

# Milano key facts

Highlights from June 2021 data update  
and integration with Pavia territory  
Data as of 31.12.2020



ASSOLOMBARDA

Milano key facts

# The productive fabric

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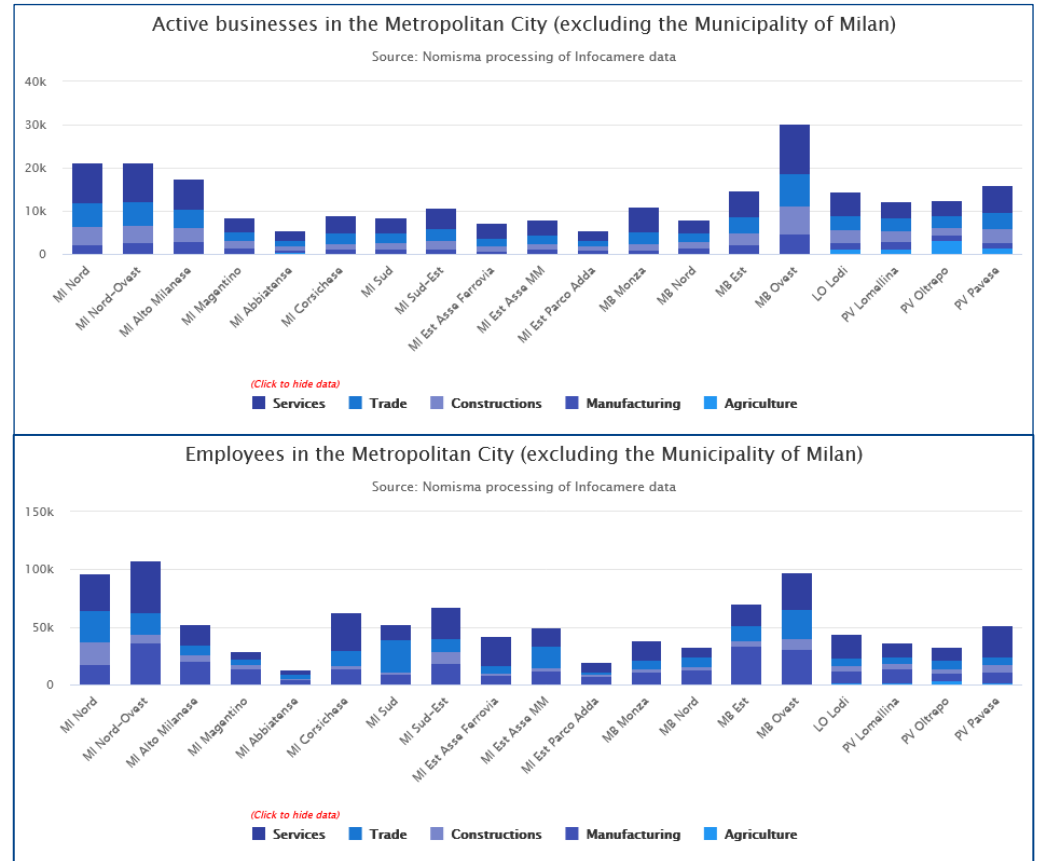


# The productive fabric

Excluding the municipality of Milan, MB Ovest sub-area is confirmed as the one with the higher number of active businesses (over 30,000), followed by MI Nord e MI Nord-Ovest, with around 21.000 businesses each.

