



BUILD BETTER, LIVE BETTER.

Rimini, 4-6 marzo 2026



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Chief Product Officer Gewiss

# Industry-Urban Alliances in the Context of Global Transition

#BUILDING  
LIFE

# Global megatrends shaping the future of business



## Climate Change and ecological transition

We are living in an era marked by profound climate shifts, requiring a radical **transformation of production and infrastructure models**.

Companies are now called upon to develop solutions that reduce environmental impact, regenerate resources, and actively contribute to building a more sustainable future.



## Energy transition and enabling technologies

The increasing **electrification of consumption**, coupled with the need for smarter, more decentralized, and resilient energy systems, is changing how energy is produced, distributed, and used.

Businesses must respond with **advanced infrastructure and integrated solutions** that balance efficiency, digitalization, and responsibility.



## Technological acceleration and Digital Transformation

Technological innovation is advancing at an unprecedented pace, driven by **artificial intelligence**, the **Internet of Things**, and digital platforms.

In this landscape, businesses must evolve into **intelligent ecosystems** capable of learning, adapting, and generating value through data, connectivity, and automation.



## Geopolitical instability and new industrial geographies

The global context is increasingly **unstable and interdependent**: geopolitical tensions, supply chain disruptions, and new economic configurations demand greater strategic resilience.

Companies must develop the ability to read complex environments, forge **solid international partnerships**, and lead change with vision and responsibility.

# Global transitions demand new alliances between industry and urban development.

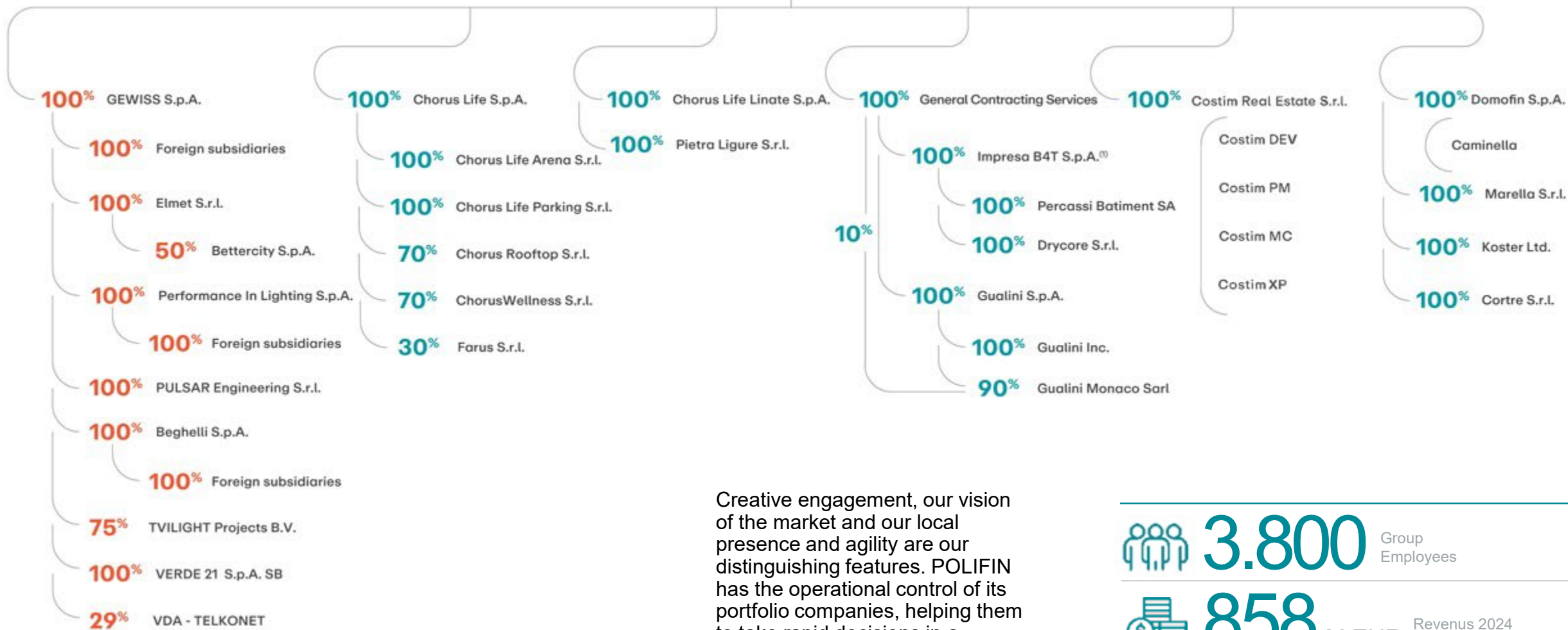
POLIFIN is a long-term industrial holding created to **generate sustainable value** through diversification, integration, and strategic vision. In response to global megatrends, POLIFIN operates as a platform **connecting industry and urban development**. Its diversified investment portfolio spans electrotechnical, electronic and lighting industries, mobility, digital innovation, and real estate ensuring resilience, scalability, and long-term growth.

