ELITE S.r.l. / DEVELOPMENT OPPORTUNITY

San Giuliano Milanese.

Public project overview · November 2026

Italian foundations. Digital ambition.

ELITE S.r.l. is promoting the evaluation of an existing property complex at Via Leone Tolstoj 86, San Giuliano Milanese, for data centre redevelopment. ELITE's role combines asset participation, local project coordination and partnership discussions.

Location	Southeast metropolitan Milan, Lombardy, Italy
Reported land area	Approximately 21,235 m²
Reported existing footprint	Approximately 5,500 m²
Grid connection request	70 MW; not secured supply or confirmed IT capacity
Working development direction	Demolition and reconstruction under evaluation
Potential initial import	30–35 MW concept; separate feasibility required

A partnership-led approach

Discussion routes include asset acquisition, joint development and operator-led requirements for a potential customised delivery arrangement. Each route depends on property control, diligence and definitive terms.

Development priorities

Confirm the lawful planning envelope; assess the complete grid process; develop a dimensioned operator-led masterplan; evaluate environmental and ground conditions; coordinate energy,

water, heat, cooling and connectivity; establish an achievable commercial and delivery framework.

Project status

This is a proposed redevelopment opportunity, not an operating data centre. No contracted tenant, awarded Tier certification, guaranteed capacity, ready-for-service date or investment return is represented. Existing gross area is not automatically recoverable planning area. Final scope is subject to title, planning, technical, grid and contractual confirmation.

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Public introductory information. Supporting materials can be discussed through an agreed diligence and disclosure process. Project address is not presented as the company’s registered office.