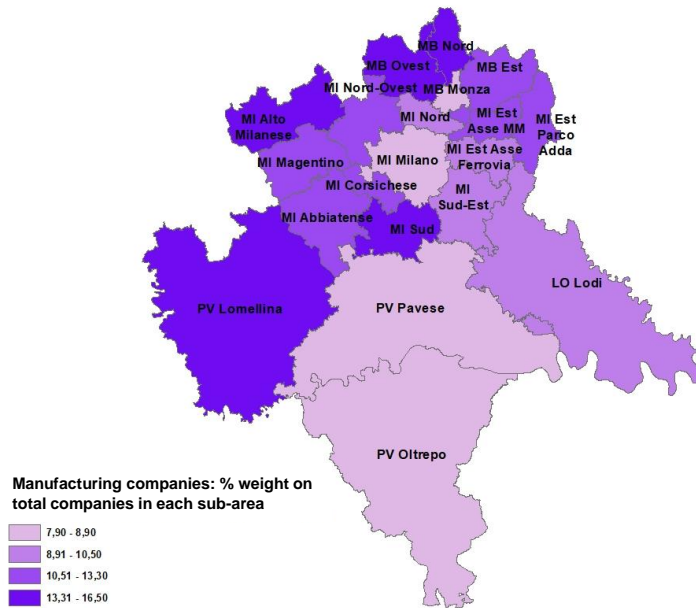
With over 108,000 units, the sub-area with the higher number of employees is MI Nord-Ovest, followed by MB Ovest and MI Nord, with over 96,000 employees each.

The sub-area covering Milan's municipality has a completely different scale, with around 182,000 active businesses, employing around 1,6 million people.