POLIFIN **fosters synergies among its subsidiaries**, sharing skills, knowledge, and best practices, and supporting organic growth through targeted acquisitions and reproducible, integrated solutions.

More than a holding, POLIFIN is an **enabler of transformation**, turning global transitions into concrete and sustainable opportunities.



# How we create value



Creative engagement, our vision of the market and our local presence and agility are our distinguishing features. POLIFIN has the operational control of its portfolio companies, helping them to take rapid decisions in a continuously evolving context.

**3.800** Group Employees

**858** M EUR Revenus 2024  
845 M EUR (2023)

“Design is not defined by the scale of the object, but by the coherence of the vision that, **from the spoon to the city**, shapes the way we inhabit the world.”

*Ernesto Nathan Rogers, 1952*

We start from the product: technologies, components and solutions developed by the Group’s industrial companies. Each one is designed with a clear purpose, high quality standards and a shared view of innovation and sustainability.

That same coherence extends to a larger scale. From buildings to districts, from infrastructure to urban regeneration, POLIFIN applies the same entrepreneurial mindset to the city: integration, long-term vision and value creation for people and communities.

What connects the spoon to the city is not size, but **consistency of vision**. Because sustainable growth is built **when products, spaces and cities** are designed as **parts of the same ecosystem**.



## One Group, multiple expertise, one single partner

Each company brings specialized expertise.  
Together, we create integrated solutions.

## Distinct capabilities. Collective intelligence.

We connect industrial precision and urban  
insight to deliver transformational outcomes.

## Not just partners. A unified force.

We operate as one to lead complex, end-to-  
end projects with clarity and purpose.



# The World is Our Home

We believe the world is full of stories and constant transformations. A place that offers unlimited opportunities. Our DNA is made up of **precision, transparency** and **respect for the environment**, radiating and thriving in each of the Group's subsidiaries and production sites.

The international network allows us to bring out our personal resources, enhancing and mixing them with the experience and knowledge of everyone. Over the next few years, we intend to expand our operations into other countries to develop products and systems.



