



PIANO 48
PAINT PLAN PROVIDE

Sustainable Urban Regeneration

Creating new investment opportunities through the regeneration of public buildings



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Problem

It is estimated that over 620,000 public buildings are abandoned or dismissed.

The state property alone owns a real estate asset of about 44,000 buildings, for a value of € 62.8 billion.



Despite the resources, there is a lack of clarity, the bureaucratic process is slow and public institutions are not a source of trust.

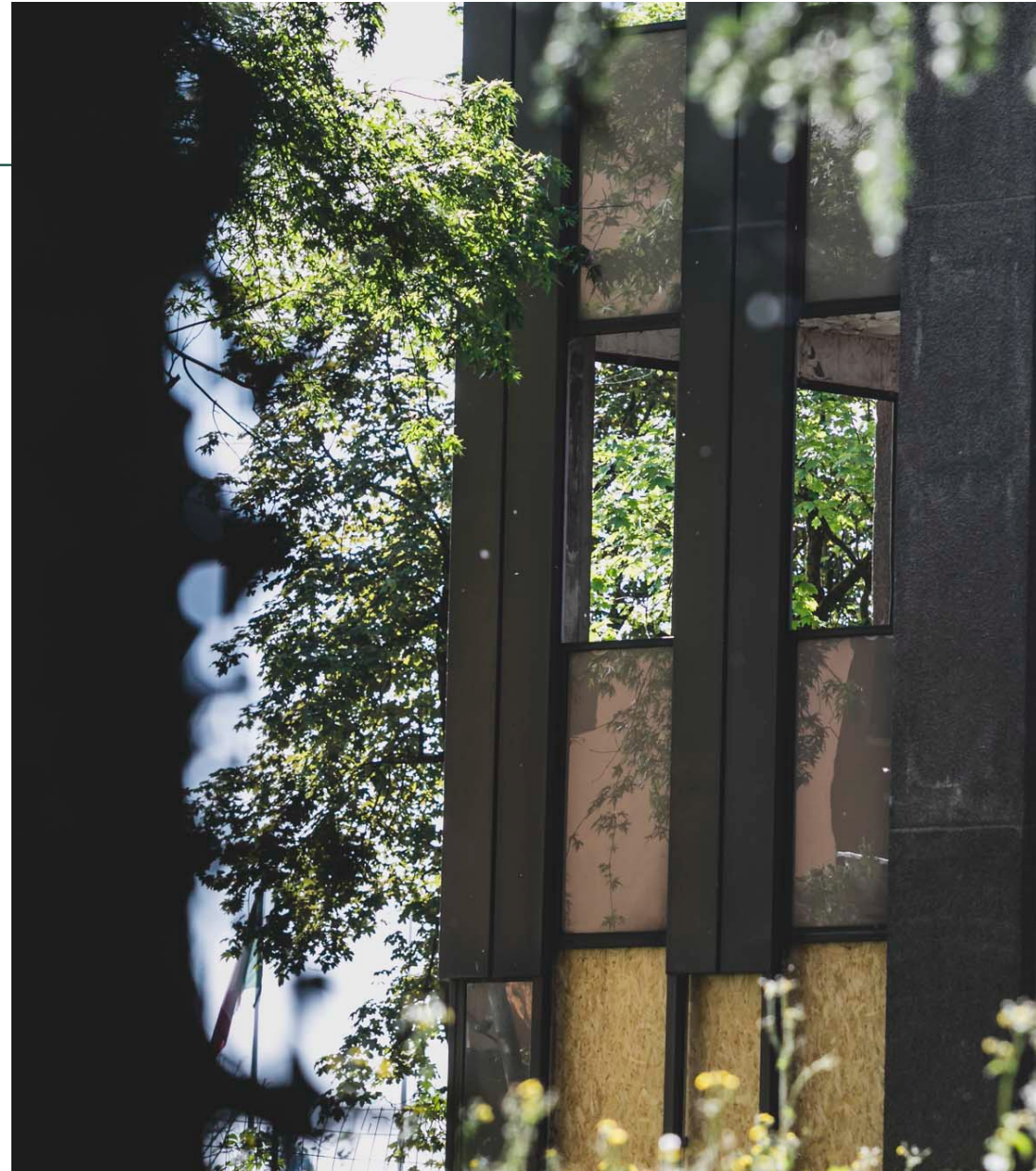
Companies and private investors do not own:

- *Tools for mapping and enhancing public assets;*
- *Support to deal with the public authorities;*
- *Experts and professionals able to manage complex public-private partnership operations.*

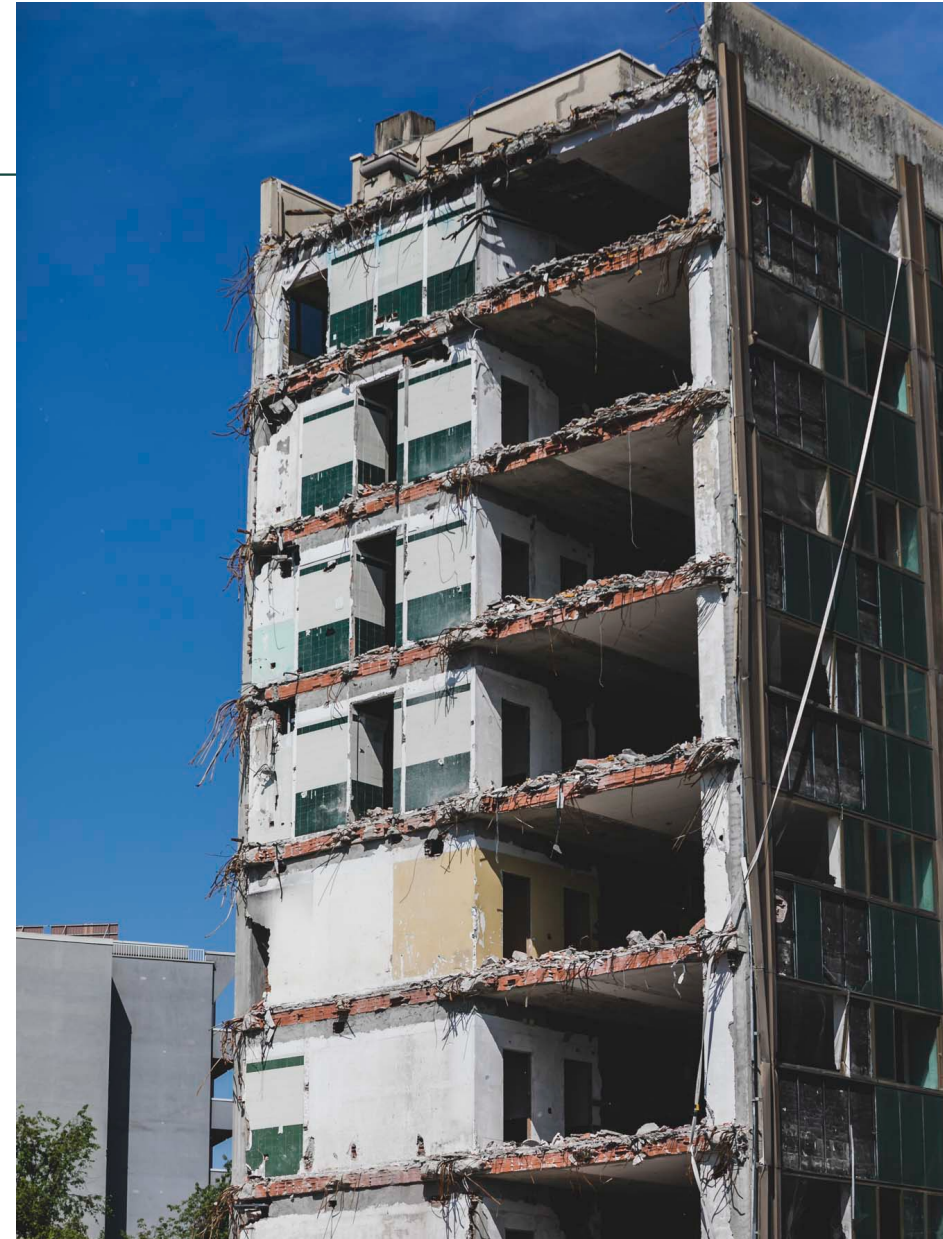


Piano48 offers:

- 1** Digital mapping and analysis of public buildings to seize selected investment opportunities
- 2** Consulting services to structure urban regeneration operations, combining public and private demand
- 3** Funding research, public Administration dialogue and public-private partnership structuring



