



Milano Certosa District



Our Company

WHO WE ARE

RealStep is a **real estate investment company** set up by its founders **Stefano Sirolli & Pietro Guidobono Cavalchini**, together with the experienced private equity professional **Francesco Sironi**.

OUR TARGET

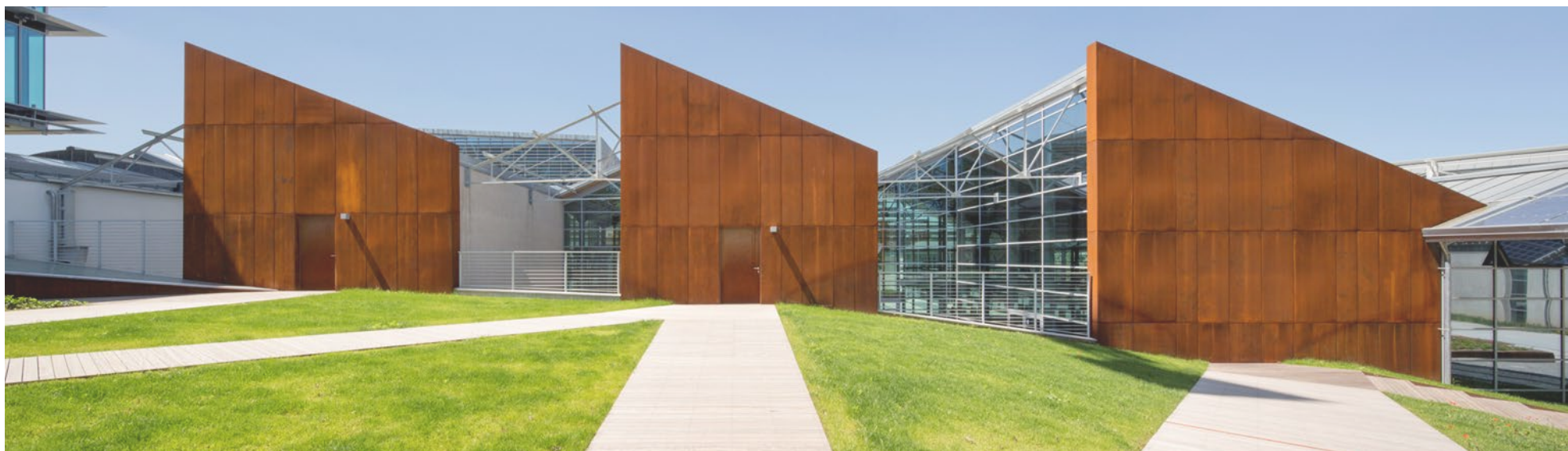
RealStep focuses on the **development of disused industrial areas and complex buildings** that require restructuring or revamping, mainly located in Milan in the **30-200 million** range of **investment**.

STRATEGY

RealStep raises **capital** dedicated to **specific projects** among its **managers & professional investors** (both institutional & private).

OUR KEY DRIVERS

"Think laterally & aim for excellence: always being disruptive, brave, fair & passionate"



RealStep Track Record

TOTAL OF DEVELOPMENTS

367,000 sqm

MILAN
LONDON

Italtriest	2022/-
Espinasse	2022/-
Brunetti	2022/-
Barrella	2022/-
Via Serio 5	2021/24
Ex Capannone Gianese	2018/21
Ex De Angeli	2018/22
Ex Koelliker	2020/-
Ex Sandvik	2019/-
Pennellificio	2018/-
La Forgiatura + Arcadia	2008/19
Post Office	2006/08
Ex General Electric (III)	2016/17
White & Green	2006/08
Ex Richard Ginori	2002/07
Ex Nestlé	2004/05
Ex General Electric (II)	2003/07
Ex Riva Calzoni	2000/03
Ex General Electric	1998/00
Ex Schlumberger	1997/99

RealStep SICAF

- Via L. di Breme 79
- Via Espinasse 172
- Via Brunetti 9
- Via Barrella 6
- Via Serio 5
- Via Marelli 10
- Via Ripamonti 89
- Via G. da Udine 45
- Via Varesina 184-204
- Viale Espinasse 152
- Via Varesina 158/162
- Howick Place (London)
- Via Tortona 35
- Via Tortona 37-39
- Via Lodovico il Moro 25/26
- Via Bergognone 46
- Via Tortona 35
- Via Stendhal 34/36
- Via Tortona 35
- Via Savona 97

