

A low-angle, upward-looking photograph of a modern glass skyscraper. The building's facade is composed of dark-framed glass panels that reflect the surrounding green trees and a clear blue sky. The image is partially covered by a large, semi-transparent teal circle on the left side, which serves as a backdrop for the title text.

COMPANY PROFILE

A short, solid yellow horizontal line.

We promote sustainable Real Estate development with passion, dedication and innovation. We are committed to making a positive impact on the world today for a better tomorrow.





Our Message to Stakeholders



Managing Director & COO
Rocco Ruggiero

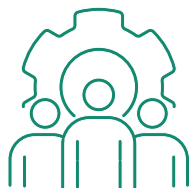
President & CEO
Alessandro Belloni

“WE GO BEYOND TRADITIONAL TECHNICAL SERVICES AND ENERGY MANAGEMENT. WE PARTNER WITH CUSTOMERS READY TO EMBARK ON A JOURNEY OF ENERGY AND DIGITAL TRANSITION TO CREATE A NET-ZERO CARBON FUTURE.”

Alessandro Belloni

“IT’S TIME TO ACT. WE RECOGNIZE THE IMPACT WE CAN MAKE IN REAL ESTATE THROUGH OUR OPERATIONAL EXPERTISE, AND WE WHOLEHEARTEDLY EMBRACE THIS CHALLENGE.”

Rocco Ruggiero



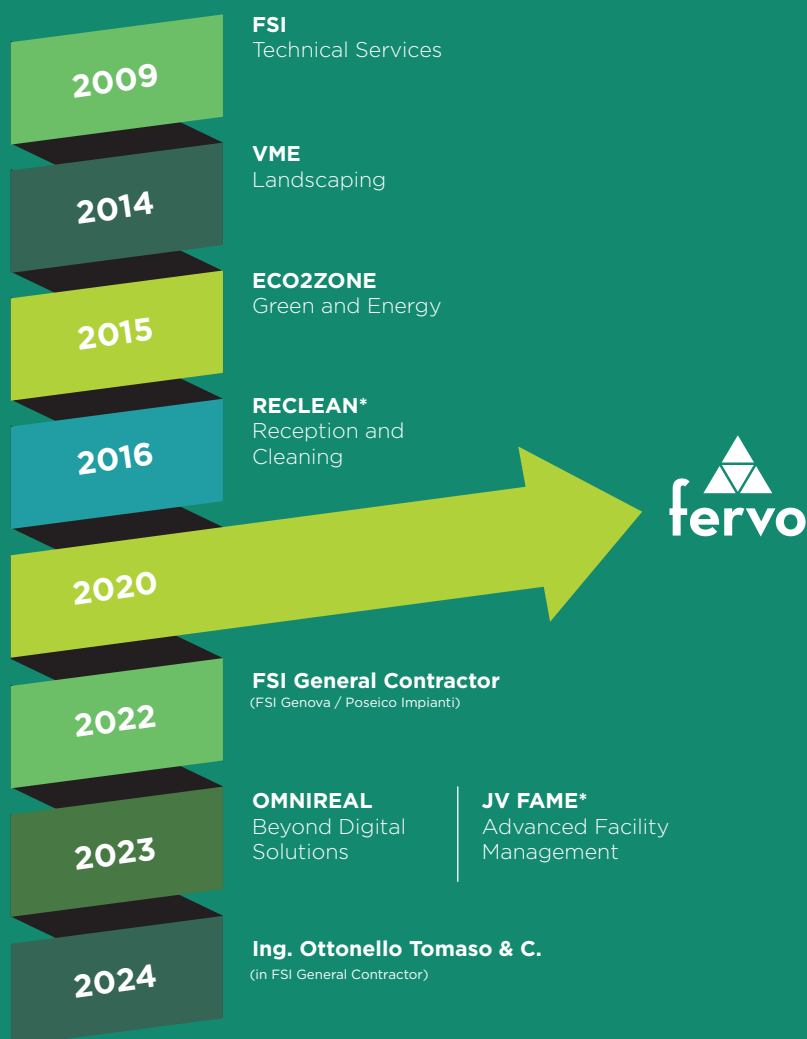
We Are Fervo Group

WE ARE A **TECHNICAL SERVICES AND ENERGY MANAGEMENT** COMPANY DRIVING THE ECOLOGICAL TRANSITION IN REAL ESTATE THROUGH TECHNOLOGICAL INNOVATION, DEEP EXPERTISE, AND STRATEGIC CONSULTING.