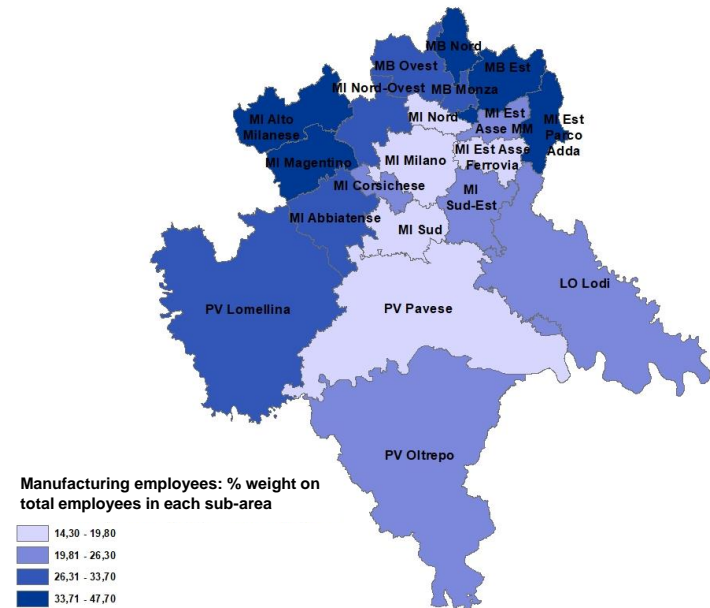


# The productive fabric: manufacturing

## CONCENTRATION OF MANUFACTURING COMPANIES



## CONCENTRATION OF MANUFACTURING EMPLOYEES

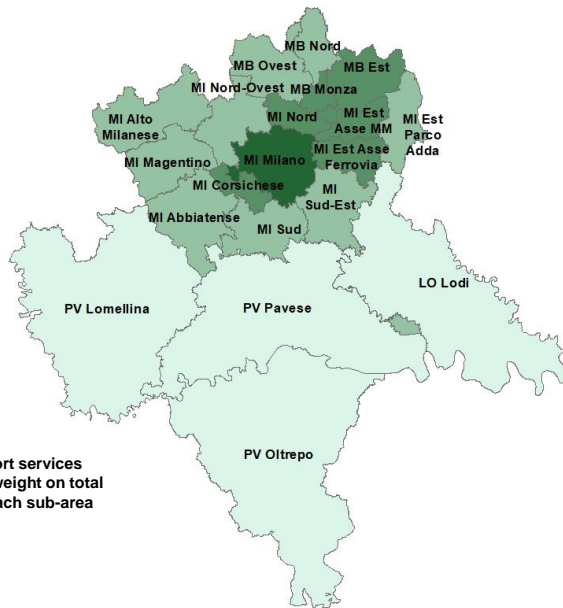


Source: Assolombarda processing of Infocamere data

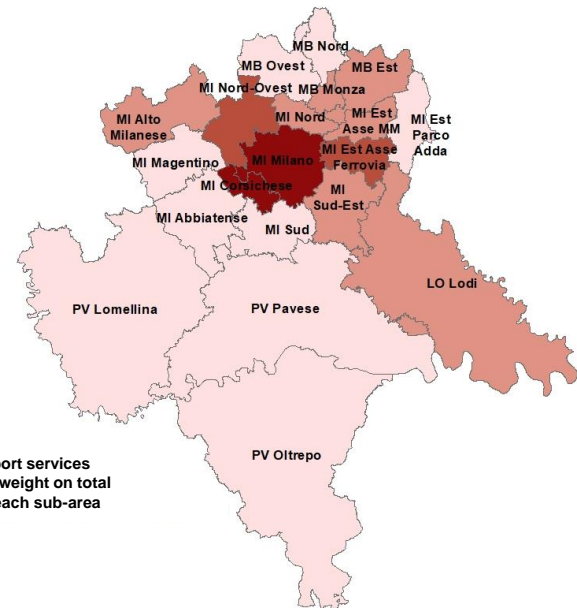
MB Nord, MI Alto Milanese and PV Lomellina are the areas with the most significant presence of the manufacturing sector, both in terms of companies and of employees.

# The productive fabric: business support services

## CONCENTRATION OF BUSINESS SUPPORT SERVICES COMPANIES



## CONCENTRATION OF BUSINESS SUPPORT SERVICES EMPLOYEES



Source: Assolombarda processing of Infocamere data

The MI Milano sub-area shows the highest concentration of companies in the business support services sector.

In terms of employees, other relevant areas are MI Corsichese, MI Est Asse Ferrovia and MI Nord Ovest.

# The productive system dynamics

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# The productive system dynamics – Milan Metropolitan City

- **Over 64 thousand active companies**, of which 41% in business services and 36% in manufacturing.
- **239 thousand employees**, of which 32% in business services and 36% in manufacturing.
- **During the last year the number of companies declined by -0,3% and the number of employees by -0,9%.**
- The **MB Ovest area contains 47% of the companies of the province;**

## THE IMPACT OF THE PANDEMIC ON COMPANIES AND EMPLOYEES: local specializations

Yearly % change (2020 on 2019)	Active companies	Employees of active companies
Food processing	-1,6%	-0,6%
Fashion	-5,2%	-4,6%
Chemicals	-4,8%	3,2%
Pharmaceuticals	-8,6%	-0,4%
Metallurgy	-3,7%	-2,7%
Mechanicals	-8,8%	1,6%
ICT Services	0,8%	3,2%
Professional, scientific and technical activities	2,9%	-0,2%
Finance and insurances	4,2%	-3,1%

Source: Processing by Assolombarda and Nomisma of Infocamere data

# The productive system dynamics – Monza and Brianza Province

- **Over 305 thousand active companies**, of which 52% in business services and 9% in manufacturing.
- **2,17 million employees**, of which 58% in business services and 17% in manufacturing.
- **During the last year the number of companies declined by -0,4% and the number of employees by -2,3%.**
- Yearly % change of companies in the municipality of Milan has been -0,3%, while in the rest of the metropolitan city equal to 0,6%.
- In **Milan municipality is located 60% of companies**; other areas with high intensity of business are MI Nord, MI Nord-Ovest and MI Alto Milanese, accounting for about 20% of companies;

## THE IMPACT OF THE PANDEMIC ON COMPANIES AND EMPLOYEES: local specializations

Yearly % change (2020 on 2019)	Active companies	Employees of active companies
Furniture	-3,9%	-1,1%
Chemicals	2,8%	2,1%
Pharmaceuticals	8,3%	10,5%
Rubber and plastics	-1,9%	-3,3%
Metallurgy	-2,2%	-3,3%
Electronics	-0,8%	-1,3%
Electrical machinery	-2,2%	-1,3%
Mechanicals	-3,8%	-3,3%
Automotive	-5,6%	4,1%

