

2024 COMPANY
PROFILE





COMPANY PROFILE



MICHELAZZI
QUINDICI



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01

Corporate

Our mission

AD Casa group was founded in 2010 on the initiative of Andrea Duranti and it is represented by companies operating in the real estate field. Following the global economic and financial crisis of recent years, Andrea Duranti, aware of the value of flexibility in times of limited resources, created the conditions for a very dynamic business management, carrying out real estate development and trading operations.

Thanks to its multichannel strategy in the residential, tourist-accommodation, commercial and management segments, the AD Casa group is able to take advantage of its know-how to effectively seize future opportunities in the various market segments.

The company has experimented with new alternative forms of financing, becoming one of the first real estate groups in Italy to finance three projects thanks to the main crowdfunding platforms in the field.



La nostra missione

Il gruppo AD Casa nasce nel 2010 per iniziativa di Andrea Duranti. La capogruppo AD CASA srl, detiene le partecipazioni di società operanti nel settore immobiliare. Andrea Duranti, ha creato i presupposti per una gestione aziendale molto dinamica, formando risorse aziendali in grado di presidiare l'intero processo produttivo.

Grazie alla propria esperienza multicanale maturata nei segmenti residenziale, turistico-ricettivo, commerciale e direzionale, il gruppo AD Casa è in grado di valutare e cogliere opportunità in modo efficace nei diversi segmenti di mercato.

La società ha sperimentato anche nuove forme di finanziamento alternative, diventando uno dei primi gruppi Immobiliari in Italia a finanziare sei progetti tramite le principali piattaforme di crowdfunding del settore





Identity

For over 20 years, the Andrea Duranti Group has been one of Tuscany's leading real estate companies. We are recognised for the quality of our processes, design and execution of our sites.

Da oltre 20 anni il Gruppo Andrea Duranti è tra le aziende leader nel settore immobiliare in Toscana. Siamo riconosciuti per la qualità dei processi, nella progettazione e nella cura dell'esecuzione dei nostri cantieri.



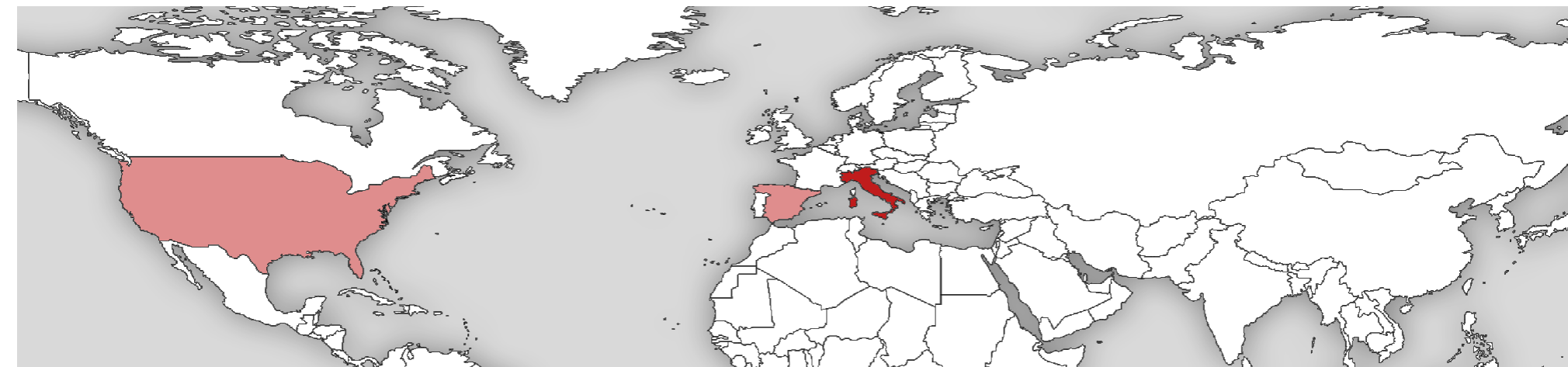
Our strategic development

The company operates mainly in Tuscany and in particular in the city of Florence where it occupies a leadership position with more than 40 operations and 1,000 apartments built. It has specialized in identifying investments, even complex ones, to be developed mostly in the short term.