"We are an integrated team of professionals and we help companies and private investors to seize new financing opportunities through the management of high-potential urban redevelopment operations"



Our Mission

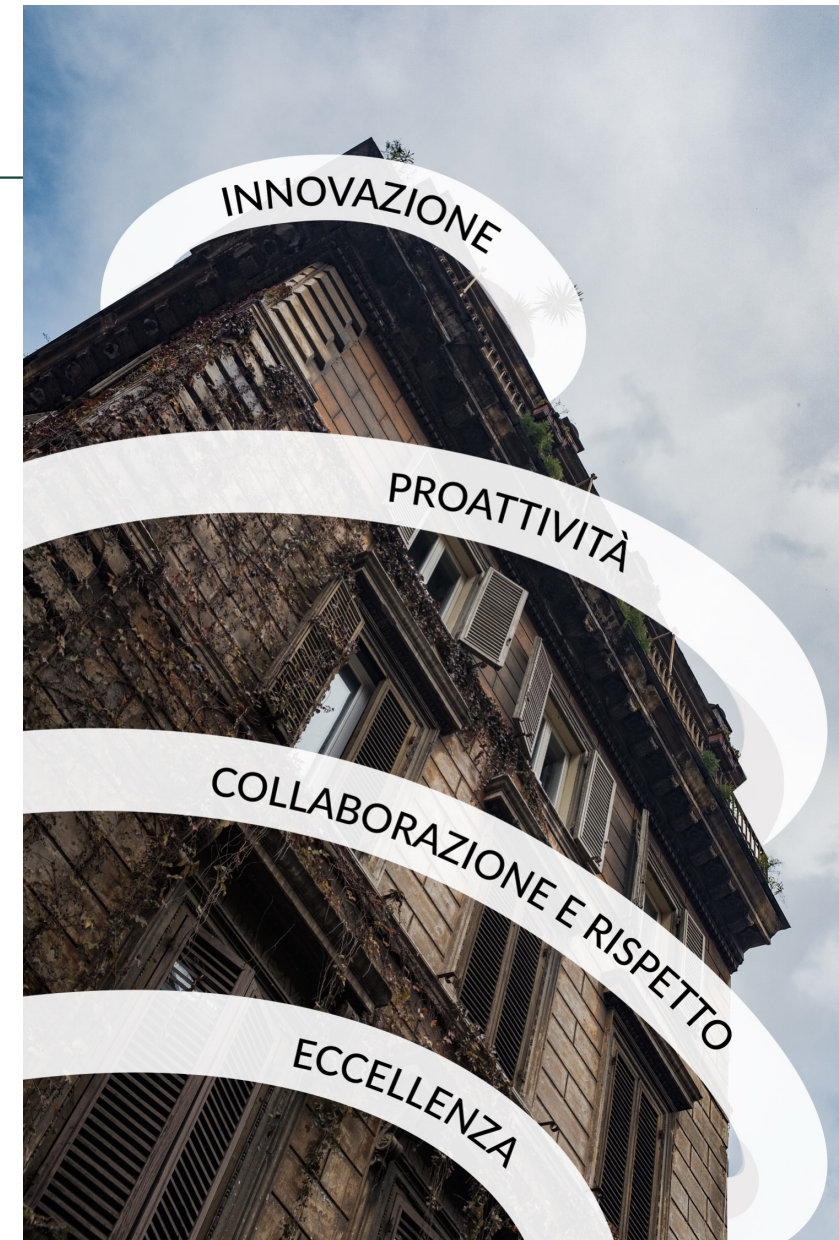
We take care of people and territories, for our future and the future of next generations, one building at a time.

We combine skills, passion and innovation to **give life back to abandoned or dismissed buildings**, transforming them into places full of meaning and value, in harmony with the historical and social context.

