

**INNOVATE,
GROW, BUILD**



Innovate. Grow. Build.

We create projects that help change the future.

Thanks to over half a century's solid corporate history, we are one of Italy's leading general contractors in the civil construction sector.

At Impresa Percassi, we focus on digitisation, innovation and sustainability. We are aware that sustainability is an integral part of our business approach. It is an essential driver for the company's continuous growth and is indispensable to our production system's efficiency.

IMPRESA PERCASSI

With over half a century's solid experience, Impresa Percassi operates in the civil construction sector on behalf of domestic and international private customers.

Growth over the years has been based on a **solid digital and technological transformation** of processes, evolving the business model from a family construction company to a top player in the general contracting segment. The company's development is partly because of its opening to the capital market and partly to a **progressive internationalisation process through its subsidiary Percassi Bâtiment**, which operates in French-speaking markets.

Impresa Percassi is part of the COSTIM Group, a leading national, industrial integrated and digitised player. It operates throughout the entire real estate production chain for the 'turnkey' construction of large urban regeneration projects for itself and third parties.





260 M€

production value

data as of 31/12/2022



164

resources

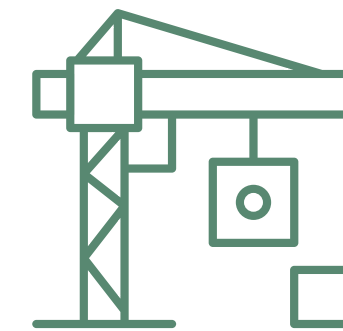
data as of January 2023



300 M€

forecast 2023

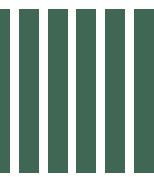
data as of December 2022



18

construction sites
in Italy, Belgium
and France

data as of 31/12/2022



VISION

To be a top-level industrialised and digital leader for the most developed markets and prestigious domestic and international partners.

MISSION

The Impresa Percassi philosophy is to innovate, grow and build. The company wants to innovate and create value in terms of quality, technology, reliability, and environmental and human respect.

CHORUS LIFE BERGAMO

References

Years: 2018-2023

Customer: Chorus Life

Type of operation: redevelopment

Project value: over 400 M€

The first model of an innovative smart district replicable in Italy and worldwide. Chorus Life Bergamo is a major urban redevelopment project and will be on a former brownfield site. Innovative new building model entirely managed by a single integrated and proprietary digital platform created by GSM (a COSTIM Group business unit).



BOCCONI URBAN CAMPUS

References

Years: 2016-2020

Customer: Università Commerciale L. Bocconi

Type of operation: Student housing

It is part of the redevelopment of the former Centrale del Latte (Central Dairy) on Via Sarfatti in Milan. The area includes the 300-bed Residenza Castiglioni student accommodation, the new headquarters of SDA Bocconi, with three buildings (Master, Executive, Office) for teaching and management, and a sports and recreation centre with an Olympic-size swimming pool open to the general public.



BIO-MEDICAL CAMPUS

References

Years: 2021 - in progress

Customer: Biomedical Campus University General Hospital

Type of operation: Student housing

Construction of a new teaching building and underground garage for the Rome Biomedical Campus University.

The ground floor features a large double-height lobby with eight classrooms spread over the ground and first floors. It also houses an auditorium holding up to 330 people, a Simulation Centre, a cafeteria, offices, a study room and a Chapel. The underground car park has 624 parking spaces plus 68 surface parking spaces.



