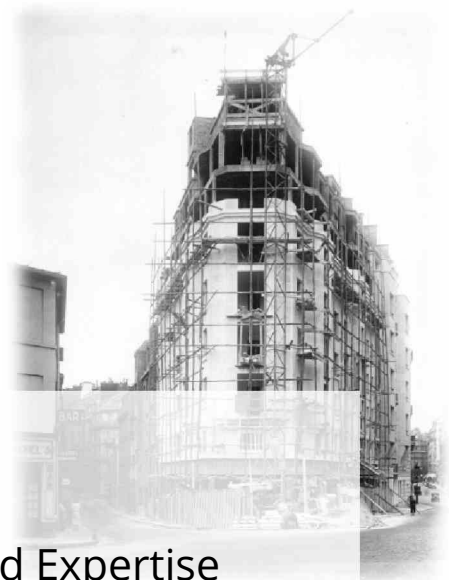




PALLADIUM
G R O U P

An International Real Estate Group



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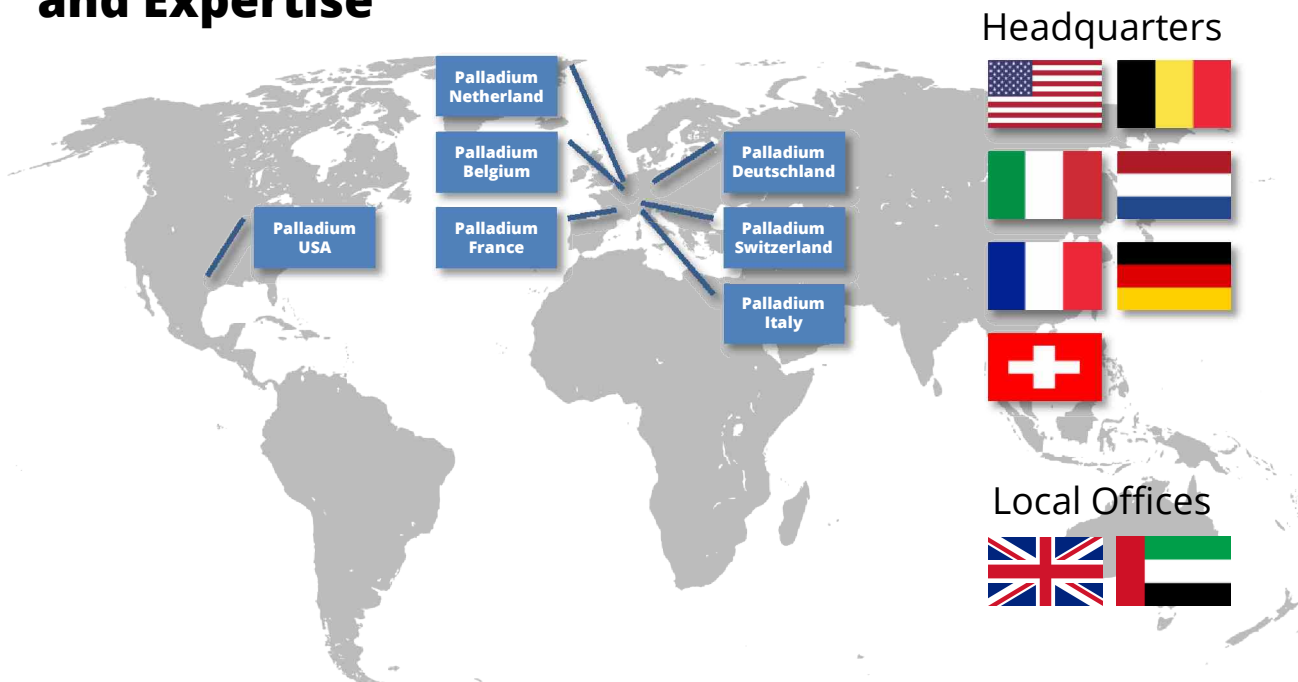


About Us

Palladium Group is a privately owned real estate company. 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 for a combination of efficiency and quality of life aspects through a global 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 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.

International Presence and Expertise



Heritage and History

Palladium Group is one of the oldest real estate firms. It was founded in northern Italy around 1880 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 continue with continuity of activities and intent, for over 130 years until present day, and can be summarized into **five ‘epochs’**, each one characterized by a specific developmental dimension.

