

Press release

Manifattura Tabacchi is more accessible: the new 24-hour garage opens today

Thanks to 800 new parking spaces managed by **APCOA PARKING ITALIA**, Manifattura Tabacchi integrates a new essential service for those who frequent the area.

Florence, September 15, 2023 - Efficiency, safety, accessibility, sustainability. **Manifattura Tabacchi** officially opens today, Friday, September 15, the new garage whose management has been entrusted to **APCOA Parking Italia Spa**, a leading parking operator in Italy and in Europe.

The facility consists of 800 new parking spaces - 400 of which will be on a rotating base and 400 for private use - distributed on 4 underground levels for a total of 26 thousand sq.m. It is located under the buildings of new construction BB1 and BB (entrance in via Tartini 11) and it is available at competitive rates, accessible to all 24h/24.

This is an important new part of the urban regeneration project carried out by Manifattura Tabacchi which aims to give back to the city a real neighborhood, animated by eco-friendly spaces and services under the banner of culture, fashion, food, art and design. Manifattura Tabacchi is available not only to those who work, study, or live in the former cigar factory, but also to those who visit and live in the surrounding area.

Today, thanks to this essential new service, anyone who wishes to visit the neighborhood will be able to access everything Manifattura Tabacchi has to offer, starting with the Factory, the creative and multifunctional district animated by restaurants, cafes, shops, offices and artisan workshops where it is possible to have a unique and special shopping experience.

The parking facility was built in accordance with the most modern standards of construction and distribution of spaces, in order to achieve maximum functionality and efficiency, but also safety: as a matter of fact, the parking facility is equipped with the latest management technologies and surveillance systems, which, in order to guarantee the complete safety of the users, are always on.

The new parking facility plans to achieve, by October 2023, the SmartPark certification, a certification standard for sustainable parking facilities. In this context, in addition to the construction and plant engineering followed by Manifattura Tabacchi, APCOA PARKING skills and experience will make it possible to equip the garage with a range of services and solutions that promote alternative mobility with a view to sustainability, to create a real urban mobility hub. Four electric charging stations are already active today. Soon an electric bike-sharing service, and the installation of automatic lockers are going to be available to those who work and live in this new neighborhood of Florence.

Data sheet

The already active parking spaces (approximately 400) on floors -1 and -2 are intended for rotational parking, while the remaining spaces on floors -3 and -4 are designated for the future residents of the apartments currently under construction in the former Florentine cigar factory. An accessibility-conscious facility, with 15 parking spaces reserved for people with disabilities (5 at -1; 5 at -2; 4 at -3; 1 at -4).

For the rotating parking (- floors -1 and -2), the short-term rate is €1.50 per hour, with a daily maximum of €9.00. APCOA has included in the rate plan the possibility of

monthly subscriptions with a minimum contract of 3 months, as well as the possibility of purchasing a card from which individual entries can be scaled. Specifically, the public prices are as follows:

- Monthly subscription: 7/7 days 24/24h at € 85; Night, every day from 19:00 to 9:00, at € 40;
- Contract subscriptions, minimum three months, with monthly rate: 7/7 days 24/24h at € 75; Night, every day from 19:00 to 9:00, € 35.

Among the services already active is the 'Telepass', which will allow parking without collecting the entrance ticket. In addition, the presence of an APCOA operator in the offices area, (Monday through Friday, from 9.00 am to 3 pm.) is guaranteed.

The 4 single cable electric charging stations, up to 22kw/h, are integrated with the payment system. Users will be able to pay for parking and charging together.

THE NUMBERS OF MANIFATTURA TABACCHI

350 million euros: total investment

16 existing buildings

4 new buildings

110,000 square meters total area, including **37,000** square meters for training, offices and coworking; **35,900** square meters for Residential and services (e.g. parking)

11,300 sqm ateliers, workshops and concept stores

26,300 sqm hotel, student housing, brewery

+ 23,628 sqm public areas

Manifattura Tabacchi

Manifattura Tabacchi in Florence is one of the leading urban regeneration projects in Italy: it involves the recovery of 16 buildings of the historic cigar factory which will be transformed into lofts and residences, executive spaces, retail, cafes and restaurants, a student residence, a hotel. It will also house important institutions such as E-rihs (European research infrastructure on Heritage Science) and Polimoda.

Since the start of construction in 2018, Manifattura Tabacchi has been promoting an intensive program of cultural initiatives in specifically reclaimed temporary spaces, providing a concrete example of how areas being regenerated, and the "waiting time" (the period of the construction site) can be a strategic resource for designing a more sustainable and inclusive future in the cities. Last April the Factory opened its doors: it is a creative hub and a cutting-edge workplace capable of attracting an international community of professionals who want to work and live in Florence, in a context enlivened by a vibrant community and eco-friendly spaces, among culture, fashion, art and design. The completion of the work is expected for 2026. The project is promoted by the joint venture established in 2016 by the real estate of the Cassa Depositi e Prestiti Group, and PW Real Estate Fund III LP, a fund managed by Aermont Capital.

MTDM - Manifattura Tabacchi Development Management Srl - is the development and project management company that manages the entire process.

APCOA Parking Italia S.p.A. (www.apcoa.it), a market leader, manages a portfolio of 145 garages and well-structured parking areas distributed in 33 cities throughout Italy. With approximately 91,000 parking spaces, in 2022 it generated an annual turnover of roughly 63.2 million euros. APCOA

*Parking Italia is a member of the European APCOA, a leading industry operator with over 50 years of experience, headquartered in Stuttgart, Germany.
APCOA (www.apcoa.com), with 5,500 employees, manages more than 1,8 million parking spaces and 12,000 car parks in 13 European countries including Germany, Italy, the United Kingdom, Austria, the Netherlands, Belgium, Luxembourg, Switzerland, Poland, Sweden, Denmark and Ireland.*

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