ABITARE IN MAGGIOLINA

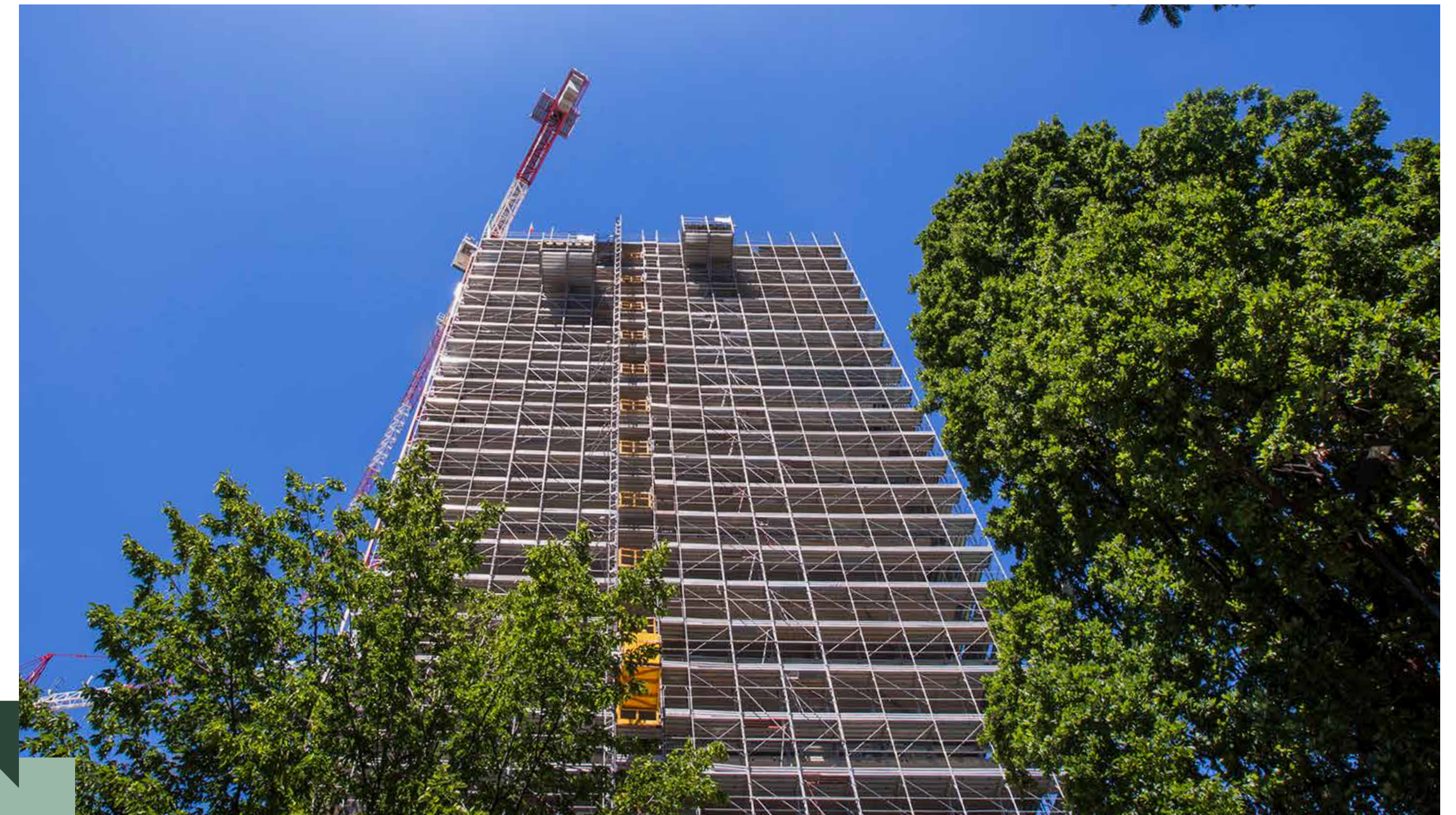
References

Years: 2018-2020

Customer: Abitare In S.p.A.

Type of operation: residential

The complex, set in a recreational green area of over 7,000 square metres, features a ten-storey 'Gardens' building and a fifteen-storey 'Sky Tower'. The 125 flats offer high-performance thermal and acoustic comfort. Each flat also has a large terrace, designed to be a covered loggia surrounded by greenery.



MILANO CITY VILLAGE

References

Years: 2020 - in progress

Customer: Abitare In S.p.A.

Type of operation: residential

Milano City Village comprises 166 flats in two buildings, City Plaza and City Garden, featuring architecture alternating between modern shapes and classically inspired spaces. The desire to restore an authentic dialogue with the natural surroundings is most apparent in the habitable loggias along all the façades.



STUDENT HOUSE VIA FRIGIA

References

Years: 2021 - in progress

Customer: Castello SGR

Type of operation: Student housing

The new building will have the typical English college layout, with hints of Milanese architecture through materials such as Ceppo di Grè tiles. Construction involves creating two main bodies: body A with five floors above ground, body B with six floors above ground and a basement common to both buildings.



CAGLIARI STADIUM

References

Years: 2018 - in progress

Customer: Cagliari Calcio

Type of operation: sports infrastructure

Cagliari's new stadium will have a 25,200-seat capacity (expandable to 30,000), adapted to host Serie A, UEFA and international matches. The project includes building a hotel with around 122 rooms, a 4,500-square-metre SPA and the landscaping of 150,000 sqm of outdoor areas.