1880-1920



1921-1946



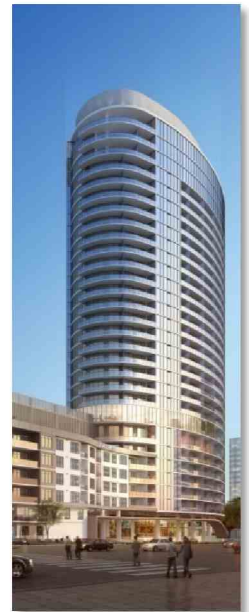
1947-1970



1971-2000



Today

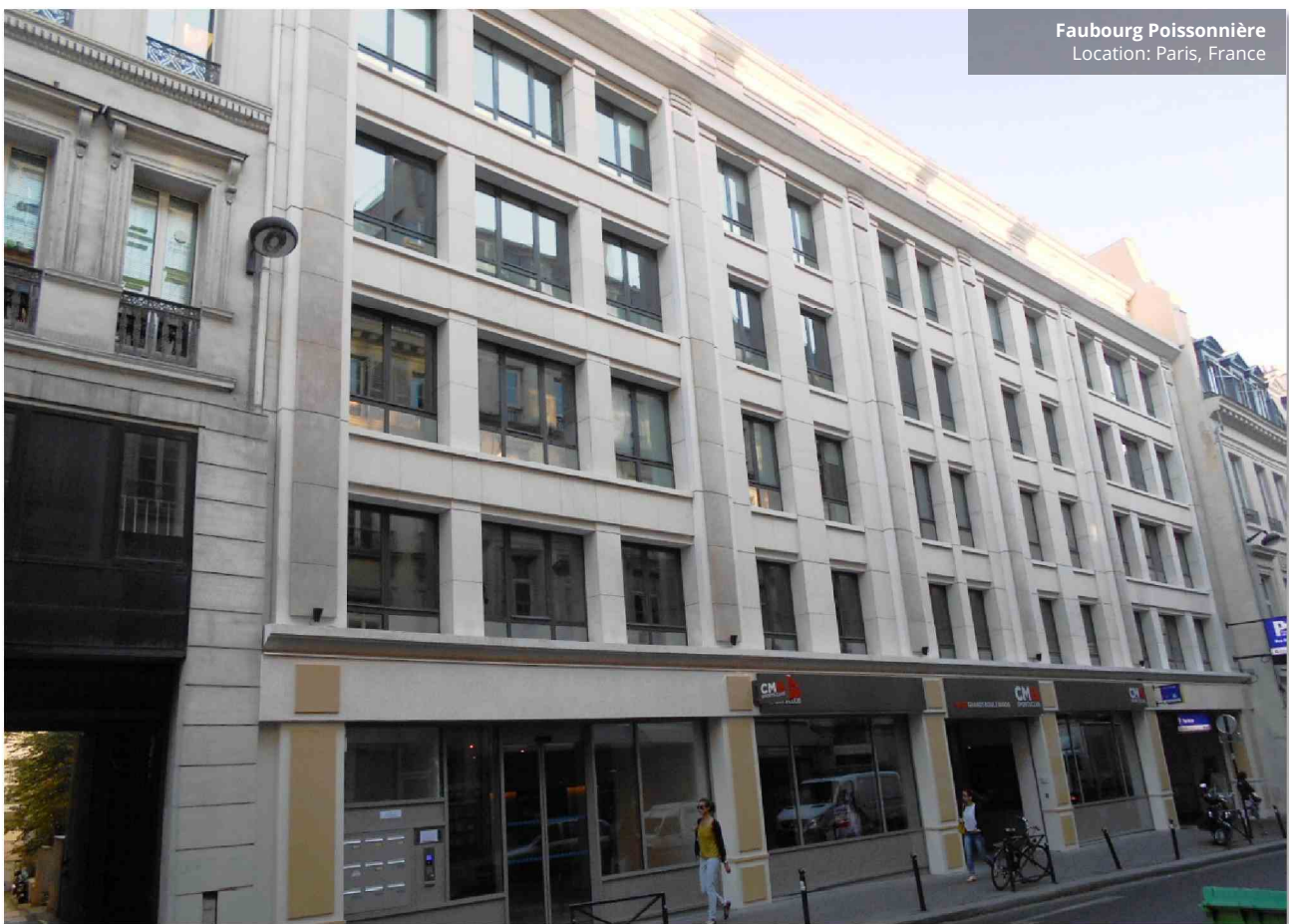


Mission and Strategic Perspectives

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 Group Partners are all employees and the various stakeholders who work on our projects, according to a logic by which the management is 'horizontal' – **every local team has an its own autonomy** – and this system of relationships creates a valuable and effective synergy by configuring a network for sharing reciprocal skills.



