

INNOVATE. GROW. BUILD.



**AN INDUSTRIALISED AND
DIGITAL NATIONAL CHAMPION**




GENERAL CONTRACTOR LEADER

Impresa Percassi, a company with a strong entrepreneurial track record spanning over 50 years, is today a leading general contractor in the construction private sector. Offering services ranging from residential to office and hospitality, and from commercial to industrial through to large projects and redevelopments, the company deals with real estate projects promoted by national and international clients.

Large-scale projects such as the Bocconi Urban Campus and its halls of residence, Abitare in Maggiolina, the redevelopment of the Hotel Brun and the renovation of the historic Rolex building in Milan; Confindustria's new headquarters in Bergamo at the Kilometro Rosso Science and Technology Park; the construction of a refrigerated warehouse for the Ferrero Group with Siemens. These are just some of the main construction sites that have marked the company's growth.

At the same time, the company has undergone major internal development, in terms of its organisational model and business. A new approach to the market, to design, production and construction, in the name of technological innovation and most importantly with a new strategy and vision.



Impresa Percassi Spa is fully owned by Costim Srl, a joint industrial holding company set up in July 2019 by Immobiliare Percassi Srl (a holding company headed by Francesco Percassi, lawyer) and Polifin Spa (a holding company owned by Cavaliere del Lavoro Domenico Bosatelli, who controls, among other undertakings, Gewiss SpA and Grupedil Srl).

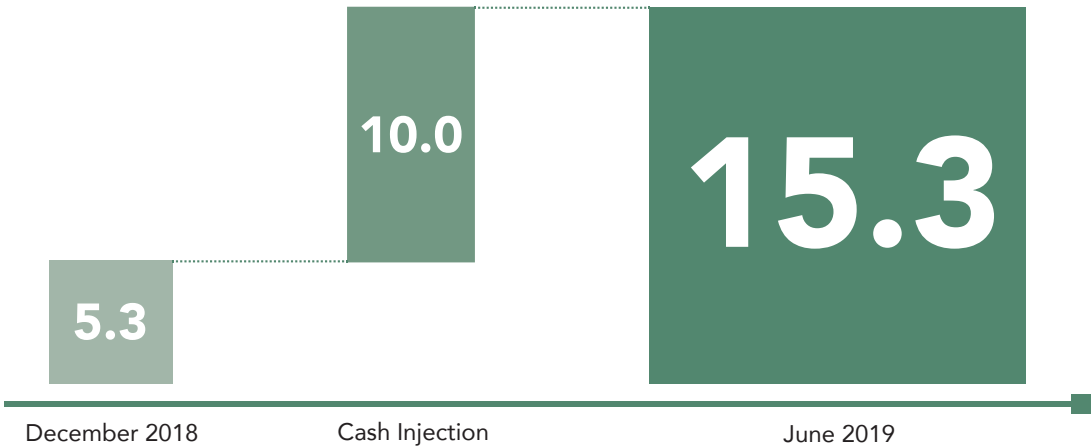
Costim Srl is a key player on a national level, combining the industrial and organisational skills of its industrial partner (Immobiliare Percassi Srl) with the reliability, innovation and soundness of its financial partner (Polifin SpA). It is active in all real estate areas and implements turnkey projects on its own behalf and that of third parties.

Since 2011, during some very challenging years for the construction market, Impresa Percassi has chosen to invest in resources and skills. It has undergone a major transformation - greatly sought after by the new generation of entrepreneurs - in terms of management, industrialised and digital production process, and market positioning as general contractor.

