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*Achieve
Ambitions*

Viuzzo dei Bruni, 6 - 8 *Firenze*

Information Memorandum





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Viuzzo dei Bruni, 6 - 8 *Firenze*

Information Memorandum





Investment Highlights



Address: Viuzzo dei Bruni 6-8, Florence



GBA: 28,248 sqm



Passing Rent: € 2,095,725



Occupancy: 100%



Tenant:



WALB (12/19): 10.25 years



Cadastral category: D7 / F7 (Telephone exchange with a technological portion)



Location

Florence





Florence at a glance

 Population: 379,000

 Surface: 102.3 sq.km

 4th most visited city in Italy

 Population density: 3,703(inhab/sq.km)



 Stadium Artemio Franchi

 Campo di Marte Train Station

 Piazza della Libertà

 San Marco Vecchio Train Station

 Le Cure Train Station

 The Asset Viuzzo dei bruni

	Min. on foot	Min. by train from Le Cure
Le Cure Train Station	5	-
Statuto Train Station	10	1
Campo di Marte Train Station	15	1
Firenze S.M.N. Train Station	15	5
Historic Centre	20	10



Public connectivity – and mostly train stations
– **main driver** for new developments



GDP pro capita **27% higher** than Italian average



 Basilica
Santa Maria del Fiore

 Basilica
Santa Maria Novella

 Firenze S.M.N.
Train Station

 Firenze Fiera
Fortezza da Basso

 Statuto
Train Station

Historic Centre

University & student accommodation

Focus on university & student accommodation



Ranked within the **top 10** Italian universities, with particular excellence in the fields of arts and literature





