





Agenda

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1. Project Overview

General information

Asset Class	Commercial, residential, hospitality
City	Locarno
Location	Largo Franco Zorzi 6, 6600 Locarno
Type of investment	Value-Add Brownfield
GLA	7'750 sqm
Units	81
Commercial spaces	1'300 sqm

Investment proposition

Artisa is looking for a core investor interested in entering into a forward purchase contract for the sale of the property. The building will be managed or rented by City Pop on a long-term contract.

Financial information - Without VAT

Gross rent	CHF 2.8 MM
Capitalisation Rate	TBD
Estimated Selling Price	TBD

2. Artisa Group AG

Key Figures

Artisa Group, founded in 1968 under the name of Genazzi and Artioli by Franco Artioli as a metal construction company, is today a real estate development company with a widespread presence throughout Switzerland and Europe. The company, now in its third generation, is led by Alain Artioli as Chairman of the Board of Directors.

The group analyses trends in living and intercept demand, identifying projects of great potential and transforming them into spaces that meet people's requirements while maintaining significant added value for both tenants and investors.

135+

Employees

101 Mill. CHF

EBITDA

263 Mill. CHF

Own funds

60 Mill. CHF

Net Income

287 Mill. CHF

Revenues

5

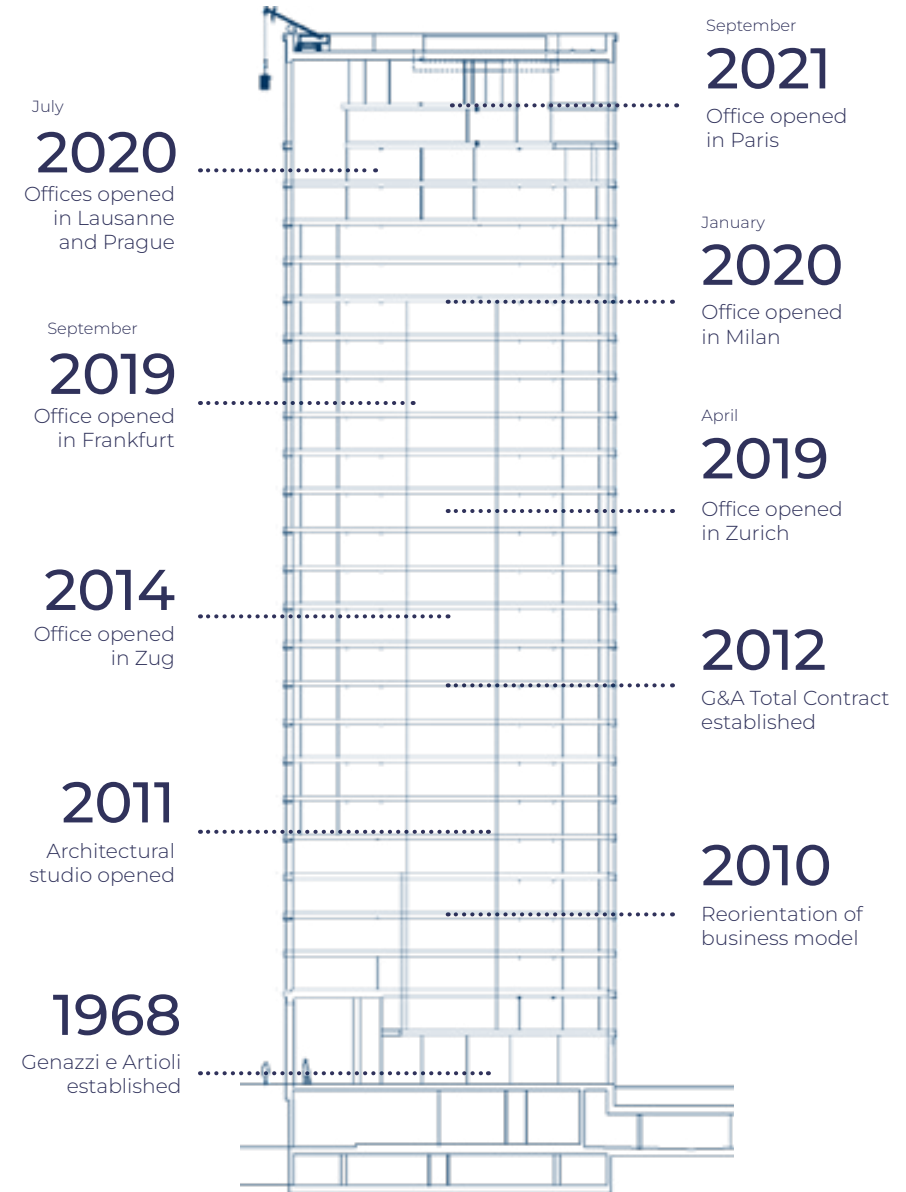
Countries we work in

577 Mill. CHF

Real estate asset

9

Office in Europe



*The annual accounts of 2021 are audited by EY in accordance with Swiss Gaap FER principles.

3. Sustainability Policy



Environmental

Highest sustainability standards across all City Pop buildings

- Fully insulated
- Equipped with LED lighting
- Energy saving systems

Energy efficiency projects at the core of our building philosophy