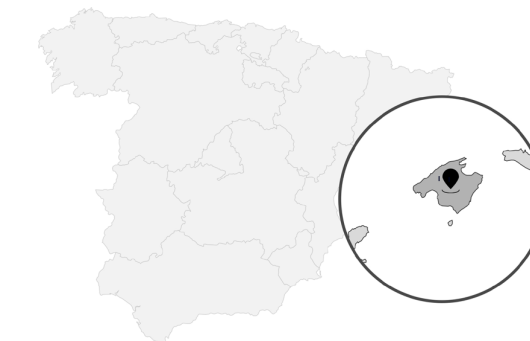
The group is increasing its geographical coverage, expanding its range of action throughout the central-northern area of Italy and in European and non-European countries.

La società opera prevalentemente in Toscana ed in particolare a Firenze dove occupa la posizione di leadership con più di 40 operazioni e 1000 appartamenti realizzati. Si è specializzata nell'individuare e sviluppare iniziative complesse, da sviluppare per lo più nel breve termine.

Il gruppo sta aumentando la propria copertura geografica, ampliando il raggio d'azione su tutta l'area centro-nord del territorio italiano e in Paesi europei ed extra-europei.



USA- CALIFORNIA



SPAGNA - ISLAS BALEARES

Key People

Andrea Duranti
Founder & Ceo



He has been registered in the professional register since 2000 surveyors. In 2000 he founded his first real estate company and carried out his first initiative by converting a building from a former warehouse to a residential unit. From 2000 to 2013 he held various positions in the real estate sector, from responsibility for managing construction sites to managing construction practices. In 2013 he founded AD Casa, at the head of a group of 23 real estate companies, including a foreign sector. He is the promoter of over 100 real estate initiatives in the last few years.

Amedeo Di Stefano
Operative Director



Since 1995 he has collaborated with a leading company of Florentine construction in the acquisition of public and private contracts and in the selection and technical-financial analysis of real estate and industrial interventions. Since the early 2000s it has consolidated its expertise in project management, through the development of various real estate projects and becoming a point of reference for local real estate and banking entities as well as for industrial multinationals operating in Florence and its province. Since 2015 he has collaborated with AD Casa of which he became Chief Operating Officer.



