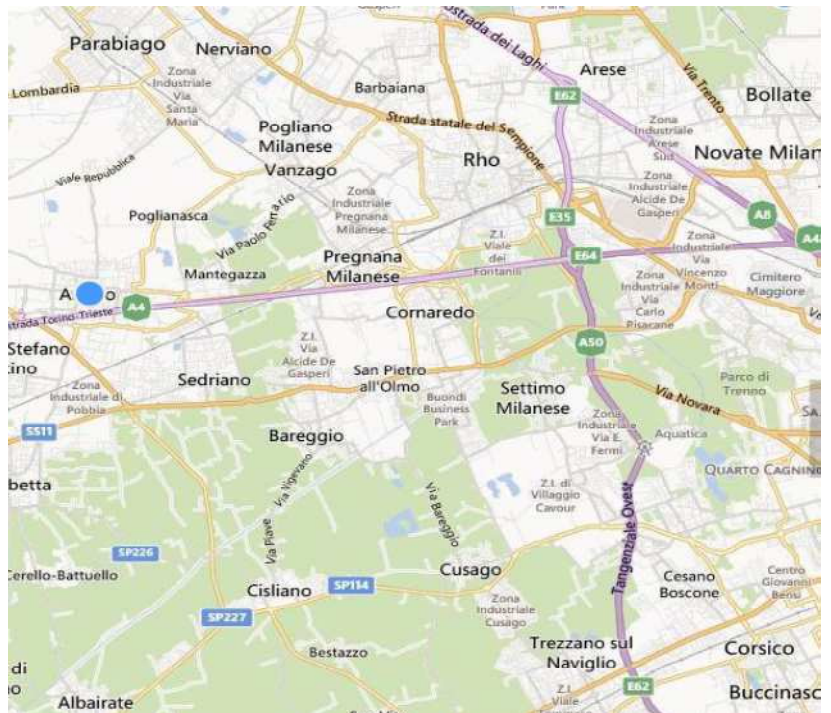


Building Complex

Arluno (MI)
Via Lombardia 18



Agosto 2016

Industry and Innovation S.p.A. It owns a property complex (hereinafter referred to as "Building Complex") for logistics, located in Arluno (MI), Via Lombardia 18.

The building complex covers an area of ca. m. 43,200 of land area on which insists currently a logistics warehouse use "dry", with the following surfaces:

- Covered area 29,450 square meters
- Outdoor maneuvering space 13,300 square meters
- Car parking in coverage area of 800 square meters

The complex in question is located 1.5 km from the motorway exit of Arluno on the A4 Milan-Turin and is about 25 km from Milan, strategically located in proximity to the Milan ring road and less than 1 km from the railway station Arluno-Vuittone station. For these aspects, we can define the location of certain interest

Built in the early 70's years the shed currently in storage and logistical use "dry" consists of two parts made at different times, inter-related and integrated, it was originally built in the early seventies, while the next expansion is dating back to ' early 2000

The original core is made from a virtually square plan structure, composed of 5 warehouses compartmental and equipped with shelving, to which are added the area manned for the preparation of outgoing goods, which occupies the east side of the building and the area load, which occupies the north portion, which is integrally connected with the new part, on whose front there are 45 loading bays.

The structure is made of precast concrete, with external walls and brick interior, walking surfaces are in concrete, natural lighting is through skylights in the roof and the outer skin of the roof is made of bitumen membrane in good repair.

In 2000 he was made a new building in L, positioned along the north and west sides of the original building, the roof of which the stands for the employees have been made, accessible from street level through a ramp in concrete, located at the limit the new office block. The parking floor is self-locking concrete.

From the parking area leads to the lower floors (offices and warehouses) through an internal stairwell, with a lift, located approximately in the middle of the office building.

With the exception of a small portion placed at the far east of the northern front, the expansion has more than original building height: along the northern front is on two floors: the lower floor is integrally connected to the original stock, while the first floor are the offices. The latter have aluminum furniture partitions, glass and laminate except services and lunchroom that have partitions plastered masonry.

The floors are floating finished in linoleum and the ceilings false ceiling in daggers aluminum fluorescent recessed lighting.

At the stairwell, on the first floor are a nice dining table / dining and office "stamps and forwarding" that have lower-level finishes (painted walls and linoleum floors).

Along the west side of enlargement we were made two new stores with minimum internal height of 9.30 m, interspersed by a covered shelter with 21 loading bays.

The two new stores are connected to the existing via a covered walkway with openings and fire doors. The structure is made of precast concrete, with external buffers minds sheet. Natural lighting is via ribbon windows placed at the top of the west wall.

The extension has outer covering of corrugated iron, and aluminum windows. The movement of goods takes place in all stores by forklifts. Each warehouse is partitioned, the fire extinguishing system is fire extinguishers and hoses, the central warehouses of emergency exits lead to the roof escape route. Fire extinguishers and hoses are also regularly present to cover the entire outdoor area.

The thermal power plant is unique, methane and is located in correspondence of the technical rooms along the south face.

The offices are equipped with air conditioning system with equipment positioned in coverage and distribution warm / cold fan coil.

An integral part of the property is the gatehouse of the gatehouse, positioned at the entrance regulated with a swing gate at the property on Via Lombardia.

The outside area is entirely paved, in sufficient state of repair and is intended for the circulation and maneuver even heavy vehicles.