**+3.300** all over the world  
employees

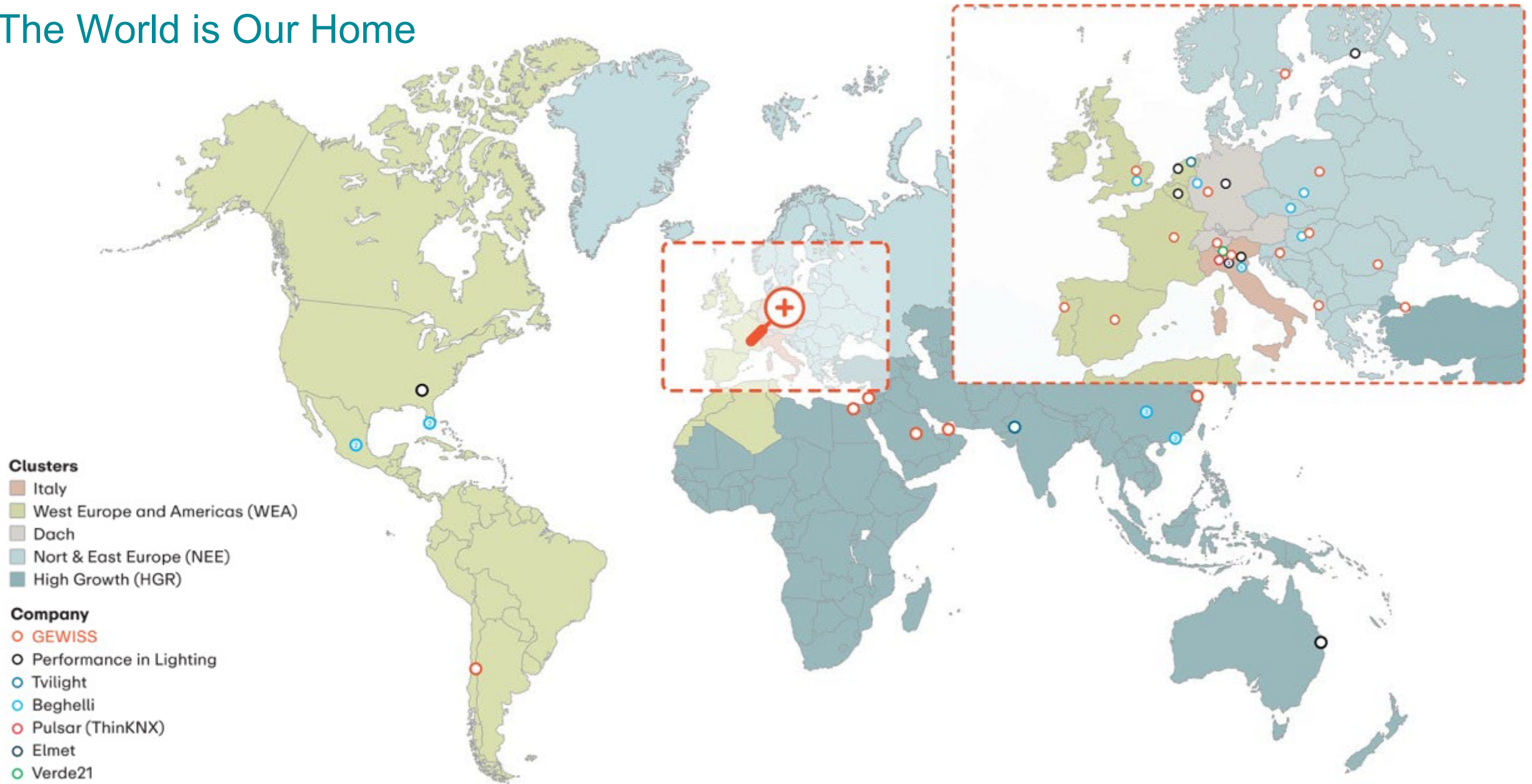
**+100** where we are present  
countries worldwide  
with offices, branches,  
agencies and  
production sites

**622** EUR M  
2024 revenue before  
customer bonuses,  
cash discounts, and  
other variable costs in  
direct decrease in sales

**53** industrial/commercial/service  
companies (\*)

(\*) Including M&A 2025

# The World is Our Home





## Solutions that Generate Value

For us, innovation has always been not the end, but the means through which to satisfy the needs of stakeholders. We are committed to generating social and economic value for the company and its interlocutors through services and solutions that improve daily life, reduce costs and respect the environment.

Constant investments in research and development, staff training, and enhancing production facilities have enabled GEWISS to establish itself as a reference point in the market for producing solutions and services for home & building automation, energy protection and distribution, electric mobility, and smart lighting.

[Gewiss.com](http://Gewiss.com)



### Installation

Cutting-edge systems that include **distribution panels, junction boxes, and industrial connection** solutions, designed to meet every possible need (even the most complex).



### Energy

Maximum synergy and integration between **modular and boxed devices, distribution panels and cabinets** allows for the complete freedom to create a technologically advanced protection system.



### Building

Comfort, energy savings, safety, supervision, and design. These are the key words that describe GEWISS's offering for **Home & Building Automation**.



### Lighting

GEWISS **Smart Lighting solutions** combine extensive experience in the lighting sector, the most advanced **LED and IoT technologies**, and the finest Italian design insights.



### Mobility

**Solutions and services for charging all electric vehicles**, including the technological infrastructure and its complete management, **technical assistance and maintenance**.



## Behind the light

Takes the value of lighting beyond known boundaries, where technology, style, the human dimension and safety come together as a single experience.

We shape the future of lighting by creating solutions that enhance the way people live, protect what matters most, connect communities, and drive change toward a more sustainable tomorrow.

Crafting Light. Together.



## Light is our raw material and our source of inspiration.

A quality of light that creates **intelligent lighting systems** designed for any type of space and environment.

All the expertise in the lighting sector, **the most advanced LED and IoT technologies**, and the best insights from **Italian design** characterize GEWISS's Smart Lighting solutions.

A perfect mix of **quality, modularity, connectivity, efficiency, and energy savings** led to the synergy between GEWISS and PERFORMANCE IN LIGHTING, expanding the ability to respond even to the most complex lighting needs in various application areas.

[Performanceinlighting.com](https://performanceinlighting.com) 

2023 marks an important milestone in the Group's growth path with the acquisition of PERFORMANCE IN LIGHTING, a historic leader in the lighting sector.