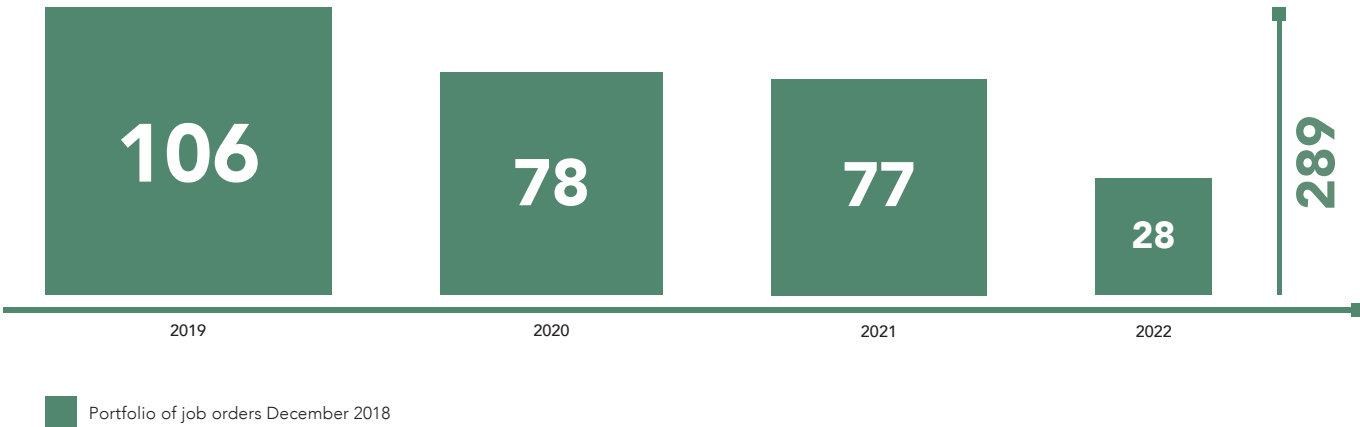
The growth in turnover in recent years is the result of the acquisition of increasingly large orders for a total project portfolio exceeding Euro 280 million - ranging from residential, office and retail through to large redevelopment projects - in line with the objectives of the multi-year business plan.

SHARE CAPITAL

EQUITY



BACKLOG





More than
20,000 sq. m.
INDUSTRIAL

More than
90,000 sq. m.
HOTEL

More than
130,000 sq. m.
RETAIL

More than
140,000 sq. m.
RESIDENTIAL

More than
100,000 sq. m.
OFFICES

460,000 sq. m.



I N N O V A T E . G R O W . B U I L D .



OUR ORIGINS	A GROUP LOGO	MAJOR CHALLENGES IN THE RETAIL SECTOR	BUSINESS DIVERSIFICATION	THE CHANGE MADE BY THE NEW GENERATION	IMPRESA PERCASSI IS A GENERAL CONTRACTOR LEADER	THE NEW CORPORATE VISION	THE CREATION OF A NEW INDUSTRIAL HOLDING COMPANY
Established on 4 March 1963, Impresa Percassi grew and strengthened in the seventies, also starting its first real estate transactions.	The Company's constant growth in the residential construction sector was followed by the creation of the holding company (1986): the construction and real estate sectors developed in parallel with the entrepreneurial growth in the retail sector. The Group's logo and corporate image were created.	The Company's large orders in the retail sector included the Benetton flagship stores in Milan (1997) and the Oriocenter in Bergamo (1998).	Alongside the ongoing development in residential construction, orders increased for major retail brands (Zara, Swatch, Levi's, Lindt, Versace, Sisley, Massimo Dutti, Ferrari and Mondadori) and for the hospitality industry (Armani Café and Hotel).	These were the years in which a new identity was designed for Impresa Percassi with respect to the other Group companies. This entailed major investments in resources and skills, and a management-oriented process to transform the business model from that of a construction company into a general contractor.	In the two-year period between 2015 and 2017, Impresa Percasi - with an average growth in outsourcing turnover of around 30% per year and doubling of volumes in 2017 - positioned itself as a leading general contractor in high-end civil construction.	Digital transformation and BIM, industrialisation, opening to the capital market and internationalisation are the assets of Impresa Percassi's development strategy. In June 2018, the parent company, Immobiliare Percassi Srl, and Polifin Spa - the holding company which controls, among other undertakings, Gewiss Spa and Grupedil Srl, the latter being the promoter of the innovative project, Chorus Life, in Bergamo - reached an agreement for Polifin Spa's entry into the share capital of Impresa Percassi Spa with a 40% interest in the share capital.	Immobiliare Percassi Srl and Polifin Spa (a holding company owned by Cavaliere del Lavoro Domenico Bosatelli, who controls, among other undertakings, Gewiss SpA and Grupedil Srl) set up a joint venture to create a new industrial holding company called "Costim Srl". Costim is a key player on a national level, combining the industrial and organisational skills of its industrial partner with the reliability, innovation and soundness of its financial partner, in all real estate areas. It implements turnkey projects on its own behalf and that of third parties.