Source: Processing by Assolombarda and Nomisma of Infocamere data



# The productive system dynamics – Lodi Province

- **Over 14 thousand active companies**, of which 37% in business services and 10% in manufacturing.
- **44 thousand employees**, of which 37% in business services and 22% in manufacturing.
- **During the last year the number of companies declined by -0,9% and the number of employees by -1,8%.**

## THE IMPACT OF THE PANDEMIC ON COMPANIES AND EMPLOYEES: local specializations

Yearly % change (2020 on 2019)	Active companies	Employees of active companies
Food processing	0,8%	0,5%
Chemicals	-11,1%	1,7%
Rubber and plastics	-4,6%	-9,9%
Electronics	-11,1%	-18,6%
Electrical machinery	-3,5%	-1,0%
Mechanicals	-6,5%	-10,6%
Automotive	0,0%	-0,1%
Logistics	1,2%	8,9%
ICT Services	1,6%	12,3%

Source: Processing by Assolombarda and Nomisma of Infocamere data

# The productive system dynamics – Pavia Province

- **Over 41 thousand active companies**, of which 34% in business services and 11% in manufacturing.
- **121 thousand employees**, of which 42% in business services and 24% in manufacturing.
- **During the last year the number of companies declined by -0,5% and the number of employees by -2%**

## THE IMPACT OF THE PANDEMIC ON COMPANIES AND EMPLOYEES: local specializations

Yearly % change (2020 on 2019)	Active companies	Employees of active companies
Food processing	-1.3%	+1.1%
Fashion	-1.6%	+0.9%
Chemicals and pharmaceuticals	+7.8%	+4.5%
Rubber and plastics	-5.1%	-7.6%
Metallurgy	-1.9%	-1.2%
Mechanicals	-3.4%	-2.4%
Health assistance	+6.1%	-0.3%

Source: Processing by Assolombarda and Nomisma of Infocamere data

Milano key facts

# Real estate market

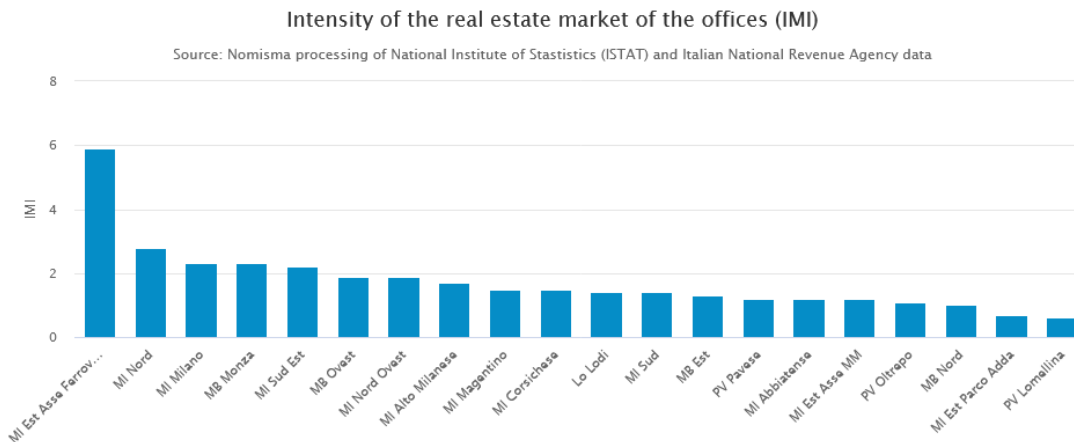
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# Real estate market

## Market dynamics

### SUB-AREAS AND DYNAMICITY OF THE MARKET - (IMI\* INDEX)



The IMI index (Intensità del Mercato Immobiliare) measures the share of real estate stock which have been sold in the market. It allows to understand the amount of real estate stock which have been sold or bought in relation to the available stock within a set sub-area.