The entry of the PERFORMANCE IN LIGHTING brand "powered by GEWISS" has **increased the range of services available to the market** through synergies of platforms and organizations with even more integrated solutions and technologies.



## Quality ideas for everyday life.

In its 40 years of experience, Beghelli has achieved a leadership position in the Italian and European emergency lighting market, with a market share in Europe of 16.8% (source: Lighting Market Data – CSIL). However, the company operates in several other sectors as well.

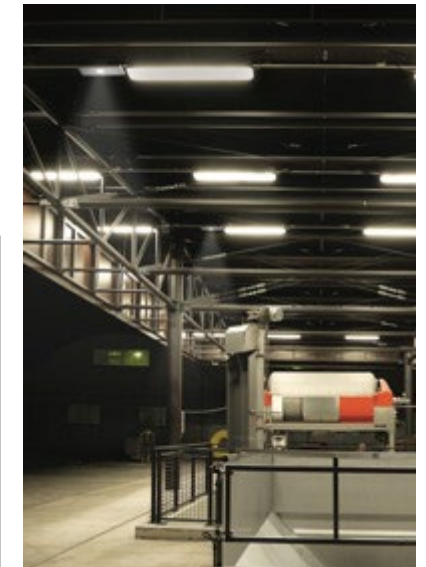
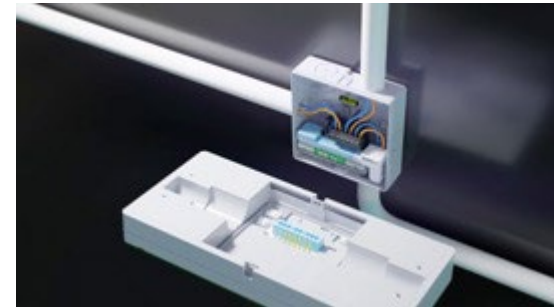
### Lighting

- **Emergency lighting systems** – including systems that ensure illumination of spaces and escape routes, along with related signage;
- **Standard industrial lighting** – fixtures and applications for industrial and commercial environments, featuring advanced energy-saving solutions;
- **Light sources for residential lighting** – primarily LED-based bulbs designed for domestic use;
- **Lighting service packages** – a combined offering of products and services including installation, management, monitoring, and control.

### Consumer safety products

- Electronic and household
- Social alarms and home automation
- Personal safety

**Photovoltaics** In this market, the Group is focusing on solar energy storage systems.



# TVILIGHT

## Smart City begins with Smart Lighting

December 2024 welcomes TVILIGHT as part of the Group. The company empowers cities to reclaim the heart of their urban identity, giving them full control over their lighting infrastructure through open, transparent standards that foster innovation and a brighter future for all.

[Tvilight.com](https://www.tvilight.com)



A manifesto for a brighter, more connected future where every street, square, and skyline tells a story of innovation and care. Through intelligent, energy-efficient lighting, we're not just transforming spaces—we're nurturing safer, smarter, and more sustainable cities that inspire and uplift communities around the world.

### Open Standards & Open APIs based Approach

Tvilight's secure DigiHub platform is designed to help cities to be future-ready and leverage such interoperability. Through our Open Standard and Open API approach, we enable multiple devices, systems and assets to be inter-connected.

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1° In european market in outdoor smart light

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12+ years Smart Street Lighting experience

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30+ employees, headquartered in the Netherlands

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# ELMET

## Enabling Growth. Empowering Results.

We enable organizations to **design, operate, and sustain technological systems** that support efficiency, reliability, and long-term business performance.

Through an **integrated approach to facility management**, we help strategic customers unlock value, simplify complexity, and enable scalable solutions aligned with their operational and business goals.



### OUR VALUE PROPOSITION

We act as a long-term partner across the entire lifecycle of technological infrastructures, from new implementations to continuous service, delivering **integrated facility management solutions** that ensure operational continuity, scalability, and peace of mind.

As part of the **Global Services & Solutions ecosystem**, and in synergy with Beghelli Servizi, **we provide tailored, end-to-end services** supported by strong industrial capabilities and a combined turnover of approximately €50 million, guaranteeing reliability, responsiveness, and measurable outcomes.

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**+500** Active Contracts

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**200+** Customers

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**3M** Sq.m Managed

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**100+** Employees on the ground

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**35 MioEur** 2024 Revenue

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# ELMET

## Integrated solutions for evolving infrastructures

We specialize in the design, implementation, and management of complex technological systems. From **recurring maintenance to new installations and integrated facility management**, we provide long-term, high-performance solutions that support business continuity and operational excellence.