ORGANISATIONAL CHART

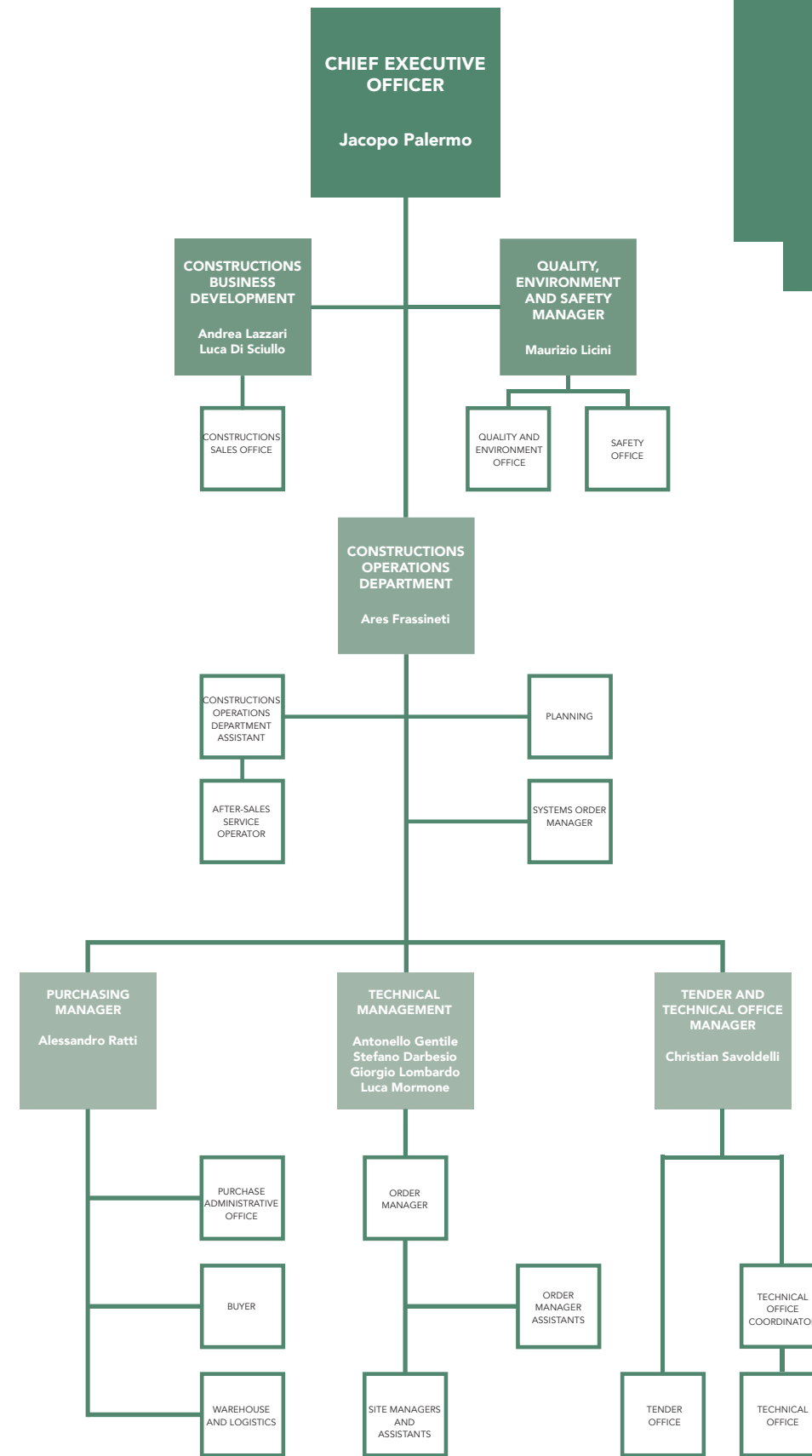
5
MANAGEMENT

34
PROJECT MANAGERS
AND TECHNICAL
DIRECTORS

29
SITE MANAGERS
AND ASSISTANTS

32
TECHNICAL
STAFF

24
ADMINISTRATIVE
STAFF



Staff functions report
to the Parent Company

Finance and Equity Investments Department
Administration, Finance and Control Department
Legal Consultant
Human Resources
IT Office
Marketing and Communication
Press and External Relations Office



