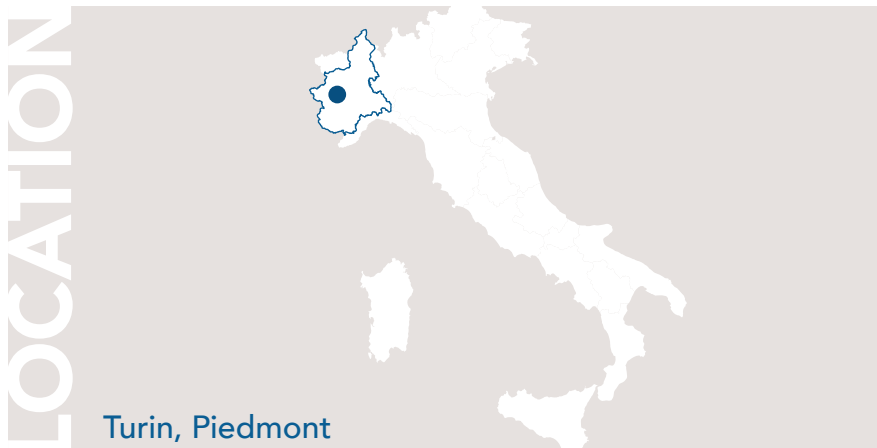
- Piazza Castello and Principe Amedeo buildings actually in use as regional premises (to be transferred once the building construction of the new Piemonte Region headquarters will be concluded).
- Villa Gualino only partially in use by the ETF (European Training Foundation).

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LOCATION

Turin, Piedmont



Project description

The buildings localized in Turin, Piazza Castello n. 163-165, Via Principe Amedeo n. 17 and Viale Settimio Severo n. 65 (called Villa Gualino), are included in the regional plan of alienation and real estate valorization. The first one is in Turin's most prestigious location, facing Palazzo Madama and the Royal Palace, representing a unique and unrepeatability investment's occasion. Also the second one is very well positioned in the City Center while the third building, now partially in use by the European Training Foundation, can boast a beautiful view of Torino while remaining a few minutes from the city center. The process for the definition of urban variations is currently on going. The three buildings will be sold through an open public tender procedure. The award criteria will be the highest increment in price over the contract starting price.

FORMER TOBACCO FACTORY AND FORMER FIMIT AREA PROGRAM AGREEMENT TURIN



Access

- Ring Road system 5 Km
- Porta Susa Station (High speed line) 5 Km
- Turin Caselle Airport 14.3 km
- Future direct connection with the airport (by metro and underground urban railway) and with the old town center along Metro Line 2

Key opportunities

- High architectural and environmental value
- High flexibility of use of property
- Near the proposed Metro Mine 2

Total area

87,000 sqm

- University: 32,500 sqm
- Residential: 41,000 sqm
- Commercial: 2,500 sqm
- Office: 2,500 sqm
- Other: 8,500 sqm

Authorization

November 2014: act of approval for the launching of the Program Agreement and the urbanistic variant.

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LOCATION

Turin, Piedmont



Project description

The project involves the area of the former Tobacco Factory (state property) and of the former Fimit area (City of Torino).

The compound is constituted by industrial sheds, buildings used for services, canopies and blocks of flats.

Back in November 2012 the State Property Office and the City of Torino signed an Agreement in order to develop and enhance public real estate assets.

The strategic development of the real estate complex matches a "Social Hub" (university housing and social housing) with a "University Hub" (education and sports facilities) and residential/commercial/tertiary buildings.



AREXPO

Arexpo s.p.a. was created in 2011 and charged with the mission to acquire the land for the Universal Exposition 2015 in Milan. The company is currently responsible for crafting and delivering the strategic vision for the creation of a state-of-the-art international level Science, Technology and Innovation Park. Arexpo's shareholders are mainly public sector institutions: the Italian Government (39,28%), Lombardia Regional Government (21,05%), Municipality of Milan (21,05%), Fondazione Fiera Milano (16,80%), Città Metropolitana di Milano (1.21%) and Municipality of Rho (0,61%). The share capital of Arexpo s.p.a. is approximately euro 100 million. The company has started a public procurement process for the selection of the partner for the transformation of the whole 100 hectares area.