As part of the **Global Services & Solutions Business Unit**, Elmet leverages a multidisciplinary service approach to deliver reliability, responsiveness, and efficiency. In synergy with Beghelli Servizi, we integrate energy-saving technologies and smart infrastructures to support our clients' evolving needs.

We operate through two dedicated Business Units (Facility and Projects) ensuring strategic focus, technical depth, and speed of execution.

[Elmetgsm.it](http://Elmetgsm.it) 

### Facility

We deliver technical maintenance services through our own team of certified technicians. We have deep expertise in **Building Management Systems (BMS)** and work with leading technology partners to optimize field interventions, reduce operating costs, and enhance service quality. With **over 90 specialized professionals**, we provide integrated facility management supported by a reliable network of long-term partners. Elmet remains the single point of contact, ensuring total **governance, accountability, and seamless coordination**.

### Projects

Our Projects BU is fully integrated with the **GEWISS ecosystem** and group-wide capabilities, enabling synergies in design, procurement, and delivery. We handle the full lifecycle of technological systems, from engineering to installation, for both **brownfield and greenfield** developments.

We are also active in **photovoltaic systems** and **relamping projects** (including EPC models), in partnership with Beghelli Servizi. Through **BetterCity** (a 50/50 JV with Plenitude), we develop and operate high-efficiency plants with a full ESCO model approach.





## Think automation

As the Home & Building Automation brand of **Pulsar Engineering**, we bring our experience in developing advanced supervision systems. Our solutions combine **technological depth**, **user-centric design**, and **energy intelligence** to enhance comfort, security, and efficiency. Rooted in Italian excellence and driven by a global vision, we simplify complexity through smart integration and continuous innovation.



### VISION

We aim to be a reference innovator in building supervision systems, shaping intelligent environments through continuous technological evolution. We envision a future where **advanced automation** is **seamlessly integrated, intuitive to use**, and capable of **enhancing everyday life** with efficiency, reliability, and simplicity.

### MISSION

We develop smart supervision solutions driven by innovation, customer insight, and ease of use. By listening **closely to market needs** and fostering global collaborations, we deliver intuitive, reliable systems that support installers and end users in **creating efficient, secure, and connected buildings**.

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**+2.000** Active installations

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**+80** Countries

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**+150.000** Daily control sessions

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## Integrated systems for smarter spaces

ThinKnx system comprehends all the parts needed to transform the building automation into a real advantage for the owner of the building itself, enhancing benefits in many areas including **saving on energy costs**, **limiting environmental impact** and **improving building security and safety**.

It is a complete solution that also **helps system integrators**. Through very simple, intuitive and versatile tools, they are guided to create outstanding user interfaces easy to deploy and maintain, in order to fulfill all the customers' expectations. Our efficient and qualified technical support gives ThinKnx system an additional value.

[Thinknx.com](https://www.thinknx.com) 



A wide range of features designed to meet the most complex needs across **all types of applications**: residential, office, commercial, logistics, hospitality, and sports facilities.

**All functions can be seamlessly integrated with connected devices and systems**, regardless of the protocols or system types used.



## Sun, energy, life. Everywhere.

**Welcome to the future of energy.** DYNAMO® is a brand of Verde21 S.p.A., founded on values of innovation, respect for the environment, and energy efficiency. It designs and manufactures **design photovoltaic sculptures** that transform solar energy into services for residential, commercial, and urban applications. The sculptures, **inspired by Platonic solids**, enclose and protect all the components of the energy system within.



### VISION

We aim to bring **aesthetics**, **beauty**, and **design vision** into the world of energy systems, pushing **beyond the boundaries of traditional photovoltaics**.

### MISSION

Our goal is to design advanced energy systems capable of **producing energy efficiently**, without compromising the environment or the **architectural quality of the landscape**, supporting a definitive transition toward clean, free energy in harmony with Nature.

### AWARDS AND RECOGNITIONS



SMAU  
Innovation Award 2018



ELIS Open Innovation Award  
1st Place 2018



EUROPEAN UNION  
INTELLECTUAL PROPERTY OFFICE

Registered design patents



# Designing Spaces. Generating Power.

**DYNAMO energy sculptures** go beyond the concept of a simple technological system to become active elements of the architectural landscape.

Whether placed in a private garden, a corporate headquarters, or an urban square, the DYNAMO solutions blend harmoniously into its surroundings, transforming the need to produce energy into an opportunity for aesthetic enhancement.

