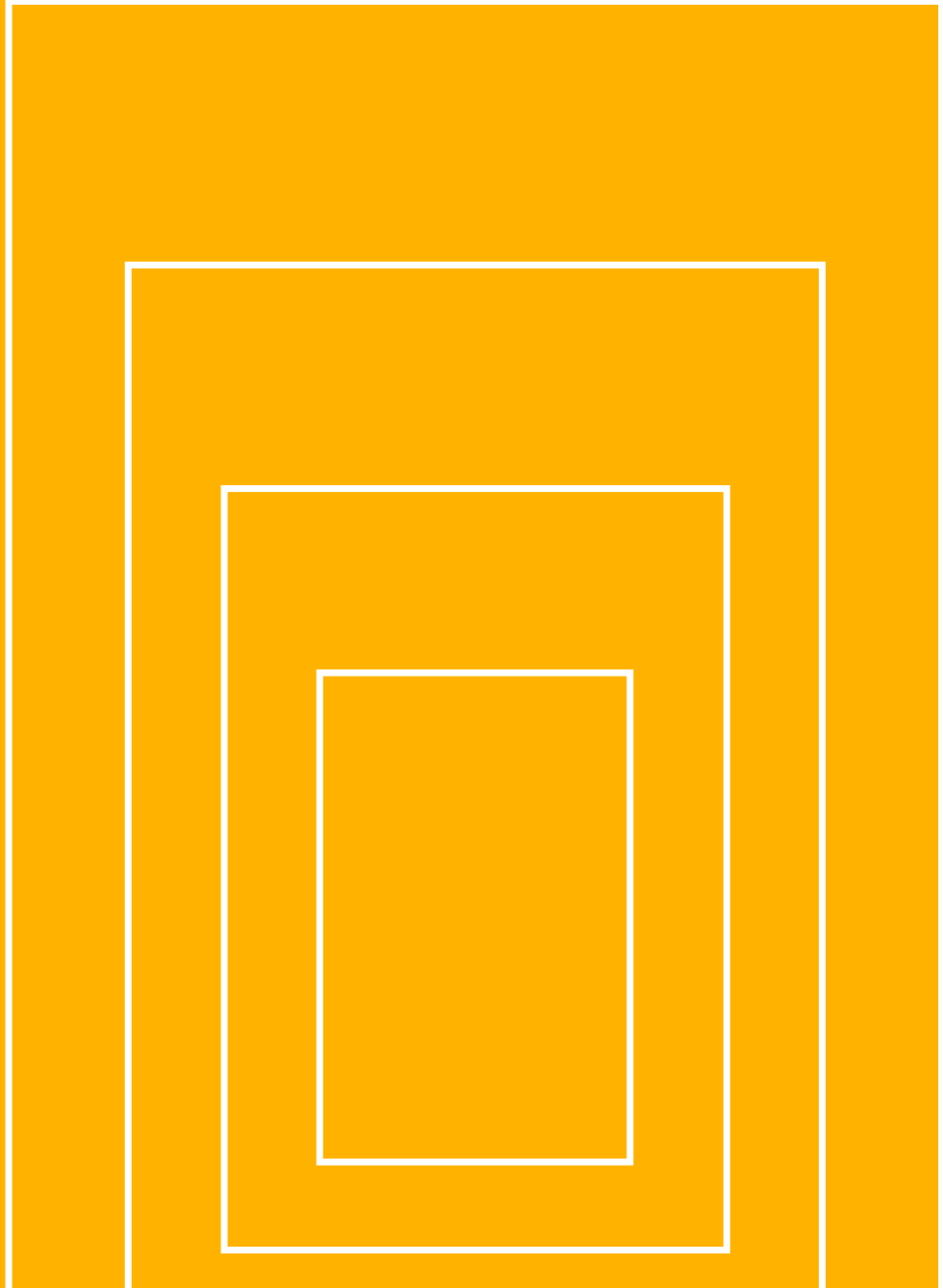




ROMA
Open
to the
Future



ROMA



Record investment to regenerate Rome



Over 14 billion euros invested, including

- **4.3 billion** for the Catholic Jubilee
- **1 billion** from the PNRR (Italian Next Generation Eu Plan) for urban regeneration
- **500 million** for monumental heritage
- **5 billion** in project financing

