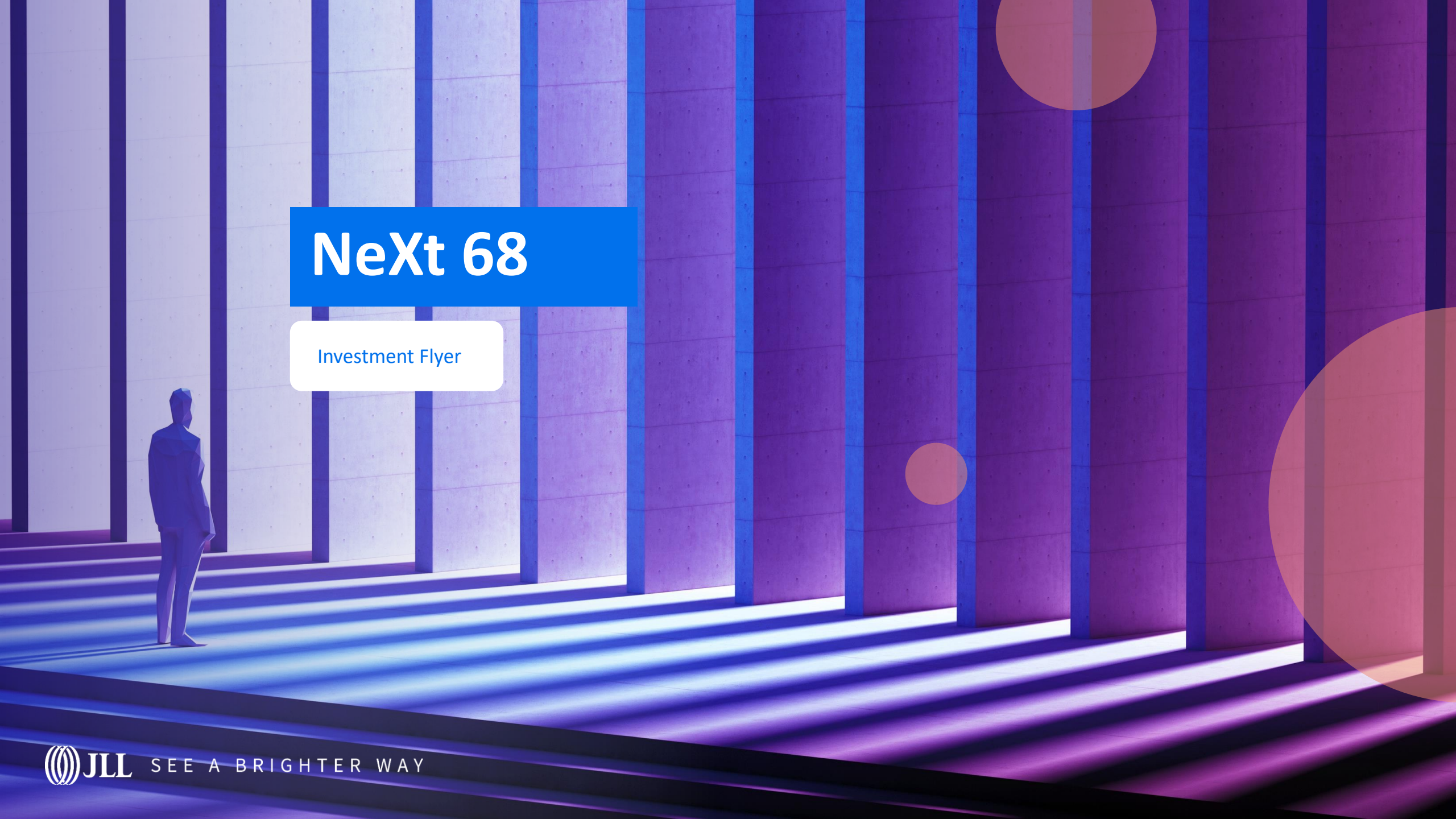


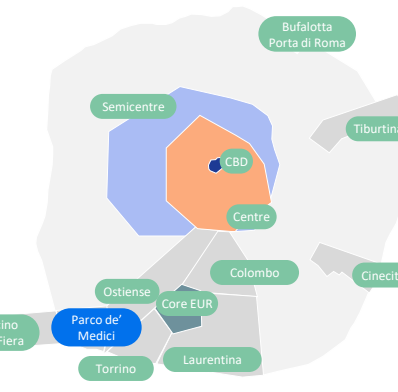


# NeXt 68

Investment Flyer

# The Investment Opportunity

|                                    |                                                     |
|------------------------------------|-----------------------------------------------------|
| Address                            | Viale Castello della Magliana 68 & 40-46, Rome      |
| Submarket                          | Parco de' Medici                                    |
| Asset Profile                      | Sale-Leaseback with Future Redevelopment Potential  |
| Current Use                        | Office                                              |
| GLA                                | ~30,000 sqm                                         |
| Tenant                             | 100% Owner Occupied (Technip Energies Italy S.p.A.) |
| Sale-Leaseback Term <sup>1</sup>   | 3 years                                             |
| Rental Income <sup>1</sup>         | € 4.5M                                              |
| Non-Recoverable Costs <sup>2</sup> | € 1.9M                                              |
| Parking                            | 831 spaces                                          |



Opportunity to acquire a portfolio of three office buildings in the Parco de' Medici district. The Vendor is an owner occupier and currently utilizes the space as their headquarters. Buildings A and B were developed on a single land plot entirely owned by the Vendor. Buildings C1 and C2 are located on an adjacent land plot, with a condominium ownership structure, of which Technip owns part of the shares.

The investment opportunity comprises of a sale-leaseback transaction with a WALB of three years, and the potential for investors to combine the sale transaction with the leasing requirement for the vendor's new headquarters (~27,000 sqm, one of the largest occupier requests in Rome's history).

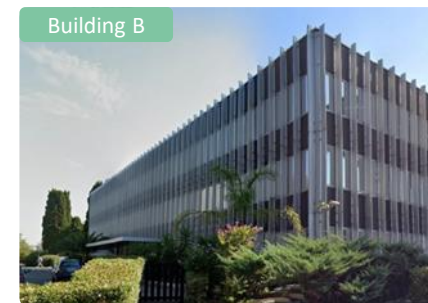


# Portfolio Summary

Total Gross Area: 33,583 sqm