Investing in energy saving in its own renovations and investing in projects and events aimed at raising awareness of this important social and global issue

Supporting plastic waste reduction

Water dispensers installed in every building so that members of our tribe can refill their City Pop water canteen to reduce plastic consumption

Locations benefit from easy access to public transportation and shared mobility

Car sharing/e-scooter drop-off and ample bike parking space promote transportation alternatives to reduce the carbon footprint



Social

Fundamental mission to deliver accessible housing across key European cities

More affordable medium-term micro-living solution compared to a hotel and serviced apartments
Investments in historical industrial areas of cities help transform once neglected spaces into dynamic, rejuvenated neighbourhoods

Significant emphasis on tenant events and activities to create a strong sense of community, connectedness and social interaction

Refers to tenants as members of the City Pop Tribe
'Enter as a guest, leave as a family member'

Promotes the use of local sub-contractors to support a sustainable economic environment in the cities where projects are located



Governance

Strong in-house architectural competencies supplemented by local, outsourced professionals in each country

Tailoring project specifications to meet local regulations while maintaining central oversight to ensure design uniformity and cost control

Project Management expertise enables effective monitoring of execution

Cost overruns and execution delays are tightly controlled, and corrective actions swiftly implemented

Implementation of new organization structure and internal processes enables rapid scalability across new geographies

Standard Operating Procedures (SOPs) and improved reporting will drive efficiency and accountability