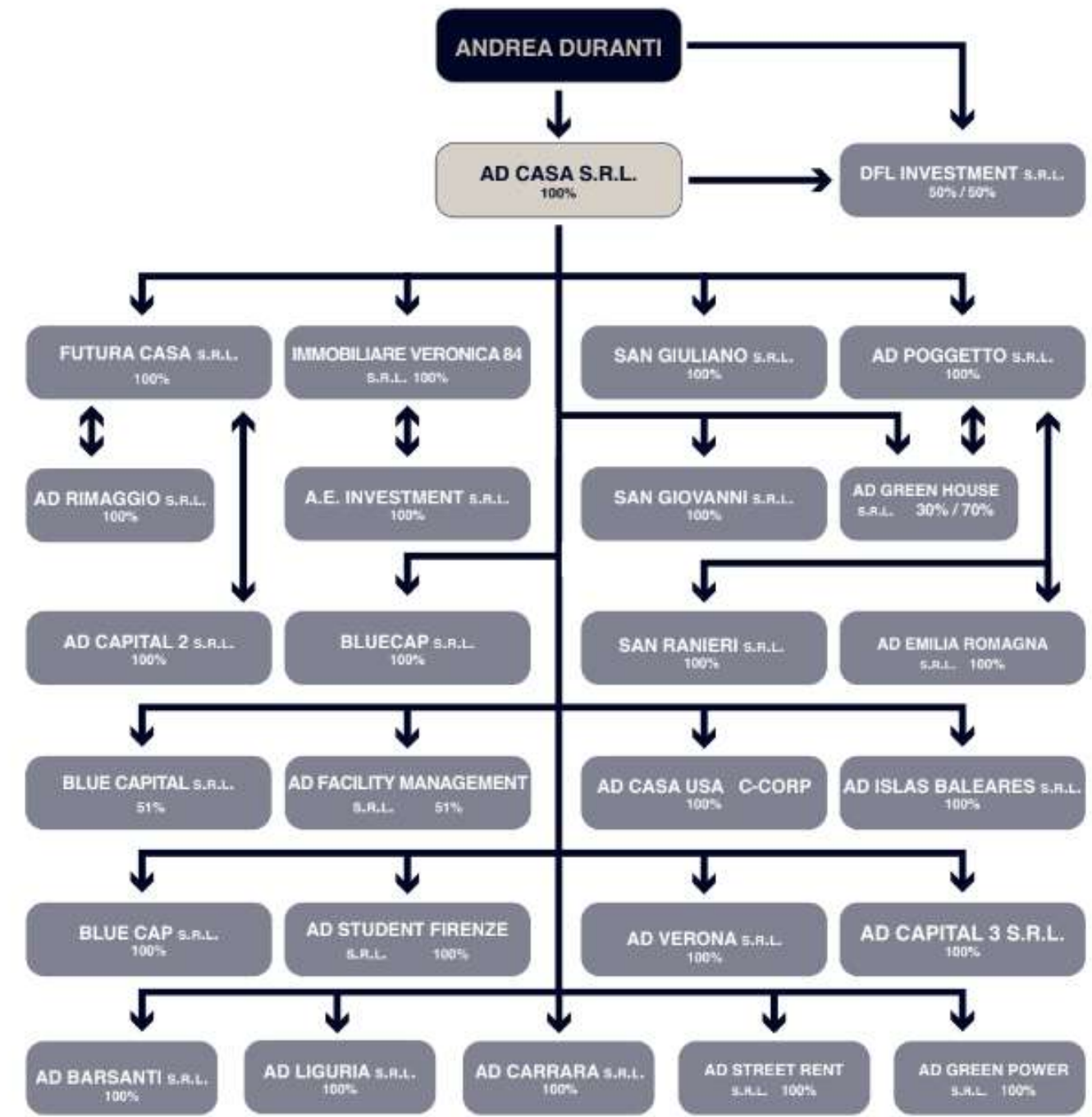
Corporate Structure

The AD CASA group was founded in 2010 by Andrea Duranti and consists of an operating holding company, Ad Casa s.r.l. It undertakes real estate projects directly or through more than 20 special purpose vehicles established for this purpose. Thanks to the development of new projects, the group has managed to generate an increase in revenues up to €23.5 million, despite a temporary reduction in profitability in 2021. The financial position shows an increase in the value of net invested capital from €28.5 million in 2020 to €44.9 million in 2021.

AD Casa's projects are characterized by a flexible development model, with a recurring structure composed of defined cost types and a high speed of commercialization. As an alternative for diversifying funding sources, the group opens some of its real estate projects to equity crowdfunding using special purpose vehicles to ensure a positive cash flow until the sale.

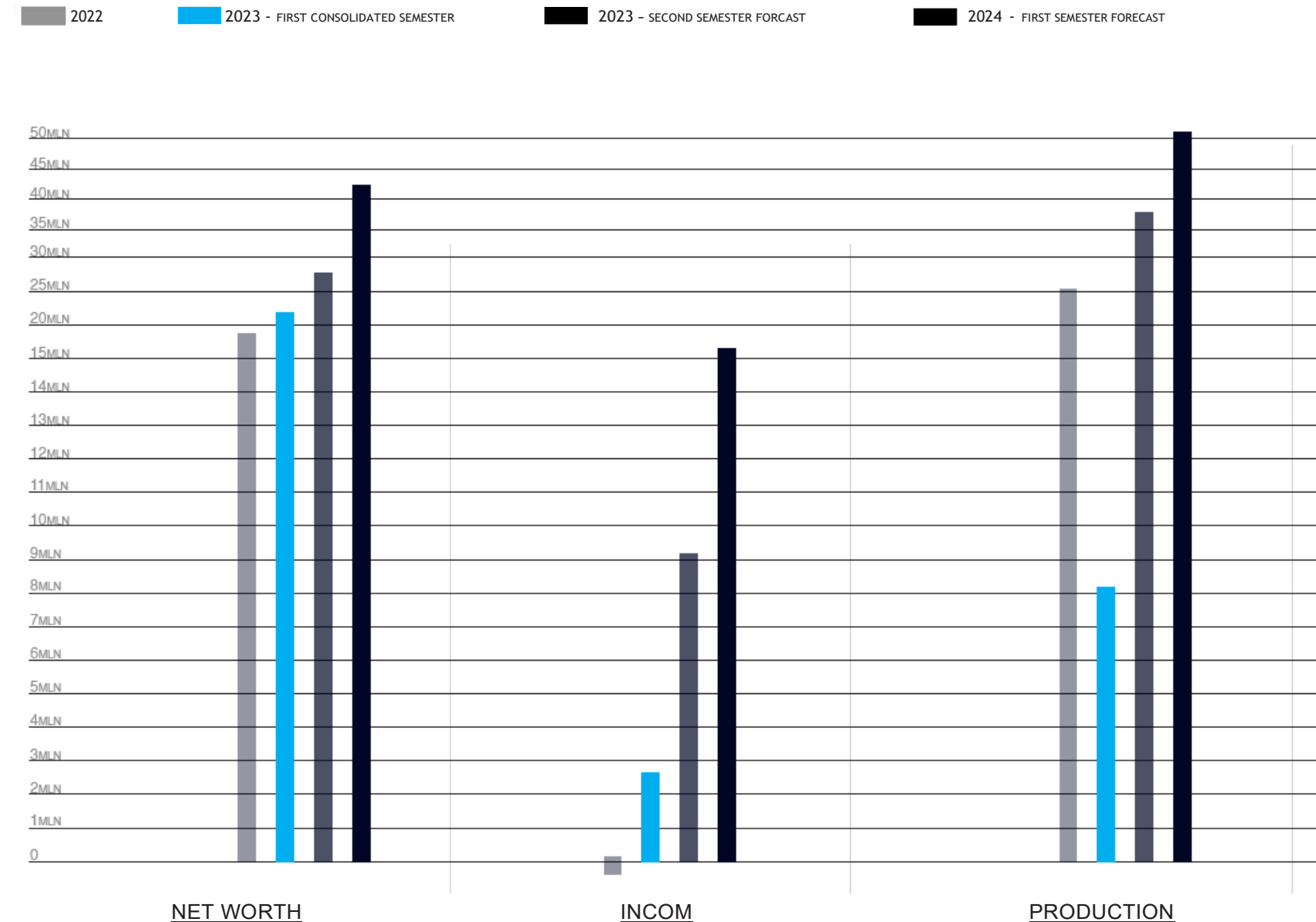
The acquisition, enhancement, and commercialization of various assets result from careful analyses that lead to flexible and constantly evolving projects, with criteria that necessarily take into account the socio-economic changes in our territory.

