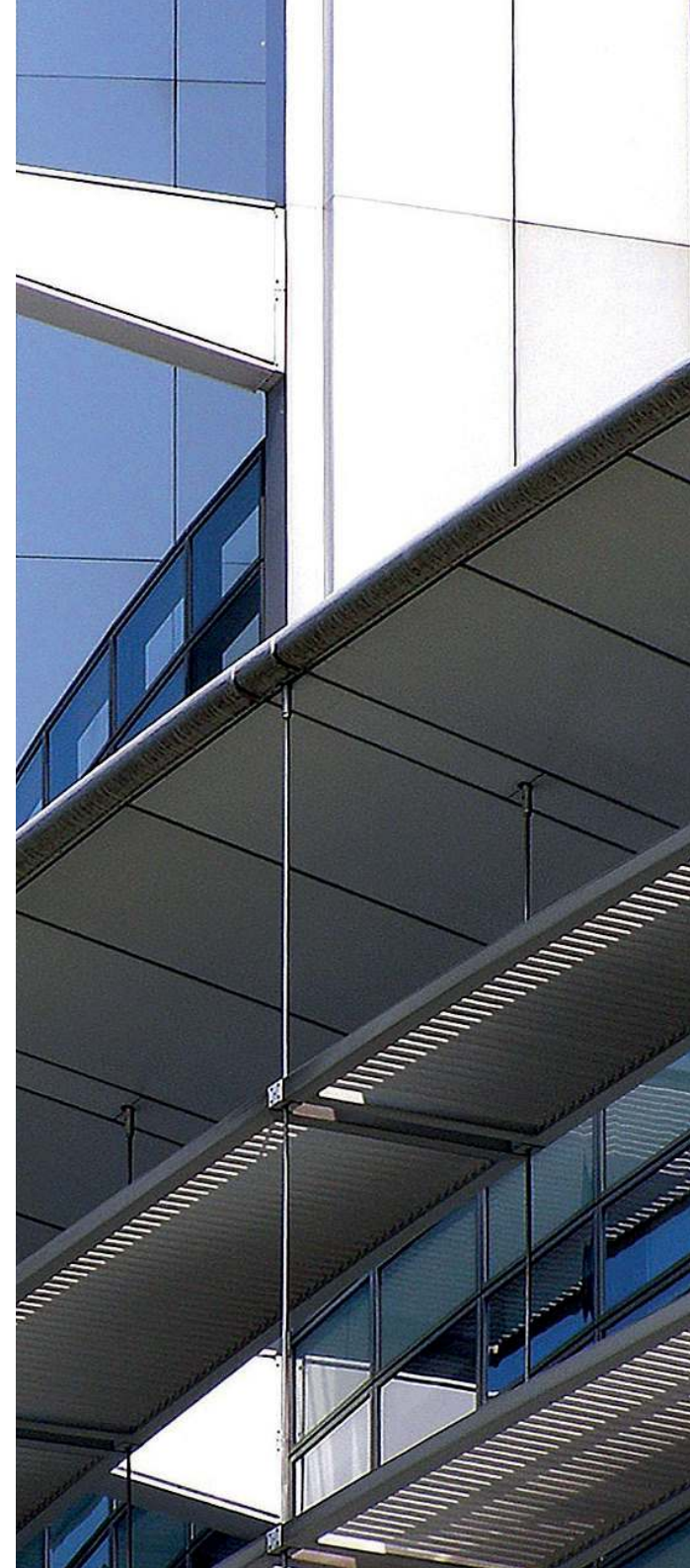




OLIVA
COSTRUZIONI
& SERVIZI





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COMPANY



Oliva Costruzioni & Servizi is a construction company active for over twenty years and employing a team of around 40 people. Our employees and workers have a great experience, both in construction and in engineering, gathered in a leading national and international context.

