

Presentation of Milan



August 2017

Property description

Milan

Overview

- the “Property”, located in the heart of Milan and precisely in the *Quadrilatero della Moda*, is a top-floor office building spanning over seven floors above ground, including a mezzanine, and two basement floors.
- The Property comprises 2,912 sqm of Gross Building Area (“GBA”) and 137 sqm of courtyard.
- Currently 100% vacant, the Property has the potential to be immediately converted into a trophy retail headquarters or into a retail mansion for one or more global, luxury-fashion tenants, thanks to its unique location in one of the top fashion district in the world.
- Construction of the Property is to a high quality and specification, as it was completely renewed in 2003.
- Please find on the right the breakdown of areas and below the breakdown of non-recoverable costs.

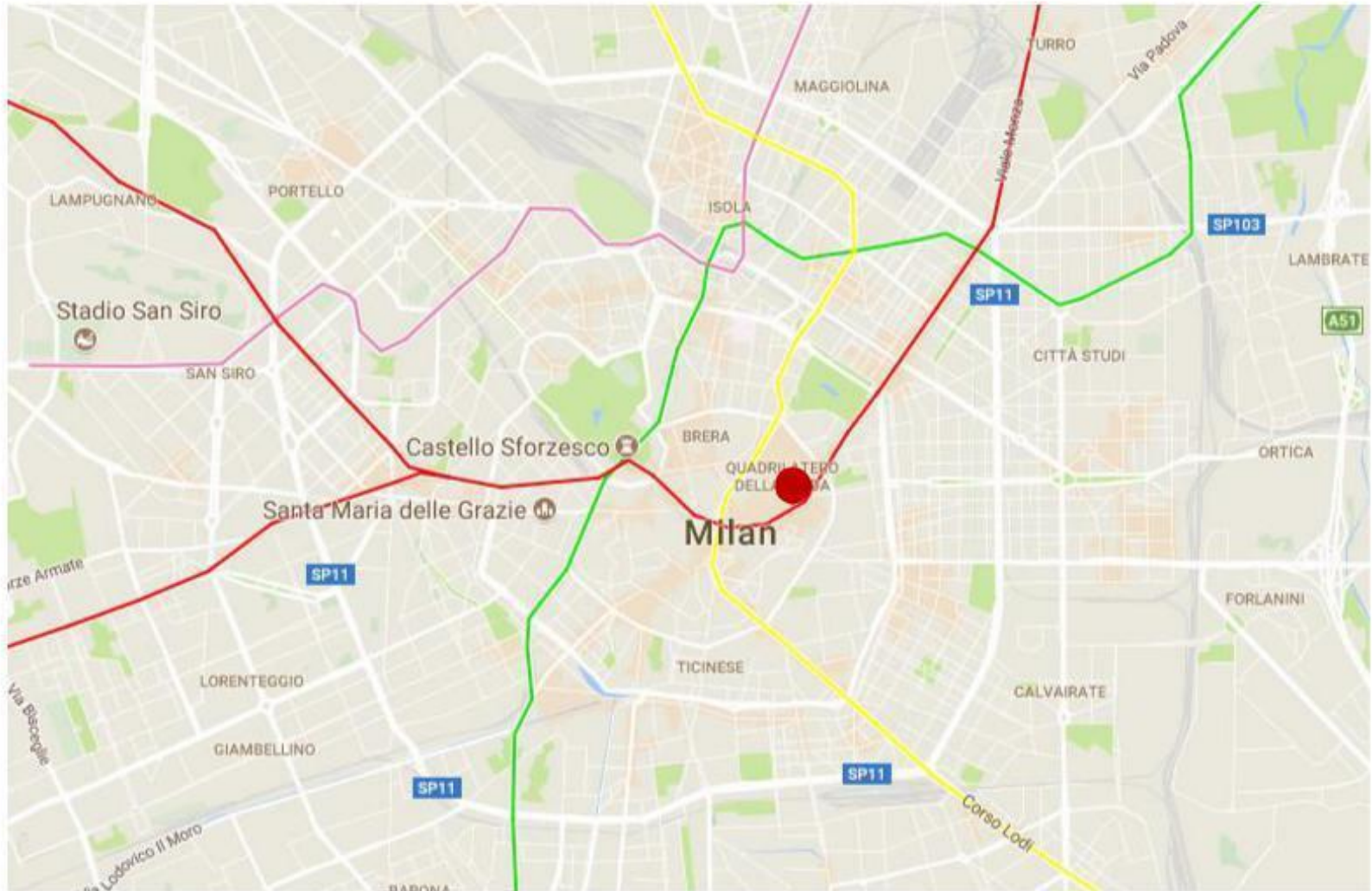


Basement	80	-
Semi-basement	540	-
GF and mezzanine	411	137
1 st	374	-
2 nd	374	-
3 rd	382	-
4 th	328	-
5 th	263	-
6 th	160	-
Total	2,912	137