CERTOSA

RIPAMONTI

CERTOSA

TORTONA

RealStep in Milano

3 CERTOSA ongoing

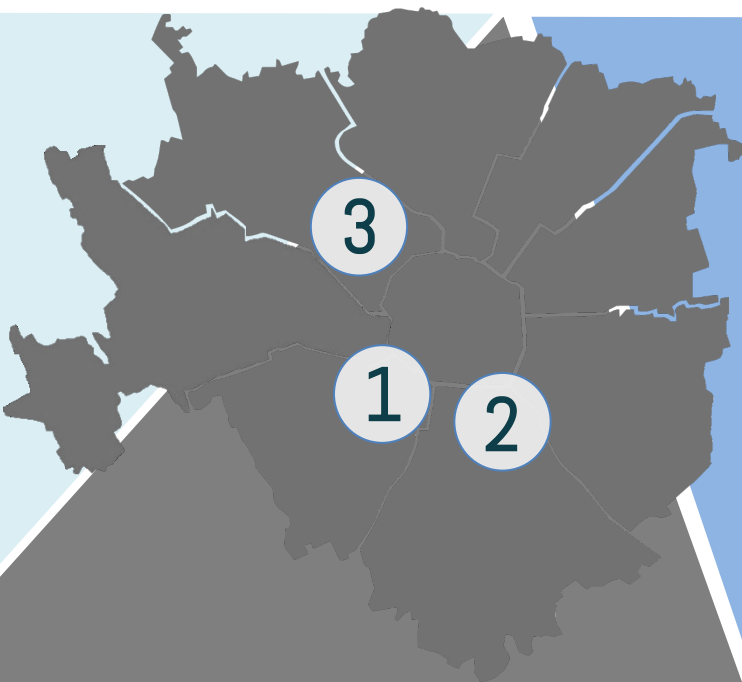
- RealStep started investing into the District several years ago. We are currently re-generating a new vibrant destination, while creating value
- Get ready to experience the new destination, where style, culture and innovation converge to create the ultimate cool district

1 TORTONA 1997-2018

- In 20 years acquired & developed more than 250,000 sqm in Zona Tortona & the area surrounding the Station of Porta Genova
- Since then, the area has been totally requalified. Now it is one of the most vivid & desirable areas of the city, and the Milan district known for art, fashion & design

2 RIPAMONTI 2017-2024

- Invested in the Ripamonti area from 2018 buying a 18,500 sqm complex
- Revamped it from a warehouse to Golden Goose's HQ & sold it in 2021
- Proceeded with the sale of another asset in 2022 & sold the last asset of the Compartment in July 2024



Certosa District: the heart of Milan North-West regeneration

MIND- Human technopole

35.000 people
1.000.000 sqm
University, life sciences labs,
residential, offices, green park

