COMPANY PROFILE

t4 s.r.l.

Real Estate Development

2025

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THE COMPANY

T4 s.r.l.

T4 s.r.l. is an Italian company founded in 2010 by Marco Turcatti, with over thirty years of experience in strategic and operational real estate. The company operates primarily in the commercial sector — large-scale retail distribution, retail, and mixed-use — with a proven ability to manage complex projects from scouting through to completion and disposal.

ADVISORY — INTEGRATED SOLUTIONS FROM STRATEGY TO EXECUTION

Strategic and operational support for investors, companies, and real estate funds. From market analysis to asset enhancement, we act as a single, reliable partner with a results-oriented approach.

01

Investment & Asset Management

— Investment analysis
— Technical and financial due diligence
— Financial modelling
— Portfolio optimisation
— Strategic asset management

02

Research & Market Analysis

— Market and competitor analysis
— Feasibility studies
— Market trends and forecasts
— Dedicated investor reports

03

Transaction Management

— Asset acquisition and disposal
— Negotiation
— Document management
— Advisor coordination

04

Leasing & Commercialisation

— Residential and retail commercialisation
— Leasing process management
— Positioning and pricing strategy

05

Technical & Legal Consulting

— Urban planning support
— Regulatory checks
— Permits and compliance
— Risk assessment

REAL ESTATE DEVELOPMENT

End-to-end management of complex real estate initiatives: from scouting to handover. We coordinate multidisciplinary teams and stakeholders with a focus on timelines, budget, and quality of execution.

01
Development Management

— Concept definition
— Design team coordination
— Planning consent process
— Budgeting and time management
— Contractor and supplier selection
— Construction supervision and handover

02
Feasibility & Financial Modelling

— Profitability analysis
— Business plans and economic models
— Scenario evaluation
— Technical and financial due diligence

03
Land Scouting & Acquisition

— Search for high-potential sites
— Volumetric and constraint analysis
— Urban context study
— Negotiation support

04
Value-Add & Repositioning

— Refurbishment and regeneration
— Market repositioning
— Aesthetic and energy improvement
— Value maximisation

05 ARTIFICIAL INTELLIGENCE APPLIED TO REAL ESTATE

T4 integrates artificial intelligence tools into its workflow — not as an end in itself, but as a method: to analyse scenarios more rapidly, reduce margins of error in critical phases, and deliver stronger, better-documented execution capabilities to clients. In a sector where the speed and quality of decisions make all the difference, AI is a concrete operational advantage.

TRACK RECORD — OPERATIONS

Significant Projects

Total surface area developed, built, and brought to income: over 700,000 sqm with a total value in excess of €1.2 billion.

The projects listed represent a selection of Marco Turcatti's personal track record, built up over the course of his professional career across various organisations in a development leadership capacity, and subsequently as Founder and Managing Director of T4 s.r.l. For some projects he held direct coordination and management responsibility; for others he was part of the operational team.

2020 – 2026

FASHION & LUXURY

Milan — Sant'Ambroeus	General Contractor
Milan — Brian & Berry Building Boggi	General Contractor
Milan — Maison Margiela	General Contractor
Milan — RRD	General Contractor
New York — Serapian showroom	General Contractor
Paris — Boggi Milano	General Contractor
Paris — ReDone	General Contractor

HOSPITALITY

Milan, Via Ricasoli — RTA	General Contractor

2005 – 2020

RETAIL & LARGE-SCALE DISTRIBUTION

Sedriano — 13,000 sqm GLA · Bennet Shopping Centre	Acquisition and preliminary contract
Rome — Retail development plan with Esselunga	Preliminary development
Pinerolo — 18,000 sqm GLA · Coop Piemonte Shopping Centre	Negotiation, acquisition and investment
Casale Monferrato — 13,000 sqm GLA · Coop Piemonte Shopping Centre	Negotiation, acquisition and investment
Stezzano — 50,000 sqm GLA · Le Due Torri Shopping Centre	Negotiation, acquisition and investment
Bellinzago Lombardo — 37,000 sqm GLA · La Corte Lombarda Shopping Centre	Negotiation, acquisition and investment

Ragusa — 20,000 sqm GLA · Ibleo Shopping Centre	Negotiation, acquisition and investment
Portogruaro — 25,000 sqm GLA · Retail Park	Preliminary development
Castelletto Ticino — 12,000 sqm GLA · Retail Park	Origination, negotiation and acquisition
Cavalca brand network expansion	Retail network development
Settimo Torinese — Luxury Retail Park	Feasibility & concept development

MIXED-USE

Rome — Ex Mercati Generali public tender	Advisory and preliminary study
Castellanza — Redevelopment of former Textile Exhibition area	Development management

