

PALLADIUM

AN INTERNATIONAL REAL ESTATE GROUP



GALLARATESE DISTRICT
Site: Milan, Italy

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PALLADIUM

*We build with passion and pride
to withstand the test of time*

MISSION AND STRATEGIC PERSPECTIVES

Internationalization, understood as respect for Territory - its listening, its interpretation, in the spirit of service - is the second inspiring principle: working in harmony with culture and local needs, thanks to mixed, multicultural teams, where the main actors are employees from the countries where we operate. Similarly, even the architectural style of Palladium varies each time, in harmony with the project which interprets the

local culture: architects are at the service of the project, and not vice versa. Palladium's management system is "horizontal", this means that teams and individuals are active and rewarded, not just directors. Groups working in different countries have real autonomy regarding propositions and activities, but are on a daily contact on a worldwide network, sharing skills and information.



FAUBOURG POISSONNIÈRE
Location: Paris, France

INTERNATIONAL PRESENCE AND EXPERTISE



ABOUT US

Palladium Group of Companies is a privately owned real estate Economic Interest Group, its core businesses are Portfolio and Development investments. The Group invests for its own account and in partnership with private and institutional investors. Its knowledge and expertise allow a combination of efficiency and quality of life through a glo-cal approach to residential and commercial projects. Palladium Group covers all facets of real estate, from urban and architectural design to ownership, development, asset and property management, as well

as maintenance of single assets and portfolios. The Company started as a general contractor over a hundred and fifty years ago. In the twenties, the Company evolved by beginning to construct several buildings in Paris together with associated property management business activities to enhance and create additional synergies and value for the construction company. Through the years, the Group expanded its activities throughout Western Europe, particularly in Germany, Switzerland, Belgium, The Netherlands, as well as the United States.

HERITAGE AND HISTORY

Palladium Group is one of the oldest real estate firms. It was founded in northern Italy around 1870 to build residential centers in the vicinity of new industrial activities. The intentions were - even then - of social responsibility:

building to promote the welfare of workers by improving their living environment. Its history will persist, with continuity of activities and intent, for over 150 years until present day.



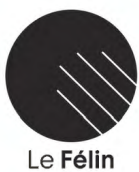
2020 The Group secures approval for the launch of its debut **Palladium Fund 1870 S.C.A. SICAV-SIF**



ARTS AND CULTURE

Palladium Group is an active player in Arts and Culture through the organization of projects and initiatives. In 1982, Kiron Espace was established in Paris, its goals included the study and communication of culture with operations in Europe and USA, through the creation of a multi-disciplinary center. It promoted, until 2010, various activities in the fields of visual arts, theatre, music, audio-visual production

and publishing - with Edition du Felin - representing a “unique” integration of intelligence and multi-cultural creativity, in line with the values of Palladium Group.



Today, Edition du Felin is an independent publishing house that leads its readers to discover the contemporary world by offering history publications accessible to all. Read more on www.editionsdufelin.com

In Italy, Palladium Group supports Fondazione Augusto Rancilio, a non-profit Institution which - alongside its original aims of study and research on Architecture, Design and Urban



Planning, with particular attention to young people and their integration into the world of work - today promotes the enhancement of its institutional headquarters, Villa Arconati, on the outskirts of Milan. Here the Foundation is engaged in the promotion of cultural, artistic, social and environmental initiatives, national and international relations along with a major restoration project of the Villa and its Garden. Its goal is not only to give this heritage back to the community, but to enhance, in a contemporary and international perspective, the identity of place of Architecture and Arts, formerly known as the "Versailles of Milan". Read more on www.villaarconati-far.it.