IMU+TASI	100,000
Insurance	25,000
Property management	5,000
Total	130,000

Location description (1/2)

Milan



Location description (2/2)

Milan

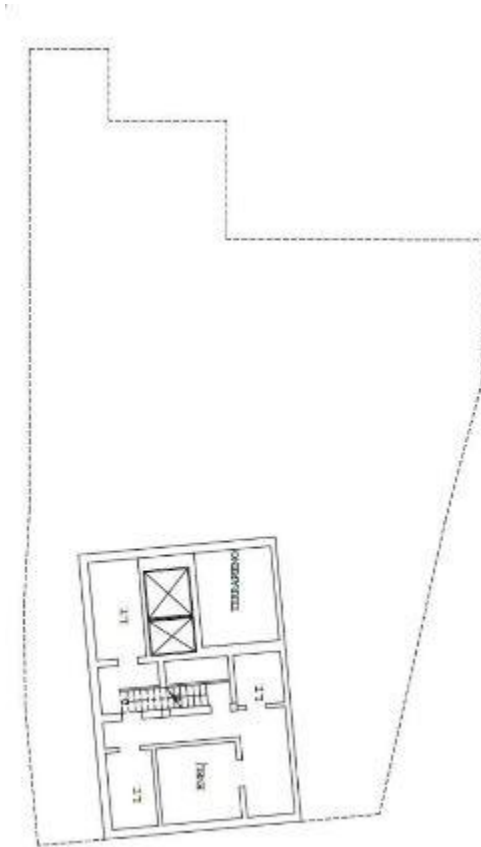
Quadrilatero della Moda

- Is located in the most exclusive area of Milan, the *Quadrilatero della Moda*, which is also one the most important fashion districts in the world. Few steps from the Property, there are boutiques from major luxury brands such as Chanel, Hermès, Bottega Veneta, Missoni, Givenchy, Roger Vivier, etc..

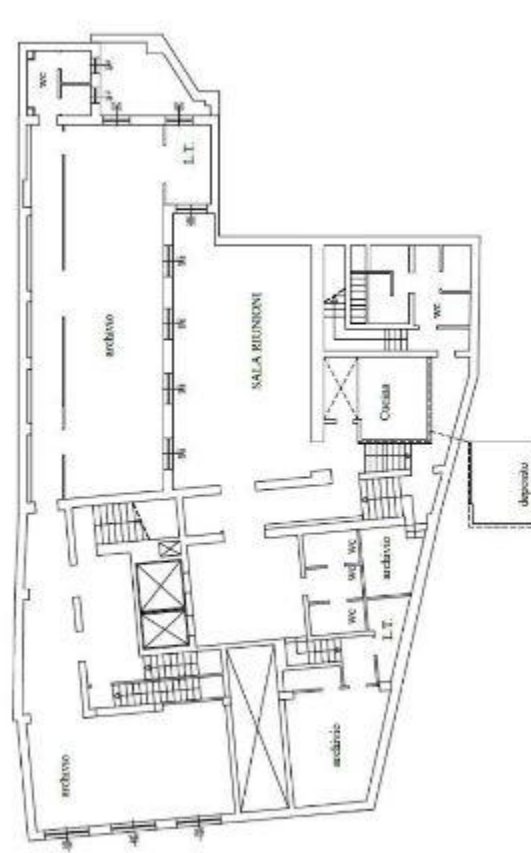
Layouts (1/3)

