

AN INTERNATIONAL REAL ESTATE GROUP



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### 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 Palladium's management system is "horizontal", this means that teams and individuals are active 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.





# INTERNATIONAL PRESENCE AND EXPERTISE



# **ABOUT US**

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





### ARTS AND CULTURE

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





th **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 with over **600 titles in its catalog**. that leads its readers to discover the contemporary world by offering history publications accessible to all. The 'FELIN' was chosen to celebrate the intelligence and passions of the heart.

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 lanning, 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**". 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 was awarded public funding by the Ministry of Culture, as part of the **Next Generation EU (NGEU) fund,** for the renovation of historical and monumental The project includes garden. interventions the arboreal on component, new mechanical and electrical systems to improve the usability and overall quality of the place.



# **DEVELOPMENTS**









Site: Cesano Boscone, Milan, Italy Project type: Smart District

#### Data:

1.528 units 40 smart solutions 5,000 residents A project in collaboration with



www.quartieregiardino-smart.eu

A Social Smart District is an evolution of the traditional Smart District concept. It provides citizens with a high standard of quality infrastructure, innovations, projects and technologies. It is resilient, inclusive and accessible with smart urban ecosystems designed to provide all social groups with a better quality of life. Smart technologies are implemented together with sustainable urban planning. This promotes responsible resource use and energy consumption, reduces pollution, and improves the quality of services provided to citizens (e.g., mobility, connectivity, social inclusion). Smart products and best practices, currently available in the market, are selected and integrated into urban environment projects. In this way, we demonstrate how technological innovation in the urban context is more cost-effective, residents sustainable. and inclusive for than in traditional neighborhoods.





Common Areas



Community Composting



District app



Free Wi-fi



Smart Gym



Fun Theory



Urban gardens



**Book Crossing** 



Smart irrigation



Smart lighting



Object library



Biomass Energy Plant











































# ASSET MANAGEMENT AND INVESTMENT SERVICES

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















## 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













# 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).















## 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 addedvalue 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.











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



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