The company has achieved the most important and updated qualification requirements used today:

SOA CERTIFICATION

ISO 9001: 2015 QUALITY MANAGEMENT SYSTEM CERTIFICATION

ISO 14001: 2015 ENVIRONMENTAL MANAGEMENT SYSTEM CERTIFICATION

ISO 45001: 2018 MANAGEMENT SYSTEM CERTIFICATION FOR OCCUPATIONAL HEALTH AND SAFETY

SA SOCIAL ACCOUNTABILITY 8000: 2014 CERTIFICATION

We are structured with two operating offices in *Naples* and *Milan* and a smaller venue in Rome, with the aim to be the main operating partner for a high-standing private clientele, to solve all problems concerning the work to be carried out, from obtaining the necessary building permits to maintaining the manufactured product.



The complete management of the entire construction process, with the employ of direct workers, allows us to minimize the risks of using multiple subcontractors and achieve the following objectives:

- > **problem solving managed in real time;**
- > **minimization of contingencies;**
- > **compliance with deadlines and costs.**

The company is structured to serve its customers for the redevelopment of the following **types of properties** (including buildings bound by the superintendency and the cultural heritage):

1. RETAIL | SHOPPING CENTER | FOOD & BEVERAGE
2. OFFICES
3. RESIDENTIAL | SOCIAL HOUSING | CO LIVING
4. HOTELIER | STUDENT HOTEL | SENIOR HOUSING | RSA
5. INDUSTRIAL

The company has also specialized in the field of **technical services**, such as those related to preliminary land surveys for **greenfield** development operations, and to assist the customers in achieving, in the most cost-effective way, green **Bream, Leed and/or Well** certifications also in terms of **energy efficiency ISO 50001**.





NUOVA DARSENA

1

RETAIL | SHOPPING CENTER |
FOOD & BEVERAGE



CC Darsena City

Oliva Costruzioni & Servizi proposes itself, both as a construction company and as a **General Contractor**, also to the **Retail world**, to **Shopping Centers** and **Food & Beverage** for the renovation of commercial spaces.

We offer our customers a complete package that goes from the search for the best location to the maintenance management:

- > Agency activity in concert with leading brokerage firms also specializing in **high street retail**.
- > Obtaining necessary authorizations even on restricted properties.
- > Integrated architectural and plant design also for the achievement of **Breem, Leed and/or Well certifications** also in terms of **ISO 50001** energy efficiency.
- > Restructuring of the building.
- > Maintenance of the product.

Our experience is such that interventions can be performed even without interrupting work activities and in any case avoiding any interference between the workers and the users of the shopping center, following all standard procedures for safety at work (Legislative Decree 81.08 and ISO 45001: 2018).

The complete management of the production process, helped by the employ of direct workers, allows us to manage all site criticalities in real time and therefore to minimize the risks that are typically associated to the use of a sub-contractor.

TRACK RECORD



SHOPPING CENTER / MALL / TRAIN STATION

Darsena City | Ferrara
Centro Sarca | Milan
Pam Panorama | Sassuolo
C. Commerciale Tiburtino | Guidonia Rm
Central Station | Bologna



FOOD & BEVERAGE

Mc Donald's | Ghopping Center
Brin Park, Brindisi
Mc Donald's | Giussano Brianza, Milan
Mc Donald's | Maddaloni, Caserta
Burger King | Via Prenestina, Rome
Autogrill | Airoport Fiumicino



FASHION

Max Mara | Via dei Mille, Naples
Marina Rinaldi | Via Scarlatti, Naples

2

OFFICES



Oliva Costruzioni & Servizi has acquired, over the years and working for the most important national and international credit institutions, an important experience in setting up turnkey-banking agencies. Today we present ourselves to the market also as General Contractor, to offer our customers a complete package of the **design & build type**:

- 1 AGENCY ACTIVITY, IN CONCERT WITH PRIMARY BROKERAGE COMPANIES;
- 2 OBTAINING NECESSARY AUTHORIZATIONS, EVEN ON RESTRICTED PROPERTIES;
- 3 INTEGRATED ARCHITECTURAL AND PLANT DESIGN ALSO FOR THE ACHIEVEMENT OF BREAM, LEED AND/OR WELL CERTIFICATIONS ALSO IN TERMS OF ISO 50001 ENERGY EFFICIENCY;
- 4 RESTRUCTURING OF THE BUILDING;
- 5 MAINTENANCE OF THE PRODUCT.