VILLA ARCONATI THE MAIN FACADE
ON THE LEFT, THE HISTORIC VILLAGE OF CASTELLAZZO ARCONATI

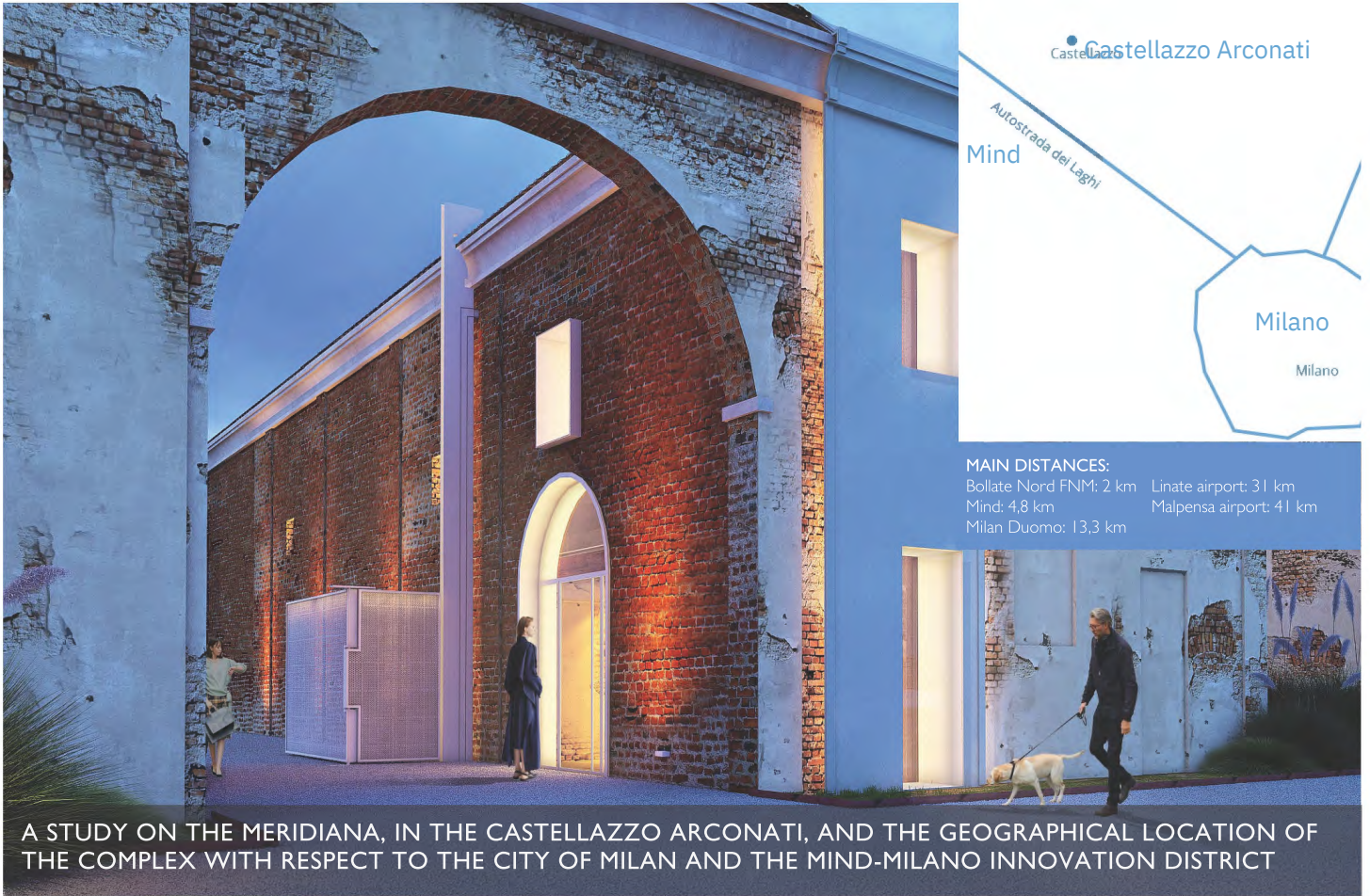
Thanks to Fondazione Augusto Rancilio, the spaces of the Villa come alive today with an articulated program of initiatives for the public, including guided tours, contemporary art exhibitions, musical and theatrical events, historical reenactments, conferences and book presentation.



VILLA ARCONATI, THE GARDEN

Villa Arconati was awarded public funding by the Ministry of Culture, as part of the Next Generation EU (NGEU) fund, for the renovation of its historical and monumental garden. The project includes interventions on the arboreal component, new mechanical and electrical systems to improve the usability and overall quality of the place. The project, which began in January 2023, will see completion by November 2024.

DEVELOPMENTS





Site: Cesano Boscone, Milan, Italy

Project type: Smart District

Data 1.500 units

20 smart solutions

5,000 residents

www.quartieregiardino-smart.com

A project in collaboration with

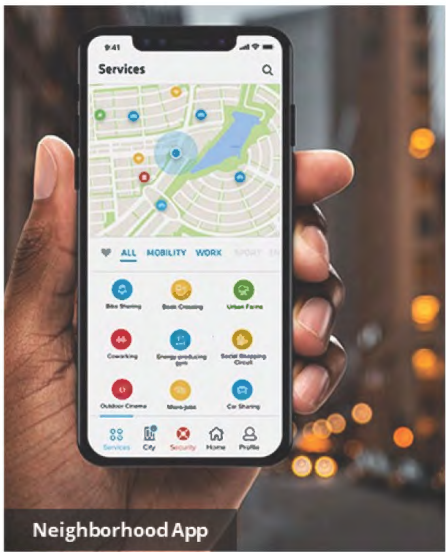




Club Giardino



Fun Theory and Project EcoPoint



Neighborhood App



Smart Gym



Free Wi-Fi



Bookcrossing



Smart Lighting



PALLADIUM CRAIG RANCH
Site: McKinney, Texas, USA



THE DISTRICT IN LITTLE ELM
Site: Little Elm, Texas USA
A project in collaboration with  PLANET smart city