Thus emerges the concept of the **Energy Landscape**: a new way of conceiving space in which the beauty of Italian design and the efficiency of 3D technology engage in a **dialogue with Nature and Architecture**. This vision unfolds across three areas of excellence: energy autonomy for high-end residences, sustainability as a value asset for the business world, and the technological evolution of services in Smart Cities.

[DynamoEnergies.com](https://www.dynamoenergies.com)



## Smart cities

The Cube becomes the beating heart of the smart city. More than a source of clean energy for the community, it acts as a **multi-service urban hub**, integrating **Wi-Fi hotspots**, **air quality monitoring stations**, **AI-powered video surveillance**, and **LED screens** for institutional communication.



## Hospitality

Redefining the guest experience through **Green Hospitality**: whether in an exclusive resort or an agritourism immersed in nature, DYNAMO enhances outdoor spaces with **advanced services** such as **solar-powered fast charging** for electric vehicles. A tangible commitment to sustainability turning environmental responsibility into a distinctive competitive advantage for the conscious traveler.



## Residential

For contemporary residences, DYNAMO offers a solution that respects and enhances the architectural vision of the home, ensuring **maximum energy independence** without compromising roof aesthetics. A perfect synthesis of advanced **home automation**, **refined design**, and **extreme sustainability**, shaping a new standard for living.



## New urban living above the ordinary

Costim Real Estate is a development company actively engaged in urban regeneration. It oversees the entire project life cycle— from design to the management of spaces and services — operating nationwide to revitalize the urban fabric by blending industrial expertise with a forward-looking vision.

### VISION

Shaping a new way of experiencing the city: more inclusive, more connected, and able to enhance the area in all its unique features, generating sustainable and long-lasting value for both the environment and people.

### HOW WE OPERATE

At Costim Real Estate, we believe that the value of every project stems from a balance between sustainability, innovation, and responsibility. Every action and investment are guided by ESG principles (Environmental, Social, and Governance) with the goal of generating a positive impact on the environment, people, and local communities.

We promote digitalization as a strategic driver to enhance every stage of the construction and management process, adopting tools that make our work more efficient, transparent, and measurable. Technology is more than a tool: it is a means of creating shared knowledge and fostering continuous evolution.

We are convinced that generating social value comes through dialogue with communities and the active engagement of stakeholders, building sustainable spaces that enhance quality of life.

Innovation, transparency, and integrity guide our journey toward an evolved, equitable, and future-oriented urban model.





## COSTIM DEV

The strategic mind, where projects are conceived and developed alongside the local community. It identifies development areas and opportunities, engaging with communities, institutions, and architectural firms to build shared and sustainable projects..



## COSTIM PM

the regulatory eye, which supervises the entire construction process, ensuring that each project takes shape in compliance with the highest standards of efficiency, safety and sustainability.



## COSTIM MC

The management arm, which keeps the regenerated area alive and functioning. It handles the day-to-day management of the districts, from commercial and residential spaces to technical and maintenance services.



## COSTIM XP

the digital soul, connecting the future of living with the future of working. It integrates technology, sustainability, and well-being to create digital experiences that improve daily life in new urban districts.

# COSTIM RE

REAL ESTATE

## Large-scale urban regeneration projects

From the initial idea to space management: we create urban redevelopment projects that anticipate the needs of the future.

A team with transversal skills in every area of the sector, to design, implement and manage projects of all types and complexities.

We offer cutting-edge technical solutions for the transformation of urban territories, with innovative digital solutions that optimize every phase of the processes.

Sustainability is the fundamental element of our working method. We integrate ESG criteria into every phase of projects to ensure a positive and lasting impact.



[Costim.com](https://www.costim.com)

## Let's look beyond the surface

Our approach is built on clarity, teamwork, and commitment. We work transparently, keeping the customer at the forefront and striving for innovative, sustainable solutions.

### VISION

Redefining excellence, aesthetics, and technology in building envelopes of every shape and size.