Milano Certosa District

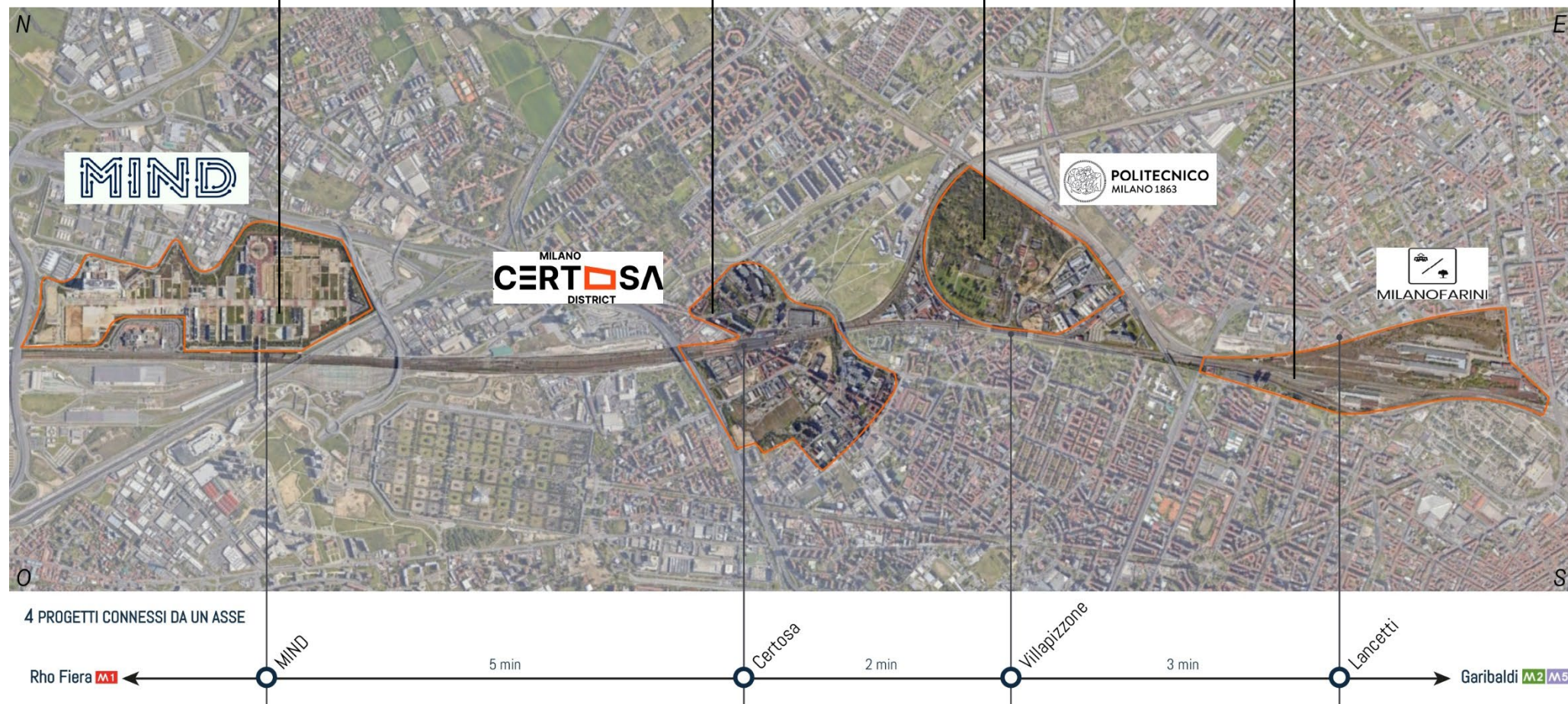
9.000 people
98.000 – Up to 200.000 sqm
Offices, retail, restaurants,
design and manufacturing labs

