

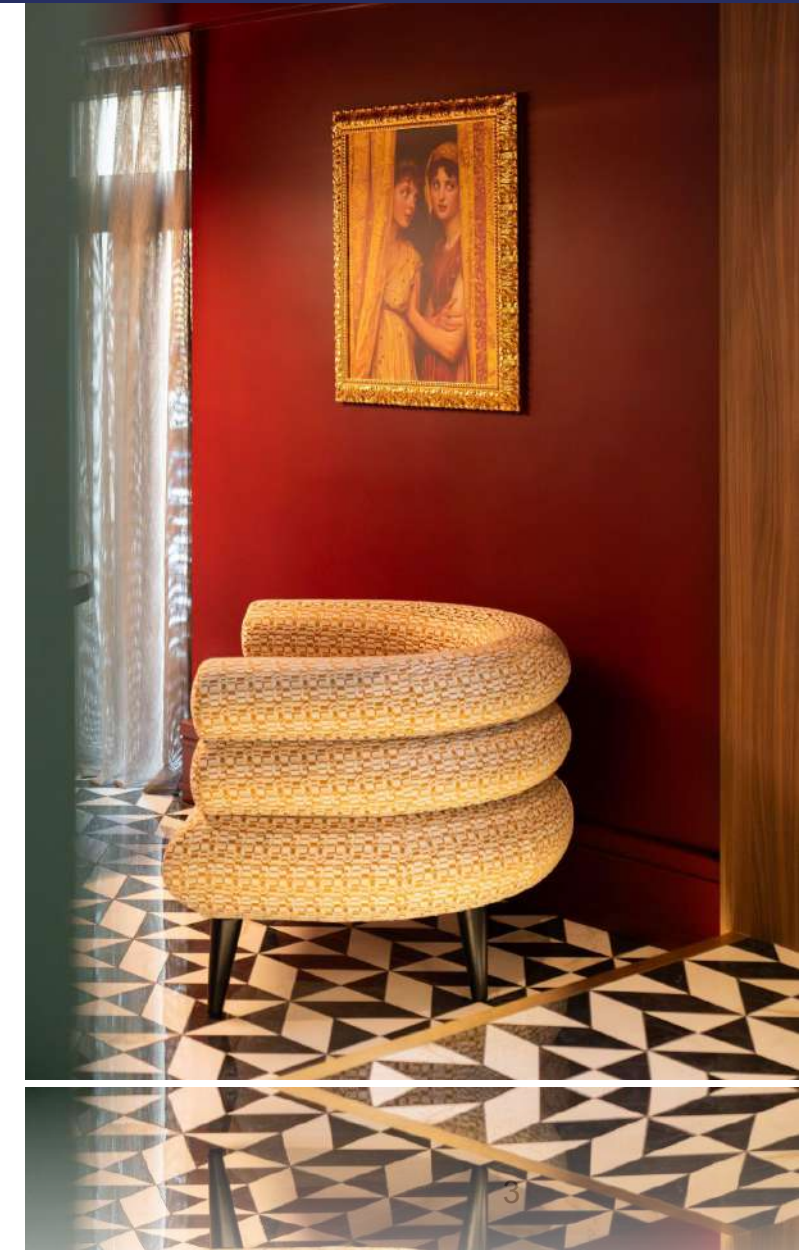


# Company Profile

|    |                                 |    |                                             |    |                                 |
|----|---------------------------------|----|---------------------------------------------|----|---------------------------------|
| 3  | Pacini Group S.p.a              | 12 | Hospitality division                        | 25 | Our organization                |
|    | <i>About us</i>                 |    | <i>The Pantheon Iconic Rome Hotel</i>       |    | <i>Management Company</i>       |
|    | <i>Our Mission &amp; Vision</i> |    | <i>The Goethe Hotel</i>                     |    | <i>Meet our Leadership team</i> |
| 5  | What we do                      |    | <i>Palazzo Rota Luxury Apartments</i>       |    | <i>Our People</i>               |
|    | <i>Hospitality 360°</i>         |    | <i>The Venice Times Vignette Collection</i> | 28 | Sustainability                  |
|    | <i>Our Pillars</i>              |    | <i>Garner Roma Aurelia</i>                  |    | Pacini Group and the ESG effort |
|    | <i>Business Line Division</i>   |    | <i>Unica Suite Roma</i>                     |    |                                 |
|    | <i>Partnership</i>              |    | <i>Hotel Milano - Next opening</i>          |    |                                 |
| 10 | Financial Performance           | 20 | Food & Beverage division                    | 31 | Media & Awards                  |
|    | <i>Financial Results</i>        |    | <i>Idyllo by Apreda</i>                     |    |                                 |
|    |                                 |    | <i>Divinity Restaurant &amp; Lounge bar</i> |    |                                 |
|    |                                 |    | <i>Affinity - Kitchen &amp; Alchemy</i>     |    |                                 |

# We create places where people build memories

Pacini Group S.p.A. has been active for over 20 years in the hospitality development sector, creating memorable experiences with a multidisciplinary and innovative approach. Under the leadership of CEO and Founder Emidio Pacini, the company breathes new life into buildings and spaces, transforming them into unique hospitality experiences, where every detail reflects elegance and authenticity.