Rome more beautiful and liveable today

The major interventions:

- **Catholic Jubilee works:** redevelopment of Piazza Pia, San Giovanni, Termini, Ponte di Ferro, Calatrava's "Le vele" at Tor Vergata
- 600 km of **roads redeveloped**
- The new **public transport network**
- **Parks and public spaces**
- **Project «CARME»:** enhancement of the archaeological heritage
- **PNRR urban projects:** redeveloping social housing and social centres in Corviale, Santa Maria della Pietà, Tor Bella Monaca, Primavalle and Ostiense
- **100 million suburban plan** to improve pavements, lighting and green spaces



A better maintained and innovative city

- Within three years, **Rome will be completely self-sufficient** with the new waste-to-energy plant and the 4 recycling plants: investments of over **1.3 billion euros**.
- **Increasing level of care**: -35% fewer reports on waste and cleanliness at the beginning of 2025 than at the beginning of 2024
- **6,5 billion investment** in green mobility
- **Digital innovation**: Julia, Rome's first AI virtual assistant, and the new 5G network are born.



A more attractive city

- **Increase in tourist flows:** 22 million arrivals and 51.4 million presences in 2024, + 4.59% compared to 2023
- **Hotel occupancy:** rising to 72.4% in 2024, highest in Italy and above the European average (70.2%)
- **Fiumicino airport is growing:** 49,203,734 passengers in 2024. + 21.4% compared to 2023
- **Rome capital of live music:** over 3 million spectators in 2024, first in Italy for tickets sold
- **Major events,** sporting events, fashion shows on the rise



Performance and leading sectors

- **Residential:** Rising prices, driven by the Catholic Jubilee and rising demand
- **Hotels:** record investment in the luxury sector, with 14 hotels opened in the last two years and 7 hotels under construction
- **Student housing:** 69,000 out-of-home students, demand for 48,300 beds, 3,300 new places planned
(Source: Scenari Immobiliari, Re.Uni, PWC)
- **Data centres:** 15 active facilities, estimated investment of €1.58 billion to 2028
(Source: Osservatorio Politecnico di Milano, Italian Datacenter Association, Colliers)
- **Offices:** Rome attracts 40% of national investment, around €900 million in 2024 (Source: Dils, PWC)
- **Logistics:** Rome among the primary locations, demand for space on the rise with rents up to €70/sqm/year, expanding market (Source: World Capital Group)



Public-private alliance: a work in progress






Public-private partnerships covering over 270,000 square metres of urban regeneration initiatives



4 billion invested with private partners to transform urban areas

Urban regeneration by institutions and private companies

-  **Collaboration** with the State Property Office, the Lazio Region and public-private partnerships for the recovery of spaces that are strategic for the city.
-  **Projects** on Porta Portese, former Caserma Cerimant, Forte Bravetta, former Caserma Donato at Trullo
-  **Working to repurpose** Calatrava's "Le vele" at Tor Vergata for wellness, sport, entertainment, education and research

Regeneration of Roma Capitale's assets

First investment opportunities on 6 real estate assets of Roma Capitale:

1. Redevelopment of public residential building assets
2. Recovery and redevelopment of integrated urban parks
3. Mercato dei Fiori
4. Circolo degli Artisti
5. Hosteria dell'Orso
6. Dente Cariato

On the digital platform Atlante All Rome's Heritage Assets

Our goals: 70.000 new homes in 10 years



20.000

PUBLIC HOUSES

Income bracket
under 20.000 euro



30.000

SOCIAL HOUSING

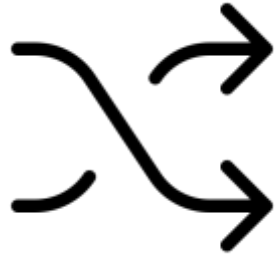
Income bracket
under 50.000 euro



20.000

FREE MARKET

The major regeneration interventions



Mixed Use

- Former Fiera di Roma
- Former Military Electronic and Precision Materials Plant – Via Guido Reni
- Former Ama offices at Montagnola
- Former Atac garage delle Vittorie at Prati neighborhood
- Former API via Meucci
- Agreement Piazza dei Navigatori
- Collina Fleming
- Lucani at San Lorenzo