Goccia – Polytechnic of Milan

45.000 people
105.000 sqm
Polytechnic of Milan, student
housing, green park

Ex- Scalo Farini

15.000 people
450.000 sqm
Residential, offices, green park



Certosa District Urban Regeneration

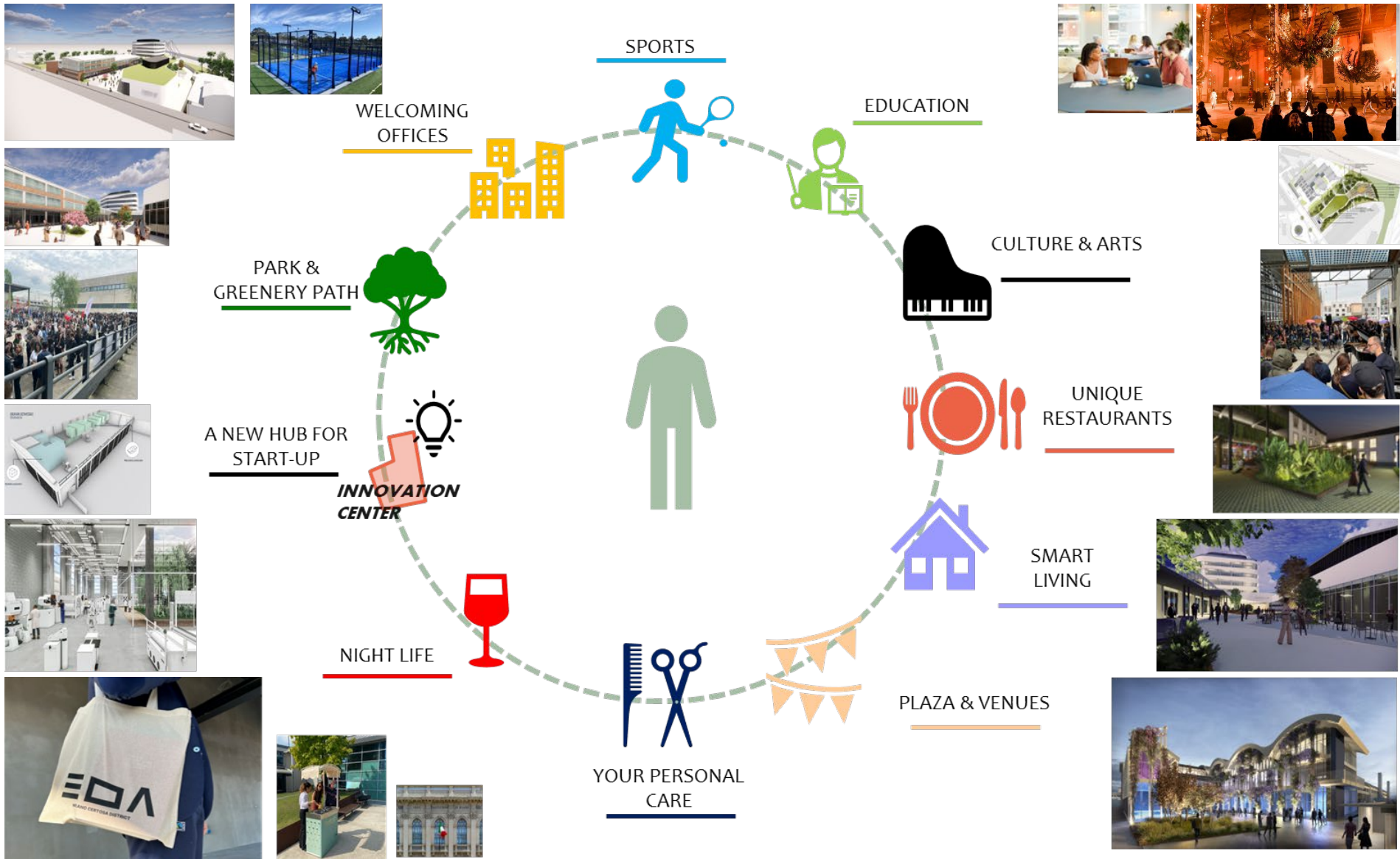


A unique Place where Talents meet Opportunity



RealStep is transforming the Certosa District into a unique and dynamic district of Milan in order to attract workers through the presence of offices' premises as well as tourists, artists and to create social retail and cultural spaces.

Services & Places created around People



Directions: Milano Certosa Place Making

Vini naturali,
nicchia in crescita

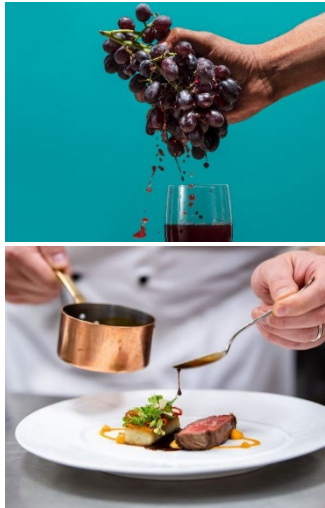
e. A. Galati,
10, G. Schifani

Lo studio evidenzia una preferenza per i vini tra i giovani e tra i consumatori attenti all'ar

07/2023



AUTHENTIC
FOOD DISTRICT



Risultano "pressoché introvabili" gli operai specializzati del tessile e dell'abbigliamento, così come quelli addetti alle rifiniture delle costruzioni, i fonditori, i saldatori, i lattonieri, i calderai, i montatori di carpenteria metallica e i fabbri ferrai.

ANSA.it

09/2023



INNOVATIVE
MANUFACTURE &
ARTISANAL DISTRICT



Milano città della musica:
"Diventerà come Austin e Toronto"

Le parole del sindaco Beppe Sala nel suo quotidiano podcas "Buongiorno Milano"