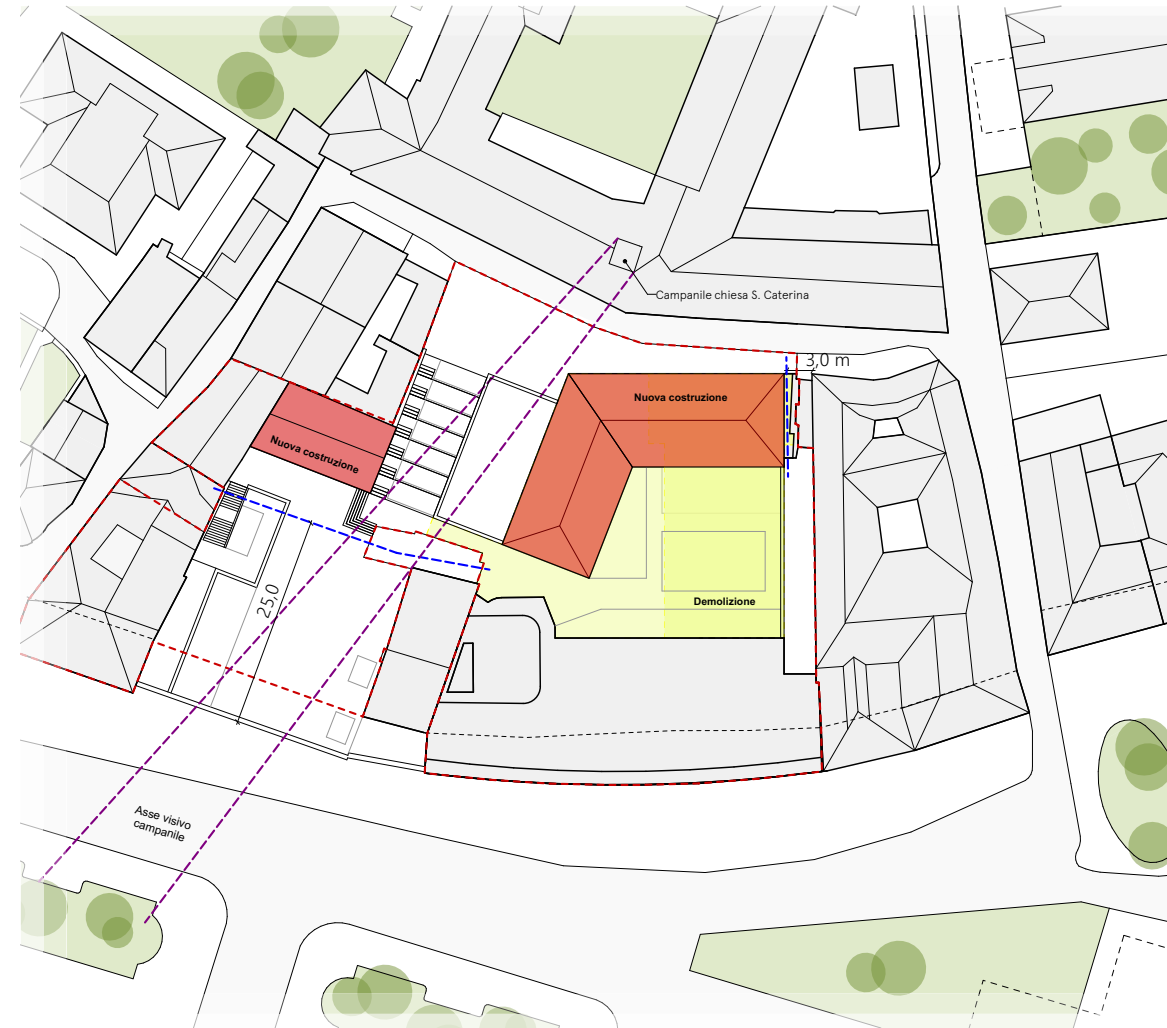
4. Project description

This special Artisa project involves the transformation of a commercial building into a larger project that also includes the construction of flats and a 21-room boutique hotel. It is located in the splendid location of the historic centre of Locarno in an enviable position, just a few steps from the lakeside promenade and the Piazza Grande, places where both local and international events take place throughout the year.

The project envisages the creation of a raised square which will also serve as a connection between the old town and the Piazza Grande, thus allowing the entire area to be used by the community, bringing both quality to the population and a greater number of people to the present commercial activities.

The residential spaces we are going to create will recreate the spaces similar to the old nucleus courtyards with gardens and vegetable gardens.

The commercial spaces will be of various sizes, to accommodate national and international retail chains as well as local businesses.



5. Potential of the investment

We wanted to give to the development of this project a content that can guarantee economic sustainability thanks to a mix of content that is very stable in the relevant asset classes. But not only, the project is also sustainable in terms of its integration into the social and tourist urban tissue of the city of Locarno.

Known by many as the place where the “Locarno Pact” was signed, the town on the Verbano is characterised by its picturesque atmosphere and history. The oldest part of the town, known as Città Vecchia, is full of surprises and interesting discoveries: boutiques, cafés, palaces, churches and the Castello Visconteo. Characteristic is the quiet and peaceful historical atmosphere in the narrow streets, which all lead to the Piazza Grande.



