



Group Overview



Group Overview





group overview




ARIES
GROUP





We want to connect
people through our love
for hospitality.”

We believe that hospitality can generate human, cultural,
and emotional value by building authentic connections
between people, businesses, and communities.

Stefano de Santis
CEO & Founder, Aries Group

A stylized, handwritten signature in black ink, likely belonging to Stefano de Santis, positioned below his name and title.

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01

About

Aries at a Glance

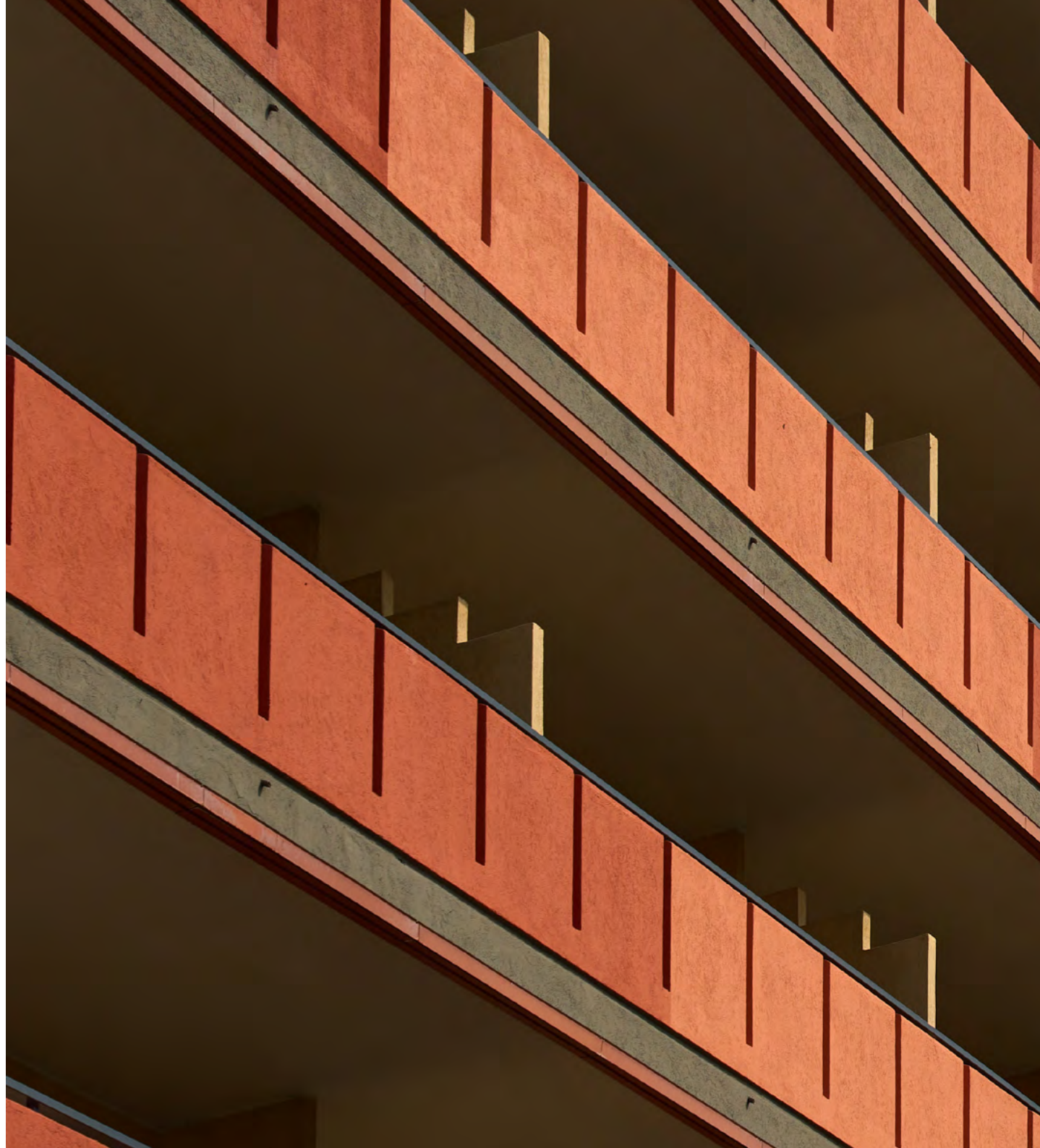
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At a Glance








Aries Group is an **Italian independent hotel operator**, established in 2020 as a single legal entity, active in the **business, MICE and leisure market**.

Aries Group operates through long term lease contracts 3 upper-upscale city hotels and 1 large extended-stay hotel, for a total of **1,639 keys**, which are located in **Milan, Rome and Bologna**.

Aries Group organizational structure is designed to be scalable in order to drive efficiently the growth of the portfolio.

An experienced and highly skilled Management Team allows Aries Group to support hotel property owners in each phase of the investment cycle .



| FY 2024 '25 |  |  | FY 2024 |  |  |  |  |  |
|-------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| | 4 | 1,640 | | 280+ | 1.1 M+ | 55.9 M | 10.5 M | 18.8% |
| | Operated Hotels | Keys | | Employees | Guests | Turnover | EBITDA | EBITDA% margin |
| | | | | | | | | |
| | | | FY 2025 | 300+ | 1.1 M+ | 60.5 M | 12.4 M | 20.5% |
| | | | | Employees | Guests | Turnover | EBITDA | EBITDA% margin |
| | | | | * Actual | | | | |
| | | | | * As per Budget 2025 | | | | |



Aries Group was established in 2020 when Stefano de Santis and the top management team of Aurelio Tontini, Andrea Cigarini and Raniero Amati matched their highly complementary skills and their expertise in managing complex projects involving the creation and repositioning of hotel assets.

The Company has been incorporated as a single legal entity with focus on **midscale to upper-upscale hotels, as well as extended-stay operations, owned by private and institutional investors.**

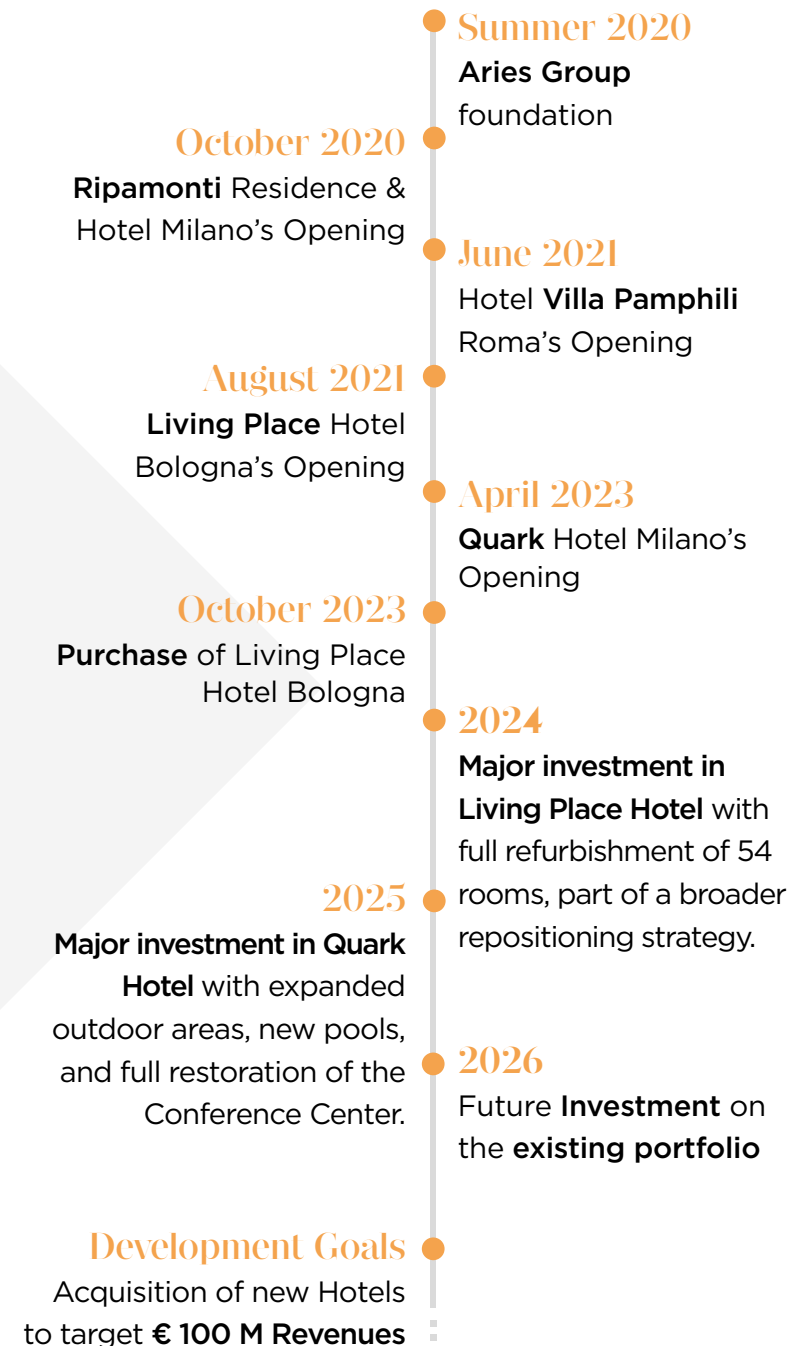
The company primarily targets **4star-superior facilities with a minimum of 200 rooms, located in key Italian art and business cities** (both tier 1 and tier 2, in the Italian urban hierarchy), with a strong focus on MICE (Meetings, Incentives, Conferences & Exhibitions) and leisure demand segments.