Access

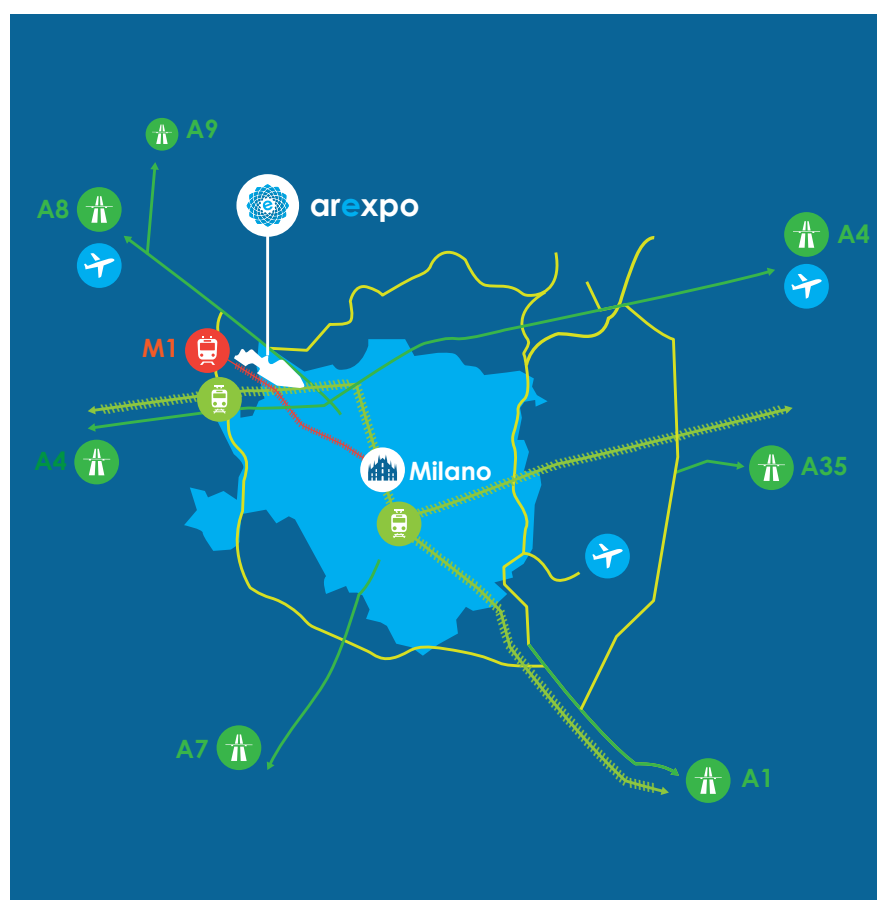
- Airports Connection
20 min. to Milano Malpensa, 30 min. to Milano Linate, 45 min. to Bergamo Orio al Serio
- Railway Connections - High speed lines
Direct Connection to main European corridors (Lisbon - Kiev and Rotterdam - Genoa).
Direct service: 3h to Rome, 1h to Bologna, 55 min to Turin, 2 h to Venice, 4h to Zurich
- Urban Connections
30 min to the city centre of Milan (by Underground Line 1 and Passante Ferroviario Light Rail), 10 min to Garibaldi Transport Interchange (railway and underground station), 60 min from Turin, Brescia and Parma stations

Key opportunities

- Destination full of advantages and opportunities for world-class innovative companies, universities and research institutes
- Catalyst for responsible and sustainable socio-economic growth of local communities and businesses
- New ecologically-sound urban area, with great infrastructure, fully integrated with the city centre of Milan
- Potential for a mixed-use development totalling up to 480,000 square meters of Gross Floor Area
- Vibrant community, high quality cultural activities, public realm, recreational facilities
- Two major anchors have already committed to relocate into the area: Human Technopole and University of Milan

LOCATION

Milan, Lombardy



Project description

Arexpo aims to develop, in Milan, a state-of-the-art scientific and technology park leveraging the legacy of the 2015 Universal Exposition. The project represents an iconic opportunity for an entire, integrated and unified redesign of a strategic area.

