

L760

Investment Teaser

ROME





Opportunity Highlights

Fully leased / stabilized asset, at a competitive rent of ~€200 / sqm

Fully refurbished asset (~€21M construction works) of Grade A quality

Located in a recognized office destination (EUR Laurentina), and good visibility (main entrance facing Via Laurentina)

Strong covenant tenant whom operates and builds technological capabilities in the Aerospace, Defense & Security sector globally and is benefitting from tailwinds in their operating sector.

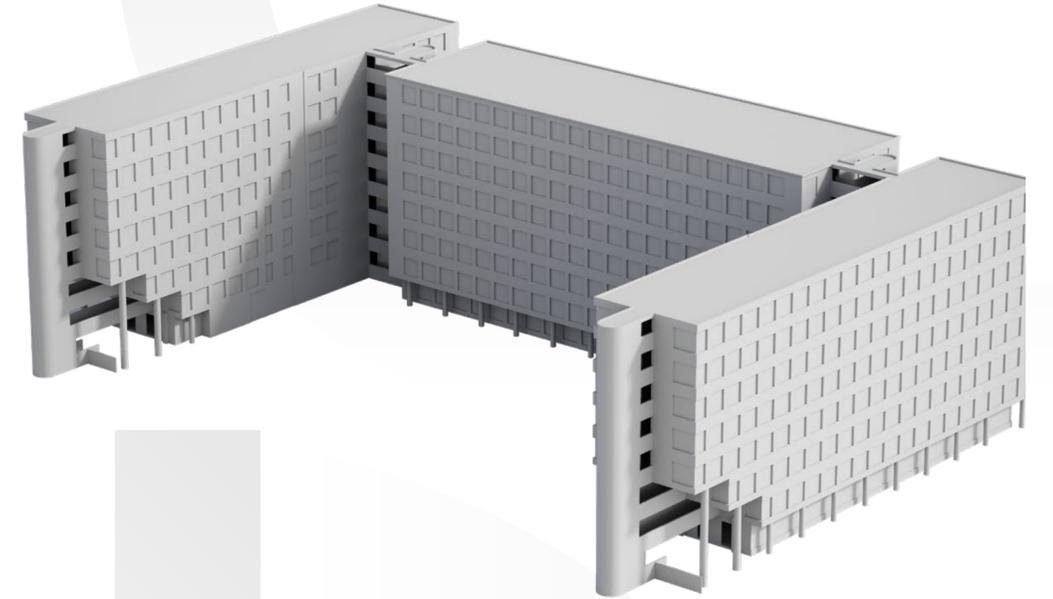
Strategic location for the tenant, who has been at the site since the 90s and has recently consolidated further mission critical business and employees to the asset



Key Facts

 Location	E.U.R. Laurentina
 Asset profile	Core Office (100% Occupied)
 Area (sqm)	GBA: 41,967 / WGLA: 19,363
 Parking	385 (281 Covered / 104 Uncovered)
 Tenancy	Leonardo Global Solutions S.p.A ("LGS")
 Stabilized rent ¹	€ 4.3M (~200€/sqm)
 Blended WALB WALT	3.3y 9.3y ²
 IMU	€ 611,392
 NOI (Net IMU)	€ 3.7M ¹
 Recent Capex	€ ~21M (completed in 2025)

L760



¹ Assuming Building A receives full contractual headline rent in Year 4 today.

² As of March 2026; blended as the tenant currently has two lease contracts, one for Building A (excl. Canteen on Basement and Ground floor) and one for Buildings B + C including the Canteen on Basement and Ground floor of building A.