Arts and Culture

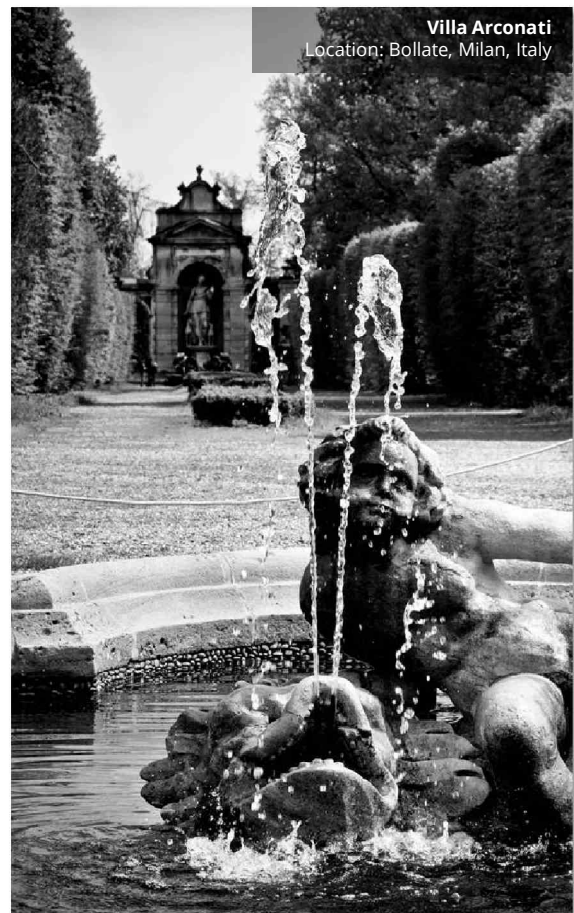
Palladium Group is an active player in Arts and Culture through the organization of projects and initiatives.

In 1982, **Kiron Espace** was established in Paris, its goals include the study and communication of culture with operations in Europe and U.S., through the creation of a multi-disciplinary center. It promoted, until 2010, various projects and 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 with historical, literary and artistic publications, with the common denominator of innovation in ideas and passions.

In Italy, Palladium Group supports **Augusto Rancilio Foundation**, which promotes since 1983 projects and activities in the fields of architecture, design and urban planning, also supporting young professionals.

Its headquarter is **Villa Arconati**, one of the most beautiful “Pleasure Villas”, close to Milan. Here it is engaged into an important restoration project which aims to give a place of heritage back to the community, but also to develop, through a contemporary and international lens, a place of architecture and art that in the past was known as the “Versailles of Milan”.



Villa Arconati
Location: Bollate, Milan, Italy

Major Ongoing Projects



Project: Legacy West

Location: Plano (Dallas), Texas, USA
 Architect: Humphreys & Partners Urban Architecture, L.P.
 Land Surface: 2.1 acres
 Number of Residential Units: 316
 Total Square Feet of Net Residential Area: 341,000
 Type of Asset: 30 Story High Rise Residential

Project: Palladium Las Colinas

Location: Las Colinas (Dallas), Texas, USA
 Architect: Humphreys & Partners Urban Architecture, L.P.
 Land Surface: 4.5 acres
 Number of Residential Units: 319
 Total Square Feet of Net Residential Area: 267,000
 Type of Asset: 5 Story Mid Rise Residential