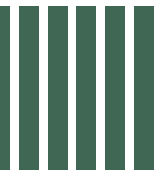
BIM

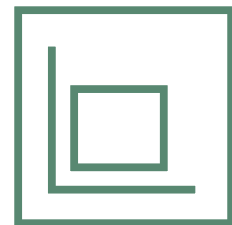
Building Information Modeling

Impresa Percassi is becoming increasingly innovative and digital by applying BIM (Building Information Modelling) at every stage of the design and construction process. This new model-based process management methodology allows significant savings in project times and costs.

BIM applies to every phase of a project, from the design phase through to construction, maintenance and decommissioning, ensuring the efficient transmission of information between the various participants in the building process.

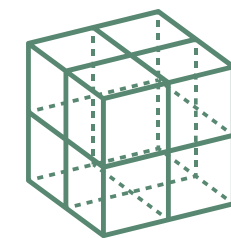
The BIM model's characteristic advanced digitisation, linked to planning and budgeting through the company's WBS, enables integrated and more efficient order management across multiple dimensions (2D, 3D, 4D, 5D, 6D, 7D).





2D

extraction from 3D models of design drawings for the construction site



3D

modelling of the elements, coordination of disciplines and resolution of geometric interferences



4D

planning and monitoring of site activities by studying the three-dimensional representation of the phases and different operational scenarios



5D

monitoring the costs and economic performance of the job order by checking model quantities



