

SVICOM: DOUBLE-DIGIT REVENUE GROWTH IN 2024 +17% YoY

THE MULTI-SPECIALIZATION AND MULTI-ASSET STRATEGY ACCELERATES GROWTH:
WITH 350 ASSETS UNDER MANAGEMENT (+118% YoY),
LEADERSHIP AND TRACK RECORD STRENGTHENED.

Svicom SpA Società Benefit, an independent Italian proptech company active in consulting services for real estate management and enhancement, presented its 2024 results, confirming the growth trend of recent years with a **revenue of 20 million euros, an increase of +17% compared to the previous year.**

Thanks to strong expertise developed over 29 years of activity in Real Estate consulting and a development plan focused on the strategic directions of multi-specialization and digitalization, Svicom continues to consolidate the highly competitive performance of its business model, recording revenue **growth of +115% in the period 2020-2024.**

Particularly significant is the increase in the managed portfolio, which, at the end of 2024, marks a +118% increase compared to 2023 and consists of **350 assets**, for a total of approximately **3 million sqm under management**, distributed mainly in the North (42%) and the Center (40%), but also, with a smaller share, in the South (18%).

Regarding asset classes, the strategic path of business diversification, supported by investments in technology and innovation and a constant evolution of the management model, is progressively expanding and strengthening. Specifically, **Retail**, Svicom's distinctive core business, represents over 50% of the managed portfolio, but **other asset classes continue to consolidate as well**, which, at an aggregate level, account for almost 50% of the total portfolio under management.

The leadership in PropTech at the national level, **a client-oriented management model, and strong expertise in every phase of the industrial real estate management process** — with **13 business lines** compared to 11 in 2023 — have supported asset growth also from a qualitative perspective. This evolution has been made possible by a broad and innovative service platform, increasingly integrated into strategic, technical, and operational aspects. A flexible and efficient system, designed to adapt to the different needs of clients, with a strong focus on sustainability. The latter aspect, in particular, is reinforced by the presence of an internal division specialized in ESG management, ensuring a structured and conscious approach to asset management.

In this regard, at the core of last year's most significant mandates is Svicom's recognized market ability to customize services according to the specific characteristics of the properties and their intended uses, an approach that has further strengthened the Group's track record. Regarding the residential sector, for example, **luxury living** — with the management of **Residenze Libeskind** and **Theorema Building** in Milan, and the **Corte Trastevere** complex in Rome — has been complemented by the entry into **social housing** (with the acquisition of a business unit that included the property and building management of 17 properties in the Marche region) and the segment of Temporary Housing Assistance Centers (C.A.A.T.) in the Capital, positioning itself effectively within the broad spectrum of housing needs and realities in the market.

Similarly, in the management of office assets, Svicom offers both advanced services, such as community management, more suited to multifunctional, modern, and smart spaces, as in the case of the new **redevelopment in Turin of the former Enel Building** (now renamed Eblò), and solutions more suitable for enhancing historical properties such as **Palazzo Menotti** in Rome, aimed at preserving architectural integrity while promoting adaptation to new functions or needs, with the goal of contributing to asset resilience.

To confirm its consolidated expertise in the Retail segment, Svicom has obtained Property, Leasing, and Mall Management mandates for **Cinecittà Due** (Rome) and the Property Management of **Castel Romano Shopping Village** (Rome), while Svicom Agency has been appointed Leasing Advisor for **Parma Promenade** (Parma), a major repositioning and refurbishment project of Parma Retail.

Regarding the management of new-generation logistics assets, which require special attention to operational efficiency and environmental sustainability, Svicom has secured the Property and Building Management for **Torrazza Piemonte Logistics Park** (Torrazza Piemonte, TO), an asset spanning approximately 62,000 sqm east of Turin, with the potential to become one of the main logistics hubs in Italy.

Finally, concerning mixed-use projects involving significant urban redevelopment interventions that translate into solutions creating synergies among different asset classes such as living, retail, and office, a key example is the prestigious mandate as Asset & Property Manager **for the new WaltherPark complex in Bolzano**, scheduled to open in the second half of 2025. This further confirms Svicom's proven expertise in supporting and enhancing new real estate development models, a sector expected to experience an interesting growth trend in the coming years.

Among the main new developments of 2024 is the establishment of **Svicom Global Service** (wholly owned by Svicom SpA SB), a company specialized in facility management activities. This represents another key addition to the Group's Real Estate service offerings, with the aim of optimizing and ensuring the functionality, safety, and efficiency of buildings, with particular attention to cost optimization in management.

Furthermore, **to strengthen its presence in the Capital, a new operational headquarters was inaugurated in Rome in July of last year**, located in the central Via del Tritone.

Always considered the true driving force and value of the company, the Group's team, composed of **180 professionals (50% women)**, with highly qualified expertise and an average age of 40 years, has been the focus of specific initiatives aimed at fostering a fair, rewarding, and stimulating work environment. Among these, the launch of a structured and nationwide Welfare Program and the activation of the Solidarity Time Bank. Investment in training also continues, with training programs in partnership with leading Italian universities and, to attract new talent, the sponsorship of the first Executive Course dedicated to PropTech, promoted by the Italian PropTech Network of Politecnico di Milano.

Fabio Porreca, Chairman of Svicom, and **Letizia Cantini**, General Manager of Svicom, commented: "We are extremely proud of the results achieved, which confirm the value of our business model. A model in continuous evolution, capable of anticipating and interpreting the challenges of the real estate market. The pioneering decision to invest in technological innovation and digitalization continues to prove successful, allowing us to stand out and offer cutting-edge solutions. At the same time, the diversification of activities and the progressive expansion of the asset classes under management confirm the strength of our strategic vision. All of this is possible thanks to the motivation, passion, and expertise of those who contribute every day to Svicom's growth. A special thanks goes to all our employees, who are fundamental to the company's development and the achievement of these milestones. We look to 2025 with optimism, determined to maintain the positive trend that has characterized us for years across different market cycles. We will continue to pursue organic and sustainable growth, maximizing our operations and carefully evaluating various strategic opportunities. Our goal is to further consolidate our leadership in the real estate sector, leveraging high-quality know-how and a capacity for innovation that has always distinguished us."

About Svicom

Since 1996, **Svicom SpA Società Benefit** has been providing comprehensive and integrated consulting services for real estate management and enhancement. As one of the leading Real Estate companies at the national level, **Svicom is an independent and Italian company**, led by **Fabio Porreca**, Chairman and Key Shareholder, **Letizia Cantini**, General Manager and Partner, and **Corrado Di Paolo**, General Manager of Svicom Agency. Pragmatism, a drive for innovation, and highly qualified expertise form the company's DNA and represent its competitive advantage. **Svicom SpA Società Benefit is the parent company of Svicom Agency, Svicom Gestioni Condominiali, and Svicom Global Service.**

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