6. Re-development process

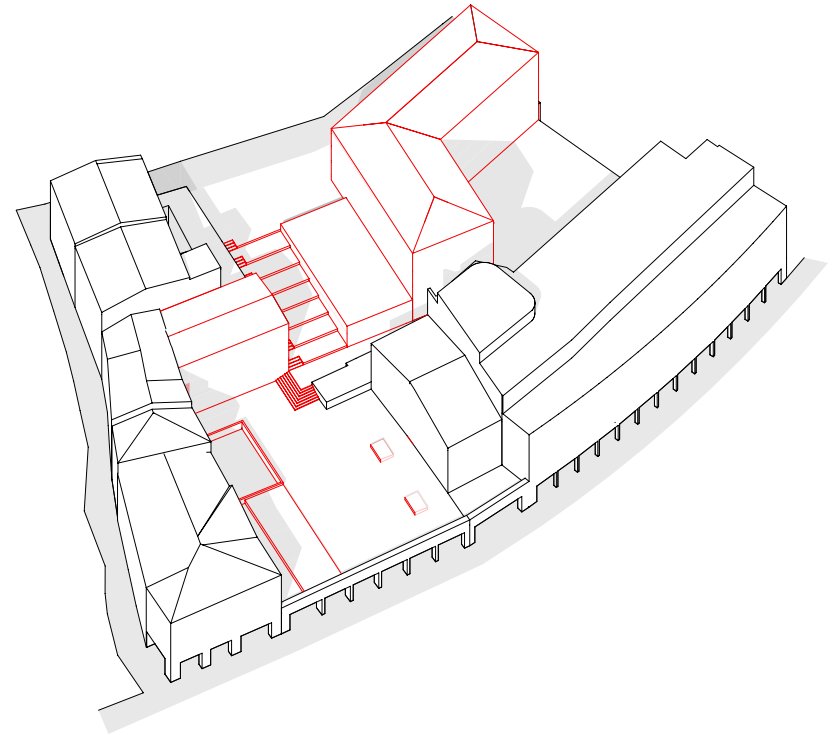
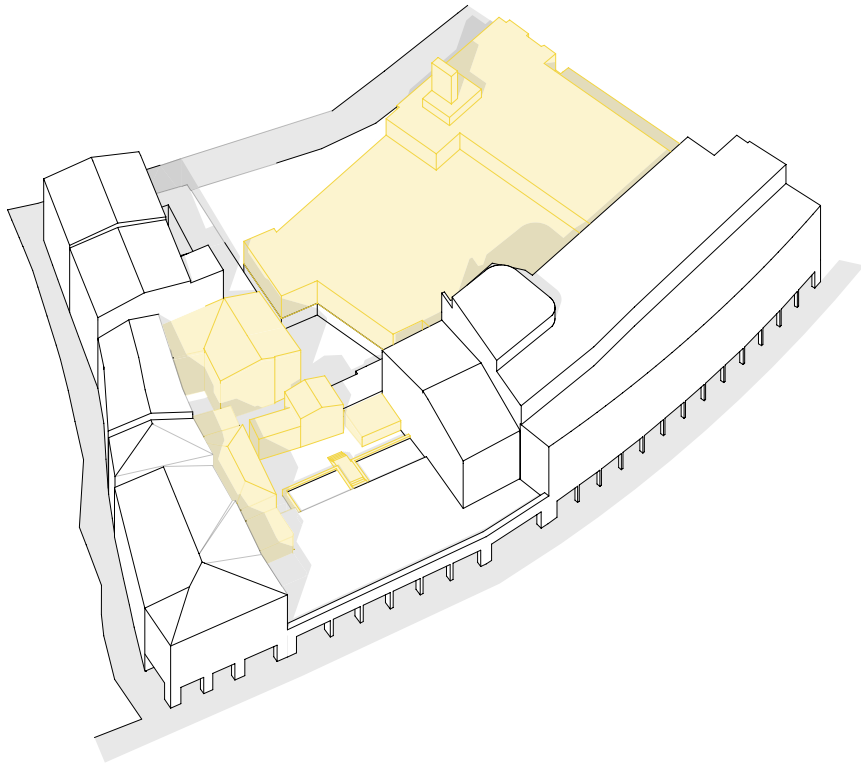
Existing elevation