The Company is **currently operating 4 hotels and intends to grow its portfolio through a selective development process** driven by a clear vision based on a deep knowledge of the market.

Aries Group directly employs a team of over 300 people which cover all the key functions both at central office and property level. The central office team will not require additional human resources to handle a portfolio twice the current size.

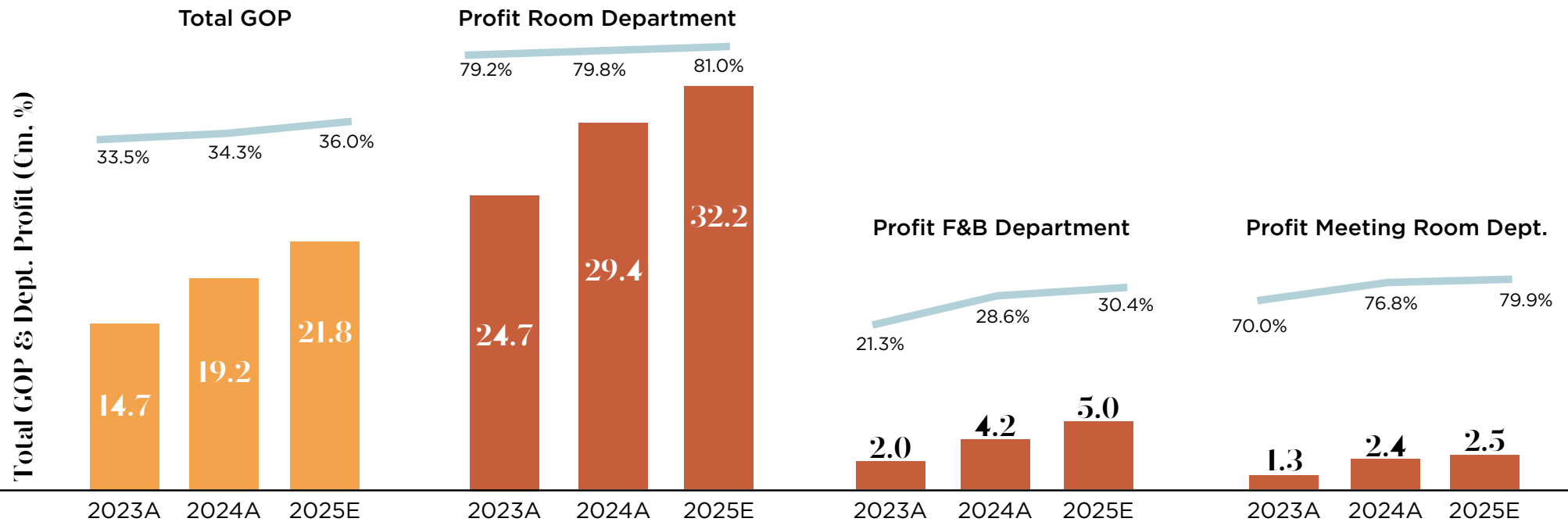
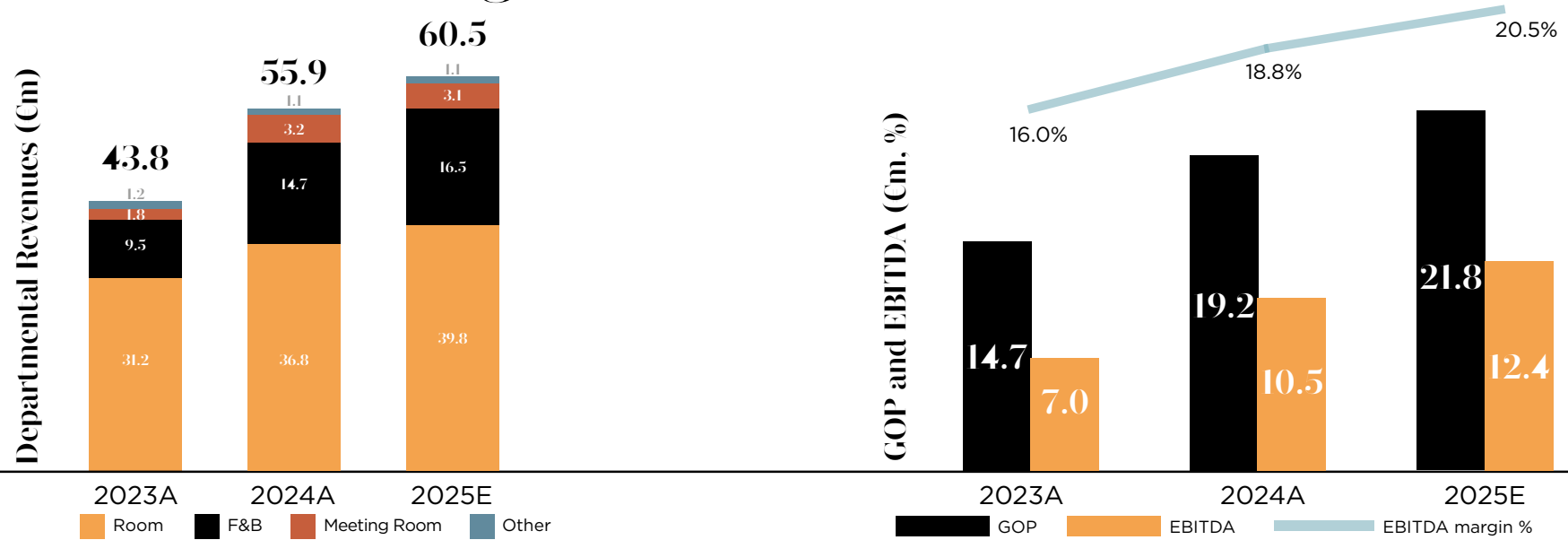
Aries Group has invested in the scalability of its business model implementing CRM, Business Intelligence and revenue management systems. The company has also developed an efficient organizational structure and streamlined operating processes and procedures.

Milestones





Historical Trading Performances



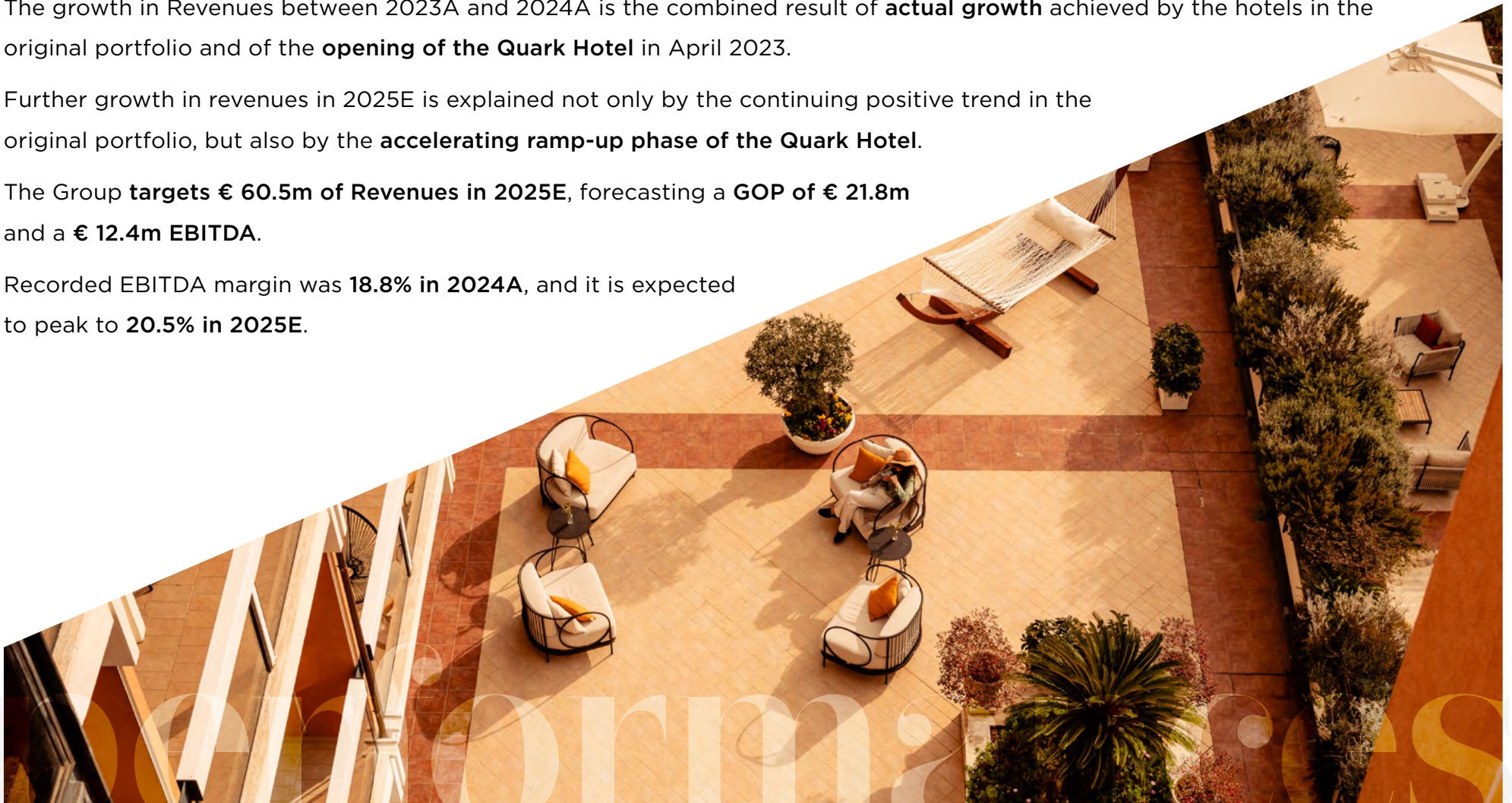
Historical & Forecasted Key Financials

The growth in Revenues between 2023A and 2024A is the combined result of **actual growth** achieved by the hotels in the original portfolio and of the **opening of the Quark Hotel** in April 2023.