The park will be a hub open to the world, hosting private and public institutions in the fields of Life Sciences/Healthcare, Biotech/Pharma, Agri-food/Nutrition, and Data Science/Big Data.

An adaptable and sustainable scientific and technological park, with high-quality architecture, able to attract investments and generate economic returns at local and national level. The scheme will also include, recreational, sports, residential, productive and tertiary facilities.





Total area

1,048,000 sqm

- University Campus: 150,000 sqm
- Research center: 35,000 sqm
- Mixed use: 480,000 sqm
- Others: 383,000 sqm

700,000 sqm GFA of buildings

Authorization

Planning permission currently on progress for the development of up to 700,000 sqm Gross Floor Area (SLP) of mixed-use components.

Occupational status

Available/Free

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Other information

Two major anchors have already committed to relocate into the area: Human Technopole and University of Milan.

Human Technopole

Human Technopole foresees the development of seven facilities hosting over 1,500 scientists:

- Onco genomics center
- Neuro genomics center
- Agri food and nutrition genomics center
- Data science center
- Center for computational life science
- Center for analysis decisions and society
- Center for smart materials and devices

and of the following research facilities:

- Central genomics facility
- Imaging facility
- Data storage and high performance computing facility
- Common shared services for in vitro and in vivo modeling

The University of Milan Campus

The University of Milan Campus will host various scientific disciplines:

- Biology
- Biotechnology
- Experimental medicine
- Pharmacology
- Agri food
- Earth science
- Chemistry
- Physics
- Mathematics
- Information technology

The new Campus will host approximately 20,000 people including 18,000 students, of which 700 from abroad, 1,800 researchers, 500 technicians and administrative staff.



Milano



Comune
di Milano

MILAN

Several projects are renewing Milano's skyline and today new buildings rival in beauty those of its rich past, creating a large new offer of properties, residences and offices in new vibrant areas of the city.

There are several desirable neighborhood for international investors, now trendy, such as Isola or the wealthy Brera.

Many of these have been created by world famous architects:

Porta Nuova: one of the largest redevelopment projects in Europe, commissioned more than 20 architects, amongst which Stefano Boeri, César Pelli and Cino Zucchi.

CityLife: the project is currently redeveloping the historic district of the Milano Trade Fair, designed by Zaha Hadid, Arata Isozaki and Daniel Libeskind.

New urban development projects will supplement the real-estate market through the requalification of dismissed railway yards displaced around the city.

The Railway Yards project, starting in 2018, is one of the most important project for the future of the city and aims to convert the abandoned railway yards into new city areas.

Other large-scale urban intervention include the realization of the *Human Technopole* project aimed at stimulating new investments of the medical and R&D sectors.

Amid the most significant private urban projects recently carried out, special merit is certainly due to the *Prada Foundation* (designed by Rem Koolhaas), the *Armani Silos* venues and the new building of *Fondazione Feltrinelli*, designed by Herzog & de Meuron.



WHY INVEST IN LOMBARDY

Lombardy is the Italian business hub: it is home to 800,000 companies and has almost 10 million inhabitants. Its GDP on its own is higher than that of countries including Norway, Greece, Austria, Denmark, Finland and Portugal.

Lombardy is also the Italian gateway for FDI: over 60% of FDI coming to Italy (92 of the top 100 multinational companies in Italy).

There is no other region in Europe with such a high concentration of manufacturing activities well integrated with services sectors that stands out for the quality of its human capital with competitive costs, as Lombardy does.

Lombardy has a huge tradition in industries such as design and fashion, textile, mechanical sector, food etc. At the same time, the region is nowadays expressing outstanding excellences in innovative sectors on the international scale: life science, chemistry, engineering, energy and Cleantech, ICT, agro food, biotech, etc.

Lombardy also has a good R&D base: 13 universities, 18 research hospitals, about 500 R&D centers - both public and private - and 6 science and technology campuses.

Lombardy has the potential to attract business value at all levels.



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