## Our mission

We lead every hospitality project with an integrated and thoughtful approach, where strategy, design, and management create real value.

## Our vision

Our vision is that of mindful hospitality, able to combine respect for the past with a contemporary spirit

## Our approach

Pacini Group is synonymous with contemporary heritage hospitality: an integrated approach that merges architecture, design, and storytelling to create iconic and timeless hotels. Not just a simple property conversion, but an emotional and sensory revival of the space.



# What we do

Business line division

Our Pillar

Partnership

# We plan success with tailor-made solutions

## What we do

Our team's holistic approach, supported by solid expertise in the hospitality sector, ensures integrated solutions for a comprehensive service tailored to accommodation businesses, also thanks to partnerships with major brands such as Marriott, IHG, and SLH:

- Market analysis
- Positioning and project plan
- Architectural and plant engineering design
- Branding
- Opening and Management
- Marketing and Sales

We manage 6 upper-scale and up-upper-scale hospitality establishments, 3 high-level dining experiences, and alternative hospitality formulas such as short-term rentals and scattered hotels.

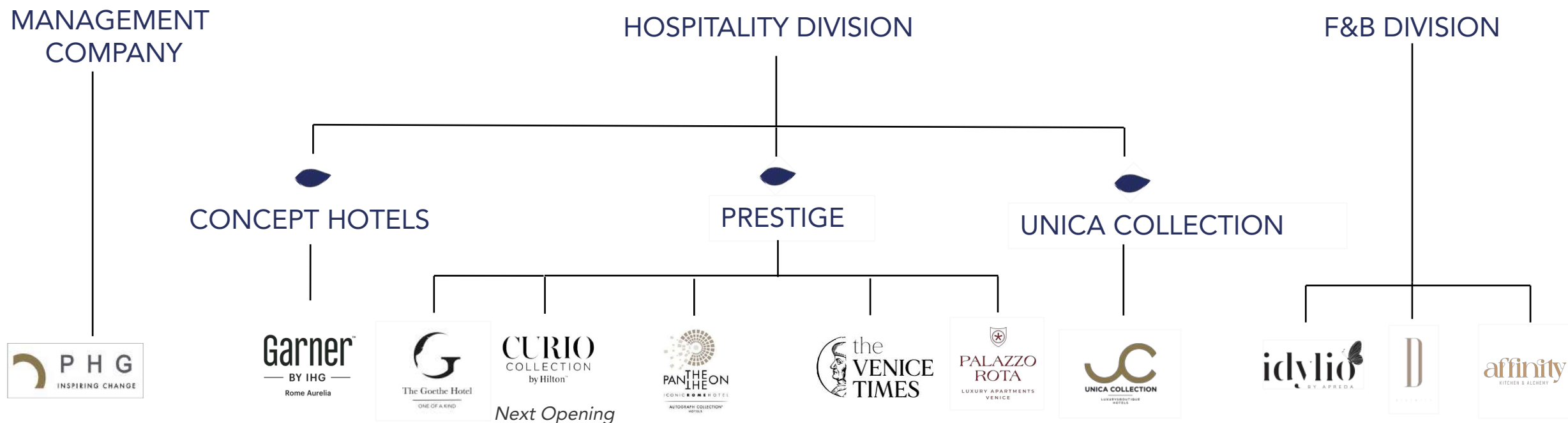


# Our pillar

- ◆ We transform buildings while preserving their heritage  
We believe there is no future for those who do not know and respect their past
- ◆ Immersive Design  
Every project is born from a dialogue with leading architecture and interior design studios, shaping spaces that are fluid, tactile, and poetic.
- ◆ Sensory Experiences  
Spaces tell stories: light, materials, and silences become an emotional language, transforming experience into memory.
- ◆ Guest Comfort  
An obsession for the authentic well-being of the guest where every gesture, every detail, is designed to generate balance and serenity.
- ◆ Slow luxury Hospitality  
A conscious and sustainable luxury, made of time, authenticity, and harmony. An invitation to rediscover the beauty of slowing down.