Further growth in revenues in 2025E is explained not only by the continuing positive trend in the original portfolio, but also by the **accelerating ramp-up phase of the Quark Hotel**.

The Group **targets € 60.5m of Revenues in 2025E**, forecasting a **GOP of € 21.8m** and a **€ 12.4m EBITDA**.

Recorded EBITDA margin was **18.8% in 2024A**, and it is expected to peak to **20.5% in 2025E**.





Management Team

The Team grounds its reputation on **decades of experience** in the hospitality industry and has developed a **clear corporate strategy** to grow the company.



Stefano de Santis
CEO



Andrea Cigarini
Corporate Growth Executive



Aurelio Tontini
General Manager



Raniero Amati
Chief Sales & Marketing Officer



Alberto Ponti
Chief People & Culture Officer



Claudio Oliva
Chief Operating Officer



Ascanio Baldeschi
Chief Technology & Organization Officer



Sonja Habelk
Finance Director

Ownership Structure

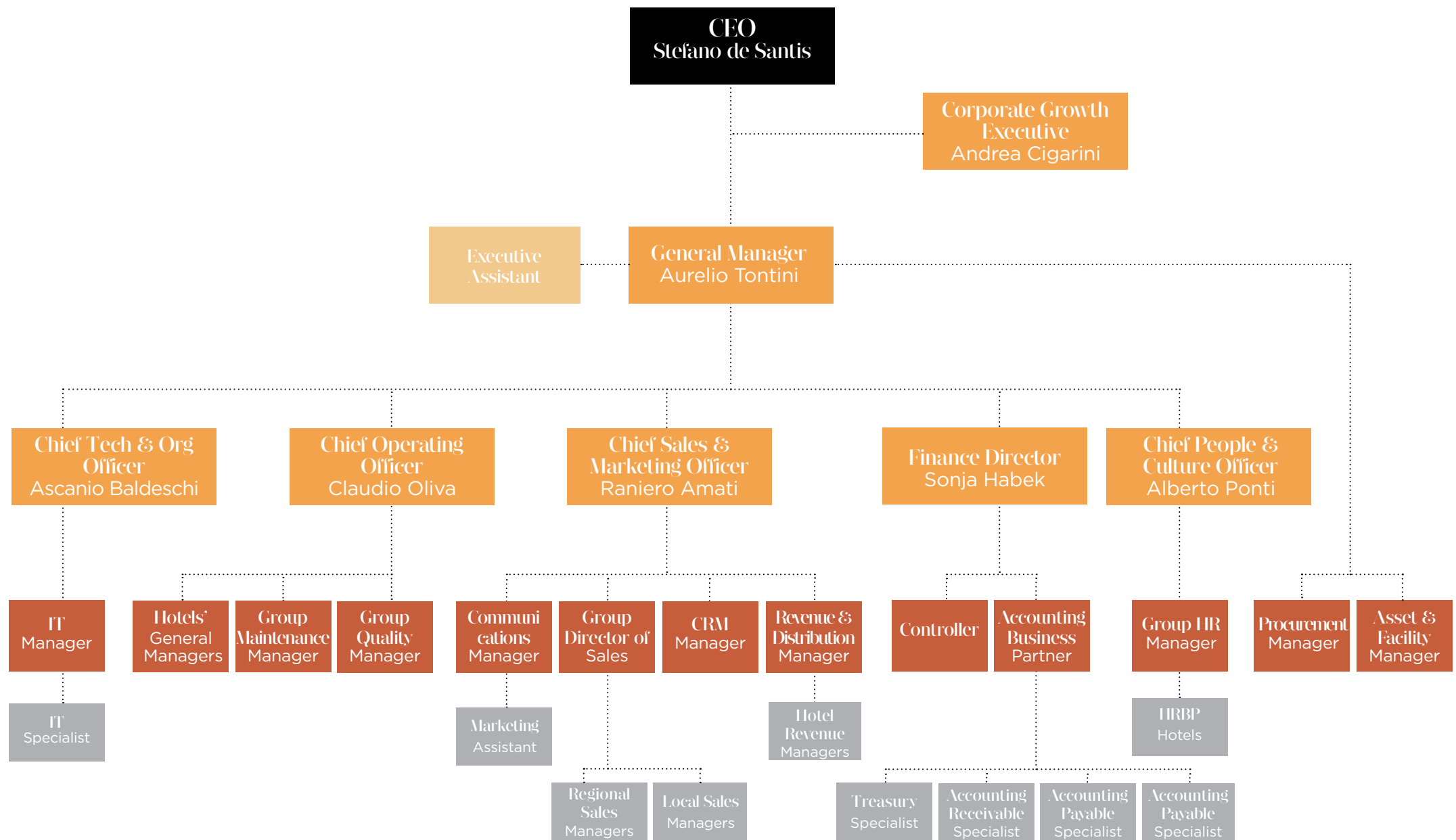
SDS Holding S.r.l.

70%

SAPA S.r.l.

30%

Aries Group S.r.l.





Business Model

Aries Group mainly targets **midscale to upper-upscale hotels** and **extended stays facilities**, owned by private and institutional investors.

Hotels are operated through **long-term lease contracts**.

Aries Group portfolio is currently made of **urban conference hotels** located in **tier-1 cities** (Rome, Milan, Bologna), with extensive amenities, conference and wellness facilities and multiple F&B outlets.

Aries Group target guests are found in the **leisure, MICE and corporate** demand segments.



Key Concepts



Independent Hotel Operator

Aries Group's **business model is that of an independent operator leveraging each hotel's uniqueness and identity**. This strategy enhances the value of the individual assets and allows more **flexibility and scalability** in running the business. The hotels in the portfolio are not affiliated to international brands through franchising agreements, but Aries Group has opted to directly manage its hotels, maintaining high quality standards and achieving strong distribution results. This approach saves substantial costs and allows a more agile operational framework.



Lease Contracts

Hotels are operated through lease contracts, but Aries Group occasionally considers the **opportunistic acquisition of assets**. As an example, the Living Place Hotel in Bologna was purchased by Aries Group seizing the opportunity to control the asset and with the objective to execute a major capex plan and sell and lease back the property to a long-term investor.



Asset Management & Repositioning

The experience of its Management Team allows Aries Group to **develop effective asset management and repositioning strategies** aimed at enhancing, creating, renovating, repositioning hospitality assets. It is customary for Aries Group to partner with real estate owners, by contributing with its know-how and capabilities to unlock each asset hidden potential.



Target Guests & Facilities

The Company **targets midscale to upper-upscale conference hotels and large extended-stays facilities located in tier 1 and 2 cities' green belts**, with extensive sport and wellness facilities. Target guests belong to leisure, MICE (Meeting, Incentives, Conferences and Exhibitions) and business segments, and include clients looking for locations to organize private events.





Assets Category & Size

- **Category and size:** the properties included in Aries Group's hotel portfolio are very large (an average of 410 rooms) if compared to the Italian market average. Large size brings the benefit of significant economies of scale to full-service hotels operating in the upper-upscale market segment.
- **Location:** the hotels are in the green belts of first to second tier Italian cities, and rich in large outdoor and indoor MICE facilities which allow the organization of big events.



Scalability & Organization

- **Expertise:** the management team includes a group of professionals with extensive experience and complementary skills in the hospitality sector
- **Ready for growth:** Aries Group's well-structured central management team can comfortably handle, without additional personnel a hotel portfolio that generates twice the current turnover
- **Scalability:** the company's large investments in IT systems (CRM, business intelligence and revenue management), key human resources, streamlined processes and procedures allow the scalability of the business



Assets Ownership

- **# 3 leased assets in the current portfolio** (Ripamonti, Quark and Villa Pamphili) are owned by a pension fund that manages its real estate investments through Colliers Global Investor
- **# 1 owned asset:** the Living Place Hotel has been opportunistically purchased by Aries Group in 2023, and after the execution of a full renovation project the Company will consider to dispose of the property and lease it back on a long-term basis to a third-party investor.



Long-term Sustainable Rents

- **Duration:** long term lease agreements with institutional owners
- **Rents':** rents have a base fixed rent plus/or (if greater) a variable rent based on hotels performance, with the objective to tune the level of rent and its sustainability to changes in market conditions, for the benefit of all involved parties.