MT

02/2023



MUSIC DISTRICT



2024 Events in Milano Certosa District



La Forgiatura Then & Now

THEN



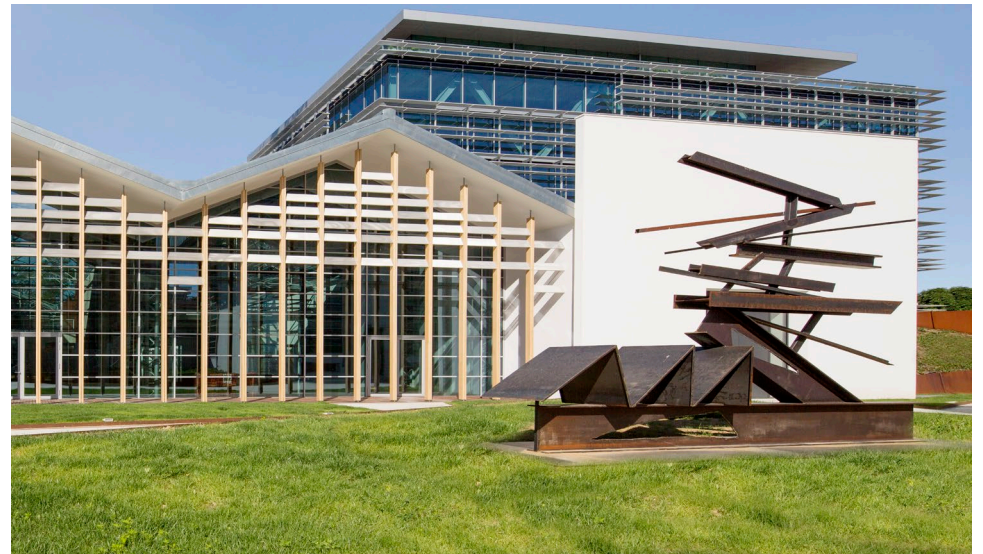
NOW



La Forgiatura Then & Now



La Forgiatura Then & Now



Compartment 2 - Via Varesina 204 and 184



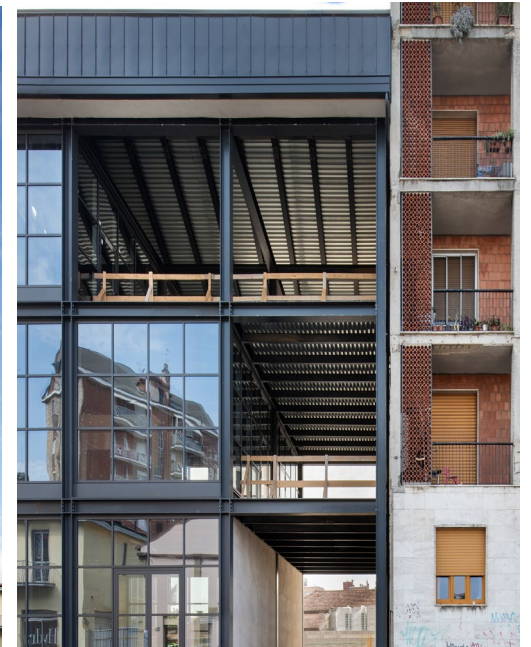
V204 Le Botti Then & Now



V184 La Fabbrica



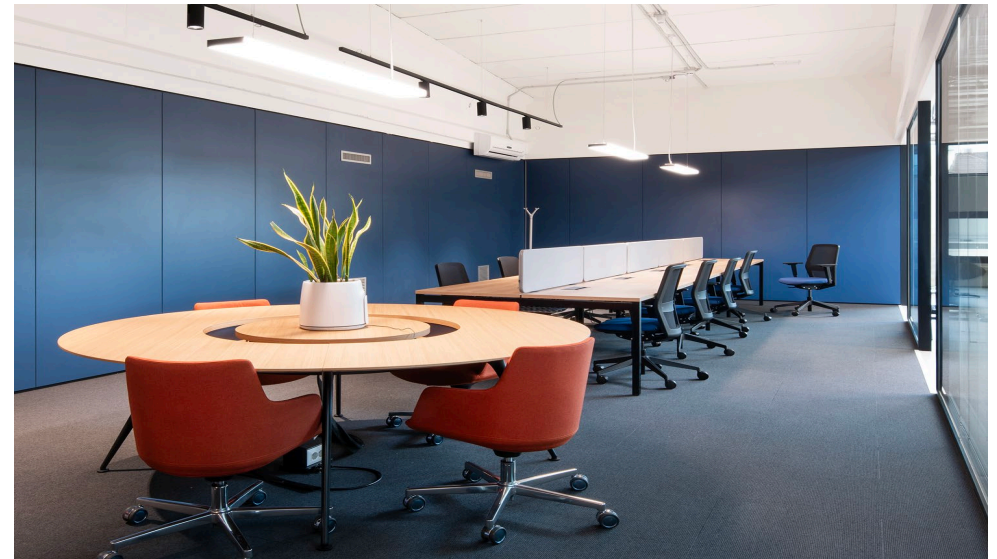
V173: Pennellificio Then & Now



CoFactory Designtech Then & Now



CoFactory Designtech



Thank You!

RealStep SICAF S.p.A.

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www.realstep.it



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The information contained in this document concerns the project (the "Project") to set up a Company pool of money (the "Compartment"), aimed at realizing the investment described. The future implementation of the Project described in this document will require resolutions by the competent bodies of the Company and the collection of subscriptions for the Compartment's shares for an amount appropriate to the financial needs related to the implementation of the Project.

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