### MISSION

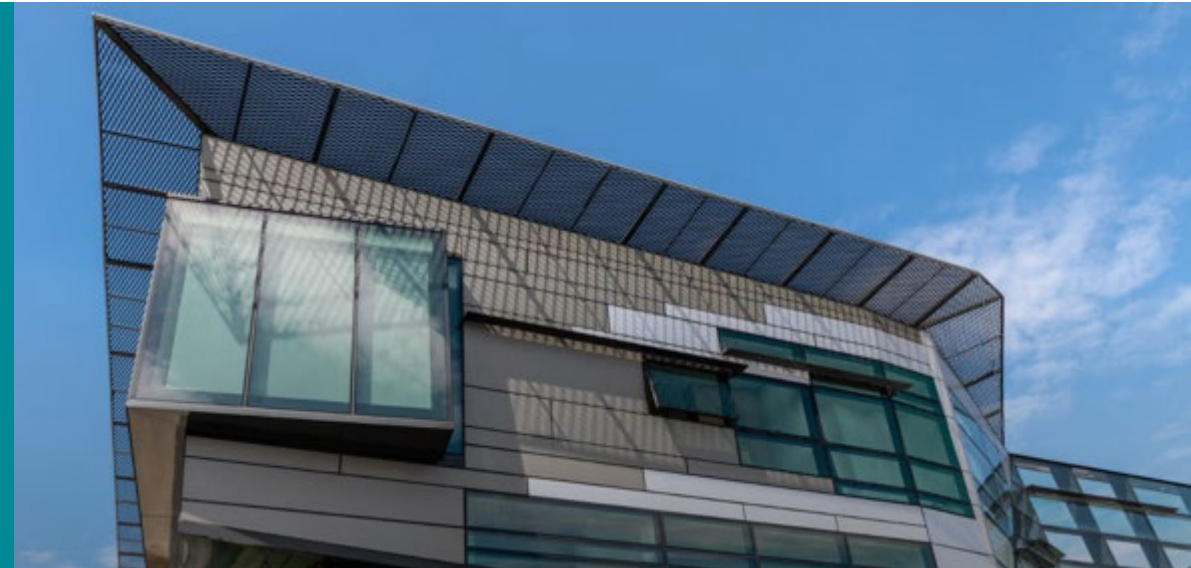
To become the preferred partner for bespoke façades through a sustainable, integrated approach that delivers on quality, timing, and cost expectations.

We combine industrial know-how, design expertise and creative vision to create high-performance building envelopes with a strong aesthetic impact, while respecting quality, time and costs. We transform the complexity of each project into sustainable and innovative solutions, meeting the expectations of all the stakeholders involved.

Over the years, we have created a complete system to oversee the full production process of curtain walls, external cladding, glass roofing, and ventilated façades.

Today, the challenge lies in uniting innovation, aesthetics, and functionality while meeting the highest standards of sustainability and comfort.

Our approach is responsible and integrated, which has proved to be rewarding considering the national and international construction sites we have been asked to work for in the construction of airports, stadiums, business places and much more..





## Services

Gualini offers a fully integrated service approach that spans **engineering design, precision production, project management, and professional on-site installation**. A dedicated team ensures seamless coordination and communication throughout every phase, ensuring projects are delivered safely, on time and at the highest quality levels.

## Products

Our product portfolio encompasses advanced façade and building envelope systems designed for excellence in performance and design. These include **curtain walls** (stick and unitised), **ventilated façades, glass roofing,** and **window & door systems** — all tailored to meet the highest standards of structural, thermal and aesthetic performance in contemporary architecture.

## Projects

At Gualini, we transform complex architectural challenges into **inspiring, high-performance building solutions**. From airports and university campuses to mixed-use developments, our projects harmonize **cutting-edge technology with timeless design**, optimizing aesthetics, functionality and energy performance while meeting stakeholder expectations on quality and delivery.

# GUALINI

## Made to elevate

From the initial idea to space management: we create urban redevelopment projects that anticipate the needs of the future.

A team with transversal skills in every area of the sector, to design, implement and manage projects of all types and complexities.

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Sustainability is the fundamental element of our working method. We integrate ESG criteria into every phase of projects to ensure a positive and lasting impact.



[Gualini.eu](https://www.gualini.eu)

## VISION

We put the end customer at the center of a new construction model. Our forward-looking approach fosters a business culture based on digitalization and industrial innovation, redefining how we deliver each project..

## MISSION

Building, innovating. To exceed the expectations of partners and customers through the constant search for new technological solutions, new industrial and digital transformation processes and the continuous growth of people in terms of competence and role in the company.

# Building for tomorrow

ImpresaB4T is a new brand in the construction industry, built on a path of renewal and backed by over 60 years of expertise and entrepreneurial heritage as a general contractor. We deliver high-quality civil and industrial projects, guided by a vision centered on innovation and sustainability. People and skills are at the heart of our approach, combining industrial precision with cutting-edge digital methodologies.

We're shaping the construction industry's shift toward a fully integrated digital future.