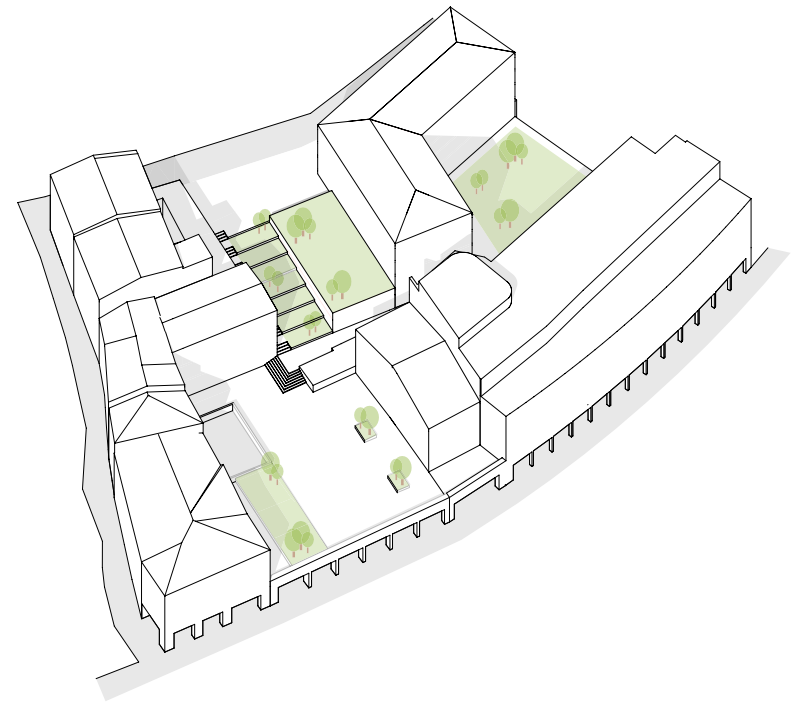
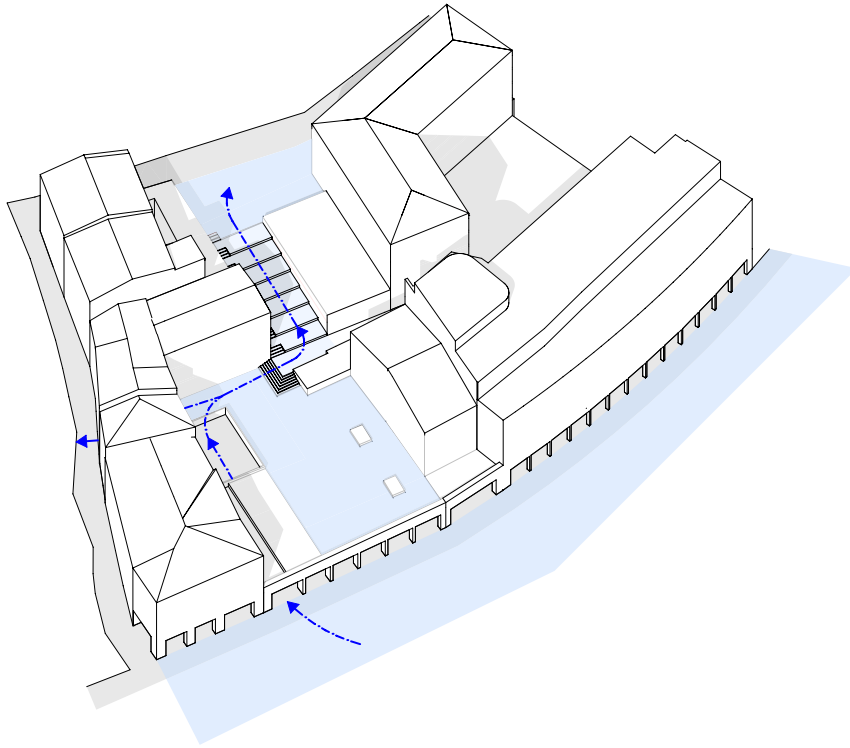
New urban elevation project



