

EX FIAT

Torino (IT)

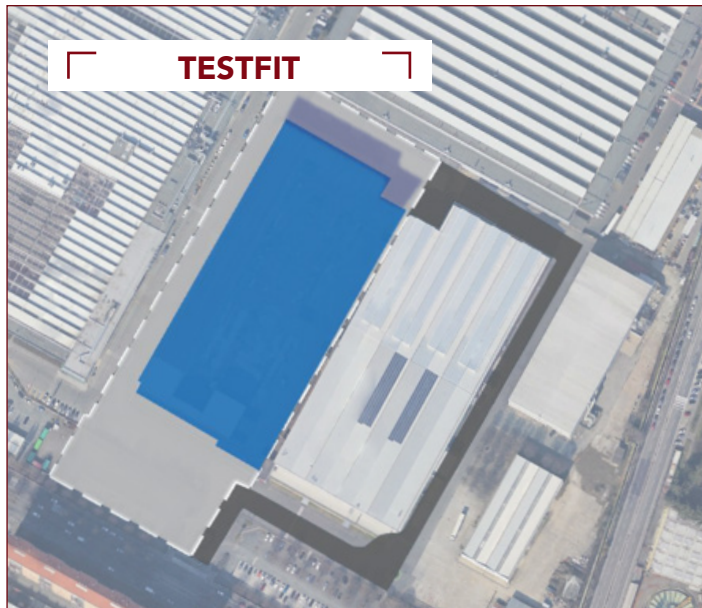


In Via Plana in Turin, Mirafiori area, industrial area of about 28 thousand square meters with possibility of building 16.000 square meters of covered area.

The catchment area at 60 minutes (calculated with heavy traffic) gathers 2.3 mln people.



Torino (TO), Via Plava, Area "Ex Fiat" (brownfield)



Project Development Data	
Buildable area	28.000 sqm
Covered area	16.000 sqm
Gross Leasable Area	Tbd
Urbanization costs 1°/2°	Tbd
Infrastructure works	Tbd



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Urban Planning Parameters	
Land area	28.000 sqm
Buildable area	28.000 sqm
Existind covered area	16.000 sqm
Existing building height	11.2 mt
Intended use	Production - Logistics
Public areas standard	Tbd
Urbanization costs	Tbd



PLANNING PROCESS

- Building permit



STRENGHT

- Near highway
- Compatible destination



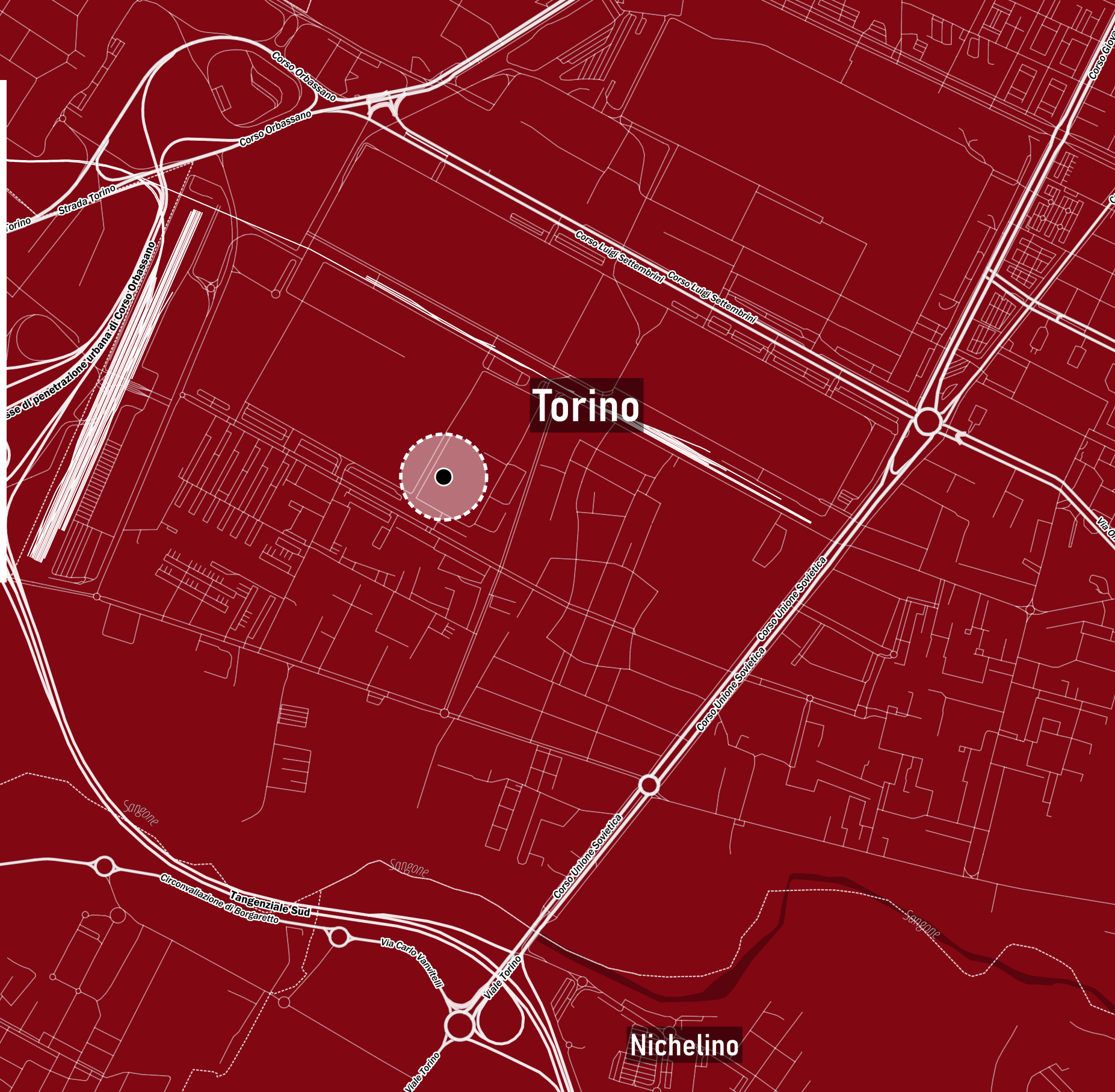
OPPORTUNITY

- Redevelopment of abandoned industrial sites (positive ESG)
- Near EDISON power plant



Distance and time

Energy Plant	700 m	2 min
City center	9,3 km	29 min
Porta Nuova	8,5 km	26 min
Porta Susa	8,1 km	23 min



ina

Orbassano

Nichelino