6D

digitised management and maintenance of the work done



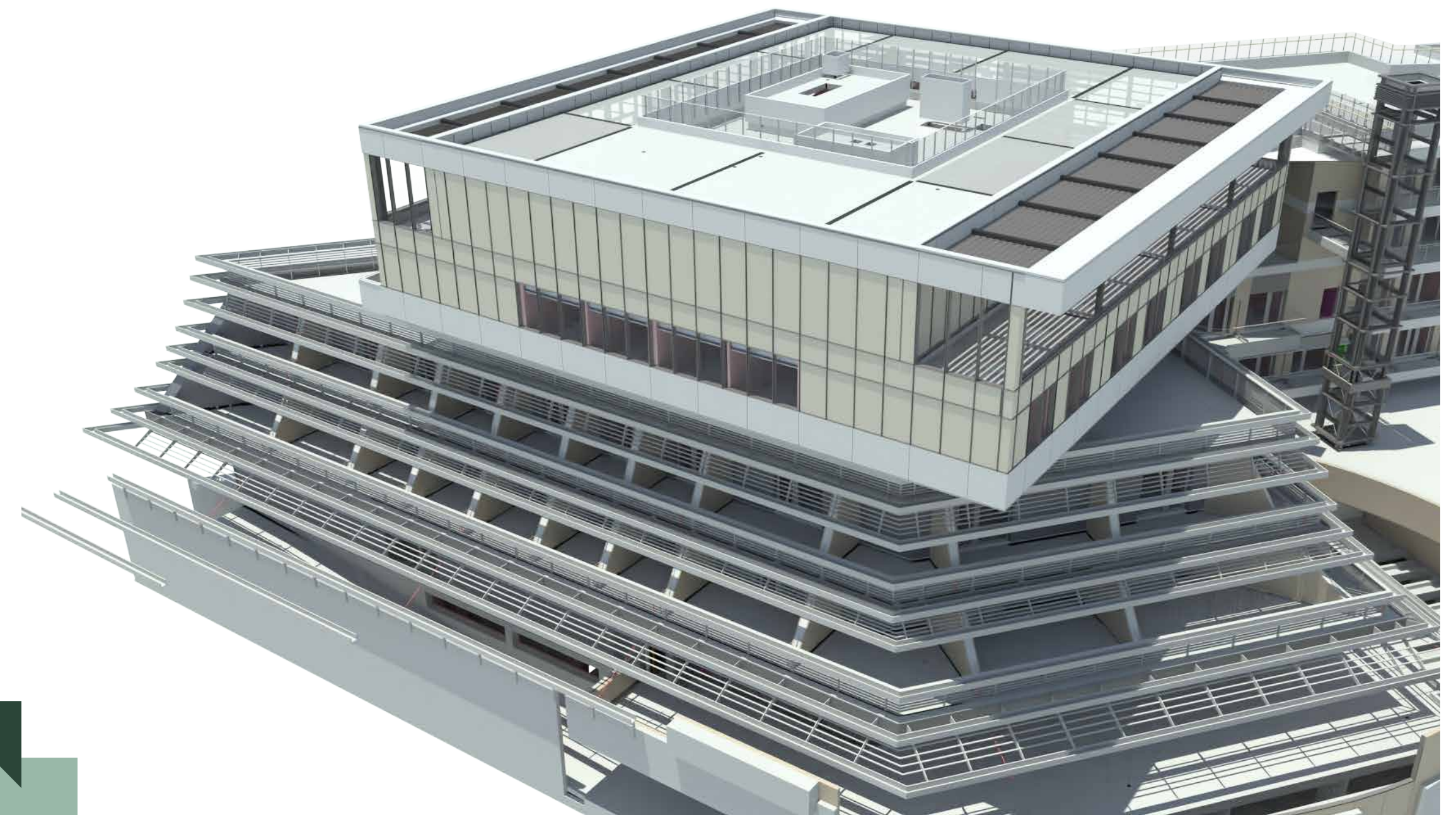
7D

environmental, economic and social sustainability of projects

BIM

Building Information Modeling

ASSOBIM numbers among Impresa Percassi's important partnerships with the most cutting-edge organisations dealing with the building of the future. ASSOBIM is an association of companies, businesses, studios and professionals seeking to spread BIM, promote digitisation in the building sector and the OPEN BIM approach to collaboration in the design, construction and management of buildings and infrastructures, and to act as a spokesperson for the demands of the entire BIM 'technology' chain. In addition, by using virtual and augmented reality technologies, Impresa Percassi makes it possible to view 3D models superimposed on a building directly on smartphones or through a headset, thus verifying proper construction or identifying non-visible elements such as plant distribution. It has also integrated industrial 3D printing production in recent years.





SKILL CLUSTERS

Urban regeneration

As a general contractor, Impresa Percassi brings sustainable value to its contracts through specific development, design, implementation and digital skills. It also manages and directs its work on the sustainable valorisation of real estate and urban regeneration.

Case history - Smart district Chorus Life Bergamo

Chorus Life seeks to protect the planet by meeting nine of the Sustainable Development Goals included in the 2030 Agenda for Sustainable Development signed by UN member states.

This system is structured around energy efficiency verging on self-sufficiency and is monitored by digital technology and Artificial Intelligence.

Chorus Life Bergamo

70,000 sqm

land regenerated and returned to society

85,000 sqm

construction of a roof covering

100.000 sqm

reclaimed land with removal and disposal of polluting material

Stitching together the city, previously fragmented by a physical and social urban void



SKILL CLUSTERS

Renovation of listed buildings

It meets the best construction and renovation performance of listed buildings, exercising its expertise in the field, proving able to dialogue with the restrictive institutional reference structures while maintaining a consistent ability to respect, protect and enhance cultural, landscape and territorial assets.



SKILL CLUSTERS

Large-scale residential

It actively helps create highly innovative and original neighbourhoods and residential complexes, able to extend over sizeable areas with a view to urban regeneration, sustainability and individual well-being. This design approach involves a high degree of customisation based on specific needs featuring high performance and can fulfil a wide range of demands.



SKILL CLUSTERS

Sustainable international supply chain

Establishing and maintaining a solid supply chain is of primary and strategic importance for a successful project. Thus, it promotes a sustainable procurement process with delivery capability based on a thorough supplier and subcontractor validation process. To provide this, Impresa Percassi uses supply networks selected mainly according to the geographical proximity of construction sites.