RESIDENTIAL

Milan — Torre 22 Marzo	Development

1990 – 2005

RESIDENTIAL

Garbagnate Milanese — 64 apartments	Open market housing
Busto Arsizio — 108 apartments and 2 semi-detached villas	Development
Cassano Magnago — 24 apartments	PEEP (subsidised housing scheme)
Caronno al Campo — 40 apartments	PEEP
Como — 30 apartments	Subsidised housing
Milan, Via Adriano — 42 apartments	Subsidised housing
Milan, Gratosoglio — 31 apartments	Development
Bollate — 28 apartments · Regeneration of former Nova Urano site	
Varese — 18 apartments	Development
Milan, Piazza Vetra — Residential units	Development
Cairate — 12 terraced villas	Development
Gavirate — 18 terraced villas	Development
Morazzone — 34 terraced villas and PEEP units	Development
Caronno Varesino — 32 apartments	Subsidised housing
Olgiate Olona — 24 apartments	PEEP and open market housing
Cornaredo — 90 apartments	PEEP
Albiate — 41 apartments	PEEP
Cagno — 28 apartments	PEEP
Albiolo — 22 apartments	PEEP
Tradate, loc. Ceppine — 24 apartments	PEEP
Tradate — 12 apartments and 2 retail units	Integrated Recovery Plan
Settimo Milanese, Vighignolo — 80 apartments and 42 terraced villas	Integrated Recovery Plan
Castano Primo — 35 apartments	Integrated Recovery Plan

RETAIL & LARGE-SCALE DISTRIBUTION

Monza — 22,000 sqm GLA · Auchan Shopping Centre	Development and coordination
Cinisello Balsamo — 40,000 sqm GLA · Auchan Città Mercato	Development and coordination
Marcon — 7,000 sqm GLA · Castorama repositioning	Development and repositioning management
Arzano — 9,000 sqm GLA · Castorama	Origination, negotiation and acquisition
Sassari — 16,000 sqm GLA · Predda Niedda Shopping Centre extension	Development management

Olbia — 18,000 sqm GLA · Olbiamare Shopping Centre extension	Development management
Cagliari — 27,000 sqm GLA · Sant'Agilla Shopping Centre extension	Development management

OTHER USES

Elmas — 26,000 sqm · Unione Sarda Newspaper Print Centre

Sestu — 40,000 sqm · Agri-food Market

HOSPITALITY

Folgarida — 79 apartments · Neve Sole tourist residence

FOUNDER PROFILE

Marco Turcatti

Founder & Managing Director

Executive with over 30 years of experience in the management and development of complex real estate assets. Specialised in large-scale retail distribution, Fashion & Luxury, commercial, residential, and mixed-use. Has led projects totalling over 700,000 sqm and €1.2 billion in aggregate value across metropolitan contexts including Milan, Rome, Naples, Turin, Ragusa, and others.

PROFESSIONAL EXPERIENCE

2025	General Manager — Gea Group S.r.l., Milan Development as general contractor in the Fashion & Luxury sector, Italy and international.
2021	Real Estate Consultant for Europe — Hagal Ltd (UK) Strategic consulting and scouting of international investment opportunities.
2010	Founder & Managing Director — T4 s.r.l. Real estate development for large-scale retail distribution and the commercial sector. Management from scouting through to completion and disposal.
2009–13	Large Projects Development Manager — ITER Coop S.c.r.l. Creation and management of the development division for residential and commercial initiatives.
2004–09	Italy Development Director — Altarea S.A. Opening of 5 shopping centres in 5 years. Total GLA in excess of 120,000 sqm.
2000–04	Expansion & Development Manager — Castorama Italia Growth strategy and market presence across Italy. Permitting and acquisitions.
1996–00	Development & Planning Manager — ImmobiliarEuropea S.p.A. Real estate development for large-scale retail and tourism/hospitality structures.
1988–97	Development & Mortgage Manager — Impra S.p.A. Coordination of technical and administrative processes. Mortgage management and relations with credit institutions.

EDUCATION & ACADEMIC ACTIVITIES

— Specialist courses and seminars: SDA Bocconi, Assimpredil, CNCC, Confcommercio, AUDIS, Collegio Imprese Edili

— Speaker at the Politecnico di Torino, Università di Napoli, and CNCC on topics in commercial real estate

— Member of the CNCC Regulatory Committee for over 10 years

— Contributor to publications on urban regeneration and large-scale retail distribution

COMPANY DETAILS

Legal Information

Company name	T4 s.r.l.
Registered office	Via Caprera 37/B, 21052 Busto Arsizio (VA), Italy
VAT number	03161990126
Share capital	€ 40,000 fully paid
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