We are a strong Group with an international vision, but deeply rooted in Italian excellence. We see ourselves as your sustainability partner, delivering green and efficient infrastructure management through a focused strategy:

- We support you with customized solutions tailored to your specific needs;
- We help you identify and access available funding opportunities;
- As a single point of contact, we manage non-core Technical Services and Energy operations, allowing you to focus on your core business;
- We use state-of-the-art data and digital tools to monitor and intervene in real time.

From the beginning, our journey has been guided by virtue: organic growth and the integration of new expertise have shaped who we are today.



* Fervo Group Partners



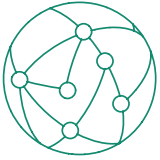
Imagine a future ...

WHERE REAL ESTATE EMBODIES
RESPONSIBLE AND LONGSTANDING
PROGRESS. WE STRIVE TO BE A LEADING
FORCE IN **SUSTAINABLE INNOVATION**,
CREATING A NATURAL BALANCE BETWEEN
DEVELOPMENT NEEDS AND ENVIRONMENTAL
PROTECTION.

Our **mission** is to enhance every phase of the real estate life cycle, focusing on sustainability, well-being, safety, and comfort to create better spaces for all.

We provide end-to-end solutions, covering everything from design and implementation to maintenance, asset revamping, and end-of-life management.





Our Services

OUR REAL ESTATE ASSET MANAGEMENT SYSTEM COMBINES **EFFICIENCY** AND **SUSTAINABILITY** THROUGH AN INTEGRATED APPROACH.

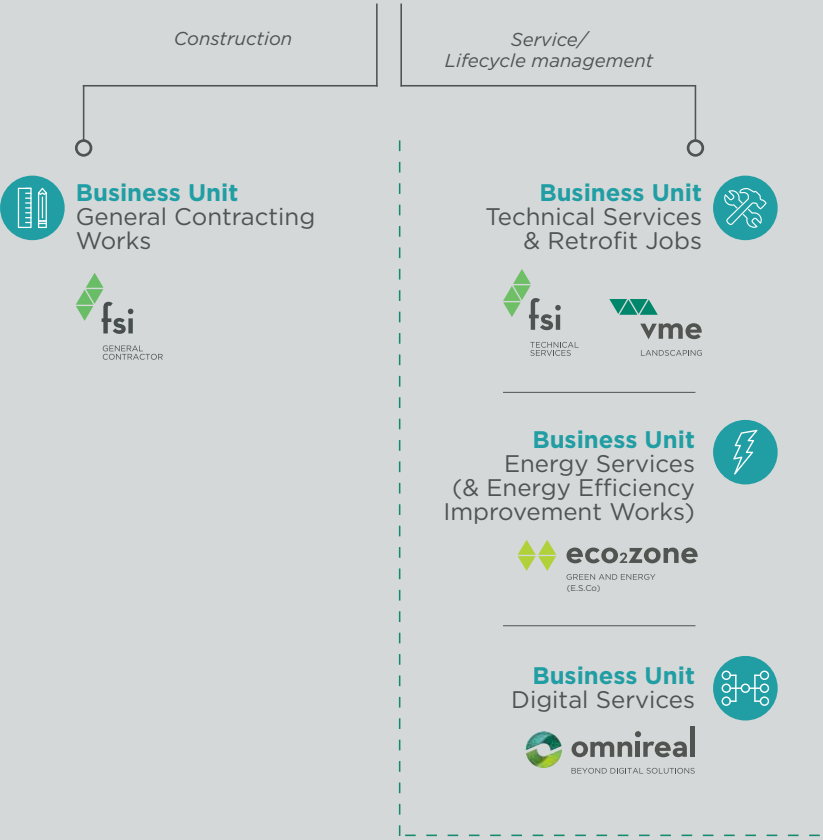
The synergy between operational and digital expertise allows us to address every key aspect of technical services, utilities, and environmental well-being, both internally and externally.

We carefully design our services at the Group level and implement them through our operating companies, each bringing specific expertise and focusing on two key areas:

- **construction area**, addressing the early life phase of assets or their revamping, mainly focusing on works.
- **service/lifecycle management area**, focused on long-term asset management. The latter is often the largest expense in LCA and warrants special attention during optimization processes.