The major regeneration interventions



Hotel/ Hospitalit y

- Bulgari Hotel
- Hotel Nomos
- Hotel Delle Vergini
- Rb Hotel Corinthia (Piazza Del Parlamento)
- Hotel Four Season
- Hotel Cavour
- Hotel Mandarin
- AMA depot in Via Zucchelli

The major regeneration interventions



Student residence/ student hotel

- Studentato via del Crocifisso
- Social Hub: studentato ex Dogana
- Studentato e social housing - via Pigafetta
- Studentato Prenestino compartment Z1
- Former Mira Lanza

The major regeneration interventions



Social Housing

- Former Alitalia business centre in Muratella
- Former military electronic and precision materials plant – Via Guido Reni (part of the mix use)
- Residential sector F555 former SDO area of Pietralata
- Casal Lumbroso' Integrated Ordinary Transformation Area I14
- Selva Candida Integrated Programme
- Upcoming calls for tenders for Roma Capitale properties included in the redevelopment and disposal plan

The major regeneration interventions



Living

- Vecchio Mulino
- Via Boncompagni
- ATO I12 Borgo Dei Pescatori
- Parco Talenti
- Residence Bravetta
- Z4 Curvilineo
- Via Benzoni
- Piazza dei Navigatori
- Via del Serafico
- Living Eur

The major regeneration interventions



Directional

- Palazzo degli Esami
- Ex Poligrafico
- Torri Eur

The major regeneration interventions



Innovation and private services

- Ex Filanda
- Campus Biomedico
- Data Center Trigoria
- Data Center e Logistica Pescaccio
- Data Center - Riutilizzo del Centro Gestionale Ex Acea
- PUI Santa Maria della Pietà

The major regeneration interventions



Services and public spaces

- Piazza Augusto Imperatore
- Centro Servizi Prenestino
- Stadio Roma
- Recupero Stadio Flaminio

Real estate opportunities in Rome



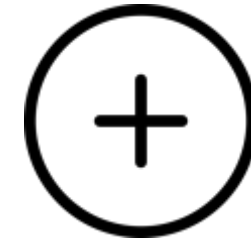
Renewable land
area within 2050

19.2
km²



Gross Renewable
Land Area within
2050

6,75
mln sq km



Property
value added

31.25
bln €

(Data: Real Estate Scenarios report - November 2024)

Making in Rome is now easier

After 16 years, with an amendment of the technical implementation regulations, the Urban Master Plan is being changed in order to:

- Simplify procedures
- Redevelopment and regeneration of urbanised areas
- Stop the consumption of agricultural land
- Encourage residential development in the city centre and tourist-commercial development
- Promote social housing
- Unlock suburban programmes that have been stalled for 20 years
- Improve services and public spaces
- Make the city fairer, more inclusive and sustainable

Making in Rome is now easier



The main innovations

- Greater flexibility for change of use
- Removal of the 60 bed limit for city centre hotels
- 700 buildings removed from conservation areas
- Regeneration and conversion of derelict buildings
- Social housing for students, the elderly and temporary accommodation
- Bonus of up to 20% for out-of-centre building replacement and energy refurbishment
- Incentives for services and sports facilities through agreements with Municipality of Rome

Common goals for Rome's future



Creating modern and inclusive neighbourhoods with public services, coworking and green spaces



Social and public housing, with the purchase of properties for families in difficulty



Green transition



Investment opportunities in key sectors: tourism, logistics, housing and infrastructure



