



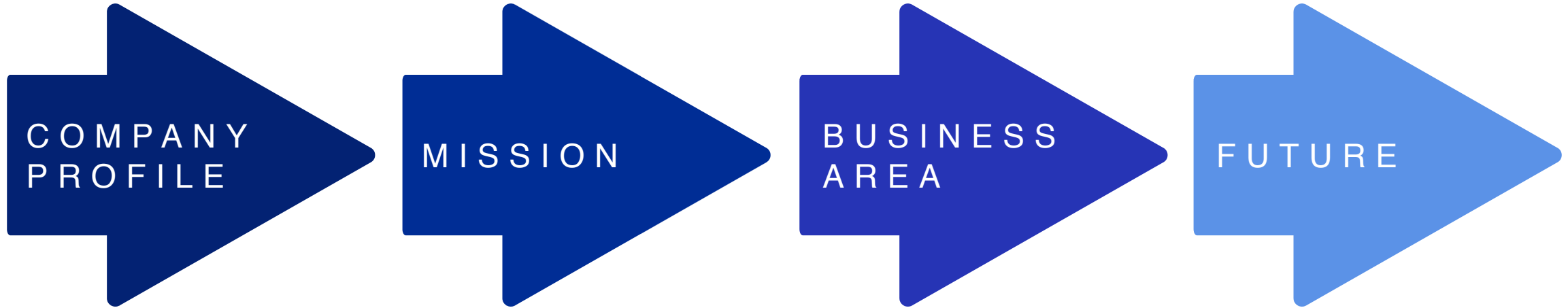
IGS

S.P.A.

Company Presentation

This document is strictly confidential. Those who read the document must not reveal any information without a written authorization from the Company.

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Our History

1990 - 2003

Focus on the Core Business represented by construction activities for Major Public and Private Clients.

2003 - 2006

Diversification of the activities resulting from the provision of Advisory for Real Estate in close connection to the Core Business.

2006 - 2009

Transformation of a Business Model and entry into the Real Estate Market and Property Management Market, benefiting of the advantages coming out of National and International Partnerships. Maximum Business Diversification pointing at a company with Industrial Participation, entry into the renewable Energy Market and consolidation of the position, trading of technology, aluminium, cotton, gas, petroleum and its derivatives with Central Asia and North Africa Countries.

2009 -2015

Consolidation of the Business activity in the relevant sectors. Development of the building and construction sector in African Countries. Capitalization of prestigious properties, real estate trading and development in Italy and abroad.

2015 - 2020

Diversification of the Business activity, establishment of asset&property management companies, assistance and introduction of International institutional funds on the Italian market, putting itself forward to act as Operating Partner and eventually co-investor.



About Us

IGS S.p.A. is a Holding Company located in Italy. It has well-established relationship networks in the local Market and is strongly oriented to Foreign Markets, mainly European Markets and emerging Asian Markets. IGS is an investment, co-investment and Development company. Search in the Real Estate Market investments opportunities in the various asset class through its subsidiary work as Advisor.

- In Italy, the company focuses on the sectors of Real Estate and Electricity production from renewable sources. It has a mid-term Investment approach and specific way out requirements. Each Investment aims at promoting growth and development through the provision of know-how and Best Practices
- It puts itself forward to act as Operating Partner to identify the best strategies for corporate development in order to increase the company's value over time. IGS S.p.A. economically supports its affiliates using its own experience and knowledge, increasing their Solidity, Profitability and Competitiveness
- It offers a wide range of Consulting and Advisory Services for Real Estate Sector, having the possibility to rely on a Team of Experts with specific technical, economic and financial skills and qualifications



Competitive Advantages

- Management Board has Track Record for acquisitions in Italy and abroad and strong experience in Small and Medium Business Direction
- Professional Experience in management of Real Estate Property: Management Board e Advisory Team are composed of experts who have been working for years on the relevant market
- Flexibility and Quick Decision Taking: Organizational Structure consists of Management Board and Sole Director having authorities and consulting himself with a team of Analysts
- Brain Pool: the Investment Board consists of high profile experts who can be external to the Management Board. Its purpose is to provide technical and professional support





MISSION

Our Mission

“To reach a leading position through the creation of Added Value, the consolidation of core Business Areas, the creation of a new Business Area in the Real Estate, Development, Entry into New Economic Sectors and Foreign Markets”



Our Strategy

- Competitive Position in 4 autonomous but similar Business Areas, where the creation of Added Value remains central to the core activities
- Important Investment aimed at the creation and development of a Business field dedicated to Requalification of upmarket areas and properties in particular, with appropriate outstanding architectural structures, employing the latest technologies and eco-friendly materials
- Consolidation and Expansion of in the Real Estate, Development and Advisory Activities.
- Participation in High Added Value Real Estate and Financial Markets
- Entry into new Economic sectors, with participation to the share capital of companies operating in the field of Electricity production from renewable sources
- Entry into Foreign developed Markets (Europe) as well as emerging ones (Asia)





BUSINESS
AREA

REAL ESTATE

Today IGS Core Business is represented by Real Estate Development. The company has a mid term Investment approach and specific way out requirements.

Thanks to its network of relationships on the local Market it works with Real Estate Assets and Portfolios distributed throughout the national territory, but it is also strongly interested in seizing the opportunities offered by the emerging Asian and African Markets.