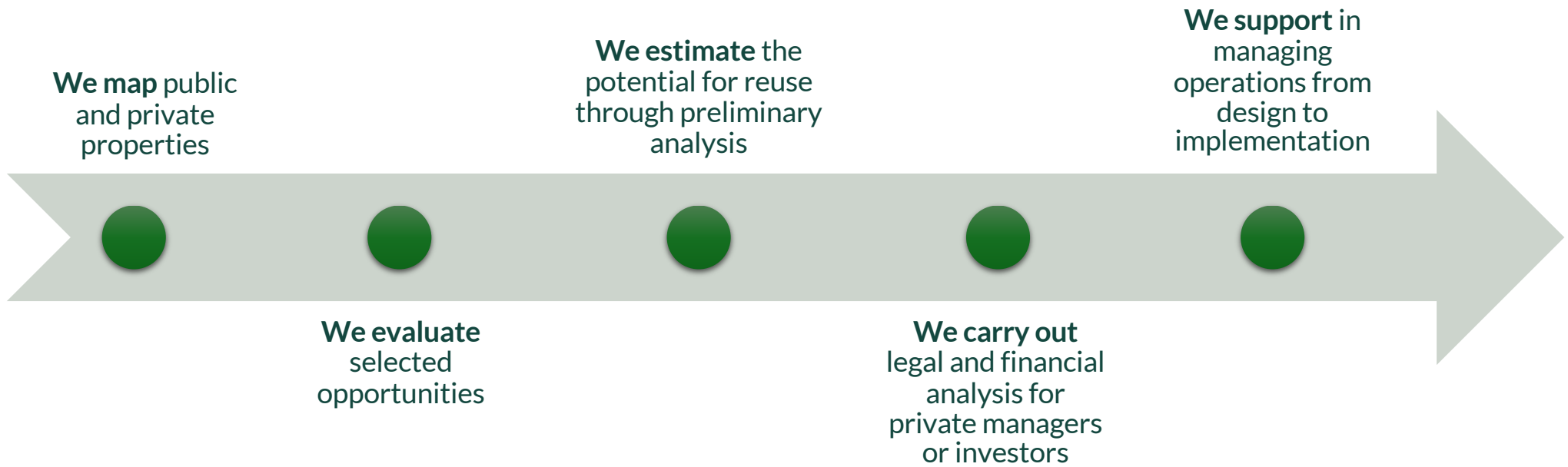
We want to leave our footprint on the world, generating a positive and lasting impact on present and future generations and on the land.

We want to gather all the people who wish to actively contribute to creating value for people and territories, taking responsibility for creating a better future.

Our Vision: 48 buildings in 5 years



What we do



Why now

- ✓ 3 strong needs: innovate, ensure the quality of infrastructure and support investments
- ✓ Enabling environment: increased awareness
- ✓ Lack of space for new constructions
- ✓ High sensitivity by the media
- ✓ High-potential market niche



- ✓ New project financing regulation (art. 193)
- ✓ PNRR funds for urban regeneration
- ✓ International focus (2030 Agenda, UN goal 17)
- ✓ Strengthening competitiveness | attractiveness | productivity

*The market is ready to
welcome urban
regeneration operations
through public-private
partnerships*

€ 200 Billion

net capital gain on invested capital,
with a return of 1.8 times

(Source: Report Deloitte 2025)

5 Million

sqm to be redeveloped by 2026

(Source: Rapporto Agenzia del Demanio 2024)

€ 9,8 Billion

PNRR funds for urban regeneration

(Source: Fondazione IFEL)

€ 700 Million

public real estate portfolio with
high regenerative potential

(Source: Rapporto Agenzia del Demanio 2024)

7%

PPP operations growth rate

(Source: SDA Bocconi)

Redeveloping public buildings to generate:

- *New investment opportunities through exclusive access to available public buildings data and analytics*
- *New business opportunities and revenue diversification*
- *Good brand positioning through investment in urban regeneration operations*
- *Opportunities to offset environmental impact through urban regeneration operations*

Possibility of contributing to the needs of the local community, promoting:

- *the development of new jobs;*
- *the creation of spaces for children and elderly people;*
- *the creation of cultural hub;*
- *the reduction of vandalism and illegal occupation;*
- *safe places;*
- *energy efficiency and a lower environmental impact.*

Some results of the operations managed by the professionals involved:



€ 1.740.650.400

Total value of the operations managed

421.078

Sqm redeveloped

1.380.000

cubic meters of buildings maintained

1.586.000

cubic meters of buildings heated by cogeneration systems

35%

energy efficiency of regenerated buildings

195

companies involved

Oltre 429.000




engaged users



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Contact us for more information

Together, in urban regeneration for future

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