After consolidating its presence in Tuscany for residential development, Ad Casa aims to expand its business area into student housing and senior housing (RSA) projects.



Reclassified Income Statement

OBJECT	2023	2022	2021	2020
PRODUCTION VALUE	38.104.104	25.969.048	23.586.717	16.129.240
<ul style="list-style-type: none"> Expenses for raw materials purchases of goods, products etc. Services expenses Enjoyment of third party assets Change in goods, products etc. Various management costs 	<ul style="list-style-type: none"> 6.323.918 19.511.047 703.764 --- 3.825.133 	<ul style="list-style-type: none"> 9.789.374 11.455.005 96.634 --- 2.334.184 	<ul style="list-style-type: none"> 12.972.498 5.654.521 70.666 --- 3.016.549 	<ul style="list-style-type: none"> 5.492.780 4.531.147 94.669 --- 1.881.553
ADDED VALUE	7.740.242	2.293.851	1.872.483	4.129.091
<ul style="list-style-type: none"> Expenses for employee work 	<ul style="list-style-type: none"> 621.307 	<ul style="list-style-type: none"> 488.031 	<ul style="list-style-type: none"> 262.711 	<ul style="list-style-type: none"> 121.525
MOL/EBITDA	7.118.935	1.805.820	1.609.772	4.007.566
<ul style="list-style-type: none"> Depreciation / Provisions 	<ul style="list-style-type: none"> 544.178 	<ul style="list-style-type: none"> 3.543.171 	<ul style="list-style-type: none"> 601.981 	<ul style="list-style-type: none"> 88.610
OPERATIVE RESULT (EBIT)	6.574.757	1.737.351	1.007.791	3.918.956
<ul style="list-style-type: none"> +/- Result of financial management +/- Value adjustments 	<ul style="list-style-type: none"> 2.734.068 56.096 	<ul style="list-style-type: none"> 1.218.127 1.306.534 	<ul style="list-style-type: none"> 643.206 32.023 	<ul style="list-style-type: none"> 48.594 4.706
RESULT BEFORE TAXES	3.784.593	1.648.944	332.562	3.865.656
<ul style="list-style-type: none"> Income taxes 	<ul style="list-style-type: none"> 1.091.563 	<ul style="list-style-type: none"> 175.781 	<ul style="list-style-type: none"> 464.116 	<ul style="list-style-type: none"> 928.472
Consolidated net income (loss).	2.693.030	1.824.725	796.678	2.937.184
Result pertaining to third parties	287.328	235.034	144.723	---
Result pertaining to the group	2.405.702	2.059.759	651.955	2.937.184





Your House, your Life

"The pleasure of living in a **contemporary, green** residence with a sober and **elegant** character, in a comfortable and **smart** complex, equipped with all services, where you can relax and enjoy every daily moment."