ImpresaB4T focuses on people, valuing skills and know-how to foster an evolutionary journey driven by industrialization and digital transformation.

With solid experience in the sector and a constant eye on the future, we keep innovating — ready to face new challenges with passion and expertise.





# Shaping the future

Impresa B4T looks ahead with a clear ambition: to actively drive the evolution of the construction industry. We operate at the intersection of strategy, technology and execution, transforming complex challenges into scalable, efficient and future-ready solutions. Our approach is designed to generate long-term value, anticipate emerging needs and contribute to a more resilient, responsible and connected built environment.



[Impresab4t.com](https://impresab4t.com)



## Innovation

Innovation at Impresa B4T means rethinking how construction is delivered. Through **digital tools**, **industrialized processes** and **BIM-driven workflows**, we increase efficiency, quality and control across every project phase, turning complexity into **structured, reliable solutions**.

## Projects

Our projects combine technical excellence with contextual awareness. **From complex developments to tailored solutions**, we deliver high-quality civil and industrial works designed to **create lasting value** for clients, users and the surrounding environment.

## Sustainability

Sustainability guides our decisions and actions. We integrate **ESG principles, low-impact solutions and responsible resource management** throughout the project lifecycle, contributing to resilient buildings and a positive, long-term impact on communities.

## URBAN REGENERATION

We start recovering abandoned areas in order to give them back to society. Here people can find a new and barrier-free place to live, meet, socialise, feel comfortable, and choose from a wide range of services.

## SUSTAINABILITY

People are at the centre of an urban format designed to improve their quality of life. Hence the decision to build smart districts capable of safeguarding the surrounding environment with solutions that aim at energy self-production and reducing emissions.

## INNOVATION

We redevelop our districts to make them smart through the application of advanced technologies, both in the design process of the entire area and in the development of its activities. Through the ChorusLife app, these activities will connect people with spaces.

# A human-centred approach to urban innovation

ChorusLife is an innovative smart district model, made possible through the **redevelopment and regeneration** of abandoned areas, giving new impetus to urban development and societal progress.

It is a service system **dedicated to visitors, residents, and professionals** alike. With its first implementation in Bergamo, it stands among the largest urban regeneration projects in Italy, and will soon be adapted in **Linate, Pietra Ligure, and Trieste**.

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The concept was envisioned by Cav. Lav. Domenico Bosatelli (1933–2022) as a living laboratory for applied research, integrating the most advanced smart-city technologies – customizable both in structure and in services for individuals and the community.

It is an urban experiment that, through a modular design philosophy, promotes a model of sustainable and inclusive city, fully replicable and driven by tangible, measurable sustainability criteria.





## Arena

Hearth beating of the smart district, the ChorusLife Arena is the multifunctional event venue, active year-round with cutting-edge tech to stage concerts, sports, conventions and live shows for diverse audiences.

## Immersive SPA

ChorusLife Immersive SPA offers a contemporary wellness journey with sensory experiences, relaxing treatments, and themed spaces designed to harmonize mind and body in an urban oasis of calm.

## Retails

The outdoor ChorusLife Shopping Gallery features a curated mix of retail and lifestyle brands, combining everyday needs and exclusive offerings in a vibrant, comfortable environment

## Residence

ChorusLife living presents modern, sustainable apartments in Bergamo with all-inclusive rent, advanced energy systems, contemporary furniture, and scenic views that prioritize comfort and wellbeing.

## Hospitality

Radisson Blu Bergamo ChorusLife is a 4-star superior hotel with elegant rooms, a rooftop restaurant, spa access and event facilities, ideal for luxury stays or corporate visits within the smart district.

## Services

An integrated system of shared services, including public squares, spaces for children, underground parking and everyday amenities, designed to enhance accessibility, comfort and quality of life across the district.



# A new model of urban life

ChorusLife is an integrated smart district conceived as a contemporary urban ecosystem, where entertainment, wellbeing, living, hospitality and shared services coexist in a single, connected environment. Designed around people, it enhances everyday experiences through advanced technologies, sustainable solutions and flexible spaces that adapt to different needs. From public arenas and wellness areas to residential living, retail and community services, ChorusLife redefines the relationship between city and citizens, fostering social interaction, accessibility and long-term quality of life.





A vocation that translates  
into a continuous  
passion for change,  
a predisposition to  
excellence that requires  
creativity, competence,  
initiative, and enthusiasm.

**POLIFIN** 

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Rimini, 4-6 marzo 2026



Grazie.

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