Our experience is such that interventions can be performed even without interrupting work activities and in any case avoiding any interference between the workers and the office users, following all standard procedures for safety at work (regulation 81.08, OSHAS 18.0001).

The complete management of the production process, helped by the employ of direct workers, allows us to manage all site criticalities in real time and therefore to minimize the risks that are typically associated to the use of a general contractor.



TRACK RECORD :



CREDIT INSTITUTIONS

Poste Italiane | Piemonte, Emilia Romagna, Lazio, Campania, Basilicata, Calabria, Puglia, Sicilia
Intesa San Paolo | Lazio, Puglia, Campania, Basilicata, Calabria
MPS | Umbria, Lazio, Molise, Campania

BNL | Lombardia, Campania
UNICREDIT | Lazio, Campania, Sicilia

ING Banca | Lombardia, Toscana, Lazio
Che Banca! | Campania, Puglia
UBI Banca | Lazio, Campania



OFFICES

Covivio | Milan, Rome
Atlantica Properties | Rome
Investire Sgr | Milan
Vodafone | Bologna
Enel | Rome, Naples
Wind | Pisa, Rome
Grandi Stazioni Retail | Naples
Savills IM Sgr | Terni, Bari
Dea Capital | Bologna
Cdp Immobiliare | Milan, Naples



3

RESIDENTIAL |
SOCIAL HOUSING | CO LIVING



Oliva Costruzioni & Servizi, has great experience in working with institutional investors and private equity funds in the redevelopment of residential buildings, from luxury to social housing. We are now looking for potential non-institutional partners **for opportunistic and/or core plus** in club-operation deals.

The direct relationship established over the years with the core managers of non-performing loans, such as **UTPs** (Unlikely To Pay) and **NPLs** (Non Performing Loans), allows us to treat the purchase of real estate development transactions not completed.

WE OFFER THE CLIENT, AND THEREFORE THE POTENTIAL INVESTOR, A COMPLETE PACKAGE:

- Product search also of the Luxury type;
- Technical, economic and financial due diligence;
- Obtaining the necessary authorizations for changes of use destination;
- Architectural design, plant engineering and home automation;
- Interior designers working with archistars and well-known companies specializing in luxury furnishings;
- Restructuring of the house;
- Product marketing and sales activities;
- Search for the tenant for the income generating of the building for co living use.



RESIDENTIAL

Property Company | Via Riviera di Chiaia, Naples
Investire Sgr | Piazza Giovine Italia, Milan
Property Company | Via Scarlatti, Naples
Gong Capital Spa | Viale Umbria, Milan



SOCIAL HOUSING

Investire Sgr | Via Legnano,
Brindisi





4

HOTELIER | STUDENT HOTEL | RSA



TRACK RECORD ..

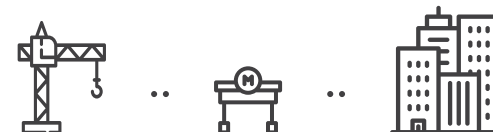


RSA

Osa Coop | Via Santorre
di Santarosa, Rome

Oliva Costruzioni & Servizi proposes itself, both as a construction company and as a General Contractor, also for the restructuring of hotels and all the asset classes linked to the **hospitality** sector which are:

- > HOSPITALITY
- > STUDENT HOTEL
- > SENIOR HOUSING
- > RSA ASSISTED HEALTHCARE RESIDENCES



We offer the customer, and therefore the **potential investor**, a complete package:

- Research of the accredited product (RSA) and of the tenant for the income generation of the property.
- Obtaining the necessary authorizations for accreditation (RSA) and for changes of use destination.
- Architectural design, plant engineering.
- Interior designers, working in concert with specialist archistar notes.
- Restructuring of the building.