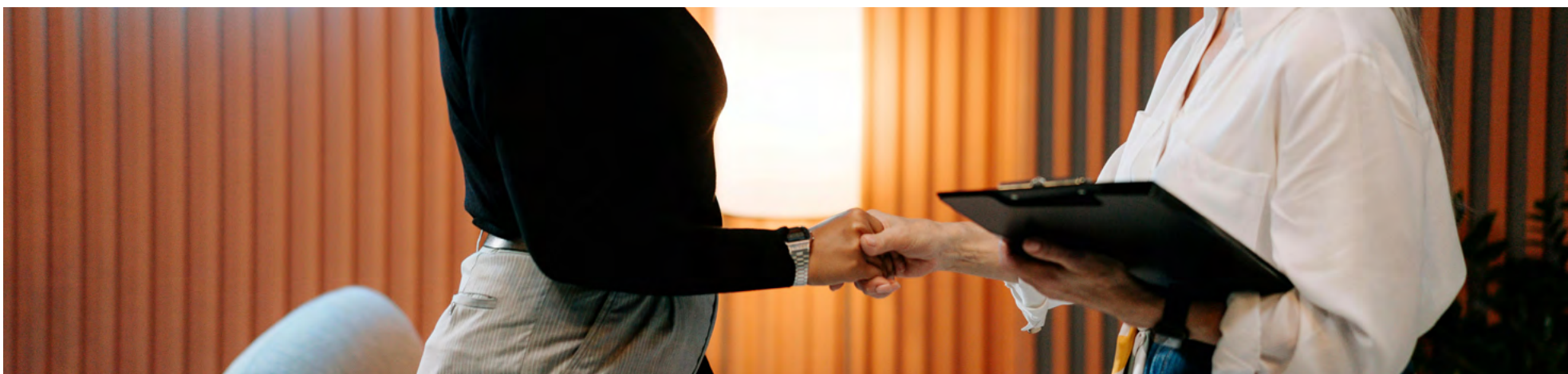


Corporate Values

Aries Group is driven by the core values of **Reliability, Reputation, Adaptability, Social Responsibility** and **Innovation**.

With these principles as our foundation, we are committed to achieving **operational excellence**, understanding that they form the solid base for all our relationships, decisions, and projects.

Furthermore, we are actively investing in **training and coaching programs** to reinforce these values across the organization, fostering a **robust organizational culture** in collaboration with our entire team.



1



Reliability

Drive sustainable economic growth, leveraging hospitality expertise for informed decisions. We foster a participatory culture, encouraging knowledge-sharing and decision-making skills.

2



Reputation

Act daily with credibility, staying true to core values and identity. Emphasize reliability in choices and decisions at all levels. We deliver on promises, encourage employees to strive for excellence and assume accountability, while promoting a unified corporate image that resonates with our Purpose, Vision, and Values.

3



Adaptability

Foster a comprehensive vision across all organizational levels to swiftly adapt to market fluctuations. We promote streamlined decision-making processes, encourage accountability, and uphold a commanding presence under all circumstances.

4



Social Responsibility

Cultivate a culture of well-being that prioritizes the life quality and psychological health of our employees. We are dedicated to creating an inclusive and engaging work environment that fosters genuine relationships, embraces diversity, and supports open-mindedness at every level of the organization.

5



Innovation

Stimulate idea generation through active listening and open dialogue. We embrace curiosity and continuous learning as the cornerstones of both personal and collective advancement. Our approach encourages versatility and engagement across various subjects and situations, allowing for multifaceted contributions.

Values



ESG – Sustainable Development Path

A Strategic Plan for Sustainable Development | CSRD-Aligned

Aries Group is **translating its sustainability commitment into measurable progress through a structured ESG journey**. The Strategic Plan involves all levels and functions — from leadership to operations — and is guided by the logic of continuous improvement (Plan-Do-Check-Act cycle), ensuring long-term alignment with the CSRD and future-readiness across the entire organisation.





Sustainability Assessment - ESG Mapping & Planning

A strategic and awareness-driven phase led by top management to define a **long-term approach to sustainability governance**. It includes ESG action mapping, internal training, and stakeholder engagement, marking the formal start of Aries Group's sustainability journey. The assessment also identifies strengths and gaps, informing a **tailored ESG roadmap aligned with CSRD requirements** and ensuring readiness for future reporting and continuous improvement.



Valorization of Current Practices and Initiatives

Following the achievement of **DCA ESG Certifications**, Aries Group launched a structured **consolidation of existing ESG actions** across all properties to ensure consistency, scalability, and continuous improvement. This process involves not only aligning initiatives that focus on reducing environmental impact, promoting social well-being, and strengthening governance, but also actively engaging all levels and functions of the organisation — from macro strategic leadership to micro operational teams. **This collective involvement transforms ESG from isolated actions into a shared, Group-wide cultural and operational driver.**



Stakeholder Engagement

Establishment of an **active and ongoing dialogue with key stakeholders** — including employees, guests, business partners, and local communities — to identify and prioritise material ESG topics and strengthen awareness across the organisation. The goal is to **foster a shared culture of sustainability** by engaging all levels and functions through the most appropriate tools and language. A common ESG vocabulary and narrative are intentionally adopted to ensure **alignment on vision, objectives, and priorities throughout the Group.**



Sustainability Assessment & CSRD Roadmap

Systematic evaluation of the results from the Sustainability Assessment, identifying strengths and areas requiring development. This analysis informs the creation of a tailored roadmap aligned with the Corporate Sustainability Reporting Directive (CSRD), ensuring the **organisation's readiness for future reporting obligations and continuous alignment with best practices.**



KPI Measurement

Definition and development of a **set of key performance indicators (KPIs)** specifically designed to monitor ESG performance across environmental, social, and governance dimensions. These metrics provide a measurable and objective basis for tracking progress and driving data-driven decision-making.



Sustainability Reporting as a Form of Transparent Communication

Commitment to clear, accurate, and verifiable sustainability reporting, supported by measurable data. All disclosures will fully comply with applicable European regulations, including the CSRD and the EU 2024/825 Regulation on environmental claims, ensuring **transparency and credibility** while avoiding generic or unsubstantiated statements (greenwashing).



DCA ESG Certifications: a Strategic Starting Point

2025 marked a strategic turning point for Aries Group's sustainability path. All our properties have successfully obtained the **DCA ESG Certification**, issued by Dream&Charme, an independent and internationally recognized Certification Body accredited to **ISO/IEC 17065** by **Accredia** and compliant with **EU Regulation 2024/825** against greenwashing.






More than a recognition, these certifications represent the first tangible step in a **structured journey of sustainable development**. The decision to certify all hotels emerged in alignment with our broader **Strategic Plan for Sustainable Development**, aimed at integrating **ESG principles into our business model** and preparing for future compliance with the CSRD framework.

The certification process itself was a moment of awareness and reflection, allowing us to:

- **Identify and systematise existing ESG practices across all properties**
- **Benchmark internal performance through over 1,200 objective assessment criteria**
- **Create a shared roadmap for measurable, continuous improvement**
- **Align communication and engagement strategies with stakeholder expectations**

Benefits of DCA Certifications

A strategic lever for credibility, positioning, and sustainable growth

-  **DATA-DRIVEN IMPROVEMENT** Assessment on 1,200+ criteria helps benchmark and scale best practices.
-  **INDEPENDENT & TRUSTED** Third-party certified under ISO/IEC 17065 — ensures credibility and global recognition.
-  **BRAND VISIBILITY BOOST** Badge on Booking.com + trusted sustainability positioning for partners and guests.
-  **EU REGULATORY ALIGNMENT** Supports CSRD readiness and protects against greenwashing (EU Reg. 2024/825).
-  **FINANCE & FUNDING ACCESS** Enhances eligibility for public incentives and ESG-linked investments.

Certified Areas of Excellence



Certified areas of excellence include:

- Human rights and working conditions
- Health and safety
- Customer and consumer care
- Community engagement
- Data protection and cybersecurity

The DCA ESG Certification is not self-referenced or promotional, but rather the result of **rigorous on-site audits** and **third-party verification**. It assesses concrete aspects of sustainability, including physical infrastructure, governance, supply chain, and privacy.

This milestone lays the foundation for a **transparent, verifiable, and measurable ESG approach**, recognised in **95 countries** and aligned with **European sustainability directives**.





02

Future Developments

Development at a Glance

Strategy

Preferred Locations

Acquisition Criteria

Technological Innovation





clever moment



Development Plan at a Glance

Aries Group is seeking to establish partnerships with **institutional and private hotel owners** to grow its portfolio of operated hotels through **long term lease agreements**, providing a **proven track record**, **sustainable returns** and **solid financial guarantees**.



Hotels Acquisitions Criteria

FEATURES

- **200 + keys**
- **MICE and leisure facilities**

Target Locations

- Tier 1 Italian cities: **Milan, Rome, Florence, Venice**
- Tier 2 Italian cities: e.g. **Bologna, Turin, Genoa, Naples, Palermo**
- Leisure destinations: e.g. **Northern Lakes, Tuscany, Apulia, Sardinia, Sicily**

Targeted Performance



€ 100M
Revenues

Grow the number of leased hotels realizing economies of scale to their **full potential**



20%
EBIDTA Margin

Continue **investing** in the current portfolio **maximizing revenues** and profitability

Key Pillars for Growth

Aries Group's growth strategy is grounded on four drivers:

- **Assets Category and Size:** upper upscale large (200-plus rooms) hotel properties, located in the green belt of major Italian cities.
- **Highly experienced Management Team** skilled to drive the performance operate a expanded portfolio of large sized hotels
- **Institutional asset owners**, in the same league as Colliers Global Investors' leased assets
- **Long-term sustainable investment grade contracts**, based on variable rent with a minimum guarantee.





