

Replata Finance

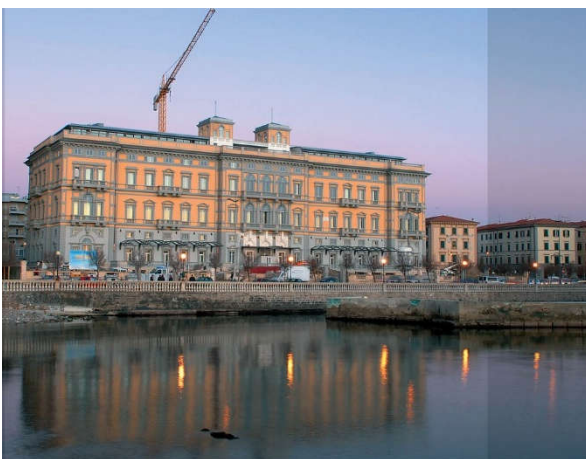
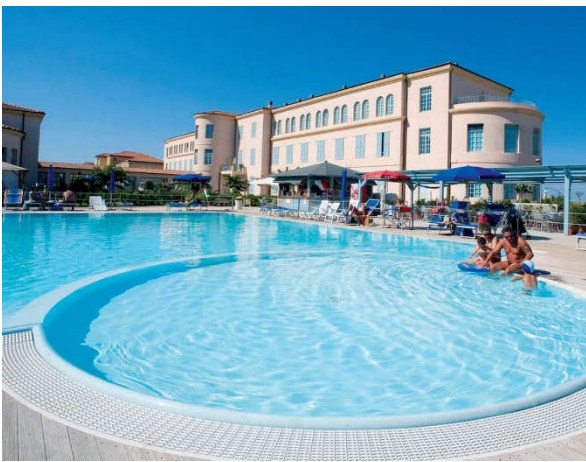
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Replata Finance is in charge of dealing:

1. HOTEL GROUP IN ITALY

A real estate package of 17 hotels, 4 and 5 stars, in Italy, mostly located in Bologna, Padua, Cortina, Florence, Pisa, Viareggio, Livorno, Syracuse and Trapani, for a total of about 1800 rooms, and a well-allocated business center, overall Request 260M, Yield 5%

Hotels can also be treated individually or in smaller packages, according to individual costs.



Hotels Group List

Pisa, 5 stars Hotel, build in 2010, 97 rooms (Superior, Deluxe, Junior Suite, Suite) + 27 Family rooms; 8.390 sqm (Hotel area) + 1200 sqm (Family rooms) + 14700 sqm (Outdoor area); Facilities: restaurant, large park, outdoor pool, solarium, panoramic terrace, roof garden, american bar, wellness center with turkish bath, conference center with events area, parking; Annual Rent: 1M; Request: 20M

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Bologna, 5 stars Hotel, build in 2009, 82 rooms (Superior, Deluxe, Junior Suite); 3.400 sqm (Hotel area); Facilities: restaurant, lounge bar, conference center with events area, parking; Annual Rent: 800K; Request: 16M

Siracusa, 5 stars Golf Resort, build in 2013, 102 rooms (Superior, Deluxe, Junior Suite, Suite); 10.000 sqm (Hotel area) + 17.000 to be developed (a 40 Apartments Residence + 40 Villas); Facilities: restaurant; 18 hole Golf Course; Club House; outside pool; health centre; conference center and events area; outdoor parking; Annual Rent: 600K (the Hotel) ; Request: 34M

Note: substantial real estate value: 35,000 cubic meters, when fully operational it makes 6M

Viareggio, 4 stars Hotel, build in 2014, 90 rooms (Superior, Deluxe); 2.600 sqm (Hotel area) + 2.500 sqm (Outdoor Area); Facilities: restaurant, lounge bar, outside pool, parking; Annual Rent: 700K; Request: 14M

Cortina, 4 stars Hotel, build in 2006, 98 rooms (Superior, Deluxe, Junior Suite) + 42 Family rooms; 4.800 sqm (Hotel area) + 3.500 sqm (Outdoor area); Facilities: restaurant; wellness center with sauna, turkish bath, whirlpool, indoor pool and gym, conference center and events area, parking; Annual Rent: 600K; Request: 18M Note: substantial real estate value, Winter Olympic Games 2026

Pisa, 4 stars Hotel, build in 2003, 102 rooms (Superior, Deluxe); 5.810 sqm (Hotel area) + 3.900 sqm (Outdoor area); Facilities: restaurant, outdoor pool, conference center with events area, parking; Annual Rent: 550K; Request: 11M

Padova, 4 stars Hotel, build in 2004, 95 rooms (Superior, Deluxe, Junior Suite); 6.030 sqm (Hotel area) + 2.580 sqm (Outdoor area); Facilities: restaurant, conference center with events area, parking; Annual Rent: 450K; Request: 9M

Livorno, 5 stars Hotel, build in 2009, 123 rooms (Superior, Deluxe, Junior Suite, Suite); 14.080 sqm (Hotel area) + 9.000 sqm (Outdoor area); Facilities: restaurant, large park, outdoor pool, solarium, panoramic terrace, roof garden, american bar, wellness center with inside pool, conference center with events area, parking; Annual Rent: 1.2M; Request: 26M

Trapani, 5 stars Hotel, build in 1996, 55 rooms (Superior, Deluxe, Junior Suite, Suite) + 47 Family rooms; 5.500 sqm (Hotel area) + 2.500 (Family Rooms) + 25.000 (Outside Area); Facilities: restaurant; private beach; outside pool; health centre; conference center and events area; outdoor parking; Annual Rent: 600K (the Hotel) ; Request: 13M