DEVELOPMENT

Having almost one hundred years of experience in the field of Construction for Major Public and Private Clients, IGS constantly works on the creation of strategic Partnerships with important Development Companies and with Financial Institutes in order to expand and intensify Development activity on the foreign markets. It is done through Redevelopment and Enhancement of upmarket areas and properties and Development of Important Projects with the employment of the latest eco-friendly technologies and materials. To this end, in 2010 MED was established, it a company that is strongly oriented towards the opportunities that Asian and African emerging markets offer.

MED's Company Profile is enclosed to this document.



ADVISORY

IGS offers a wide range of Consulting and Advisory Services for Real Estate. Among its services, it seeks investment opportunities for Core, Opportunistic and Value Add Investors (depending on Size and Asset Class), it seeks investors for the assets further to providing Property, Asset and Project Management Services. It relies on a Team of experts with specific technical, economic and financial skills and qualifications so as to achieve the best result possible.

Export of technology and Know-how for the sectors of Industry, Urbanization, Food farming, Application and Transformation of raw materials and Ore-Mining.

OUR NUMBERS

From 2014 to 2019 IGS Group managed more than €2,5 Billions of Real Estate Assets Transaction:

Advisory more than €1,6 Billions

Real Estate Investments and Development for 1 Billions



Track Records

Roma - Via Palmiro Togliatti, 1506/1520

Business Center

Sqm 20.000

Roma - Via del Corso 335

Mixed-Use Building

Sqm 5.000

Roma - Viale Cesare Pavese

Business and Shopping Center

Sqm 10.000

Roma - Piazza Alessandria, 24

Business Center

Sqm 2.300

Roma - Via Tor tre teste

Shopping Center

Sqm 20.000

Roma - Via Achille Campanile

Shopping Center

Sqm 15.000

Roma - Via Assisi, 51/53/55
Hotel "Express by Holiday Inn"

Sqm 6.300

No. 125 rooms

Roma - Via Orti di Trastevere
Hotel "Ripa Suite Hotel"

Sqm 12.300

Roma - Portfolio Milano 90

Buildings

Sqm 105.000



Track Records

Roma



Trezzano S/M (MI)



Roma



Track Records

Roma



Track Records

Pescara

Entrateinment Center “Porto Allegro”

Sqm. 15.000

Caserta - Piazza Vanvitelli, 12

Hotel “Class Hotel”

Mantova - Via Bachelet, 18

Hotel “Class Hotel”

Rozzano Milanofiori (MI)

Business CenterSqm 12.035

Faenza - Via San Silvestro, 171 A

Hotel “Class Hotel”

Milano - Via Bensi

Business Center

Ravenna - Via della Lirica, 141

Hotel “Class Hotel”

Porto Rotondo - Olbia (OT)

Residence “Smeralda”

Milano - Via Giacomo Watt, 13

Hotel “Holiday Inn”



Track Records

Milano



Firenze



Track Records

Roma - Viale Oceano Pacifico

Stand Alone Building

Roma - Via Cola di Rienzo

Consulting Services to the company
Tovà 26 S.r.l. for the sale of the asset.

Roma - Via del Corso 173

Mixed-Use Building
Sqm 7.800

Ragusa - Centro Commerciale

Le Masserie

Bologna - Via Galiera, 24/26/28
“Palazzo Aldrovanni - Marescotti”

Sqm 1.719

Fiuggi (RM) - Via del Parco, 96

Hotel
Sqm 4.740

Pontedera (PI)
S.S. Firenze-Pisa Livorno

Hotel “Class Hotel”

Bologna - Via Paolo Nanni Costa, 28

Business Center
Sqm 13.035

Firenze - Via San Gallo, 126/128

Business Center
Sqm 2.800



Track Records

Class Hotels

Faenza



Ravenna



Caserta



Pontedera (PI)



Mantova



Track Records

Roma EUR



**Porto
Rotondo**



Track Records

Napoli - Courthouse

Roma - Via Francesco Denza, 16d
Head Office Renovation
“Gruppo OPERAE S.p.A.”

Roma - Via Achille Mauri
Multi Storey Car Park, Shops,
Gym and Garage
smq. 12.000

Avellino - Via Mancini
Garage
Spm circa 18,000

Imola - Vicenza - Viterbo - Lecce
Construction of the Game Room “BINGO”
for the Company “Codere Italia”

Kosice - Repubblica Slovaca
Urban Restoration Transformation
Adaptation of Historical Building

Avellino - Piazza Libertà, 63
Business Center
Sqm 2.650

Bologna - Via Paolo Nanni Costa, 28
Business Center
Sqm 13.035



Track Records

Roma



Track Records

Napoli



Isernia



Track Records

Imola



Lecce



Track Records

Moscow - Russia

Private Villa

Approximately 14.000 sqm

Khartoum - Sudan

Sugar Factory

Moscow - Russia

Kosmos Hotel

Angola

Hospital City

Housing Project “Lar Dolce Lar”

Khartoum - Sudan

Hospital City



Track Records

Sudan



Track Records

Angola



Track Records

Russia





FUTURE

PLAN

REAL ESTATE

Consolidation and Expansion of Real Estate activity in Italy.

DEVELOPMENT

Consolidation of Development activity, through Redevelopment and Enhancement of upmarket areas and property and development of Important Projects employing the latest eco-friendly technology and materials

ADVISORY

Qualitative and Quantitative Expansion of Real Estate and Financial Services, Trading of technology, raw materials and know-how with emerging countries of Central Asia and North Africa

ASSET MANAGEMENT

All assets that will be acquired on behalf of or jointly with international investors will be managed with a view to maximizing the objectives set





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