Development Strategy

Strategy Highlights

Over the mid-to-long term Aries Group targets € 100m in Revenues, and a stable EBITDA margin in the range of 20%. To achieve these goals, the Company is seeking to partner with new owners of hotel assets.

Aries Group plans to increase the number of leased hotels, expanding its current hotel portfolio and will endeavor to maximize hotel performance each year, improving its level of service for the benefit of its guests.

Current Status

As of today, Aries Group manages the largest Hotel Residence in Italy, located in Milan, and 3 large hotel properties (200 plus rooms each) in Milan, Bologna, and Rome, with a focus on business, leisure and MICE markets. These assets are found in urban green belts, featuring outdoor amenities, sporting facilities including swimming pools, big conference facilities and family-friendly rooms

Research of Strategic Partners (Hotel Owners)

Aries Group intend to partner **with hotel RE owners**, both institutional and private, offering them the **experience and reliability as an independent hotel operator** capable of maximizing the returns on their assets. The partnerships will **support Aries Group in the execution of their expansion through the addition of new hotel lease agreements**.

Thanks to their **skills and experience as hotel managers**, Aries Group possesses the **skills to deal with complex situations**, and to cover all phases of a development plan **from sourcing new opportunities to the execution of repositioning strategies**.

Aries Group moreover **is capable to co-invest in the refurbishment** of assets with potential to be unlocked.



development



Preferred Locations for Growth

Aries Group aims to expand its geographical footprint in Italy

Primary target markets:

- Milan
- Rome
- Florence
- Venice
- Other tier-2 cities (e.g. Turin, Genoa, Verona, Naples, Catania and Palermo)
- Leisure destinations (e.g. Northern Lakes, Tuscany, Apulia, Sardinia and Sicily)

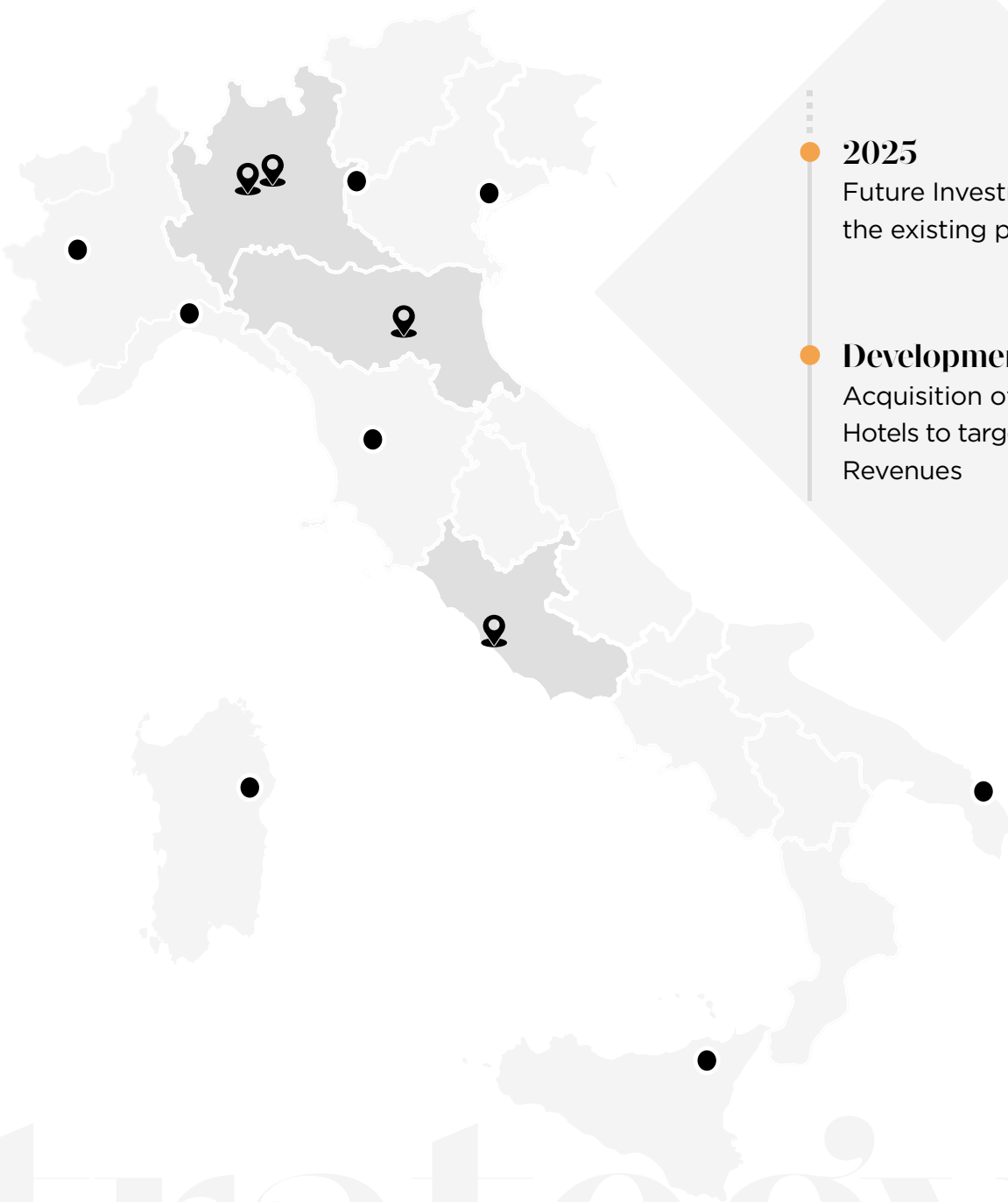
Aries Group aims at achieving the following performance targets:

- Turnover up to € 100 million in 3-5 years
- Stable EBITDA margin in the range of 20%

To reach these goals, the Company plans to:

- Continue to invest (capex) in the existing portfolio assets with the aim of maximizing ROI
- Increase the number of hotel assets operated through long term lease contracts





2025

Future Investment on
the existing portfolio



Development Goals

Acquisition of new
Hotels to target € 100 M
Revenues



strategy



Acquisition Criteria

Target of new Assets

Aries Group operates big-box extended-stays assets and medium to large-sized hotels in Milan, Bologna, and Rome, focusing on business, leisure and MICE. The Company plans to replicate the same business model in Florence, Venice, in second-tier cities and in destinations where it is already present, also considering smaller sized hotels.

Furthermore, Aires Group is willing to extend its portfolio in leisure destinations (beach, lake and mountain locations).

Criteria for the research of new lease contracts

1

Additional hotels through new lease agreements in other tier-1 Italian cities

Aries Group aims to replicate its current business model in tier-1 cities where the Company is not yet present, such as Florence and Venice, for instance.

2

Grow the hotels' portfolio in 2nd tier cities

Aries Group is also considering to expand its hotels portfolio in second-tier Italian cities, such as Turin, Genoa, Verona, Naples, Catania and Palermo.

3

Small-sized hotels

The Company also plans to operate smaller-sized boutique hotel through lease agreements in the central areas of Milan, Bologna and Rome, as well as in other tier-1 cities such as Florence and Venice.

4

Resorts located in leisure destinations

Aries Group is also targeting to operate large-sized resorts (200 plus keys) located in leisure destinations, such as the Northern Lakes, Tuscany, Apulia, Sardinia and Sicily.

5

Big-box extended stays operations

The Company might also consider the possibility to operate additional large-sized extended stays properties (200 plus rooms & apartments) in locations with high residential demand such as Milano, Bologna, Rome and Florence.



critéria



Technological Innovation

“Leading the Way in Hospitality Technology”