Milan

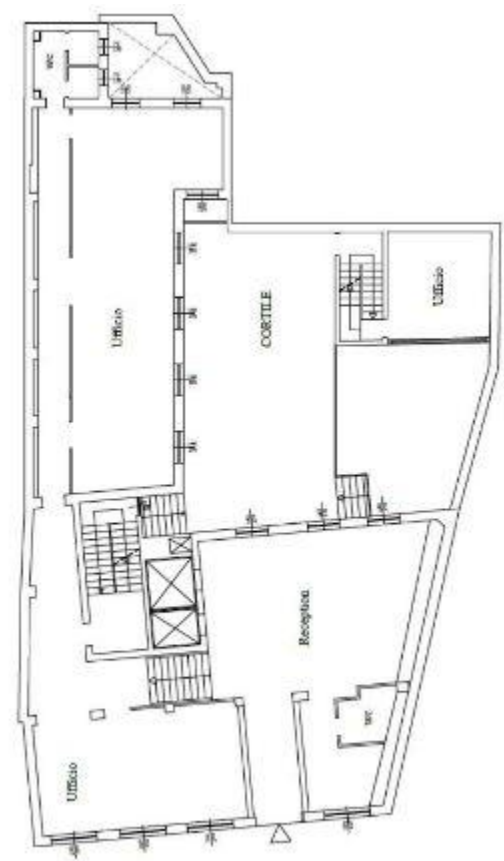
Basement



Semi-basement



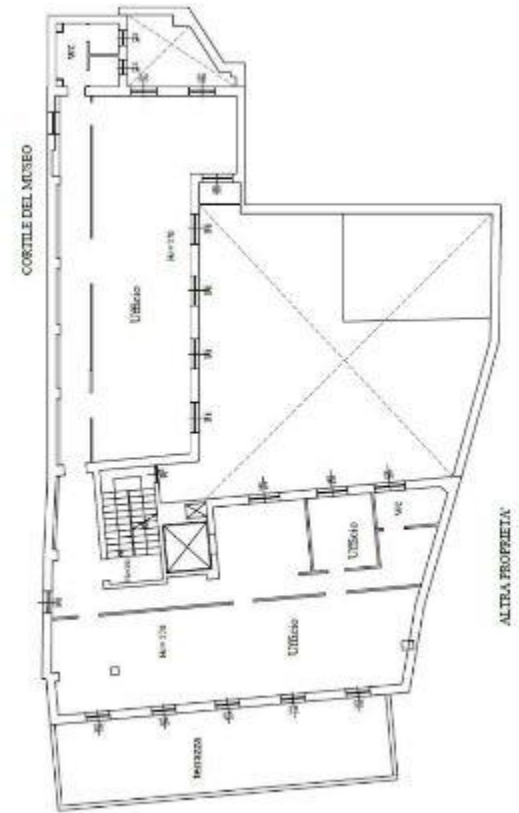
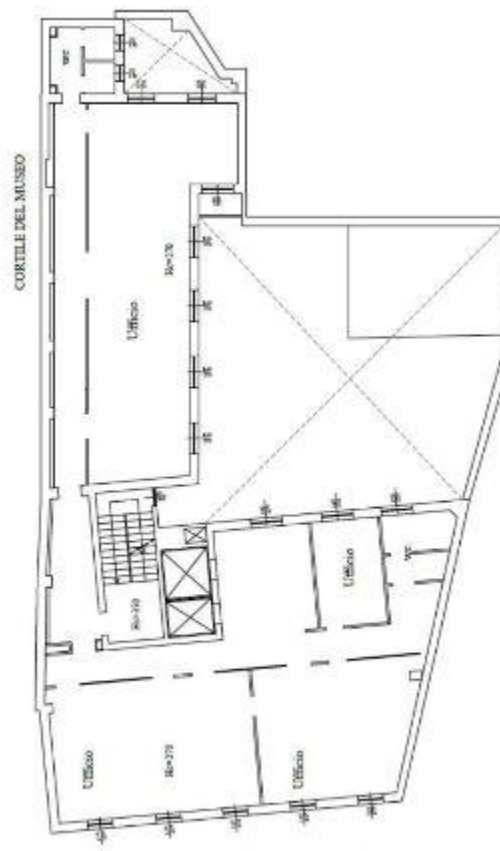
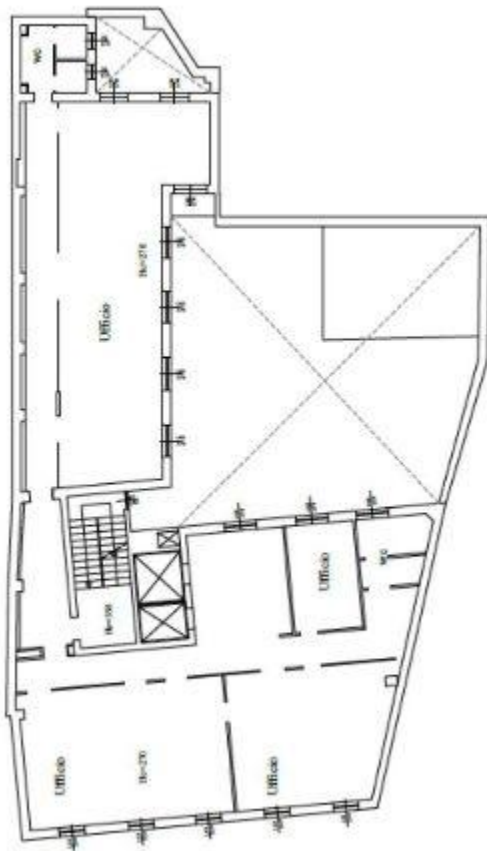
Ground floor / mezzanine