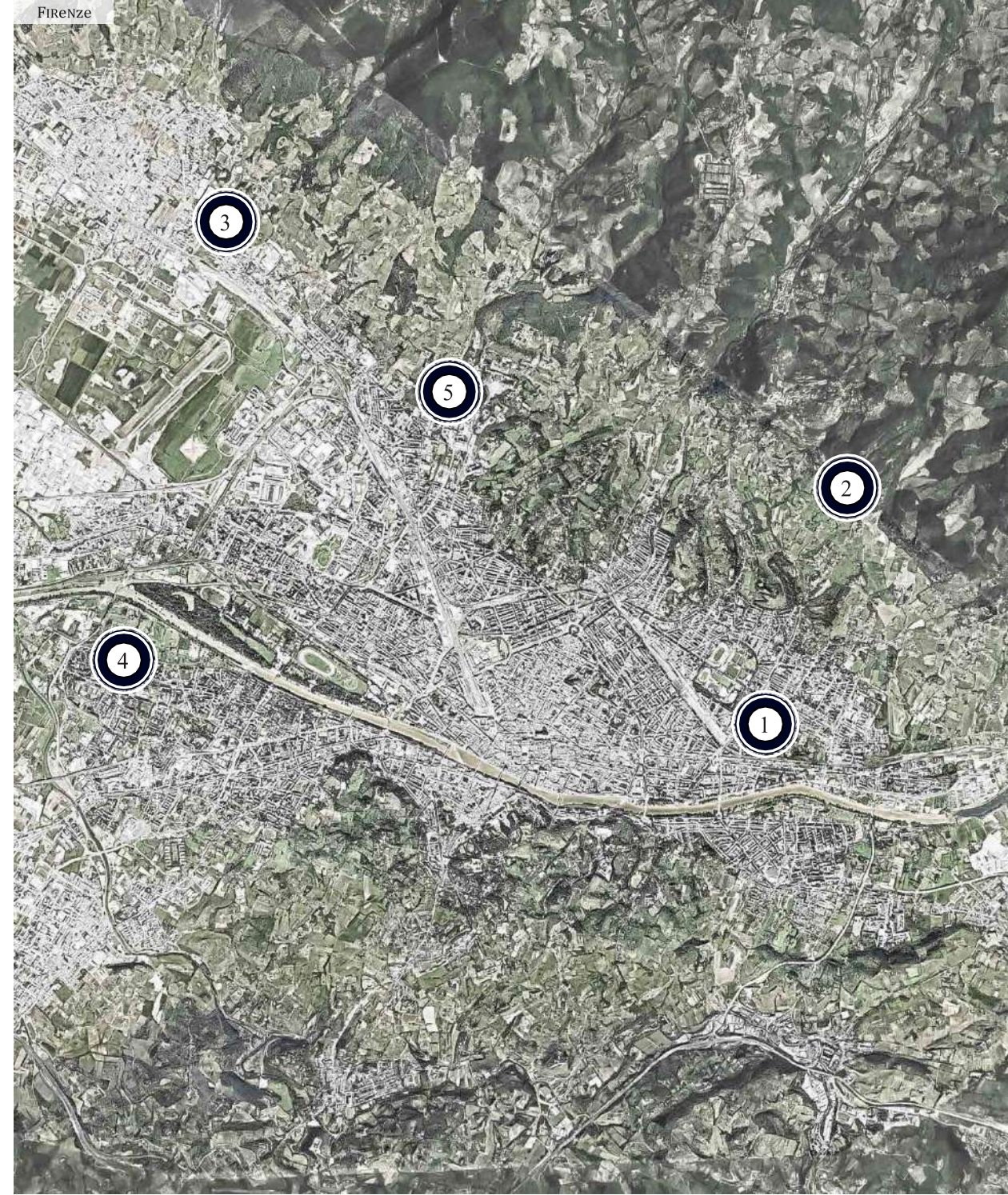
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*Real Estate
Operations 2022-2024*

Residential

AD Casa's main **residential** operations for the three-year period **2022-2024**.