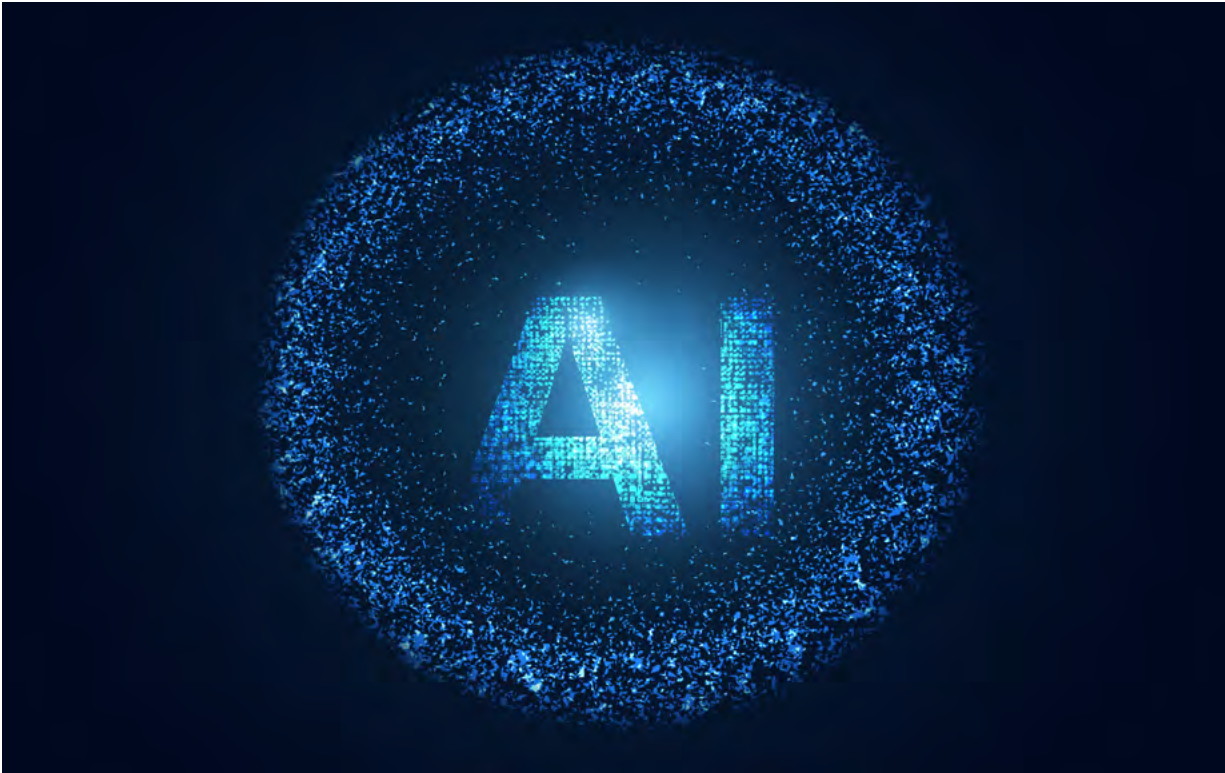
Aries Group stands out for its **commitment to innovation** and the adoption of advanced technologies in the hospitality sector. The aim is to continuously **enhance the guest experience** and **streamline internal operations** through cutting-edge solutions that enable **personalized services**, **automate processes**, and **ensure efficient management**.

An **integrated technological ecosystem** has been developed, connecting management systems (PMS, Channel Manager, CRM, and online platforms) to provide a seamless and personalized experience for guests, while optimizing booking management and front and back-office operations. This approach helps maintain a competitive edge and meet the needs of a clientele that is increasingly demanding and tech-savvy. For Aries Group, technological innovation is a continuous journey toward providing **modern, sustainable, and exceptional hospitality**.





technological
innovation



Elevating Experiences with Technology & Artificial Intelligence

The use of **artificial intelligence (AI)** is another innovative aspect, employed to **revolutionize the guest experience** and **improve operational efficiency**. Various pilot projects are underway to apply AI in service personalization, guest feedback analysis, and the optimization of search and booking processes.



Aries Group places a strong emphasis on **leveraging technology to enhance its event offerings**, ensuring a seamless, engaging, and modern experience for both organizers and attendees. Recognizing the **evolving demands of the event industry**, the group is committed to integrating advanced technological solutions that cater to **both in-person and hybrid events**.



Event Technology Innovation

Aries Group integrates the latest technologies to deliver high-quality, immersive event experiences. At Hotel Villa Pamphili in Rome, state-of-the-art audiovisual facilities, including a large LED wall and high-definition monitors, support dynamic presentations and large-scale conferences, with a control room ensuring smooth operation.



Hybrid and Virtual Events

To support hybrid events, Aries Group has invested in high-speed broadband and dedicated lines, enabling seamless streaming and real-time interaction for both in-person and remote audiences. This infrastructure allows events to reach a global audience while maintaining high engagement.



AI and Data-Driven Insights

Aries Group explores artificial intelligence (AI) to enhance event experiences by analyzing guest feedback and data. AI tools provide insights into attendee preferences, optimize planning, and personalize content, streamlining event management and enhancing guest satisfaction.



Sustainability in Technology

Aries Group is committed to sustainability alongside technological advancements. By using energy-efficient equipment and digital solutions, the group reduces the carbon footprint of events, aligning with the growing demand for eco-friendly practices.



Continuous Technological Advancement

Aries Group is dedicated to exploring new technologies, such as augmented and virtual reality (AR/VR), to create engaging event experiences, ensuring its offerings evolve with industry trends and customer needs.



03

Hotels' Portfolio

Portfolio at a Glance

Ripamonti Residence & Hotel *Milano*

Quark Hotel *Milano*

Living Place Hotel *Bologna*

Hotel Villa Pamphili *Roma*

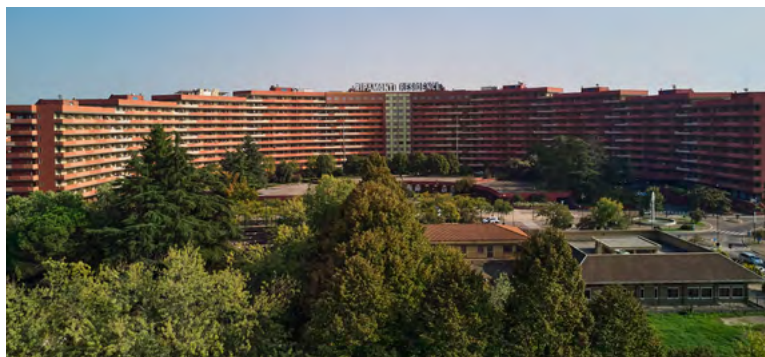









Portfolio at a Glance



Ripamonti Residence & Hotel MILANO



-  916 Rooms
-  Restaurants, lobby bar, laundry service, shopping mall
-  3 meeting rooms, 10 smart and co-working offices

Living Place Hotel BOLOGNA



-  205 Rooms
-  Restaurants, bar, olympic pool, fitness room, sport center
-  9 meeting rooms, 400 people capacity




Quark Hotel MILANO



-  284 rooms
-  Restaurants, lobby bar, 2 pools, gym, long-stay floor
-  38 meeting rooms, 6,200 sqm conference center

Hotel Villa Pamphili ROMA



-  235 rooms
-  Restaurants, SPA, gym, rooftop, semi-Olympic pool
-  15 meeting rooms, 1,600 sqm conference center



Ripamonti Residence & Hotel Milano

Quark Hotel Milano



Living Place Hotel Bologna



Hotel Villa Pamphili Roma



RIPAMONTI

RESIDENCE & HOTEL MILANO

★ ★ ★ ★



Facts

Mid-scale category residence & hotel with a strong extended-stay guest base located in Pieve Emanuele, 15 km south of Milan. The building measures 70,000 square meters and it represents the **largest accommodation facility in Italy** in terms of the number of keys.

Aries Group operate the hotel on the basis of a 18-year lease agreement with Colliers Global Investors, since October 2020. The rent consists of a minimum guaranteed component plus a variable rent based on revenues.



Room mix:

- **76** Hotel Rooms
- **840** Apartments

Asset's snapshots

Ripamonti Residence & Hotel is the **largest hotel property in Italy**.

The hotel has **840 apartments** (mostly one- bedroom units of 50 sqm, with kitchen and living area), in addition to **76 hotel rooms**.

It offers a wide range of important **additional services**: restaurant, bar, self-service restaurant, pizzeria, dry cleaning service, supermarket, gym, hairdresser, pharmacy, shuttle service with 8 daily trips to and from Milan.

The informal and welcoming atmosphere, dedication to and care for the customers, creates a home for its guests.

Rooms & Facilities



916 comfortable one-bedroom apartments available for both short and longer stays with kitchenette and living room.



3 meeting rooms with a total capacity of 400 delegates and additional smaller meeting rooms with a total capacity of 20 attendees. The congress center provides also indoor and outdoor spaces for events and exhibitions.



F&B outlets: self-service day restaurant (open every day for lunch and dinner), a la carte restaurant and pizzeria. Lobby bar open every day for breakfast, coffee-breaks and drinks



Large shopping area along the entire perimeter of the hotel, including a supermarket, a pharmacy, a hair salon, a beauty center, and a medical clinic.







Technical Description

- Year of construction: **1980**
- Refurbishment of the main facade: **2022**
- Latest CPI renewal: **2022**

The Ripamonti Residence spans 12 above-ground floors and a semi-basement level. The semi-circular shaped building features a commercial platform with various shops and an accompanying arcade in the inner courtyard. The gross surface area is over 65,000 sqm.



Map & Mobility

-  • Exit no.8 Milano West Ring Road: 4 km
-  • **Pieve Emanuele Railway Station:** 800 mt
- Porta Garibaldi Station: 25 min
-  • **Linate Airport:** 21 km
-  • **Abbiategrosso Green Subway Stop:** 10 km
-  • **Milan City Center:** 14 km
-  • **Milano Fair:** 30 minutes by car

 Complimentary shuttle service with multiple daily trips to and from the city center







Endless spaces Infinite Possibilities





RIPAMONTI

RESIDENCE & HOTEL MILANO

* * * *



RIPAMONTI RESIDENCE & HOTEL MILANO

Via dei Pini, 3 - Pieve Emanuele (MI) Italy

www.ripamontiresidencehotel.com

contacts

QUARK

HOTEL MILANO



Facts

Upscale hotel with extensive meeting spaces and a range of dining options. The hotel, opened in April 2023, offers 6,000 plus sqm dedicated to 38 plus conference rooms.