Layouts (2/3)

Milan

First floor Second floor Third floor

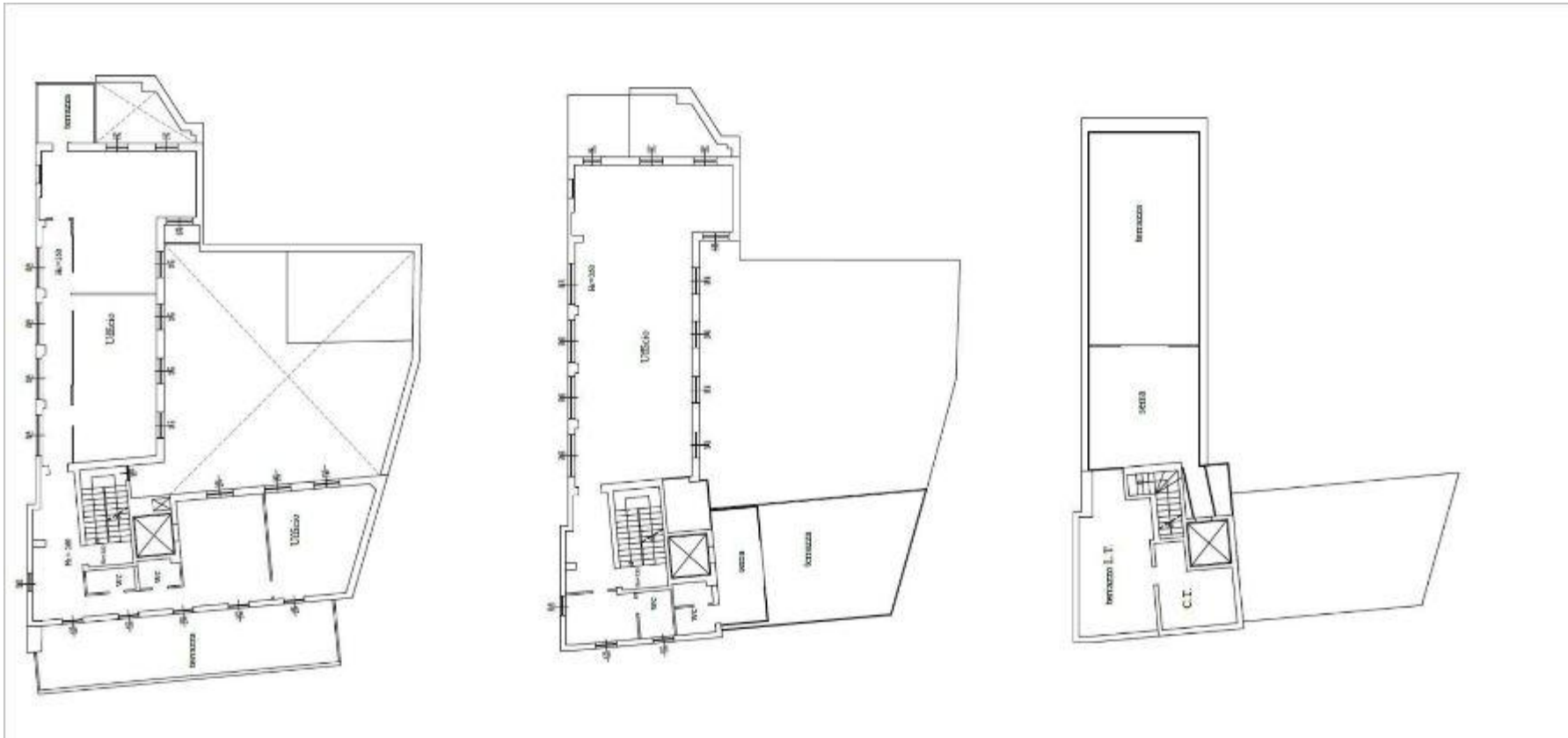


Layouts (3/3)

Milan

Fourth floor

Fifth floor Sixth floor



Photos

Milan



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