1. **FIRENZE_Borgo verde**
Viale de Amicis_ U.I. 28 - S.U.L 3000 MQ
2. **FIRENZE_Villa Sant'Ignazio**
Via Benedetto da Maiano _ U.I. 8 -S.U.L 2500 MQ
3. **FIRENZE_Residenze San Martino**
Via della Gora_ U.I. 75 - S.U.L 5000 MQ
4. **FIRENZE_Residenze Canova**
Via Chiusi_ U.I. 87-S.U.L 6100 MQ
5. **FIRENZE_Le Torrette**
Via Michelazzi 22_ U.I. 24-S.U.L 6100 MQ



Residential

- 1. FIRENZE_Michelazzi quindici**
Viale Michelazzi_ U.I. 10 - S.U.L 1500 MQ
- 2. FIRENZE_Lupi di Toscana**
Via Nilde Iotti_ S.U.L 8400 MQ
- 3. SIENA_MONTERIGGIONI BORGO FORNACELLE**
Via Del Pino_ S.U.L 14500 MQ
- 4. SAN GIOVANNI VALDARNO_Porta San Giovanni**
San Giovanni Valdarno_ U.I. 78 -S.U.L 4800 MQ
- 5. PONTASSIEVE_Residenze verdi**
Via Verdi_ U.I. 13 - S.U.L 1200 MQ



Residential

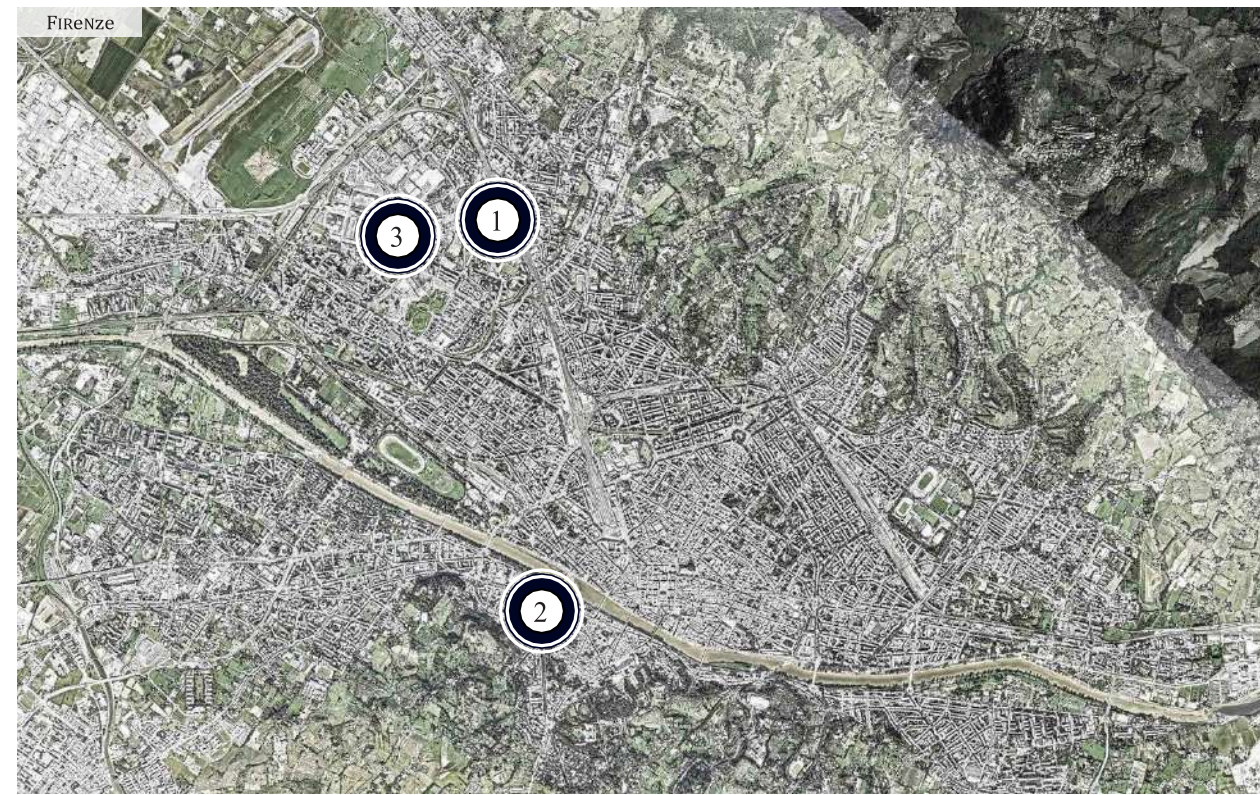
1. **FIRENZE_Residenze Sant'Andrea**
Viale Sanzio_ U.I. 14 S.U.L 750 MQ
2. **Livorno_Torre La Cigna**
Via degli acquedotti_ S.U.L 15000 MQ
3. **LUNI_Dogana**
Via Aurelia_ U.I. 22 - S.U.L 1200 MQ
4. **PISA_Fratti**
Via Fratti_ U.I. 8 S.U.L 600 MQ
5. **PRATO_Ex Marchino**
Via Firenze_ S.U.L 3000 MQ