Total GLA: 29,886 sqm<sup>1</sup>

Total Parking: 831 spaces<sup>2</sup>



| Gross Area Breakdown | Bldg. A       | Bldg. B      | Bldg. C1/C2   | Total GLA     |
|----------------------|---------------|--------------|---------------|---------------|
| Circulation          | 3,960         | 2,208        | 4,144         | 10,312        |
| Technical            | 593           | 452          | 217           | 1,262         |
| Social & Restaurant  | 1,224         | 149          | 16            | 1,389         |
| Offices              | 5,163         | 3,096        | 8,250         | 16,509        |
| Storage              | 1,295         | 691          | 1,096         | 3,082         |
| Restroom             | 360           | 218          | 451           | 1,029         |
| <b>Total</b>         | <b>12,595</b> | <b>6,814</b> | <b>14,174</b> | <b>33,583</b> |

| Parking Breakdown | Bldgs. A + B | Bldg. C1/C2 | Total      |
|-------------------|--------------|-------------|------------|
| Covered           | 0            | 85          | 85         |
| Uncovered         | 510          | 236         | 746        |
| <b>Total</b>      | <b>510</b>   | <b>321</b>  | <b>831</b> |

# Micro-Location Overview



The portfolio is located in the Parco de' Medici submarket in the south-western quadrant of Rome (~13 km from city center).

There is a consolidation of office complexes in the surrounding node, however, there are also many residential apartments. This mixed-use context is supplemented by neighborhood retail amenities, shopping malls, hotels, and industrial uses.

To note, there have been recent sales in this area of vacated office buildings with future buyers planning for conversions of use and redevelopments.



# Photographs



# Thank you

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Further information on the transaction process and proposed timeline can be found in the process letter and information pack to be provided post signature of the NDA.

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