QUALITY, SAFETY AND ENVIRONMENT: INTERNATIONAL STANDARDS AND CERTIFICATIONS

Health and Safety are among the founding values of our growth strategy and are essential for a company that operates with respect for its workers, contractors and suppliers and with a view to protecting the environment. In 2016, Impresa Percassi adopted an organisational model in compliance with Italian Leg. Decree 231/01. The model gives a detailed description of the different responsibility profiles regarding occupational safety and the main sources of risk. The risk assessment process was essential to obtaining BC OHSAS 18001 certification in 2017. The occupational health and safety management system is an important upgrade with respect to the regulations, due to increasingly complex orders and significant partnerships. The “zero accidents” objective aims to make Safety a value and to develop a true corporate CULTURE based on accident prevention. Our goal is to improve performance and streamline business processes. Increasing productivity also means optimising time and costs, to achieve greater development opportunities and become more competitive on the market. With this in mind, we adopted a Quality Management System and attained UNI EN ISO 9001 Certification, which certifies its conformity to international standards. UNI EN ISO 14001 certification is a demonstration of our true commitment to reducing the environmental impact of our processes, products and services, and confirms the reliability of our Environmental Management System in implementing sustainable development. We are also members of Green Building Council Italia, an association founded to steer the construction sector towards sustainable design, construction, use and maintenance standards. Furthermore, in meeting all prerequisites, Impresa Percassi manages the LEED certification process for its works.





A NEW CULTURE FOR DOING BUSINESS

Management-oriented processes, industrialisation, digital transformation and adherence to BIM (Building Information Modelling) - for customised design concepts and for building lifecycle management and monitoring - are key to establishing Impresa Percassi as a top player in the general contractor sector.

The significant growth of Impresa Percassi from 2012 to date, has enabled the Company to plan extensive expansion into mature markets and Europe. In France, Impresa Percassi operates through Percassi Bâtiment, covering the french-speaking markets of France, Belgium and Switzerland.



OFFICES

ITALY

REGISTERED OFFICE

Bergamo
Viale Vittorio Emanuele II, 102

OPERATING OFFICES

Bergamo
Via Andrea Moretti, 34

Milan
Via Vittor Pisani, 14

FRANCE

Ile-de-France

Percassi Bâtiment Sas
195 Avenue Charles de Gaulle
92200 Neuilly sur Seine

LARGE PROJECTS



**BOCCONI URBAN CAMPUS
MILAN**



Description: Construction of the new D.O.R.M.S. halls of residence located in the Ex-Centrale del Latte area in Milan, as part of the "Bocconi Urban Campus" building project, and construction of the following M.E.O. and R.E.C. lots through a Temporary Business Association established with the company Grassi & Crespi for completion of the campus.

Client: Luigi Bocconi University

Designer: K. Sejima / R. Nishizawa SANAA, Tokyo

Value of the contract: € 10 MLN DORMS + € 44 MLN MEO&REC

Year: 2016 - 2019



**ABITARE IN MAGGIOLINA
MILAN**

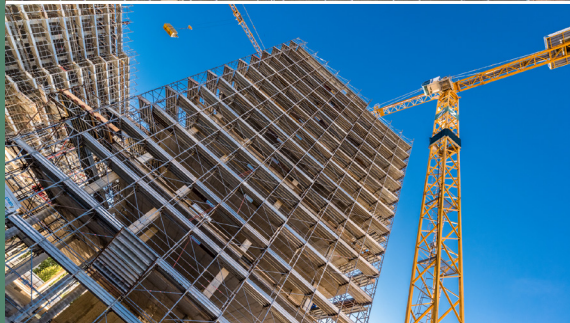


Description: Construction of a luxury residential estate. Over an area of over 8,000 sq. m.: a linear building, a tower building and a parking garage.