PALLADIUM REDBIRD
Site: Dallas, Texas, USA



PALLADIUM VENUS
Site: Venus, Texas USA



PALLADIUM PORT ARANSAS
Site: Port Aransas, Texas USA



PALLADIUM GARLAND SR LIVING
Site: Garland, Texas, USA



PALLADIUM SIMPSON STUART
Site: Dallas, Texas, USA



PALLADIUM LITTLE ELM VILLAGE AT LAKEFRONT
Site: Little Elm, Texas, USA



EMBREE EASTSIDE BY PALLADIUM
Site: Garland, Texas USA



PALLADIUM OAK GROVE
Site: Fort Worth, Texas, USA



PALLADIUM MUSEUM PLACE
Site: Midland, Texas, USA



PALLADIUM EAST BERRY STREET
Site: Fort Worth, Texas, USA

ASSET MANAGEMENT AND INVESTMENT SERVICES

Palladium Group manages individual assets and portfolios in the selected urban areas where it has a standing presence and expertise. Over fifty portfolio and service companies are managed by the Group in Europe and USA in cooperation with a network of international level advisors and auditors. The management tools used



by the Group are among the best available in the market, including the systematic analysis of yields and cash-flows by building, partnership and portfolio. Debt financing, usually provided by local banks, is geared to balance the need for returns with sound risk management practices. This expertise is made available to institutional and private investors, generally backed by equity participation from the Group to ensure consistency of objectives. Investment proposals are adapted to the strategy of each investor, including yields and risk profiles.





PARK VILLAGE
Site: Brussels, Belgium.



AL FAGGIO
Site: Lugano, Switzerland



RÉSIDENCE LE CHATEAU D'ARGENT
Site: Hyères, France



Villa Maria Stella & Octavia
Site: Hyères, France

VILLA MARIA STELLA & OCTAVIA
Site: Hyères, France

PROPERTY MANAGEMENT SERVICES

Palladium Group has over a hundred years of property management experience for its own account and on behalf of third parties. As owners, the Group understands the need to optimize the timing and level of cash- flows and yields over the investment period, as well as property renovation and rehabilitation services, debt and equity placement, and partnership governance. The services provided by the Group include the following:

- *Condominium renovations, sales and management*
- *Full property management*
- *Expense management and audit*
- *Technical supervision of building renovations and maintenance*
- *Debt and equity package submittals*
- *Partnership operations, reporting and compliance*
- *Portfolio development and management*





RUE DES PLANTES
Site: Paris, France



METHFESSELSTRASSE 50
Site: Berlin, Germany



PLANUFER 92
Site: Berlin, Germany

PALLADIUM

DEVELOPMENT, TECHNICAL AND MARKETING SERVICES

Palladium Group's traditional activity is the development, construction and long-term ownership of residential projects. Over the last thirty years, this expertise was extended to mixed-use assets. All projects are conceived, designed and built using the same specifications and attention to detail whether we are developing or building for ourselves or for third parties.

Teams composed of local and international specialists carry out property development and technical supervision activities. This structure provides the best performance the industry can offer and is a determining factor of success in all phases of the projects, from initial conception to commercialization of whole assets or individual units (sale or rental).





LE 17 BIS
Site: Paris, France



CONSTRUCTION AND REHABILITATION

This core activity of Palladium Group includes construction management and general contracting for new construction and rehabilitation projects. Heavy renovation and rehabilitation is an area of significant expertise in the Group. It is a prime source of added-value for Palladium

and its clients, as well as for future occupants. The Palladium technical teams build to meet the owner's requirements, with the ability to integrate design, cost and construction techniques. Exacting standards of performance are applied on an ongoing basis throughout the design and construction process.



PROJECT: BOSTON HOUSE
Site: Delft, Nederland.



LE BELLINI
Site: Paris, France

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Note: each and every company participating in the Palladium Group of Companies GEIE described in this document is liable exclusively for its own obligations and undertakings. The use of the name "Palladium Group GEIE" and the trademark "Palladium Group" by any company does not imply any guarantee by the other companies participating in the GEIE.



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