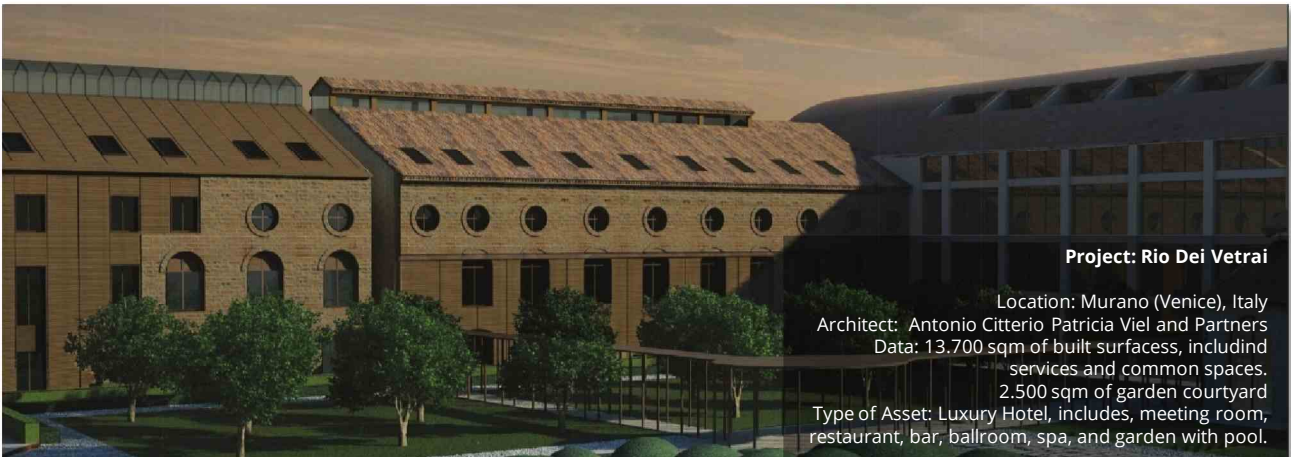
Project: Palladium Little Elm

Location: Little Elm (Dallas), Texas, USA
 Architect: Humphreys & Partners Urban Architecture, L.P.
 Land Surface: 7 acres
 Number of Residential Units: 242
 Total Square Feet of Net Residential Area: 204,616
 Total Square Feet of Commercial Space: 6,000 square feet
 Type of Asset: 4 Story Mid Rise Residential and Commercial Mixed Use

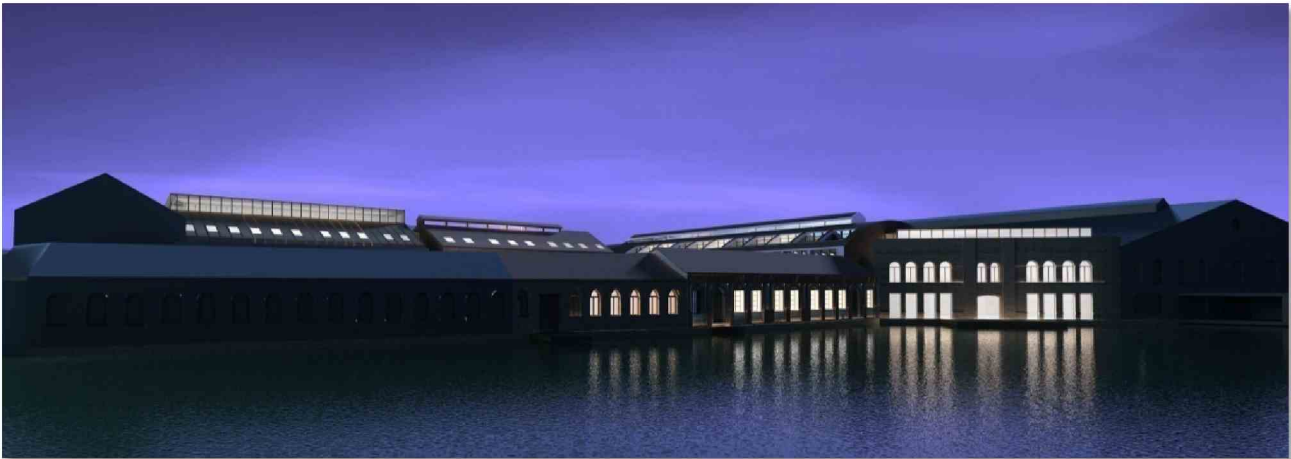
Major Ongoing Projects



Project: Palladium Craig Ranch
Location: McKinney (Dallas), Texas, USA
Architect: Humphreys & Partners Urban Architecture, L.P.
Land Surface: 4.7 acres
Number of Residential Units: 404
Total Square Feet of Net Residential Area: 343,000
Type of Asset: 4 Story Mid Rise Residential



Project: Rio Dei Vetrai
Location: Murano (Venice), Italy
Architect: Antonio Citterio Patricia Viel and Partners
Data: 13.700 sqm of built surfaces, including services and common spaces.
2.500 sqm of garden courtyard
Type of Asset: Luxury Hotel, includes, meeting room, restaurant, bar, ballroom, spa, and garden with pool.