The sub-areas with the most active office market are MI Est Asse Ferrovia, MI Nord, MI Milano, MB Monza and MI Sud Est.

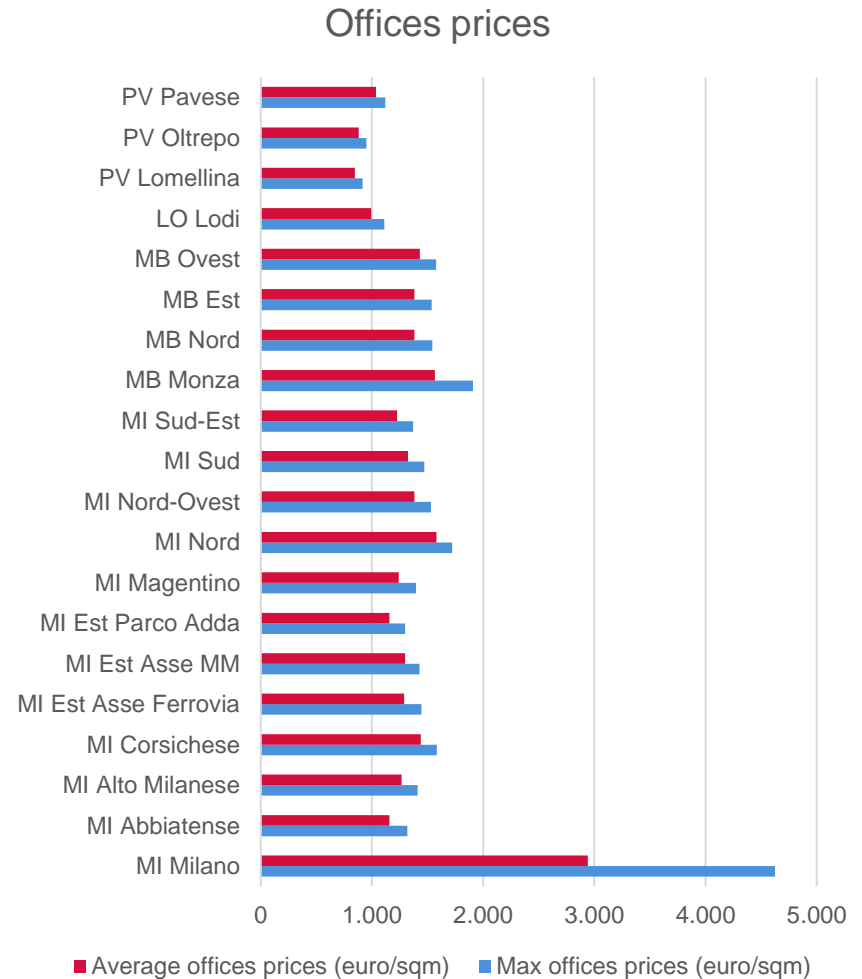
# Real estate market

## Offices market

Besides MI Milano, MB Monza is the sub-area with the highest maximum offices prices. On average, Monza and Brianza shows higher values than the Milan Metropolitan City, excluding Milan proper.

Over the last year, areas with a positive price dynamic have been: MI Milano, MB Est, MB Nord, Lodi e MI Est Asse MM. In the remaining areas there has been a decline of office prices, more significant in MI Alto Milanese e MI Parco Adda.