Receptive Tourist

AD Casa's main operations in the **tourism-accommodation** sector for the three-year period **2022-2024**

1. **FIRENZE_Student Housing Panciatici**
Via Panciatici_ S.U.L. 6000 MQ
2. **FIRENZE_Hotel Eolo**
Borgo San Frediano_ S.U.L. 2000 MQ
3. **FIRENZE_Student Housing Barsanti**
Viale Eugenio Barsanti_ S.U.L. 13000 MQ
4. **PISA_Student Housing Ex Caserma Artale**
Via Roma_ S.U.L. 14000 MQ
5. **VERONA_Student Housing Ex CRI**
Via Giolfino_ S.U.L. 8000 MQ



Commercial

AD Casa's main commercial operations for the three-year period 2022-2024

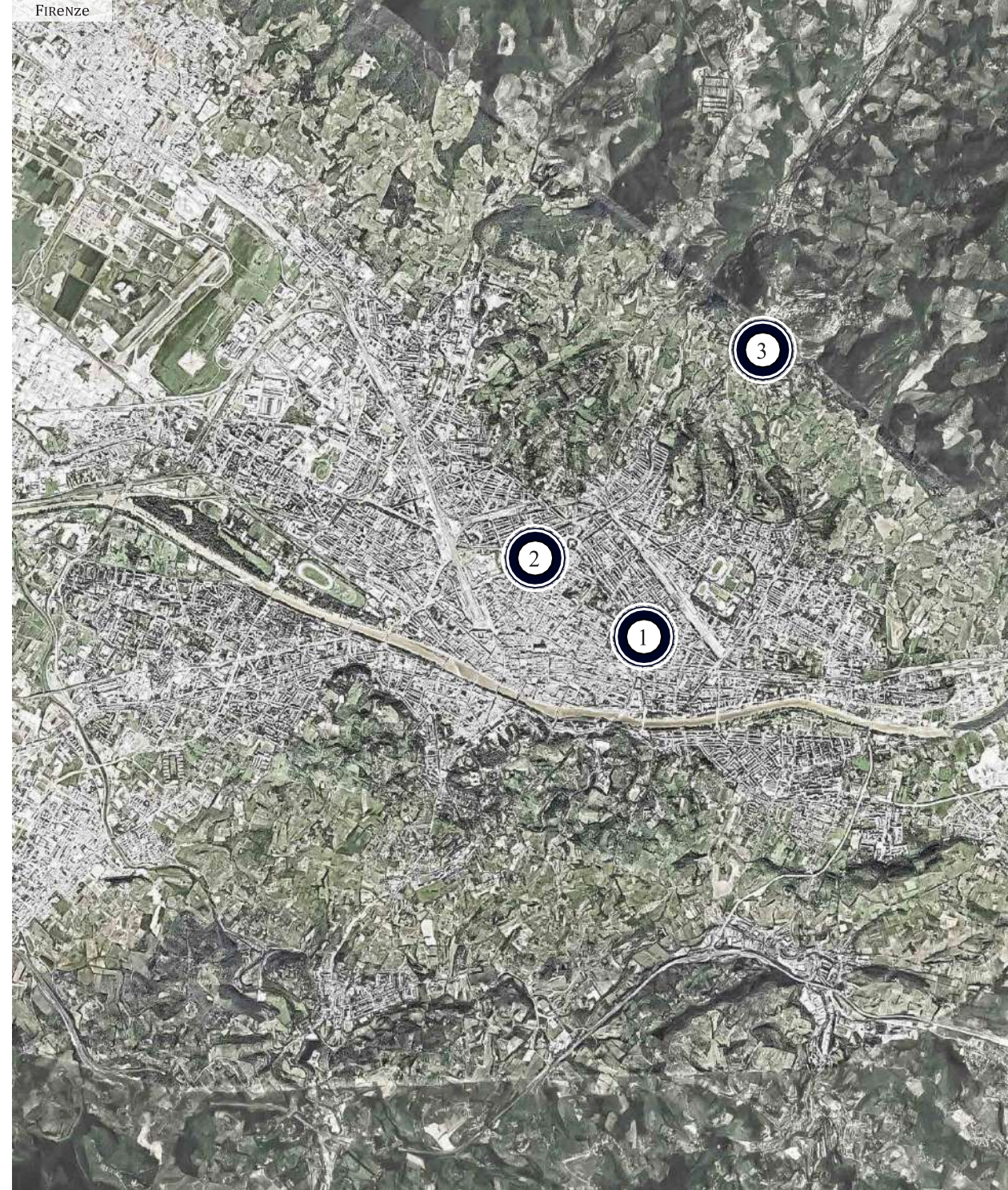
1. **REGGELLO_Fashion valley**
Ruota al Mandò_ S.U.L 6000 MQ
2. **FIRENZE_The Gallery**
Stazione Santa Maria Novella_ S.U.L 3000 MQ
3. **LIVORNO_Brico io**
Via Collinaia_ S.U.L 1650 MQ
4. **GENOVA_Bingo Torre Piacentini**
Piazza Dante 43R_ S.U.L 2700 MQ