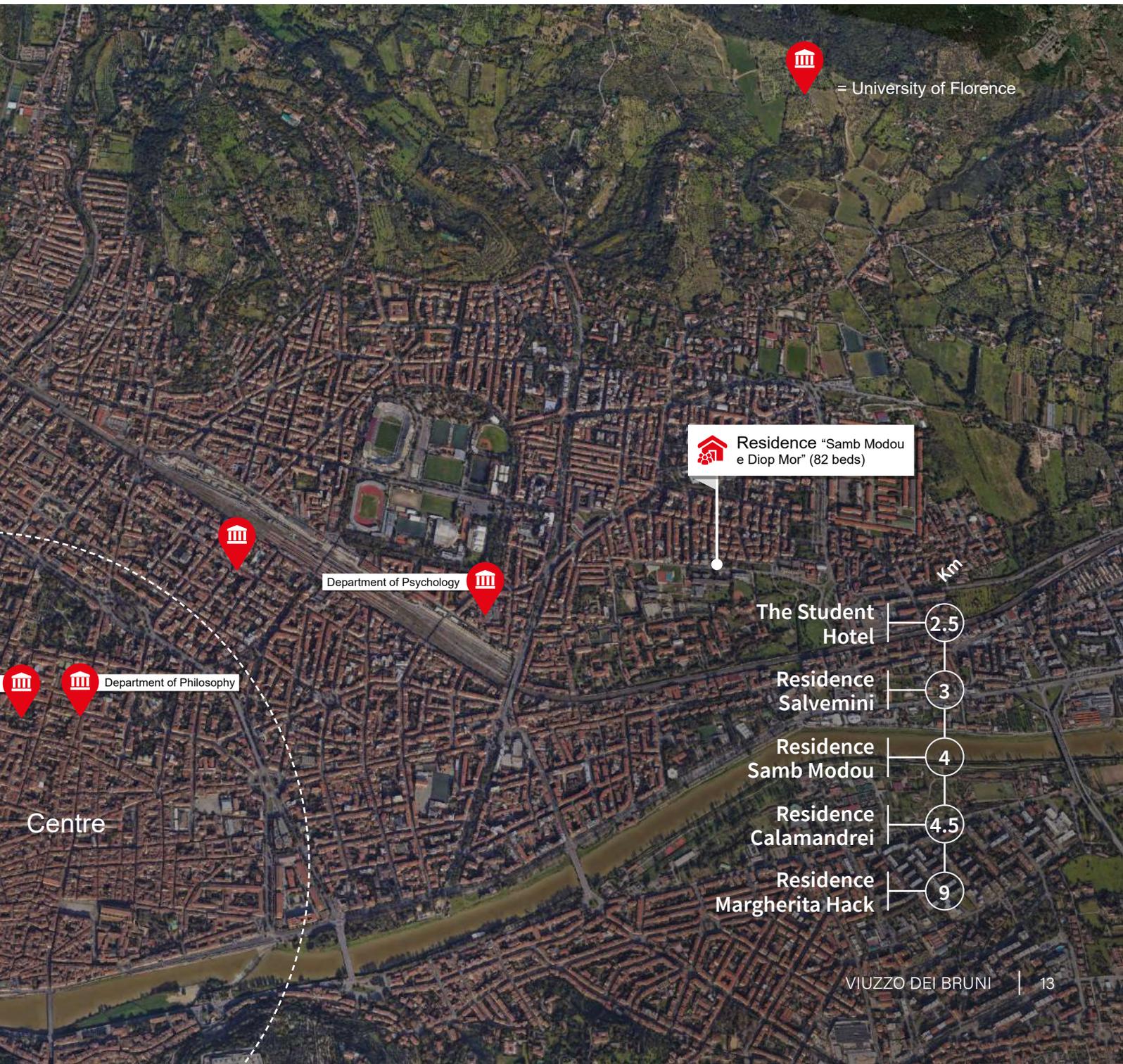
62,000 students enrolled



More than 23,000 mobile students



University branches **spread** all over the city



= University of Florence

Residence "Samb Modou e Diop Mor" (82 beds)