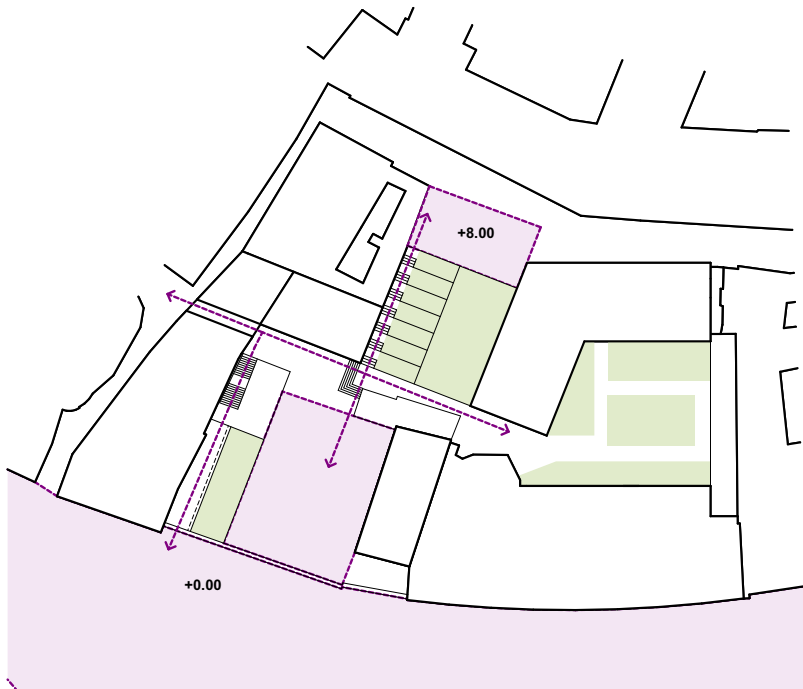
7. Architectural concept



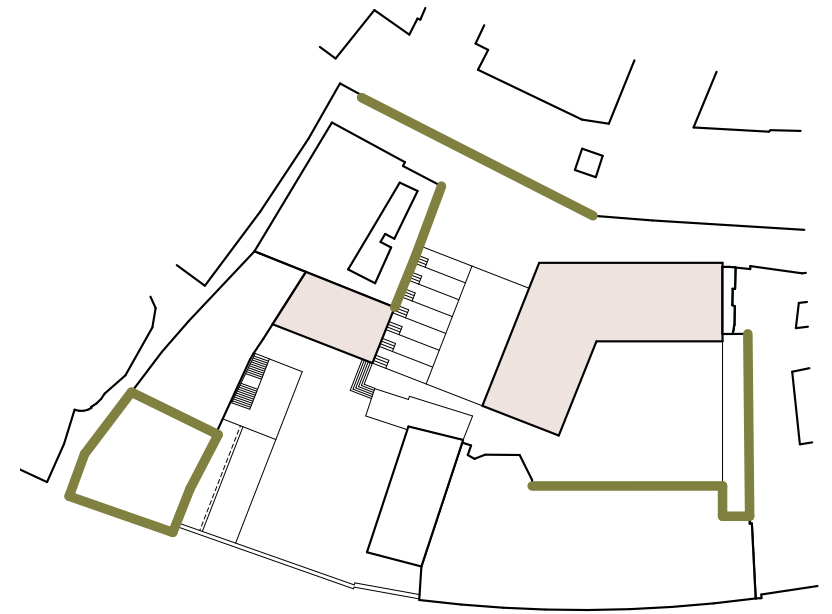
7. Architectural concept



7. Architectural concept



Route plan and greenery



New construction scheme and improvement reports

8. Location



Central Station
6 minutes by car
450 m



Bus stop
10 minutes walk
750 m



Supermarket
4 minute walk
300 m



Pharmacy
1 minute walk
90 m



Disclaimer

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