Trapani, 4 stars Hotel, build in 1992, 70 rooms (Superior, Deluxe, Junior Suite); 4.650 sqm (Hotel area); Facilities: restaurant, conference center with events area, parking; Annual Rent: 410K; Request: 7M

Erice Mare (TP), 4 stars Hotel, build in 1998, 104 rooms (Superior, Deluxe, Junior Suite); 8.000 sqm (Hotel area) + 30.000 (Outside Area); Facilities: restaurant; private beach; outside pool; tennis court; beach volleyball court; conoe and surf rental; conference center and events area; outdoor parking; Annual Rent: 900K (the Hotel) ; Request: 18M

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Favignana (TP), 4 stars Hotel, build in 2010, 19 rooms (Superior, Deluxe) + 56 Family rooms; 2.000 sqm (Hotel area) + 2.934 (Family Rooms) + 5.000 (Outside Area); Facilities: restaurant; american bar; outside pool; amphitheatre; diving center; outdoor parking; Annual Rent: 400K (the Hotel) ; Request: 8M

Erice (TP), 4 stars Resort, build in 2017, 53 room apartments (Superior, Deluxe); 5.000 sqm (Hotel area); Facilities: restaurant; outside pool; health center; Annual Rent: 300K (the Hotel) ; Request: 6M

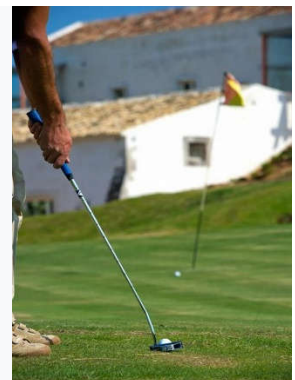
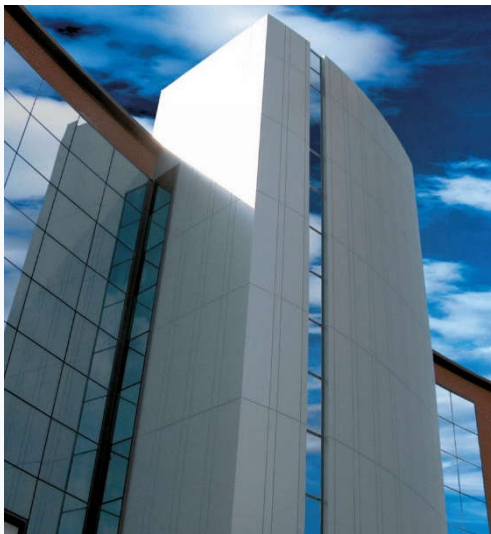
Tirrenia (PI), 4 stars Resort, build in 2019, 120 rooms (Superior, Deluxe, Junior Suites); 8.000 sqm (Hotel area) + 18.400 (Outdoor area); Annual Rent: 900K (the Hotel) ; Request: 18M

Trapani, 4 stars Hotel, build in 2019, 50 rooms (Deluxe, Junior Suite, Suite); 4.000 sqm (Hotel area); Annual Rent: 350K; Request: 7M

Firenze, 4 stars Hotel, build in 2019, 100 rooms (Deluxe, Junior Suite, Suite); 3.500 sqm (Hotel area); Annual Rent: 700K; Request: 14M

San Giuliano Terme (Pisa), 4 stars Hotel, build in 2019, 120 rooms + 60 Family rooms; 9.700 sqm (Hotel area); Annual Rent: 1.1M (the Hotel) ; Request: 21M

Pisa, Business center, 13.500 sqm + parking; Annual Rent: 1.8K; Request: 30M



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2. NEW BUILDING COMPLEX IN PISA

The iconographic towers with the surrounding buildings in the new **Parco delle Torri in Pisa**, currently under construction, will design an entire residential district in the recently expanding part of Pisa, close to the new regional hospital and convenient to the various university centers, which see in Pisa 3 universities - Normale, Sant'Anna and Statale - with over 50,000 students.

Private Negotiation.

Le Torri – 9.300 sqm, structure started, with building permit to complete

The Cisanello Park – 7.350 sqm, building permit ready to start



The complex will be built on an area of about **five hectares** located along the new access route to the new hospital, close to the new Provincial Administration headquarters, the Court and the new Municipal Library, convenient to the various University sites.

The area is also characterized by a strong attraction for **social relations, leisure and free time** (San Pio X church, Arci club, multiplex cinema ...). The project involves a building around a vast urban park of about one hectare, enhanced by the presence of some bodies of water.

The entire complex is strongly characterized by the construction of **two residential towers** that will have the double value of a reference and symbol pole: 45 meters high, they will dialogue, in fact, at a distance with the monumental presence of Piazza dei Miracoli and the Leaning Tower.

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L'intero intervento sarà **protetto dalla circolazione automobilistica che verrà raccolta sulla cintura esterna dall'ampio sistema dei parcheggi**. Complessivamente, è prevista la realizzazione di circa **400 unità abitative**, con alcuni **piccoli inserimenti commerciali**, pensati per garantire un adeguato servizio alle necessità primarie dei residenti.

The entire intervention will be protected from motor vehicle traffic which will be collected on the outer belt by the large parking system. Overall, the construction of **around 400 housing units is planned (the number of units can still be changed according to the chosen destination, e.g. private or students or other)** with some small commercial entries, designed to ensure adequate service to the primary needs of the residents.

In the design, fundamental importance was given to **the use of the latest technologies in the field of energy saving** of buildings as well as the production of alternative energies.

The executive design, in order to improve the formal and qualitative level of the execution of the work, arises from the design synergy between the masterplan's editor and **a prestigious international signature** of important and significant European architectural works.



Note: on the 9.350 sqm Area, 2 residences were built on the street side, a supermarket, the metal bearing structure of the Towers. The internal partition project can still be modified.

7.350 sqm of slu are still to be built. The project can be modified and merged according to needs.