The hotel can host private events like weddings and ceremonies.

The company is developing a marketing strategy to establish the hotel as a **prime conference location in Milan**.

Aries Group operates the hotel through a 27-years lease contract with Colliers Global Investors, started April 2023. The lease rental has been structured as a fixed rent plus a variable component based on revenue performance.



Room mix:

- **193** Double Rooms
- **79** Suites
- **12** Three-room apartments

Booking.com

Very Good: 8.5 *

** Score updated at June 2025*

Asset's snapshots

The hotel has been **completely renewed in 2023** by Colliers Global Investors, with a significant contribution of Aries Group.

The renovation has been guided by the well-known architects' studio Caberlon.

Aries Group is willing to keep investing on the asset in order to make the Quark Hotel as one of the **core conference centers in Italy**.

Rooms & Facilities



284 rooms among the largest in the city (32 sqm minimum). All rooms are completely renovated and equipped with cutting-edge amenities according to high standards of environmental sustainability and connectivity. For extra comfort 200 rooms feature a balcony.



The 6.200 sqm congress center has been organized on 3 floors and includes 42 modular break-out rooms, a **Plenary ballroom of 1.500 sqm** and an **Amphitheater of 800 sqm**, is one of the largest hotel conferencing facility in Milan



2 restaurants offering a healthy, fresh cuisine based on seasonal ingredients, mostly sourced from local producers. With its 3 kitchens and flexible F&B outlets, the hotel can simultaneously host different events of up to 1200 guests each



Two new outdoor swimming pools with food truck, kid's play area and solarium



Lobby Bar, Fitness Room

Technical Description

- Year of construction: **1981**
- Renovation of rooms and common areas: **2022-2023**
- Painting of the main portion of the facade: **2023**
- Last renewal of CPI: **2022**

Quark Hotel Milano is located within a lot of approximately 23,000 sqm, it extends over 6 above-ground floors, a semi-basement, and two underground floors, covering a gross area of more than 37,000 sqm.

Milano



QUARK
HOTEL MILANO

Map & Mobility



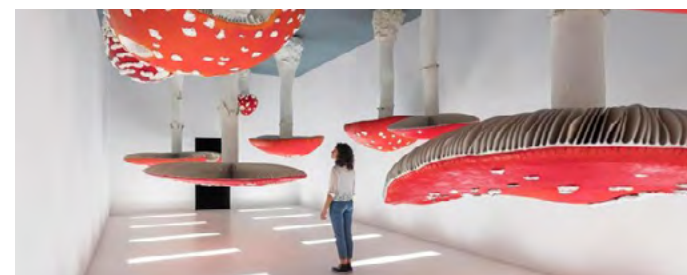
- A1 Motorway Exit: 5 Km - 7 min
- A7 Motorway Exit: 5 Km - 7 min
- West Ring Road: 5 Km - 7 min



- Railway Station Milano **Rogoredo**: 4 Km - 13 min
- Railway Station **Milano Centrale**: 6 km - 20 min



- **Abbiategrosso** Underground: 1.5 Km - 3 min

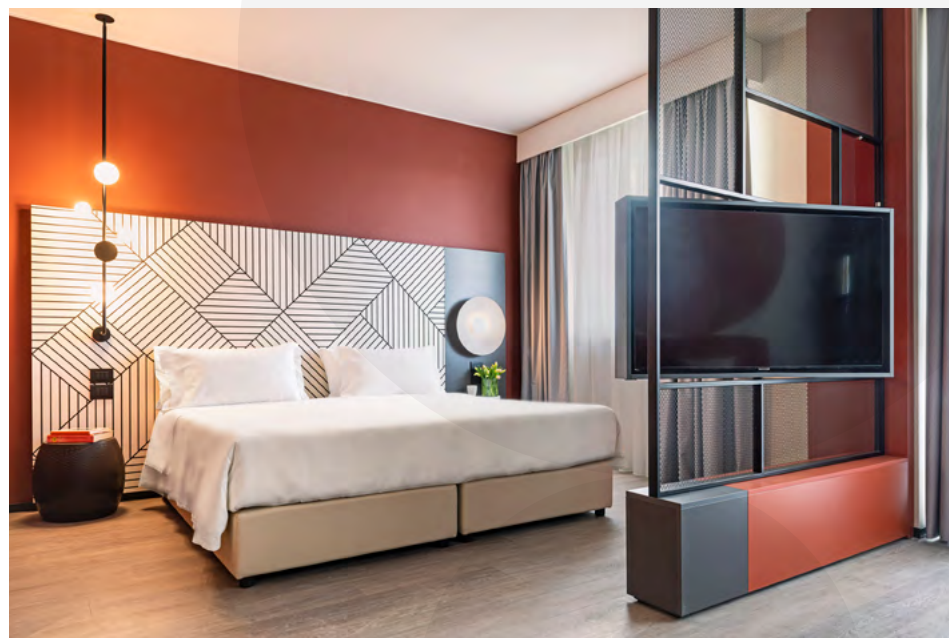
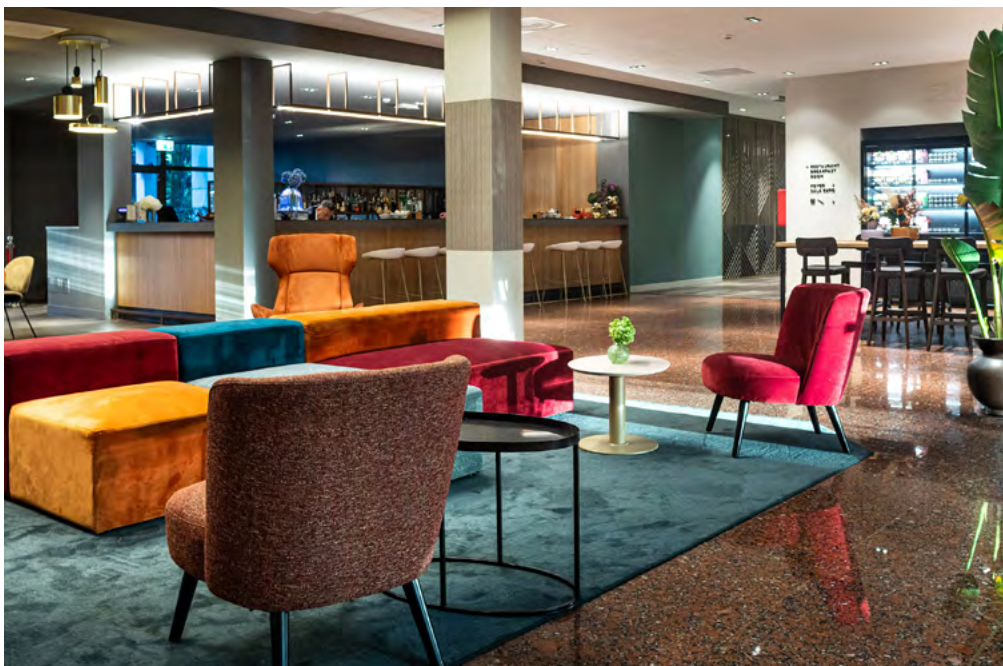


- Airport Milano **Linate**: 15 min
- Airport Milano **Malpensa**: 57 km
- Airport Bergamo **Orio al Serio**: 60 km



- **City Center**
- **Dome of Milan**: 4 Km - 13 min
- **Navigli Area**: 3 Km - 8 min





QUARK 2.0: THE IMMERSIVE REVOLUTION IN THE MICE EXPERIENCE

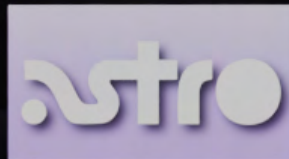
WHERE CUTTING-EDGE DESIGN MEETS NEXT-GEN TECHNOLOGY



what's next

EVASTOMPER

Rewriting the rules of Hospitality



QUARK

HOTEL MILANO



QUARK HOTEL MILANO

Via Lampedusa 11/A - 20141 Milan (MI), Italy

www.quarkhotelmilano.com

contacts

LIVING PLACE HOTEL

Meeting & Sports Club Bologna

Bologna

Facts

Urban Resort with a strong **MICE** (Meetings, Incentives, Conventions & Exhibitions) and **leisure** component located 15 minutes by car from the center of Bologna, featuring superior accessibility to the national motorway network.

The asset, originally an Accor affiliated Novotel (the first opened in Italy), until 2013 has undergone a **major refurbishment** designed by Rizoma Architetture.

Aries Group own the hotel since December 2023.



Room mix:

- 150 Superior
- 54 Icon Prestige
- 1 Suites

Booking.com

Excellent: 8.6 *

** Score updated at June 2025*

Asset's snapshots

Living Place Hotel Bologna has been part of Aries Group's portfolio since August 2021 and was **officially acquired by the Company in December 2023**.

In January 2024, Aries Group initiated a **comprehensive redevelopment plan**, designed by Rizoma Architetture, beginning with the refurbishment of the hotel's rooms. The project focuses on **innovative design solutions** and **enhanced functionality** to create flexible, contemporary spaces while maintaining a fresh and welcoming atmosphere.

The overall objective is to **reposition the property** through the development of new areas inspired by a concept of **integration with the natural environment**.