*Average and maximum prices are calculated on all typologies of offices, either within multifunctional buildings or dedicated ones.*



Source: Nomisma

# Real estate market

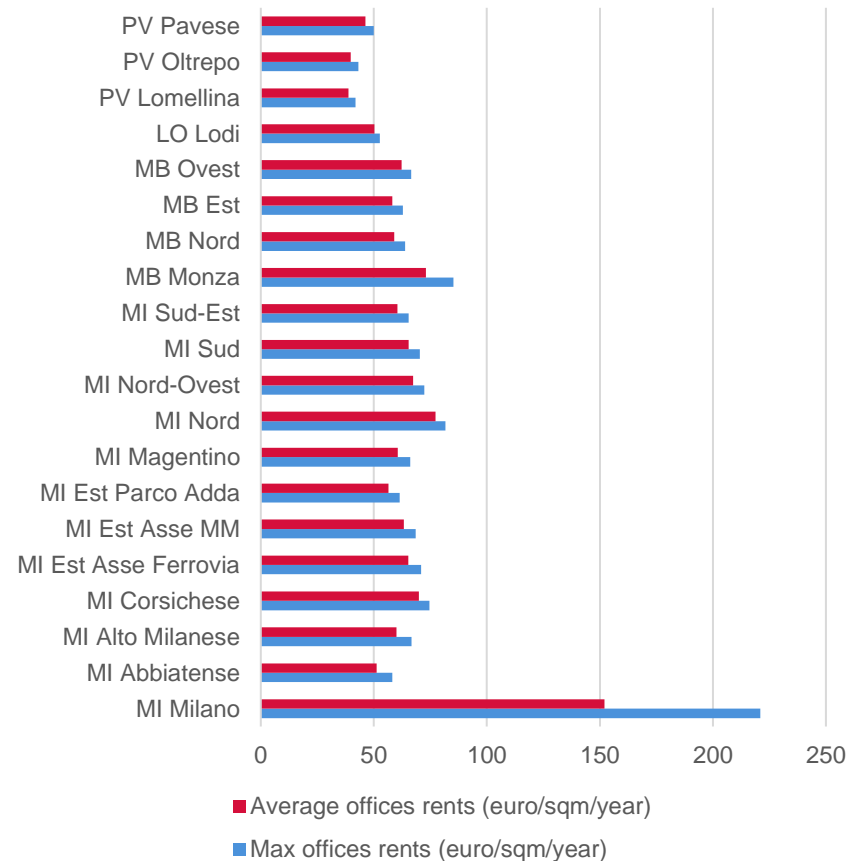
## Offices market

On average, the ratio between maximum and average offices prices is 109%, while in Milan city the ratio is 143%, due to a higher diversity between central locations with new developments and more peripheral locations.

The increased demand for high quality offices with high accessibility level has increased the gap between MI Milan and the rest of the territory, where there is a lower availability of grade A offices.

*Average and maximum prices are calculated on all typologies of offices, either within multifunctional buildings or dedicated ones*