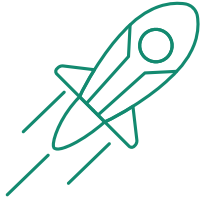
Holding
Zero Impact Starts Here



CONSTRUCTION

MANAGEMENT AND OPTIMIZATION
THROUGHOUT THE LIFE CYCLE

- Data-driven approach with a proprietary management and control platform
- Innovation roadmap focused on NZC solutions
- Direct oversight of critical competencies for differentiation and business development



We offer a model with increasing added value

OUR SOLUTIONS RANGE FROM INDIVIDUAL SERVICES TO COMPREHENSIVE PLANS FOR EFFICIENT AND **SUSTAINABLE PROPERTY MANAGEMENT.**

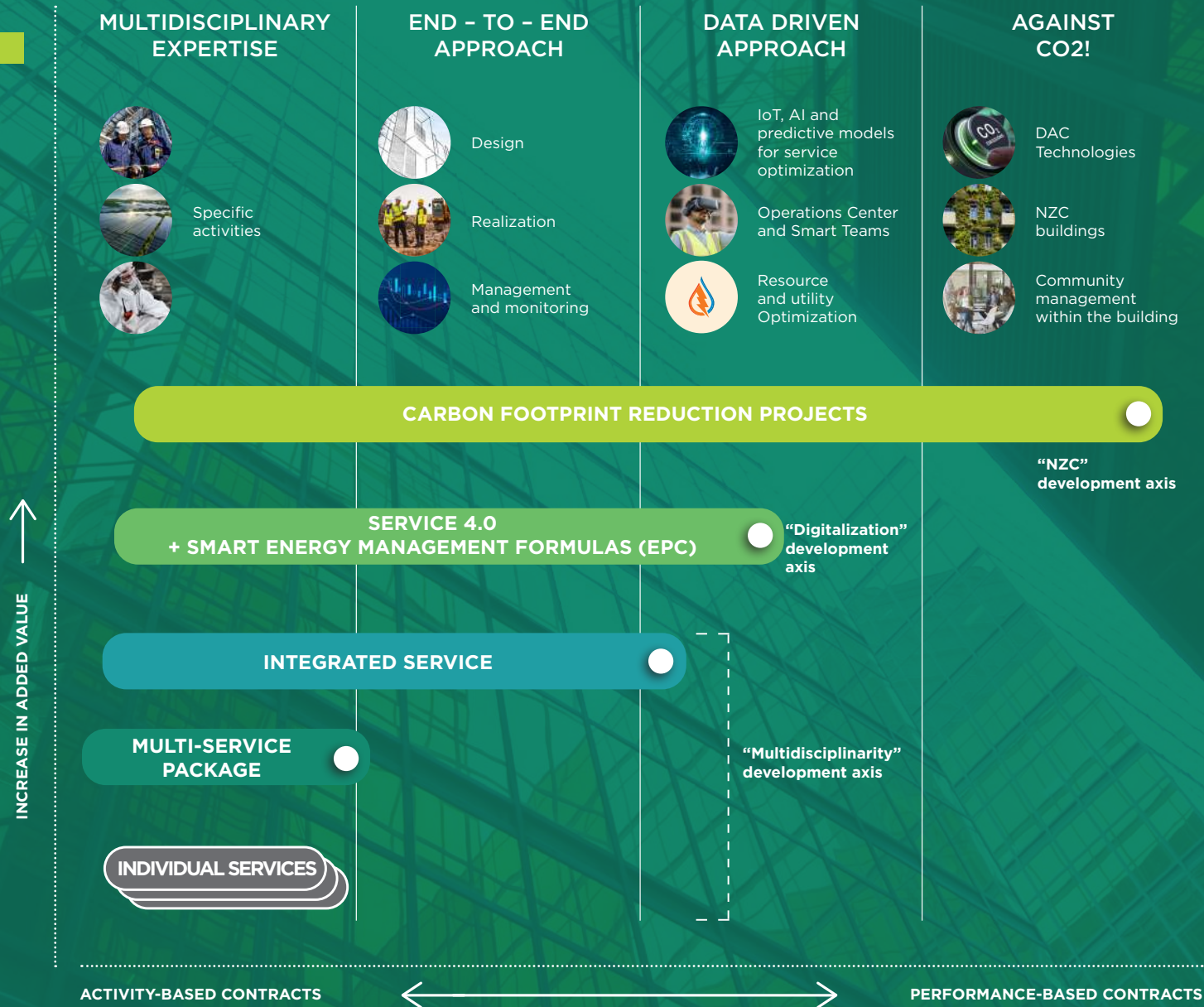
The model has four levels:

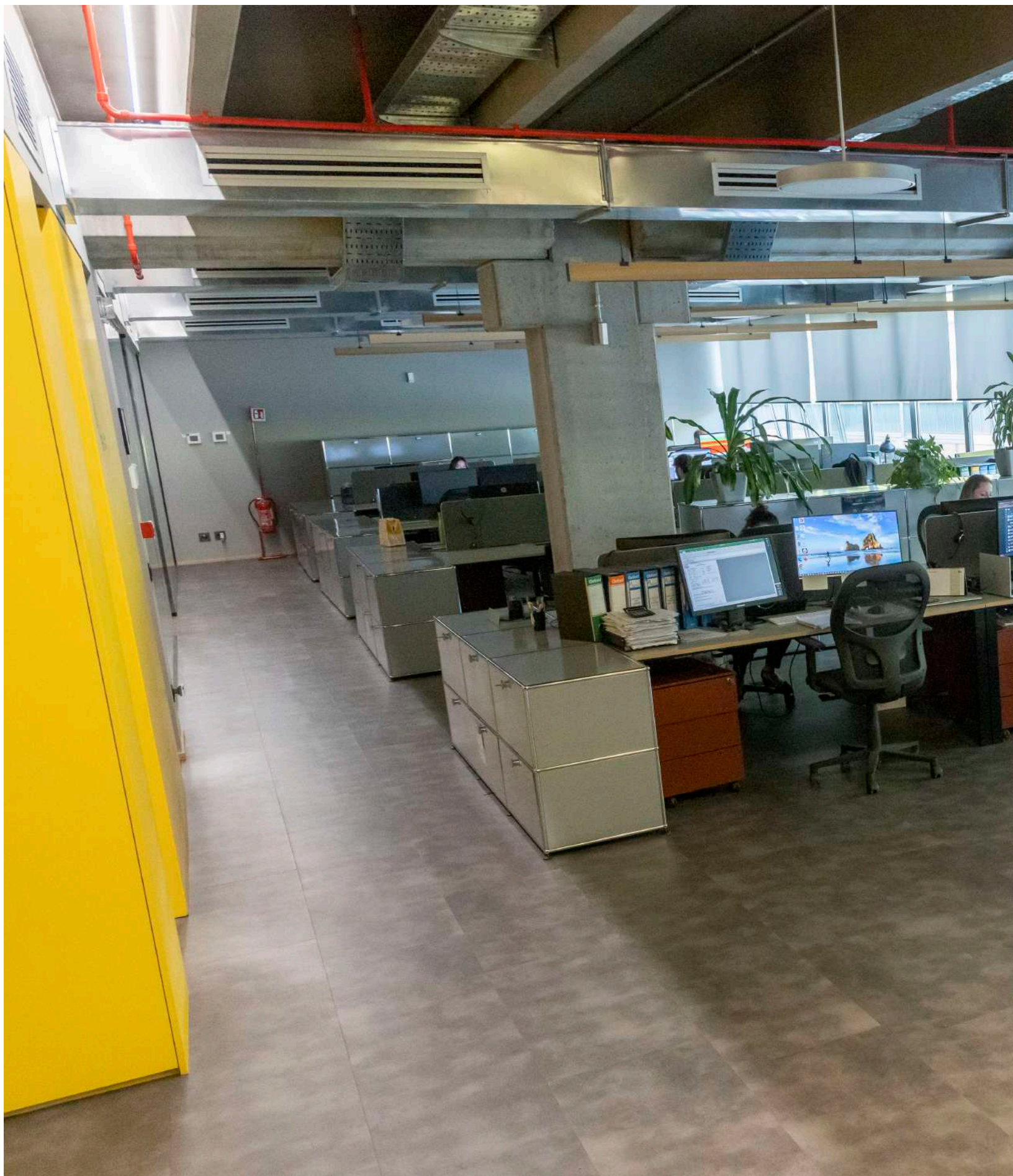
Multidisciplinary expertise: we offer a variety of solutions tailored to your needs from single services to multi-service packages.

Beyond maintenance: we engage at every stage of a building's lifecycle, from system design and implementation to monitoring performance and extending its lifespan.