Rooms & Facilities



205 comfortable and functional partly refurbished **rooms** divided in 5 categories



9 modular meeting rooms accommodating up to 400 delegates. Bioclimatic veranda and outdoor spaces can host customizable large events



The Living Restaurant open every day for lunch and dinner, open also for non-residential clients. Living Café lounge bar open 24/7



Large sporting facilities including 3 tennis courts, 3 beach volley & tennis courts, changing rooms and a Technogym fitness room

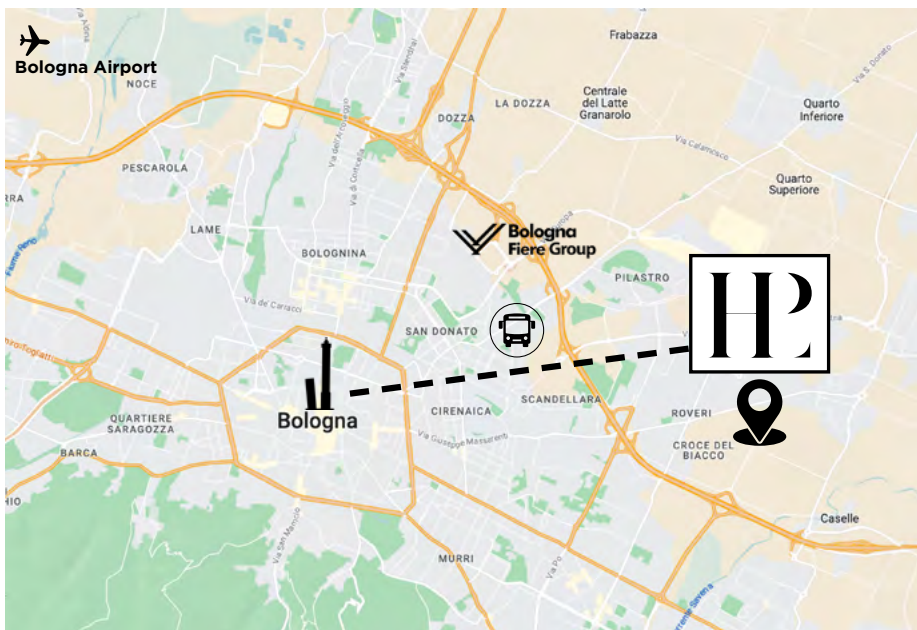


Olympic outdoor swimming-pool with a dedicated pool bar

Technical Description

- Year of construction: **1979**
- Complete renovation of rooms P2-P5: **2006**
- Common areas revamping + room revamping interventions: **Y 2015 - Y 2019**
- Complete facade painting: **Y 2021**
- Last complete renovation of 54 rooms PO-P1: **2024**
- Latest CPI renewal: **2022**

Located in **Castenaso, Bologna**, near the San Lazzaro exit of the A14 motorway, the hotel extends across **six above-ground floors** and a basement, with a gross area exceeding **9,000 sqm**. Set on a **20,500 sqm plot**, the property includes a 50-meter Olympic swimming pool, two tennis courts, three beach volleyball courts, and ample parking facilities.



Map & Mobility

- 1 km from **San Lazzaro** exit - A14 motorway Ring Road Exit no. 13
- 14 km from Bologna **“G. Marconi” Airport** Ring Road Exit no. 4
- 7 km from Bologna **Train Station** - by taxi or public transport
- 5 km from Bologna **Fair** - Ring Road Exit no. 7
- 6 km from Bologna **City Center** (cathedral, gallery, museums)



Public Bus No. 89 with multiple daily trips to and from the city center







A large outdoor swimming pool in the foreground, reflecting the lights of the building and the sky. In the background, a modern building with many windows is visible. A large group of people is gathered in an outdoor social area with white umbrellas and tables, suggesting a lively evening event. The scene is set at dusk, with warm lighting from the building and the pool area.

An unparalleled
destination for both
business and leisure



LIVING PLACE HOTEL

Meeting & Sports Club Bologna



LIVING PLACE HOTEL BOLOGNA

Via Properzia de' Rossi snc - Bologna (BO) Italy

www.livingplace.it

contacts



HOTEL
VILLA DAMPHILI
ROMA

Facts

Upper-upscale urban resort located near Villa Doria Pamphili Park, in Rome. The property positions itself as **one of the main conference hotels in Rome** with a strong **leisure focus**. Following a radical renovation which included the **complete refurbishment of its facilities**, the creation of a new room product, and the revision of the interior design of all common areas by Dexter Moren Associates, the hotel is now fully operational.

Aries Group operates the hotel through an 18-years lease agreement with Colliers Global Investors which started in Jan 2021. The lease rental has been structured as a guaranteed minimum plus a variable component based on revenues performance.



Room mix:

- 132 Double
- 20 Suites
- 71 Twin
- 12 Disable

Booking.com

Excellent: 8,8 *

** Score updated at June 2025*

Rooms & Facilities



235 renewed rooms divided into 7 categories



1600 sqm of modular conference areas on 3 floors with **15 meeting rooms**, including a plenary room for 500 delegates



4 restaurants offering top-quality Italian menu conceived by Italian starred Chef Andrea Ribaldone



800 sqm SPA divided into three areas: a SPA circuit, 7 massage cabins and one suite for couple rituals and a Technogym fitness center



500 sqm solarium around a semi-Olympic **outdoor pool** with a pool bar



Exclusive Member Club with dedicated services and spaces where one can conclude business, plan new adventures, and focus on physical well-being

Asset's Snapshots

In 2021, Hotel Villa Pamphili underwent **significant renovation**, financed by Colliers Global Investors supported by co-investment by Aries Group.

The refurbishment has been designed by **Dexter Moren Associated**, an award-winning architecture and interior design firm specializing in the hospitality sector.

The asset has won prestigious awards such as the **Condé Nast Readers' Choice Awards** in 2023.





ROME.

VATICAN CITY

THE CITY

PARCO VILLA PAMPHILI

VP

Map & Mobility



Termini Railway Station: 25 min



Fiumicino Airport: 30 min



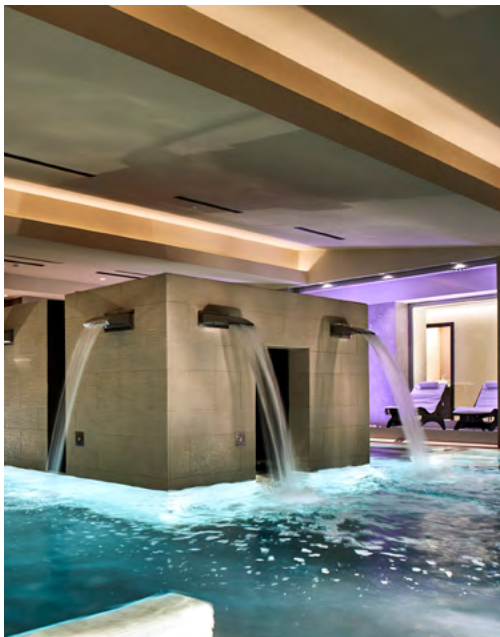
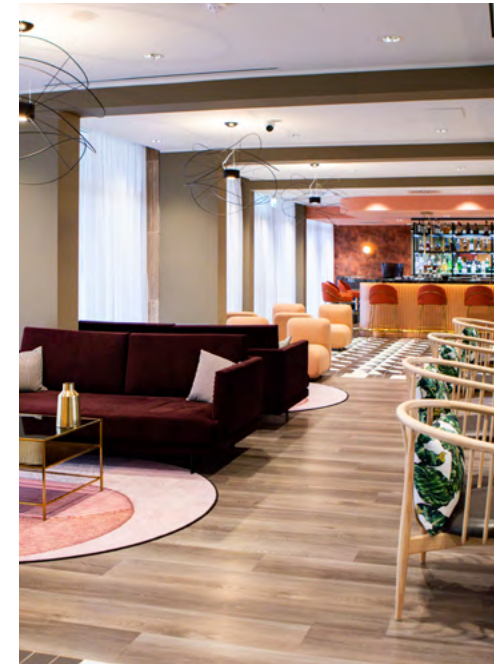
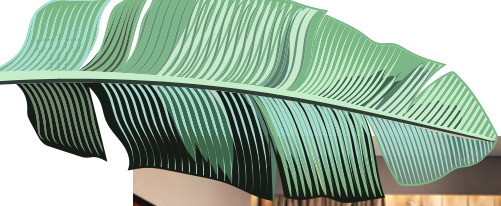
Vatican City: 15 min

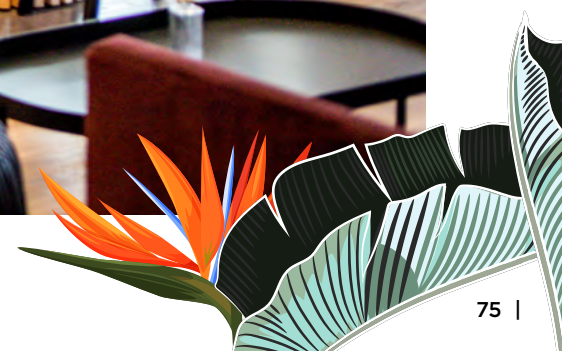


Private Shuttle Service with multiple daily trips to and from the city center









Rediscover life's
timeless pleasures



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HOTEL VILLA PAMPHILI ROMA
Via della Nocetta, 105 - Roma (RM)
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contacts



Thank you