Department of Psychology

Department of Philosophy

Centre

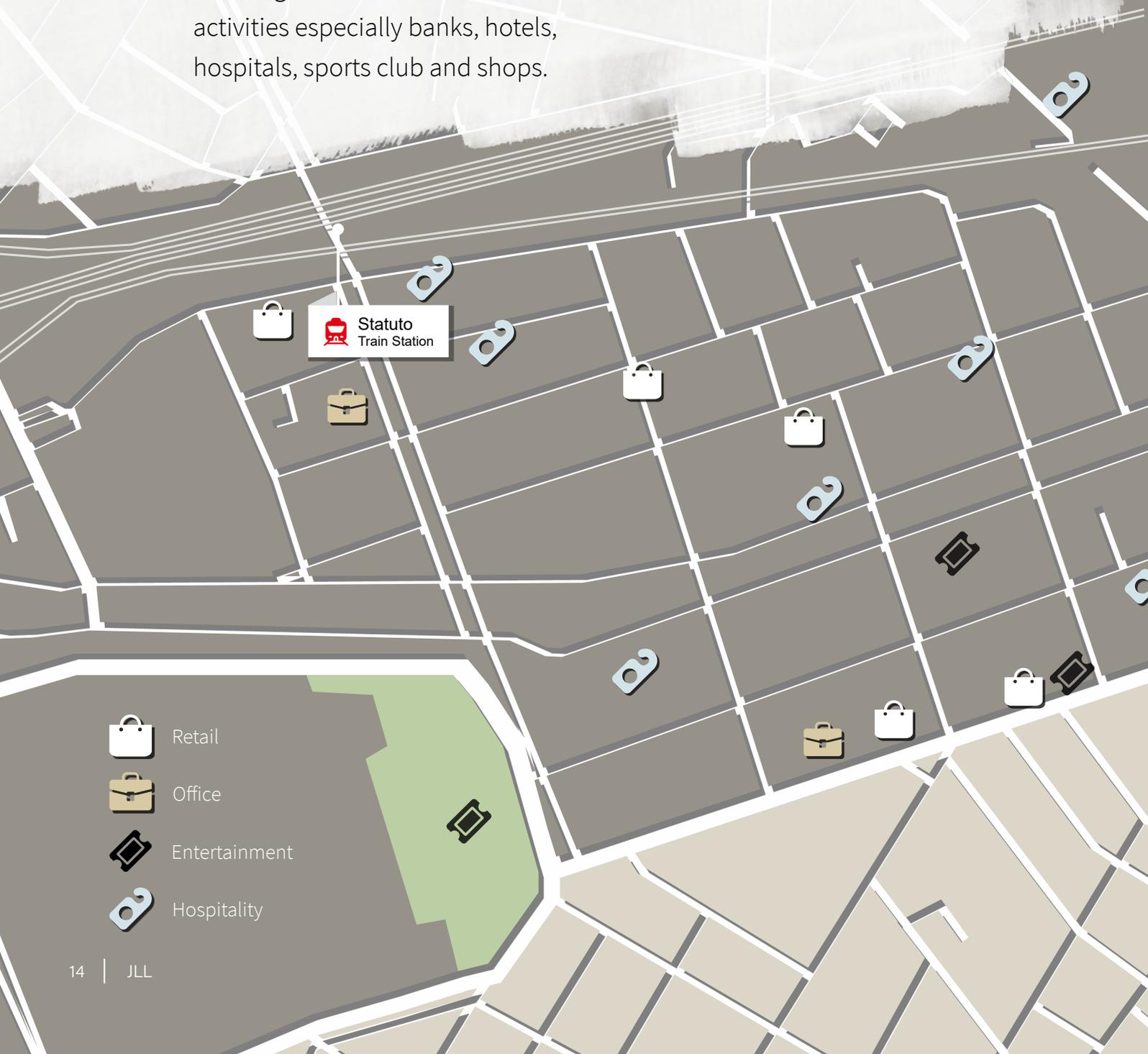
- The Student Hotel | 2.5
- Residence Salvemini | 3
- Residence Samb Modou | 4
- Residence Calamandrei | 4.5
- Residence Margherita Hack | 9