### Offices rents



Source: Nomisma

# Real estate market

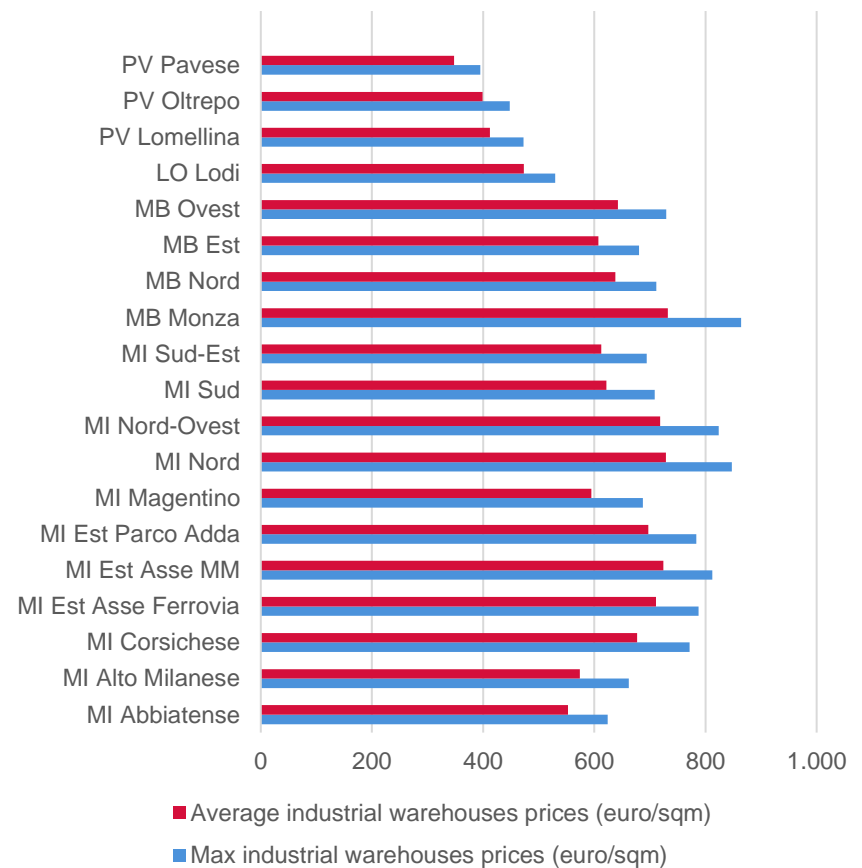
## Industrial warehouses market

The industrial warehouses market is more homogeneous. Excluding MI Milano and MB Monza, the area with the higher prices is MI Nord, followed by MI Nord Ovest.

On average, higher values are found in the north-eastern quadrant.

The three sub-areas composing Pavia Province is the cheapest one for this typology of buildings.

Industrial warehouses prices



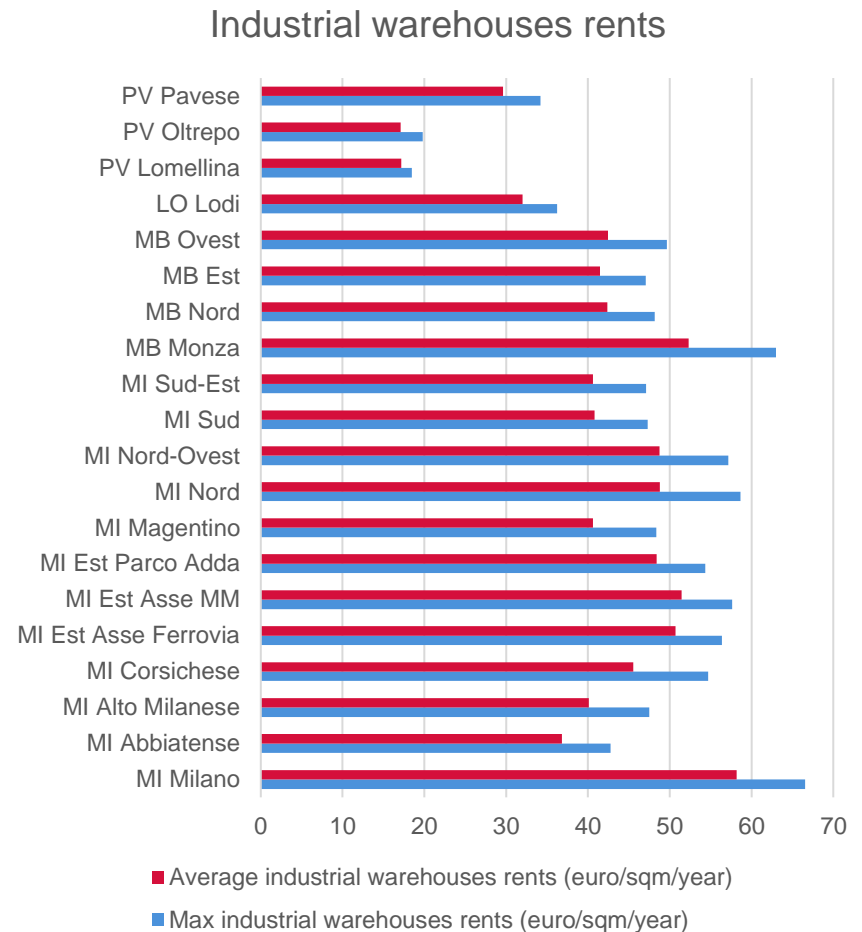
Source: Nomisma

# Real estate market

## Industrial warehouses market

The rental market shows similar territorial patterns to those of the sale market.