Data-Driven approach: we leverage advanced technologies such as IoT, artificial intelligence, and predictive models to maximize the operational efficiency of assets. The operations center and smart teams work around the clock, using real-time data to optimize services, minimize waste, and prevent disruptions.

Against CO₂!: this includes products and services aimed at reducing the carbon footprint of buildings, with the goal of achieving carbon neutrality (NZC buildings). A key element is the Eco2Air® system, our proprietary technology designed to directly capture CO₂ from the atmosphere.









Creating a better future for people and the environment is our goal

WE EXPERIENCE **SUSTAINABILITY AS AN INTEGRAL PART OF WHO WE ARE**, AND WE STRIVE TO GIVE IT CONCRETE MEANING.

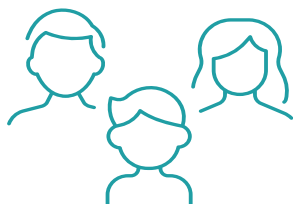
We reflect this both toward our clients, designing and executing plans to reduce their environmental impact, and internally, with sustainable practices in our operations and business management.

Sustainability is built right into our business model, with a clear sense of our shared responsibility to protect our planet.

As a demonstration of our commitment to responsible business practices, we have been voluntarily preparing our Sustainability Report since 2021.

Download the updated 2025 version (2024 data) from our website or by scanning the QR code.





Our People

OUR REALITY IS MADE UP OF PEOPLE WITH SPECIALIZED AND DIVERSE SKILLS THAT ARE CONSTANTLY BEING UPDATED. **WE INVEST IN TRAINING AND MENTORING**, ESSENTIAL TOOLS FOR TALENT GROWTH AND STRENGTHENING OUR SOCIAL IMPACT.

We believe that developing internal skills and expanding teams are key factors in supporting business growth. Our numbers confirm this, with our staff having doubled over the past few years.



Strategic choice of the Group is to have direct control over key competencies, maintaining and developing them internally.

- **Operations staff:** our field teams are the face of the company, bringing expertise to every location we serve.
- **Engineering and R&D:** innovation is at the heart of sustainability, enabling us to anticipate the future.
- **Digital Services:** the line between physical and digital spaces is becoming increasingly blurred, and we are ready to lead this transformation, solidifying the boundaries.
- **Legal, tenders and contracts:** we streamline formal processes to enhance our business with speed and efficiency.

The Group's managerial growth has been recognized by Deloitte Private: for the fourth consecutive year, we have earned the Best Managed Company Award. This award is granted to a select group of Made in Italy businesses that have excelled in Competence and Innovation, Corporate Culture and Governance, Corporate Social Responsibility, and Internationalization.



DELOITTE'S BEST MANAGED COMPANY AWARD

2021 - 2022 - 2023 -2024



Certifications

OUR CERTIFICATIONS HIGHLIGHT OUR COMMITMENT TO **ENVIRONMENTAL SUSTAINABILITY, QUALITY AND TO PROTECTING THE HEALTH AND SAFETY** OF EMPLOYEES.

We have ISO 45001, ISO 9001 and ISO 14001 certifications. In addition, our operating companies — FSI, FSI General Contractor and VME — proudly hold the SOA (Società Organismi di Attestazione) certification, which guarantees the ability to carry out public infrastructure projects, with a value exceeding €. 20.000.000 in OG1, OG9, OG10 and OG11 categories.

With EMAS certification, we transform environmental respect into a guarantee of quality and sustainability across all our processes.

Thanks to our already achieved requirements, we quickly obtained the UNI/Pdr 125:2022 gender equality certification - a natural step in our journey towards equity.

We are among the first to achieve ISO 14067:2018 certification, an achievement that attests to our concrete commitment to the measuring and reducing the carbon footprint of our services. This certification represents not only a recognition technical, but a strategic choice that reflects our vision: a more sustainable, transparent and responsible future.