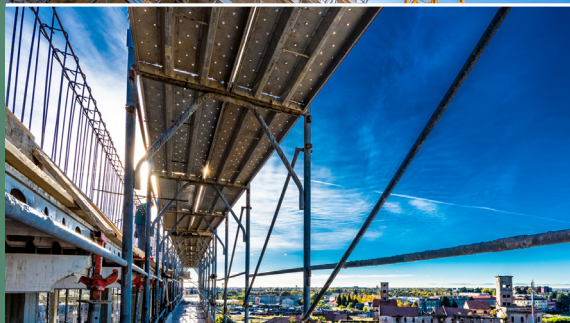
Designer: Dontstop architettura, Milan

Value of the contract: € 24.5 MLN

Year: 2018 - 2020



**QUARTOVERDE LOTTO 2
BERGAMO**

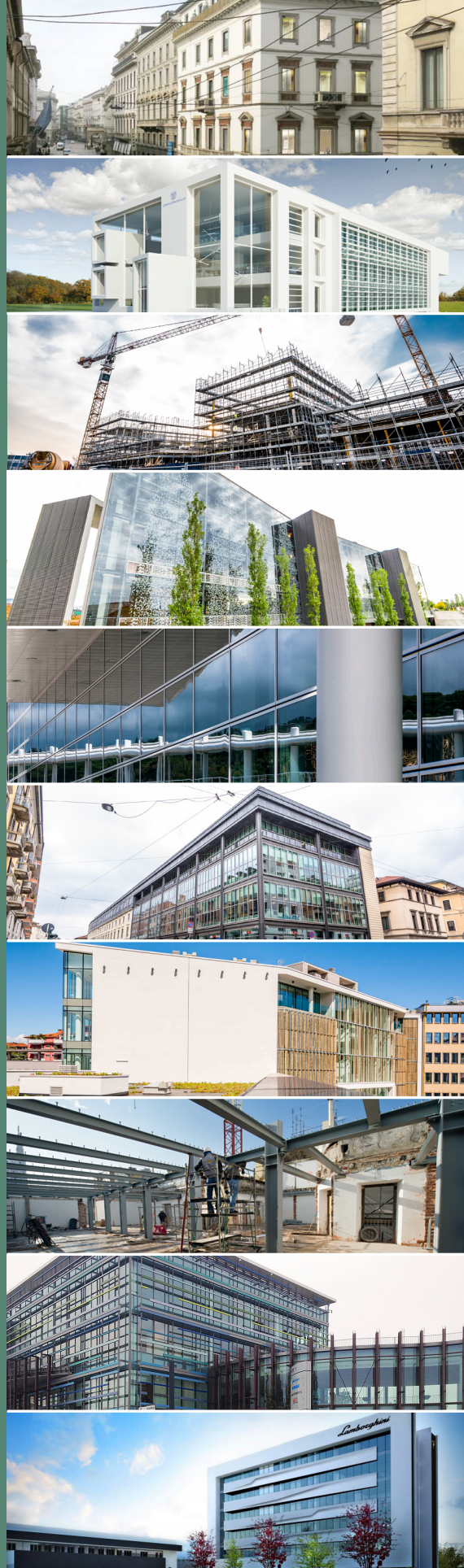


Description: Construction of two residential buildings with services for self-sufficient elderly people. The only one of its kind, the complex offers a new housing model for Italy, which was developed some time ago in France. The nine-storey buildings, featuring 120 apartments, will be set in a new urban park and built in the former Cesalpinia area, already part of a major urban redevelopment project called Quartoverde.