Macro - Location Overview

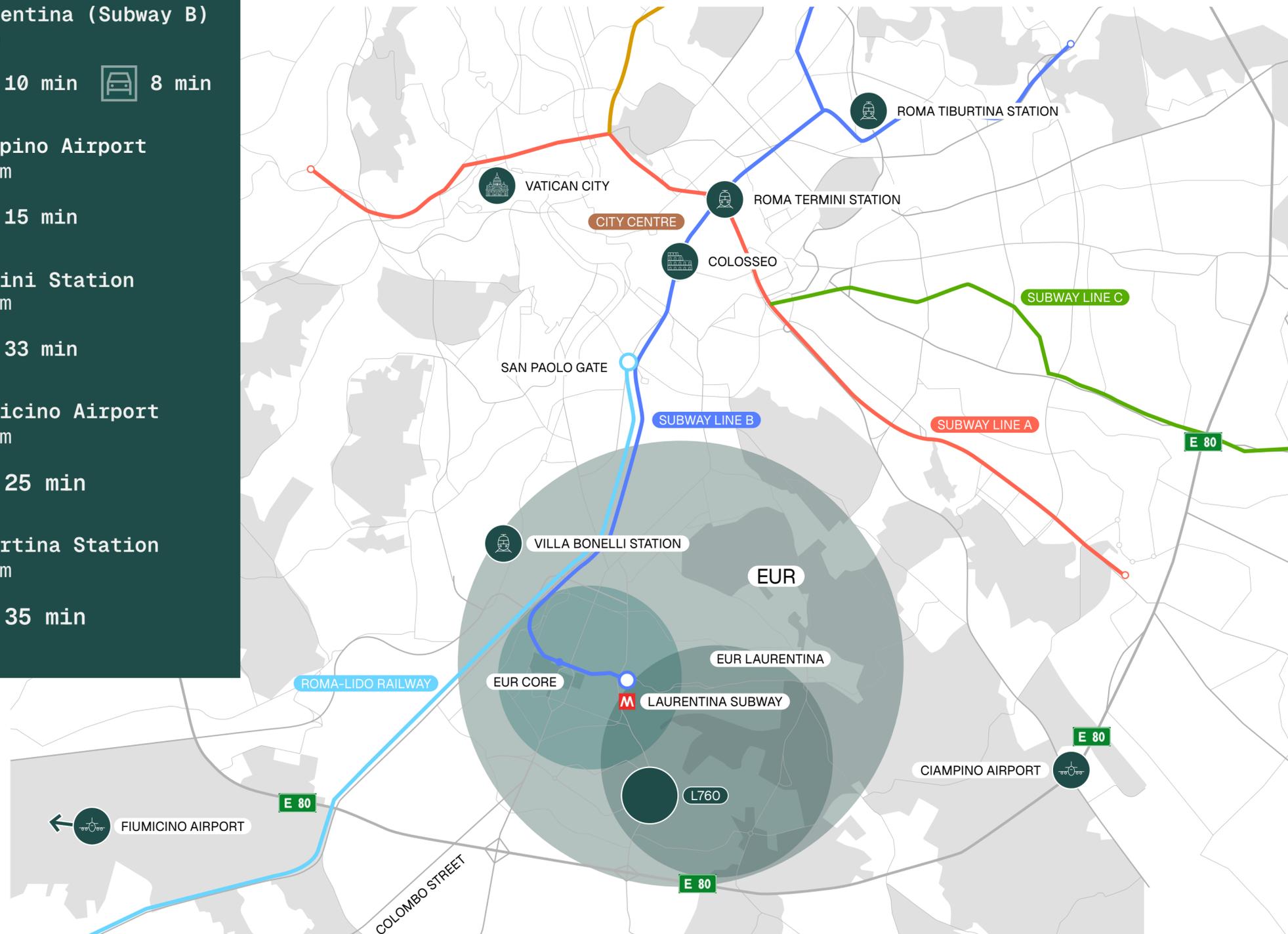
Laurentina (Subway B)
 3 km
 10 min 8 min

Ciampino Airport
 13 km
 15 min

Termini Station
 13 km
 33 min

Fiumicino Airport
 26 km
 25 min

Tiburtina Station
 33 km
 35 min



L760 sits in the **southern quadrant of Rome** (~10 km from the city center). Its position is highly strategic, acting as the south entrance gate to and from the EUR area.

The Asset is located in the **E.U.R. Laurentina** submarket which is part of the well-known **consolidated E.U.R. office submarket / business district**.

This location provides a good public transport accessibility by being located 2.5 km away from the nearest metro station (**Line B – Laurentina**), which can be reached by bus or by car in less than 10 minutes.

L760 is also easily accessible by **private transportation** as it is located along a main arterial route. It is only **2 km away from the nearest highway interchange** onto the GRA (ring road) granting access to Fiumicino and Ciampino airport in less than 30 minutes by car.

Location

EUR CORE

M B

L760

CECCHIGNOLA

2.5 km

MAXIMOSHOPPING CENTER

Micro - Location Overview

Located within a mixed-use context, the asset is surrounded by apartment complexes, neighborhood retail amenities, parks, educational institutions, sports and shopping centers.

Maximo Shopping Center is right next to the asset and is a newly built shopping mall which sees over 8M visitors per year, providing employees with a destination to eat, shop, and unwind.

In addition, the asset is next to Cecchignola, a district command centre for the Italian army. Within Cecchignola there are schools (NATO defense college), army barracks, hospitals, sports centers, and operational / logistical offices.

Within the EUR submarkets, vacancy amongst Grade A assets remain low, at 2.0% versus amongst all grades at 4.9%. This is a continued theme in the city of Rome, where there continues to be a shortage of high quality, modern office spaces. This well positions L760 as a premium product in the market, offering a competitive rental level.

- Office
- Amenities





Thank you

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