Sea of Rome enhancement

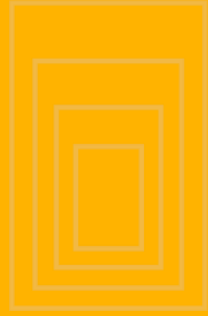
Call to action: Rome awaits you



Rome is open for investment, with concrete projects and a long-term vision

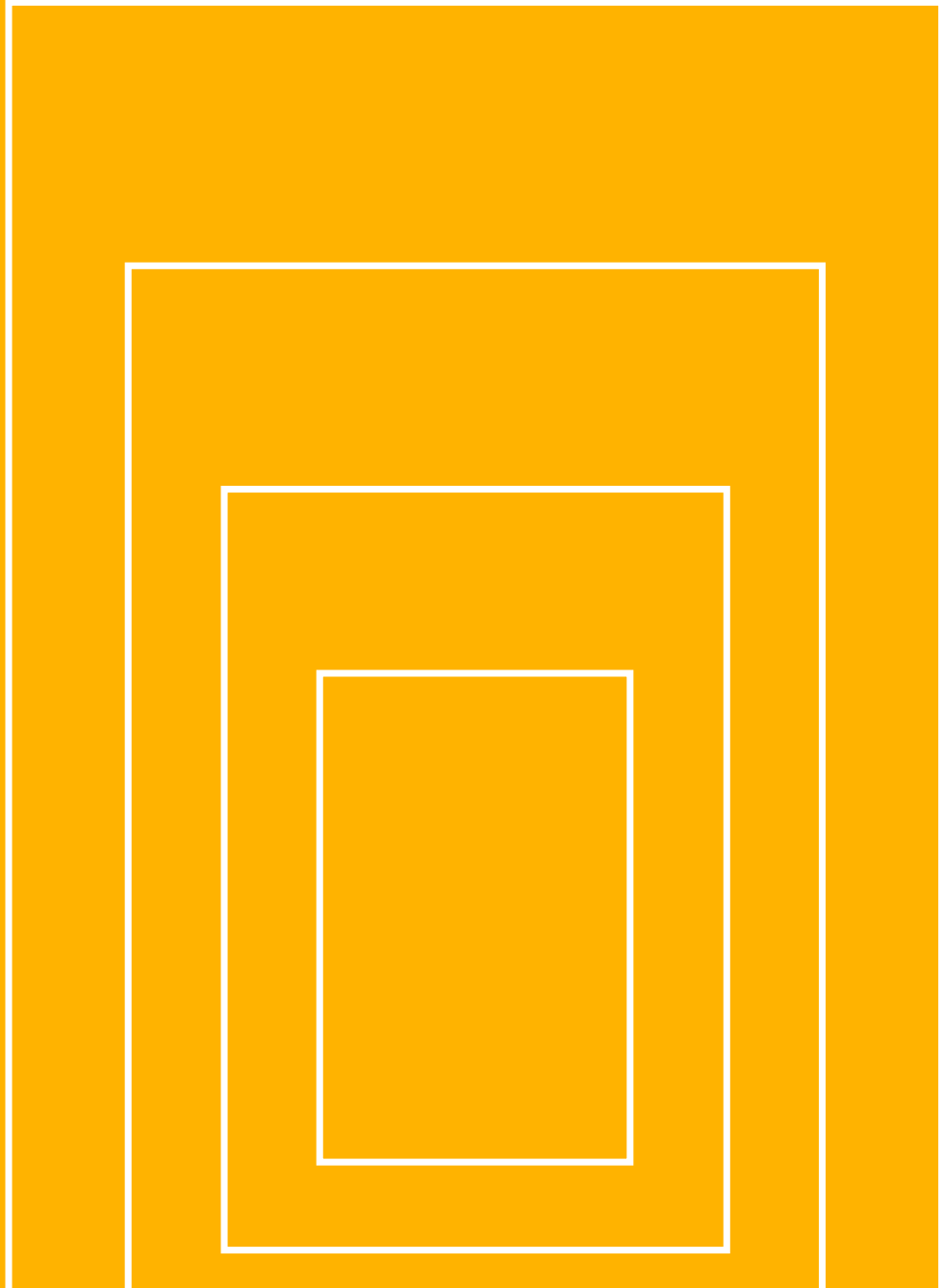


Unique real estate opportunities in an ever-changing city



ROMA
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Thank you



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