Designer: DE8 Architetti - Orio al serio (BG)

Value of the contract: € 15 MLN

Year: 2018 - 2019



ROLEX ITALIA MILAN

Description: Redevelopment of a historic building housing the offices of Rolex, situated in the Quadrilatero fashion district of Milan.
Client: ROL.IT
Designer: Onsitestudio, Milan
Value of the contract: € 11 MLN
Year: 2017 - 2018

CONFINDUSTRIA BERGAMO

Description: Construction of the new Confindustria offices in Bergamo over a 7,000 sq. m. area, divided into office space, auditorium and meeting rooms for members inside the Kilometro Rosso Science and Technology Park.
Client: Confindustria Bergamo
Designer: Archilabs
Value of the contract: € 13 MLN
Year: 2017 - 2018

SIEMENS HEADQUARTER MILAN



Description: Construction of the new general headquarters of Siemens Italia in Milan. This imposing building - a symbol of environmental sustainability and innovation - is spread across a 86,000 sq. m. area in Via Vapiteo.
Client: Siemens Spa
Designer: Studio Barreca & La Varra, Milan
Value of the contract: € 19 MLN
Year: 2016 - 2017

KILOMETRO ROSSO BERGAMO

Description: Construction of the A2/3 office building in the Kilometro Rosso Science and Technology Park. The contract was acquired through a Temporary Business Association set up with the plant engineering company Termigas.
Client: Kilometro rosso Spa
Designer: Studio De Ferrari Architetti, Turin
Value of the contract: € 11 MLN
Year: 2016 - 2018

PALACROCIERE SAVONA

Description: Construction of the new building called "Secondo Terminal" connected to the existing Palacrociere. The building is provided with its own platform allowing the disembarkation/embarkation of passengers of the ships moored there.
Client: Costa Crociere Spa Genoa
Designer: Studio Vicini Architetti, Genoa
Value of the contract: € 3 MLN
Year: 2013 - 2014

SAN MARCO KRYALOS MILAN

Description: Reconditioning and renovation of the real estate unit located in Milan, Via San Marco, for office use. The building consists of five floors above ground and two underground floors for a total of around 22,000 sq. m..
Client: Kryalos SGR Spa
Designer: Lombardini 22 Spa, Milan
Value of the contract: € 12 MLN
Year: 2016 - 2017

CERTOSA 144 MILAN



Description: Construction of an executive office building. The building consists of around 7,400 sq. m. of underground parking and 15,400 sq. m. above ground over four levels and three buildings with an internal green area.
Client: Stam Europe - SR3 Certosa Srl, Milan
Designer: GaS Goring & Straja Studio, Milan
Value of the contract: € 10 MLN
Year: 2012 - 2013

VIA FOSCOLO GENERALI MILAN



Description: Renovation of a prestigious building owned by Generali Propieties, adjacent to Galleria Vittorio Emanuele II with a view over Piazza Duomo. The aim was to create a modern office building with a strong respect for its historical features.
Client: Generali Real Estate Spa, Milan
Designer: General Planning Srl, Milan
Value of the contract: € 7 MLN
Year: 2012 - 2014

GREEN BUILDING TWO - THREE VIMERCATE

Description: Construction of two office buildings, called Green Building Two and Green Building Three, inside the Energy Park complex in Vimercate (MB).
Client: Zinc One Srl
Designer: Garretti Associati, Milan
Value of the contract: € 17 MLN
Year: 2018 - 2019

LAMBORGHINI OFFICE BLOCK BOLOGNA

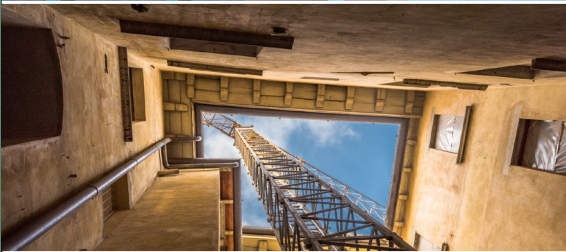


Description: Construction of new offices for the Italian headquarters in Sant'Agata Bolognese (BO).
Client: Lamborghini Spa
Designer: Prospazio, Sassuolo
Value of the contract: € 5 MLN
Year: 2016



SODERINI 54
MILAN

Description: Construction of a new building for residential use, located in Milan in Via Soderini 54.
Client: Reali Immobili Spa
Designer: GaS Goring & Straja Studio, Milan
Value of the contract: € 4 MLN
Year: 2016 - 2017