Micro Location

The property is located In the northern periphery of Florence, in close proximity to Piazza della Libertà.

The complex, which is in close proximity to some important trains stations like Campo di Marte and Rifredi, benefits from a good accessibility, being surrounded by numerous minor train stations too.

The neighborhood hosts various commercial activities especially banks, hotels, hospitals, sports club and shops.



Retail



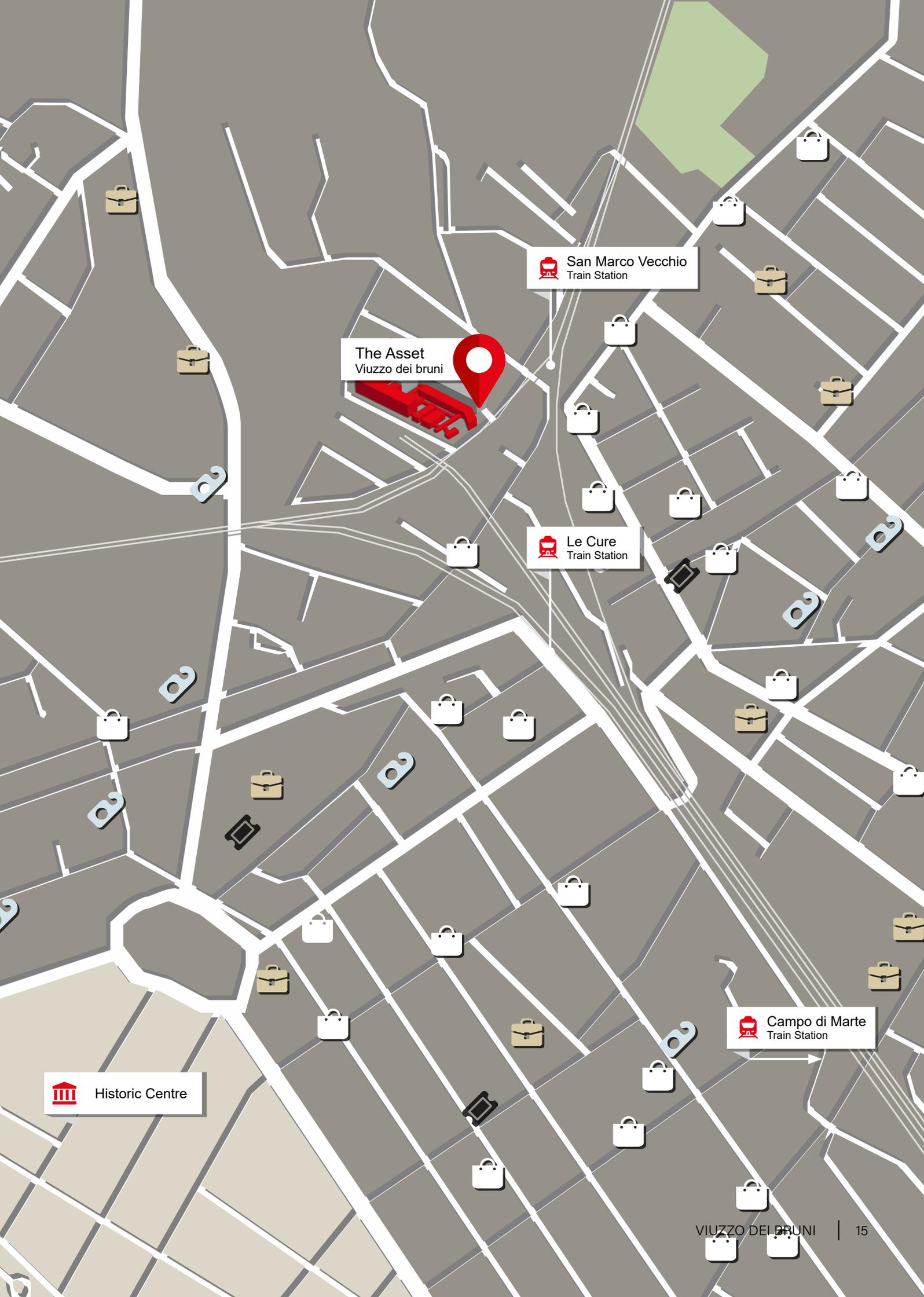
Office



Entertainment



Hospitality



The Asset
Viuzzo dei bruni

 **San Marco Vecchio**
Train Station

 **Le Cure**
Train Station

 **Campo di Marte**
Train Station

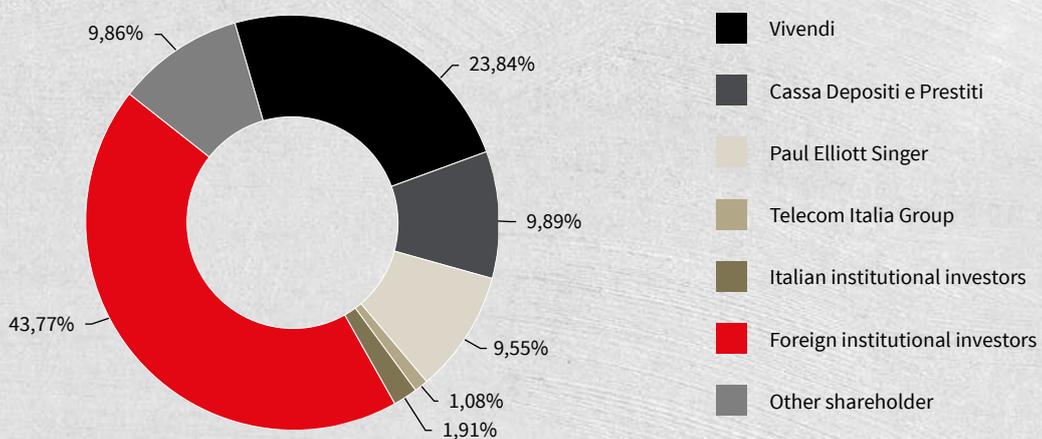
 **Historic Centre**

Tenant's Profile

The largest Italian telecommunications company



Shareholders' Structure



Key economic and financial data @ Q3 2019

Investments: € 1,276 Ml

Revenues: € 13.4 Bl

Organic EBITDA: € 5.7 Bl

Employees: 56,048

Current Ratings assigned to the company:

Ba1 (Moody's) | BB+ (S&P's) | BB+ (Fitch Ratings)

TIM customers in Italy

31.3 Ml mobile lines of which 12.9 Ml are BB and UBB users

17.3 Ml fixed retail+wholesale accesses of which 7.5 Ml are BB and UBB accesses
(6.6 Ml are fiber lines)

Telecom Italia is an Italian telecommunications company headquartered in Rome and Milan, which provides telecommunication services, mobile services and DSL data services. It is **the largest Italian telecommunications services provider** in revenues and subscribers. It was founded in 1994 by the merger of several state-owned telecommunications companies.

In 2015, Telecom Italia Group started a rebranding process of the telephony and mobile businesses under the single TIM brand.

The company's stock is traded in the Borsa Italiana. Since 2017, the Italian State exercises the **"Golden Power"**, which allows the government to take actions to protect the strategic interests of the country, over Telecom Italia.

Performance of Telecom Italia Spa stock







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