Directional

The main **directional** operations of AD Casa, for the three-year period **2022-2024**

1. **FIRENZE_Gramsci**
Viale Gramsci_ S.U.L 3000 MQ
2. **FIRENZE_Uffici Unipol**
Piazza della Libertà_ S.U.L 1100 MQ
3. **FIESOLE_Sant'Antonino RSA**
Via vecchia Fiesolana_ S.U.L 3850 MQ



Certificates

AD CASA Group, a leader in the real estate market with activities in the redevelopment and resale of properties in the residential, office and commercial sectors, is about to take an important new step to ensure corporate compliance and consolidate its leading position in the market.

Il Gruppo AD CASA di Firenze, leader nel mercato immobiliare con attività di riqualificazione e rivendita di immobili nel settore residenziale, direzionale e commerciale, sta per intraprendere un nuovo importante passo per garantire la conformità aziendale e consolidare la sua posizione di primo piano sul mercato. Al fine di affrontare gli investimenti con la massima responsabilità e attenzione.



ABICert

l'ente di certificazione



231 MODELLO ORGANIZZATIVO
AI SENSI DEL
D.LGS 231/2001

ISO 9001

ESPECIALLY IN THE MARKET OF ECO-SUSTAINABLE CONSTRUCTIONS, IN THE CONSTRUCTION OF PASSIVE HOUSES, PREFABRICATED WOODEN HOUSES AND IN THE CONSTRUCTION OF ECOLOGICAL HOUSES, WE HEAR MORE AND MORE OFTEN TALK ABOUT CERTIFICATIONS: BUILDING CERTIFICATIONS, ENERGY CERTIFICATIONS, UNIFORMITY AND CONFORMITY CERTIFICATIONS.

CERTIFICATION SOA

SOA CERTIFICATION IS A MANDATORY CERTIFICATE (ISSUED BY CERTIFICATION BODIES AUTHORIZED) WHICH PROVIDES THE ECONOMIC AND TECHNICAL CAPACITY OF A COMPANY TO QUALIFY FOR THE EXECUTION OF PUBLIC WORKS CONTRACTS OF AMOUNT GREATER THAN €150,000.00 AND ALSO CONFIRMS THAT THE CERTIFIED ENTITY MEETS ALL THE REQUIREMENTS NECESSARY FOR PUBLIC BARGAINING, THEREFORE TO PARTICIPATION IN PUBLIC PROCUREMENT.

ORGANIZATIONAL MODEL 231

IT IS A MODEL THAT CERTIFIES THE COMPARTMENTALIZATION OF THE COMPANY FUNCTIONS INTERNALLY AND EXTERNALLY TO DEFINE AT A LEGAL LEVEL WHAT ARE THE PERIMETERS WITHIN WHICH EMPLOYEES, MANAGERS AND THE PRESIDENCY CAN OPERATE IN THE NAME AND ON BEHALF OF THE COMPANY OR ON THEIR PERSONAL ACCOUNT.



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