There is an increased dynamicity of the rental market for warehouses, with companies interested in a higher flexibility, in order to be able to match fluctuations in demand.



Source: Nomisma



# Real estate market

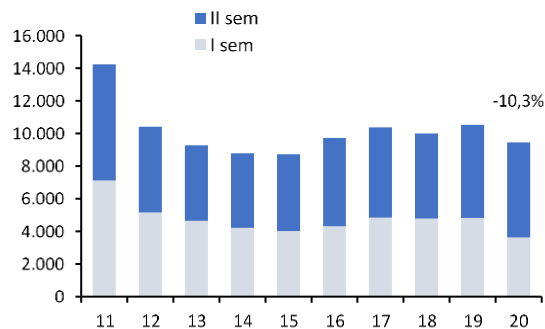
## Real estate outlook

The effect of the pandemic on the economy were partially reflected on the real estate performance in 2020. The picture is less dramatic than what market fundamentals allowed to forecast few months ago, both regarding the retail and corporate market, thanks to the second semester performance.

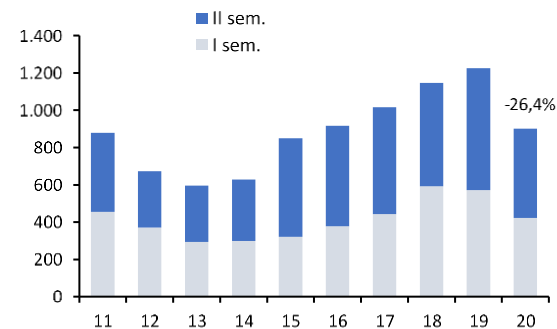
In Italy, the business' buildings component remains the weakest part of the real estate market, compared to the residential one. Despite the transaction growth during 2019 led us to expect an expansive trend, it was not the case due to the pandemic. As of for residential buildings, the business' real estate units' performance was less negative in terms of transaction during the second half of 2020 (-8,3%), compared to the first half (-25,1%). In the office segment, the transaction decline brought the market to 9.463 units sold (-10,3%), while the retail units drop was higher at -14,4% (31.139 transactions).

Offices transactions (yearly var. %)

Offices transactions Italy



Offices transactions Milan



Source: Nomisma elaboration on Agenzia delle Entrate data

# Real estate market

## Real estate outlook

In Milan, the decrease of office transactions was of more than 26% in 2020 compared to 2019, with the impact of the pandemic harder than in the capitals of the other northern metropolitan areas (Turin, Bologna, Genoa, Venice), where the drop was on average -5,7%.

However, there is a new phenomenon: the trend of the city of Milan is not the same of the rest of the metropolitan area, which surprisingly showed a positive performance in the office sector (+2,6%) during the pandemic year.

Over the next three years, higher reduction of prices are forecast for the business-related real estate units, compared to residential ones. While 2021 will still show a decrease of prices, during 2022 Milan will lead the upshift of prices, with other territories following in 2023.

Forecast of average prices for offices and shops (yearly variation %) – Milan vs. major Italian markets.

Offices	2021	2022	2023
Average of 13 larger Italian cities	-2,1	-0,6	+0,2
Average North-Italian metropolitan cities (excluding Milan)	-2,5	-1,0	-0,1
Milan	-0,6	+0,8	+1,6
Rome	-2,4	-1,0	-0,2

\*Turin, Genoa, Bologna, Venice.

Fonte: previsioni Nomisma

The complete set of data, with maps, graphs and comments is available here  
[www.assolombarda.it/investing-in-the-territory](http://www.assolombarda.it/investing-in-the-territory)  
Italian version: [www.investiresulterritorio.it](http://www.investiresulterritorio.it)

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