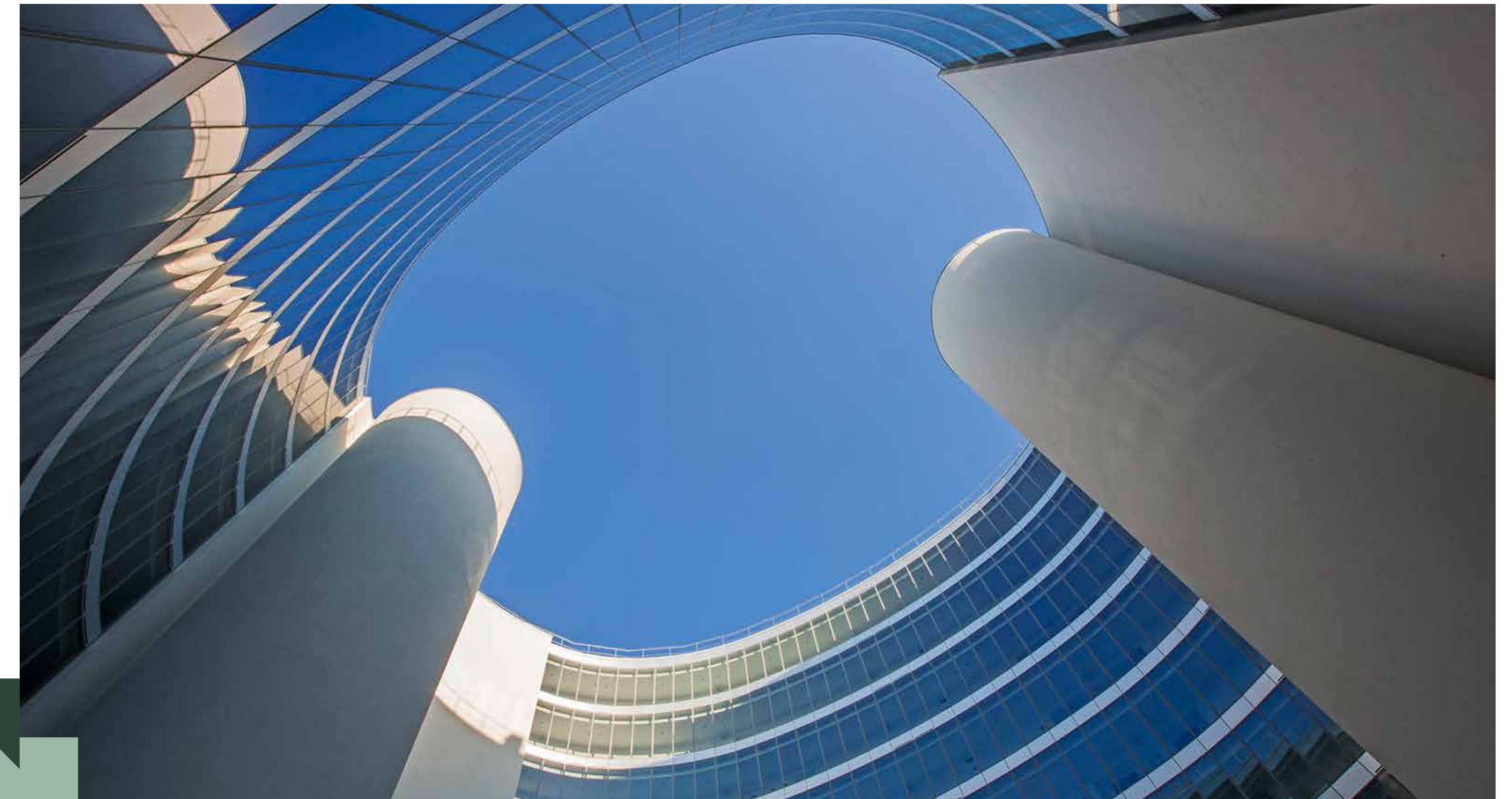




Qualification Evaluation Scouting Taylor-Made

Impresa Percassi's intuitive and efficient platform designed for suppliers and partners. The registration and pre-qualification procedure allows you to provide the documentation required to join the Supplier Register.

QEST allows all partners and suppliers to participate in Impresa Percassi's tender invitations and seek qualification for the award of contracts and orders.





ESG

An increasingly sustainable business model

For Impresa Percassi, adopting a sustainable approach means helping to change the future of the building industry and its environment by adopting a structured Quality, Safety and Environmental Management System.

Risk-based thinking approach

Quality

Identifying, analysing and promptly managing possible non-conformities to prevent, mitigate, rapidly intervene and continuously improve involves the organisation at all levels and in all functions.

#BuildingSafety

Safety

The programme aims to improve occupational safety, health and well-being by involving all companies working with Impresa Percassi to systematically reduce job-related injuries and illnesses.

Prevention, monitoring and measurement of results

Environment

With a view to continuous improvement, the company is a member of GBC – Green Building Council Italia – established to guide and support the construction sector towards sustainable design, construction, use and maintenance standards.



ESG

Sustainability Report

Confirming the group's commitment to integrated reporting of its economic, social and environmental performance, the second edition of the Impresa Percassi Sustainability Report was published in 2021.





ESG

Certified quality





ESG

Certified quality - LEED certification

The LEED system seeks to promote the construction of environmentally friendly, sustainable and energy-efficient buildings that blend into the environment with the least possible impact. Impresa Percassi prides itself on 15 LEED-certified projects.



5

LEED Platinum certified projects



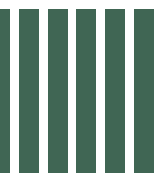
8

LEED Gold certified projects, plus one pending assessment



1

LEED Silver certified project



ESG

Certified quality - BREEAM certification

BREEAM® is a certification system promoted and managed by the Building Research Establishment. It aims to classify and certify the environmental sustainability of buildings and places a significant focus on social issues. BREEAM promotes innovation, sustainability values and efficiency, developing attractive property investments and generating sustainable environments that improve people's well-being.

**2**

BREEAM Very Good
certified projects

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