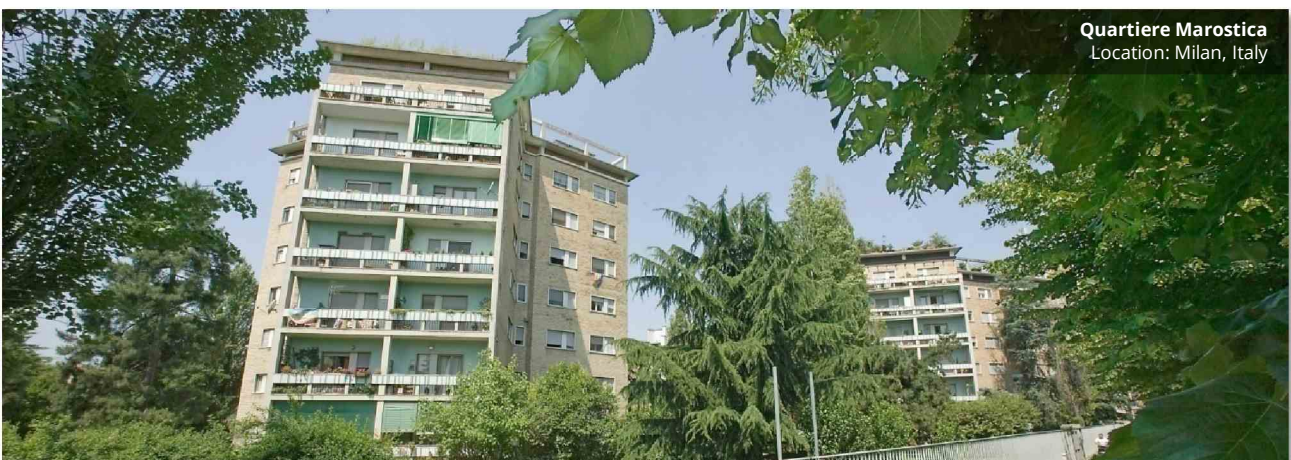


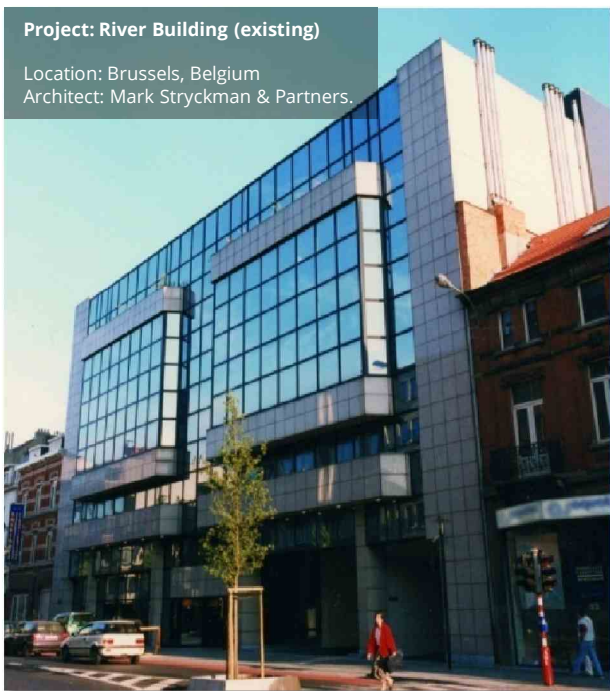
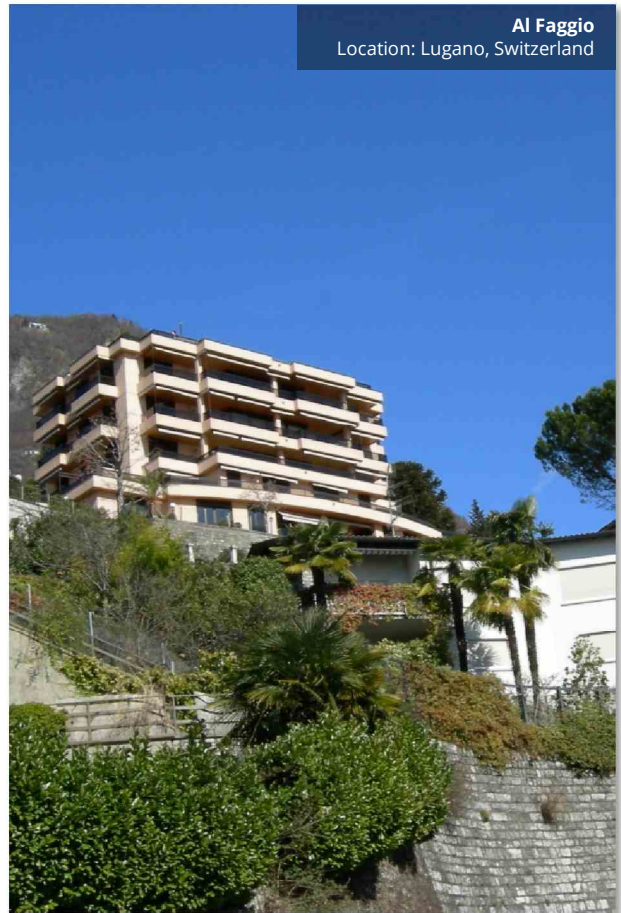
Asset Management and Investment Services