5

INDUSTRIAL | LOGISTIC



Oliva Costruzioni & Servizi proposes itself, thanks to the experience gained in setting up CMP Postal Mechanized Centers, as the sole counterpart for the owners of small factories that want to expand their business through **energy efficiency (ISO 50001)**.



**WE OFFER THE CUSTOMER
A PACKAGE OF INTEGRATED
SERVICES:**

- Feasibility study: environmental, economic and technical due diligence.
- Feasibility study for ISO 50001 energy efficiency also in terms of Bream, Leed and/or Weel certifications.
- Obtaining the authorizations necessary for the construction of the building.
- Assistance for business investment plans 4.0.
- Structural, seismic, and plant engineering.
- Construction of the building.



INDUSTRIAL

Prelios Sgr | Centraline Telefoniche, Torre del Greco (Na)
Leonardo Global Solutions | Stabilimento Finmeccanica, Foggia
Alitalia | Coperture Hangar, Fiumicino
Enel | Centrale Idroelettrica, Livorno
Poste Italiane | CMP, Naples





6

INTEGRATED SERVICES

TRACK RECORD

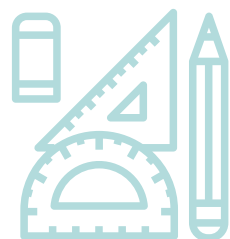


SERVICES

Italferr |
Progettazione
Archeologia,
Naples

Over the last few years, **Oliva Costruzioni & Servizi** has acquired an important experience with Italferr, the Ferrovie dello Stato group, in the field of **archaeological planning**. All this allows us to offer the customer, for greenfield operations and in particular contexts, a complete package of integrated services such as:

- > REMEDIATION FROM WAR ORDERS: BOB
- > ANALYSIS FOR SOIL REMEDIATION
- > ARCHAEOLOGICAL PLANNING THROUGH DIRECT AND INDIRECT INVESTIGATIONS PRESCRIBED BY THE SUPERINTENDENCY



Another expertise, achieved over the years thanks to agreements with specialised companies in the **green certification** sector, is linked to the technical analysis of the building in order to identify the best score / investment ratio to achieve the **Breem, Leed and / o Well** also in terms of **energy efficiency ISO 50001 and National Business Plan 4.0.**



CLIENT

Adr
Agire
Alenia
Alitalia
Allianz
Amundi Sgr
Antirion Sgr
Aquilaia Capital Services
Arcadis
Arpinge Sgr
Atlantica Properties Spa
Auchan
Autogrill
Bay View
BNL
BNP Paribas Sgr
BPER
Burger King
Carrefour
Castello Sgr
CBRE
CBRE GI
Cdp Immobiliare
Cdpi Sgr
Ceetrus
Coima Sgr
Colliers
Coni
Covivio
Credem
Cushman Wakefiled
Dea Capital Sgr
Deutsche Bank
Dove Vivo

Duff & Phelps
DWS
Ece
Egi
Enel
Engie
Engie
Eur Spa
Eurocommercial
Europa Risorse Sgr
Exa Group
Fabrica Sgr
Findomestic Banca
Fonciere Lfpi
Game Net
Generali Sgr
Gesac
Gong Capital
Grandi Stazioni Retail
Gruppo Maramotti
Gruppo PAM
H&M
Hines
IGD Siiq
IHG
Illimity
Ing Bank
Inpdap
Intesa San Paolo
Investire Sgr
Invimit Sgr
Irgen Re
Italferr
JLL

Kervis Asset Management
Klepierre
Kryalos Sgr
Land Lease
Leonardo Global Solutions
Magnaghi Aeronautica
Mc Donald's
Mediamarket
Mediobanca
Ministero della Difesa
Monte dei Paschi di Siena
Morgan Stanley Sgr
Osa Coop
Pam Panorama
Polis Sgr
Poste Italiane
Pradera
Prelios Spa
Red Brick Investment
Revalo
Savills
Savills IM Sgr
SGA
Sidief
Sirti
Sorgente Sgr
Telecom Italia
Terna
Torre Sgr
Ubi Banca
Unicredit
Unipol Sai
Vodafone Omnitel
Wind
Yard



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