VIA ARENA
BERGAMO



Description: Restoration of a prestigious building in the heart of the historic centre of Bergamo Alta. The project consists in the construction of luxury apartments with high quality standards for a total area of 4320 sq. m..
Client: Via Arena Srl
Designer: RGR Architetti
Value of the contract: € 7 MLN
Year: 2016 - 2018



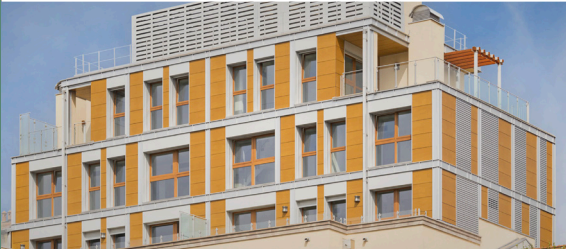
PORTA VOLTA HOME
MILAN

Description: Construction of a residential building in the centre of Milan as part of the redevelopment of the Porta Volta (former Enel) area. 97 apartments and two underground floors used as garages and cellars.
Client: Nexity Milano Porta Volta Srl
Designer: Studio Iorio Srl, Bergamo
Value of the contract: € 14 MLN
Year: 2015 - 2017



CAMOZZI 70
BERGAMO

Description: Restoration and enhancement of two 6-storey buildings in the centre of Bergamo Bassa, on the corner between Via Camozzi and Via Clara Maffei. In defining the concept, in addition to focusing on architectural value, special attention was given to mixed-use development based on the two buildings' specific features: out of a total area of 6,500 sq. m., 64% was used for housing, 9% for offices, 20% for retail, 5% for terraces and 2% for common areas.
Client: Camozzi 70 Srl
Designer: Progetto CMR
Value of the contract: € 5.4 MLN
Year: 2019 - 2021



LE RESIDENZE DI PIAZZA PO
MILAN

Description: Construction of a residential building in Milan. Three underground floors and 28 apartments of different sizes within an existing building curtain.
Client: Fondiaria per Iniziative Immobiliari Spa
Designer: Studio Bentivoglio, Milan
Value of the contract: € 8 MLN
Year: 2014 - 2016



VILLA GORGONA
GENOA

Description: Restoration and reconditioning of the Villa and the Villinio for residential use for a total of 24 apartments and construction of underground garages in the Villa Gorgona property, dating back to 1660 and once belonging to Nino Bixio, in a residential area of Genoa.
Client: Villa Gorgona Srl
Designer: Studio ARAS Architetti Associati, Genoa
Value of the contract: € 9 MLN
Year: 2013 - 2015



PALAZZO LITTA
MILAN

Description: Restoration and reconditioning of the "C and B Buildings" of Palazzo Litta in Milan for commercial and residential use for a total of 28 apartments. Arrangement of private and related external areas.
Client: Valcomp Tre Spa
Designer: aMDL Arch. Michele Delucchi S.r.l., Milan
Value of the contract: € 7 MLN Lot B - € 16 MLN Lot C
Year: 2011 - 2014



BUENOS AIRES
MILAN

Description: Renovation of the building in Corso Buenos Aires for housing based on municipality agreements.
Client: Silvano Della Pozza
Designer: Conti Associati, Milan
Value of the contract: € 6 MLN
Year: 2013 - 2016



GALLERIA VITTORIO EMANUELE II MILAN

Description: Restoration and cleaning of the facades of Galleria Vittorio Emanuele II using self-propelled scaffolding, without interrupting the commercial activities and tourist inflows.
Client: Prada Spa - Gianni Versace Spa
Designer: Arch. Roberto Baciocchi - Arch. Daniela Fiocchi
Value of the contract: € 2 MLN
Year: 2014 - 2015



VERSACE MILAN

Description: Strip-out and fittings for the new shop in the heart of Milan's Galleria Vittorio Emanuele II.
Client: Gianni Versace Spa
Designer: Spi Società progettazioni integrali
Value of the contract: € 1 MLN
Year: 2014



PAVAROTTI MILAN

Description: Redevelopment of the fourth floor of the building for the construction of the restaurant called Pavarotti.
Client: Seven Stars Galleria Italia Srl
Designer: Architect Enrico Favero
Value of the contract: € 1 MLN
Year: 2015