The 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 the United States 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.



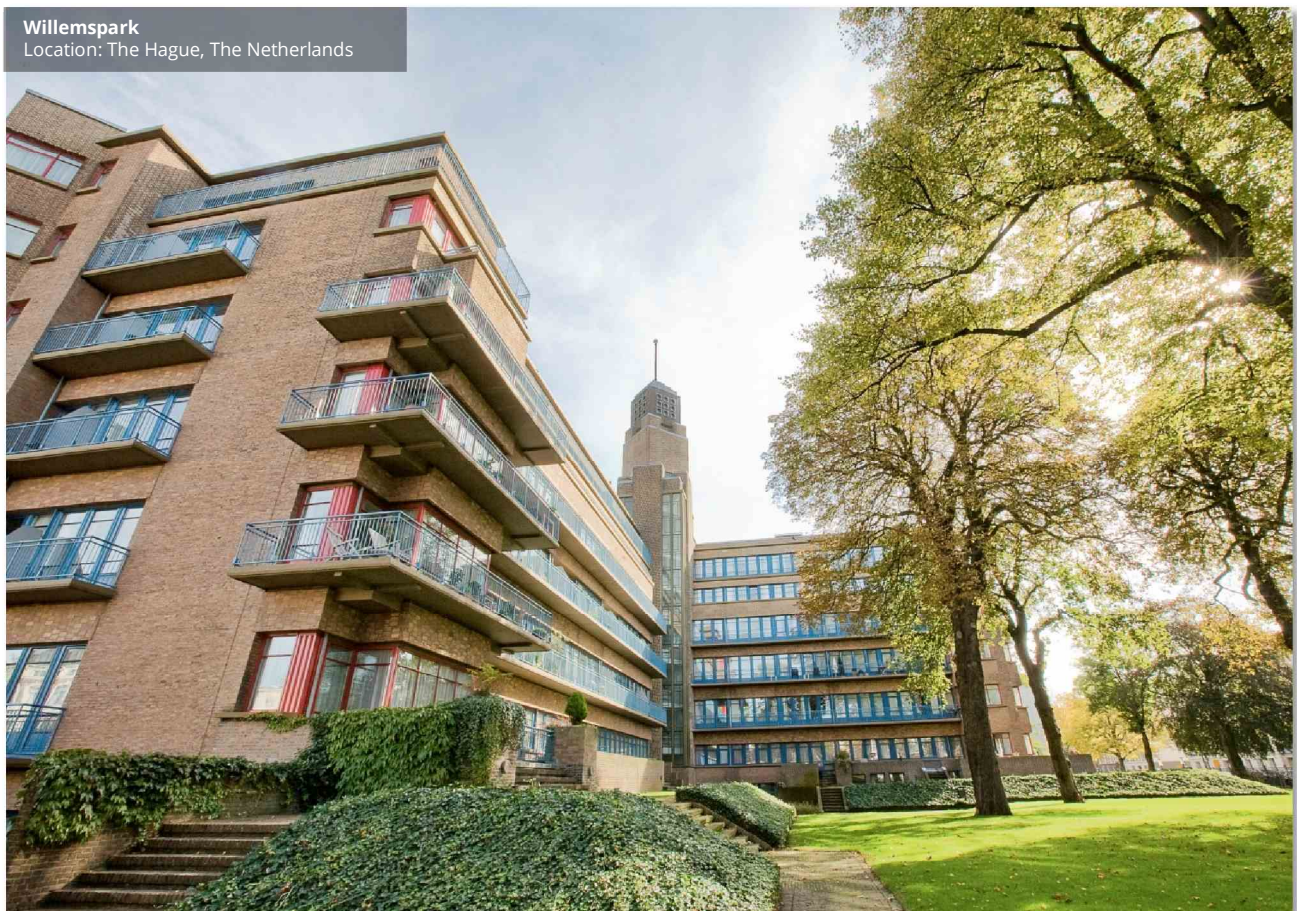


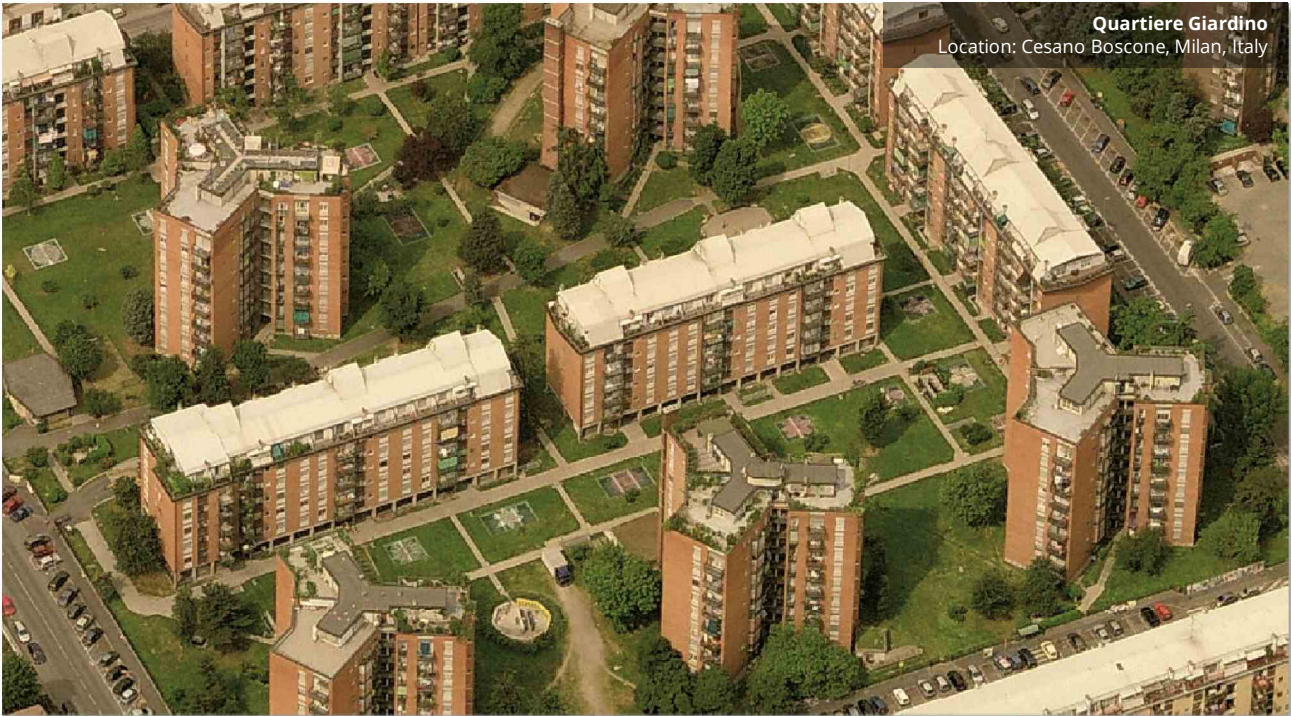
Property Management

The 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.