UNI EN ISO 9001:2015

International standard for management systems and quality
FSI | VME | ECO2ZONE | OMNIREAL | FERVO | RECLEAN | FAME* | FSI GENERAL CONTRACTOR*

UNI EN ISO 14001:2015

International standard that outlines the requirements for an environmental management system
FSI | VME | ECO2ZONE | OMNIREAL | FERVO | RECLEAN | FAME* | FSI GENERAL CONTRACTOR*

UNI EN ISO 45001:2023

Occupational health and safety standards
FSI | VME | ECO2ZONE | OMNIREAL | FERVO | RECLEAN | FAME* | FSI GENERAL CONTRACTOR*

UNI EN ISO 14067:2018

International standard specifying principles, requirements and guidelines for quantifying the Carbon Footprint of a Product (CFP)
FERVO

UNI CEI 11352:2014 (E.S.Co)

Standard for the requirements of companies with an EScO role
ECO2ZONE

UNI/Pdr 125:2022

Standard for Gender Equality
FSI | VME | ECO2ZONE | OMNIREAL | FERVO | FSI GENERAL CONTRACTOR

UNI EN 16636

Standard that defines the requirements for pest control services and for the management and control of infestations
*RECLEAN**

SOA CERTIFICATION

Ensures the company's ability to carry out public infrastructure projects

FSI:

OG1 IV up to € 2.582.000
 OG11 II up to € 516.000
 OS3 III up to € 1.033.000
 OS5 IV-BIS up to € 3.500.000
 OS19 III-BIS up to € 1.500.000
 OS28 III-BIS up to € 1.500.000
 OS30 III-BIS up to € 1.500.000

FSI GENERAL CONTRACTOR:

OG9 VII up to € 15.494.000
 OG10 V up to € 5.165.000
 OG11 V up to € 5.165.000
 OS28 II up to € 516.000
 OS30 II up to € 516.000
VME:
 OS24 III-BIS up to € 1.500.000

F-GAS CERTIFICATION

Certifies the amount of fluorinated gases produced each year
FSI

EMAS REGULATION

Improve environmental impact through eco-management and auditing.
VME

* Operating partner



Partners

WE WORK WITH BOTH PUBLIC AND PRIVATE CLIENTS, COVERING **MOST SECTORS** ACROSS THE COUNTRY, WITH A STRONGER PRESENCE IN NORTHERN ITALY.

The relationship is based on professionalism and mutual trust, with over 90% retention. This is the strongest testament to our approach of building effective, enduring partnerships rather than conventional client-supplier relationships. The top 15 customers account for 70% of the total turnover.



Particularly notable is the “multi-pole” management approach with high-profile Real Estate Funds, which account for nearly 30 percent of total sales. These assets are managed in collaboration with major property companies, serving as the Group’s daily point of contact.

This highlights the ‘pivot’ role the Group plays in the operational management of the housing stock.

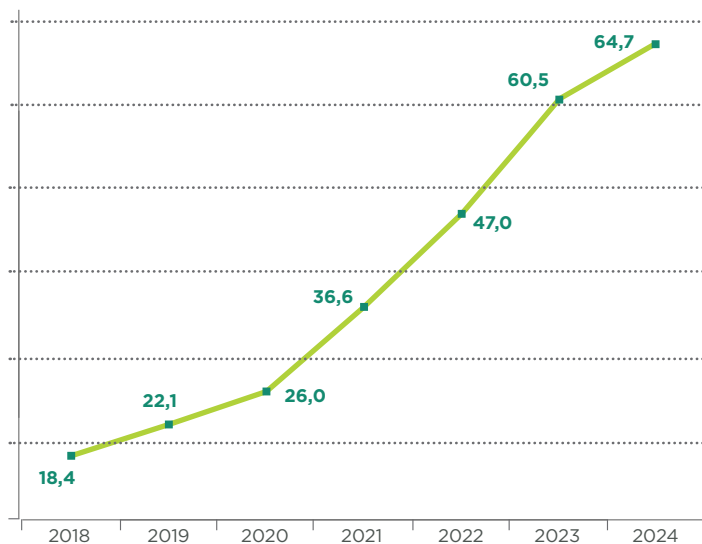




Fervo by the Numbers

Fervo Group Consolidated Turnover** (Mil Euro)

(**) Excluding FAME and Reclean partners.



64,7
MILLION €.

Consolidated turnover
has tripled over the
last five years



300+
employees
+50% in the
last 3 years



200+
active customers



2,5+
million square
meters managed



15+
Years on
the market



94%
permanent
contracts
+ 6% over
2022



1100
orders handled
per year

We are in

The widespread distribution of our activities allows us to be **close to our clients** in different regions all along the peninsula, ensuring a timely and personalized service.



Since 2023, Fervo has also established an international office at the FAME subsidiary in Dammam. Plans are already in place to open a new office in Riyadh.





**Gruppo Fervo**

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