CURNO FOOD COURT BERGAMO

Description: Expansion of the Curno Shopping Centre in order to create a new catering and refreshment area. The area, called Food Court and connected to the Shopping Centre's gallery, is spread over a 5,434 sq. m. area.
Client: Eurocommercial Properties Italia Srl
Designer: One Works, Milan
Value of the contract: € 12 MLN
Year: 2018 - 2019



ARMANI MILAN

Description: Complete renovation of the Giorgio Armani Atelier, located in Via Montenapoleone in Milan: 2,500 sq. m. spread over five floors above ground.
Client: Armani Retails Spa
Value of the contract: € 1 MLN
Year: 2009



QUARTOVERDE LOTTO 1 BERGAMO

Description: Town planning project featuring buildings for several uses: residential, office and commercial, provided with public and private parking facilities.
Designer: DE8 Architetti - Orio al serio (BG)
Value of the contract: € 16 MLN
Year: 2008 - 2012



RESORT TRAVELCHARME SALÒ SALÒ

Description: Construction of a 5-star resort in Versine di Salò (BS) for the German chain Travelcharme, featuring sinuous anthropogenic terracing with views over the gulf. 97 suites, a large spa, a top-level restaurant and meeting rooms.
Client: Versine 2000 Srl
Designer: Archibems + Partners, Villanuova Sul Clisi (BS)
Value of the contract: € 15.5 MLN
Year: 2017 - 2019



HOTEL SHERATON MILAN

Description: General upgrading of the Hotel Sheraton in Milan. Works include internal functional redistribution, removal of architectural barriers, adjustments to fire prevention and safety, maintenance works, re-plastering and replacement of doors and windows, aesthetic and functional upgrading.
Client: International Hotel Investors Srl
Designer: SCE Project, Milan
Value of the contract: € 14.5 MLN
Year: 2018 - 2019



SEVEN STARS GALLERIA MILAN

Description: Renovation of Hotel Seven Stars Galleria, in the centre of Milan. Construction of structural reinforcements and of new rooms.
Client: Seven Stars Galleria Italia Srl
Value of the contract: € 2 MLN
Year: 2015



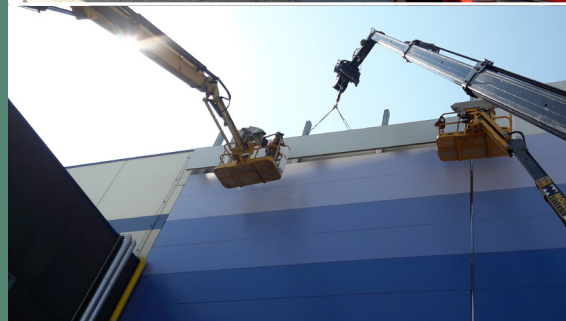
STARHOTELS ECHO MILAN

Description: Complete renovation of Hotel Echo (former Hotel Splendido) in the centre of Milan. Restyling of internal and external common areas and construction of 141 hotel rooms.
Client: Starhotels Spa, Florence
Value of the contract: € 10 MLN
Year: 2011



HOTEL PRINCIPE LAZISE (VR)

Description: Expansion of 5-star Hotel Principe in Lazise (VR) on Lake Garda: construction of 38 new rooms and renovation of the common areas.
Client: Aquileia Capital Services Srl
Designer: Studio tecnico associato La Vela 74 (BS)
Value of the contract: € 4 MLN
Year: 2018 - 2019



FERRERO FACTORY POZZUOLO MARTESANA (MI)

Description: Works aimed at expanding the logistics hub of Ferrero Spa in Pozzuolo Martesana (MI).
Client: Ferrero Spa
Designer: Foster & Wheeler
Value of the contract: € 11 MLN
Year: 2017 - 2018

LOGISTICS HUB VILLANTERIO (PV)



Description: Approximately 10,000 sq. m. expansion of the logistics hub in Villanterio.
Client: Green Logis Srl
Designer: Filippo Salis
Value of the contract: € 4 MLN
Year: 2016



IMPRESA
PERCASSI

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BUILD.**



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