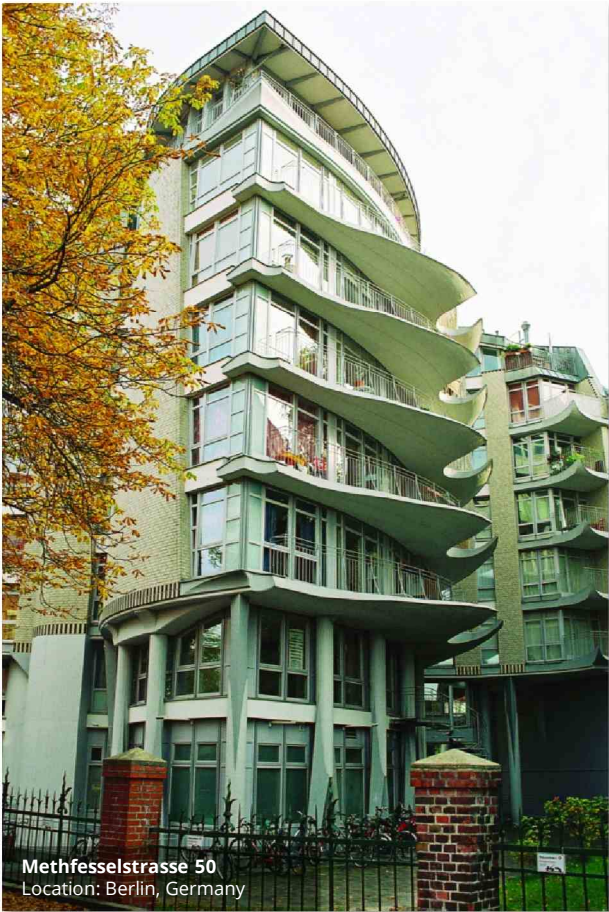
The services provided by the Group include the following:

- “ 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





Quartiere Giardino
Location: Cesano Boscone, Milan, Italy



Methfesselstrasse 50
Location: Berlin, Germany

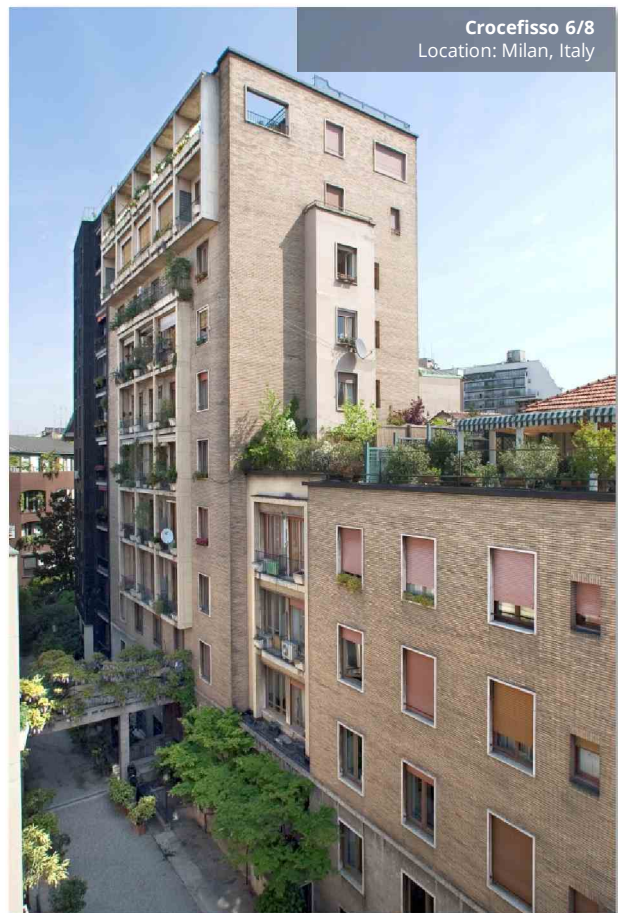


Rungstrasse 12
Location: Berlin, Germany

Development, technical and marketing services

The Palladium Group's traditional activity was the development, construction and long-term ownership of residential projects. Over the last twenty years, this expertise was extended to mixed-use assets (including residential, office, hotel and retail). 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).



Villa Arconati
Location: Bollate, Milan, Italy



Construction and Rehabilitation

This core activity of the Palladium Group includes construction management and general contracting for new construction and rehabilitation projects.

Heavy renovation and rehabilitation of commercial and residential buildings 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 suit based on owners' requirements, with the ability to integrate design, cost and construction techniques. Exacting standards of performance are applied on an on-going basis throughout the design and construction process.

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