

FISCAL OUTLINE RELATIVE TO BUILDINGS

Hereinafter is a schematic and non-comprehensive trace of the fiscal system afferent to the real estate properties of the agreement. It is possible to contact the following email for further fiscal information and for the assessment of the tax impact for each case: italdati@italdati.com inserting "CONCORDATO HYDROWORK" as the mail's subject matter.

RESIDENTIAL REAL ESTATE PROPERTIES AND RELATIVE PERTINENCES – VALEGGIO SUL MINCIO

- **VAT:** transfers subject to value added tax (10%). For cases in which there are the "first home" requirements for a buyer the VAT aliquot applied is 4%.
- **REGISTRY, HYPOTHECARY, CADASTRE TAX:** € 504.00 (fixed taxes: € 168.00 x 3) even for cases in which the buyers requests the "first home" regime.
- **IMU:** revaluated land registry income (revaluation equal to 5%) x coefficient (160) x aliquot (0.76% or if residence 0.40) net of any deductions.

Example of IMU calculation IMU Parcel 1

Fig. 27 – Mapping 84 sub. 54 – Cat. A/2 – Cl. 5 – Cons. 5.5 rooms – Land registry income € 426.08

€ 426.08 x 105% = € 447.38 -----> revalued land registry income

€ 447.38 x 160 = € 71,581.44 -----> value for IMU

€ 71,581.44 x 0.76% (0.40% - € 200.00) = € 544.02 (€ 86.33) ----> Yearly IMU owed (yearly IMU owed if residence).

- **DIRECT TAX (IRPEF, IRES, IRAP) :** the assessment shall be made case by case with regards to the type of buyer (a natural or juridical person), to the type of real estate property (residential or operating), to the fact whether the purchased property is used to be a residence or to be let. For foreign buyers, the principle that the profit deriving from the property shall be declared in Italy is valid over all.

REAL ESTATE COMPENDIUM IN LUGAGNANO DI SONA

- **VAT:**
 - **For industrial real estate property (D7):** transfers subject to value added tax (21%).
 - **For residential building (A2):** transfers subject to value added tax (10%). For cases in which there are the "first home" requirements for a buyer the VAT aliquot applied is 4%.
- **REGISTRY, HYPOTHECARY, CADASTRE TAX:**
 - **For industrial real estate property (D7):**
 - registry tax: € 168.00.
 - Hypothecary and cadastre tax: 4% (3%+1%).
 - **For residential real estate property (A2):**
 - € 504.00 (fixed taxes: € 168.00 x 3) even for cases in which the buyers requests the "first home" regime.
- **IMU:**

- **For industrial real estate property (D7):**
 - Cadastre income revalued x Coefficient x Aliquot.
 - Cadastre income revalued (revaluation equal to 5%) x coefficient (60) x aliquot (0.85%).
- **For residential real estate property (A2):**
 - Revalued cadastre income x coefficient x aliquot.
 - Cadastre income revalued (revaluation equal to 5%) x coefficient (160) x aliquot (0.85% or if residential 0.40%) net of any deduction.
- **DIRECT TAX (IRPEF, IRES, IRAP) :** the assessment shall be made case by case with regards to the type of buyer (a natural or juridical person), to the type of real estate property (residential or operating), to the fact whether the purchased property is used to be a residence or to be let. For foreign buyers, the principle that the profit deriving from the property shall be declared in Italy is valid over all.

REAL ESTATE COMPENDIUM IN VERONA

- **VAT:**
 - **For office (A10):** transfers subject to value added tax (21%).
 - **For residential real estate property (A2):** : transfers subject to value added tax (10%). For cases in which there are the “first home” requirements for a buyer the VAT aliquot applied is 4%.
- **REGISTRY, HYPOTHECARY, CADASTRE TAX:**
 - **For office real estate property (A10):**
 - registry tax: € 168.00
 - Hypothecary and cadastre tax: 4% (3%+1%)
 - **For residential real estate property (A2):**
 - € 504.00 (fixed taxes: € 168.00 x 3) even for cases in which the buyers requests the “first home” regime.
- **IMU:**
 - **For industrial real estate property (A10):**
 - Revalued cadastre income x Coefficient x Aliquot
 - Revalued cadastre income (revaluation equal to 5%) x coefficient (80) x aliquot (0.86%).
 - **For residential real estate property (A2):**
 - Revalued cadastre income x Coefficient x Aliquot.
 - Revalued cadastre income (revaluation equal to 5%) x coefficient (160) x aliquot (0.86% or if residential 0.40%) net of any deduction.
- **DIRECT TAX (IRPEF, IRES, IRAP) :** the assessment shall be made case by case with regards to the type of buyer (a natural or juridical person), to the type of real estate property (residential or operating), to the fact whether the purchased property is used to be a residence or to be let. For foreign buyers, the principle that the profit deriving from the property shall be declared in Italy is valid over all.