# Business Line Division



Partnership

Costruiamo  
fiducia a  
lungo  
termine con  
i nostri  
partner  
globali



AUGURAPH  
COLLECTION®  
HOTELS

## The Pantheon Iconic Rome Hotel

*The Pantheon Iconic Rome Hotel is affiliated with Autograph Collection by Marriott, a brand synonymous with excellence in luxury hospitality.*



SMALL  
LUXURY  
HOTELS  
OF THE WORLD

## The Goethe Hotel

*In the heart of Rome, The Goethe Hotel, part of the prestigious Small Luxury Hotels collection, is the ideal place to enjoy an exclusive and refined experience.*



IHG  
HOTELS & RESORTS  
**Garner**  
AN IHG HOTEL

## Garner Rome Aurelia

*As part of Garner by IHG, guests can enjoy a high-quality stay with the comfort they desire at an affordable price.*



IHG  
HOTELS & RESORTS  
**VIGNETTE**  
COLLECTION

## The Venice Times

*Vignette Collection is a portfolio of unique, independently owned hotels within the IHG Group.*

TBD  
NAMING

**CURIO**  
COLLECTION  
by Hilton™

## Next opening – Milano

*From 2027 opening, in partnership with Curio Collection by Hilton, of a bleisure hotel in Milan.*

# Financial Results

Financial Performance Pacini Group S.p.a

# Performance Finanziaria 2024-2029 Pacini Group S.p.a

|                       | 2024   | 2025   | 2026   | 2027   | 2028   | 2029   |
|-----------------------|--------|--------|--------|--------|--------|--------|
| Occupancy             | 82,59% | 80,75% | 81,84% | 74,14% | 82,74% | 84,46% |
| ADR                   | 435,17 | 432,88 | 485,85 | 475,58 | 474,55 | 485,89 |
| RevPaR                | 359,43 | 349,53 | 397,60 | 352,59 | 392,66 | 410,41 |
|                       |        |        |        |        |        |        |
| Total Revenue (€'000) | 20.367 | 24.560 | 29.301 | 32.756 | 36.238 | 37.808 |
| Rooms                 | 17.186 | 19.789 | 23.800 | 26.768 | 29.811 | 31.158 |
| F&B                   | 2.900  | 4.436  | 5.061  | 5.525  | 5.941  | 6.150  |
| Others                | 280    | 335    | 440    | 463    | 487    | 499    |
|                       |        |        |        |        |        |        |
| EBITDA (€'000)        | 3.732  | 5.249  | 6.689  | 8.240  | 9.327  | 10.172 |
| Rent/Revenue          | 18%    | 18%    | 16%    | 16%    | 18%    | 17%    |
| EBITDA/Revenue        | 18%    | 21%    | 23%    | 25%    | 26%    | 27%    |
| Staff Cost/Revenue    | 19%    | 21%    | 18%    | 17%    | 17%    | 16%    |
| Revenue/Room (€'000)  | 155    | 150    | 179    | 157    | 174    | 182    |



# Hospitality Division

Every detail is the protagonist

A collection of 5-star luxury hotels and exclusive residences, where Italian elegance, exceptional service, and meticulous attention to detail create truly memorable experiences.

# The Pantheon Iconic Rome Hotel



AUTOGRAPH  
COLLECTION®  
HOTELS

## Timeless elegance

Drawing inspiration from the temples of Ancient Rome and their timeless style, the design of the hotel is meticulously crafted with exquisite local materials. At The Pantheon Iconic Rome Hotel, every element embodies this culture inspired by beauty and harmony. Bronze arches, marble monoliths, and precious metals evoke the architectural structure of the nearby Pantheon.



Rome  
Rooms: 79

 Michelin Star Restaurant  
Terrace Pantheon view

Spa, gym  
Meeting Room

# The Goethe Hotel



## Contemporary Grand Tour

The Goethe Hotel embraces the legacy of Johann Wolfgang von Goethe, a great traveler, artist, and intellectual, capturing its essence. A place Beyond, a tribute to untamed spirits, adventurers, and creatives. A refuge for travelers and dreamers characterized by an eclectic style resulting from the exploration and collection of inspirations and elements derived from experiences and journeys.



Rome  
Rooms: 27

Fine Dining Cuisine  
Spa

Vintage clothes temporary pop up

# The Venice Times



**NIGNETTE**  
COLLECTION

## Venetian lounge

The Venice Times is a modern and exclusive establishment designed to ensure maximum comfort for an unforgettable stay. In an extremely strategic location, just a few steps from the heart of Venice, it offers timeless atmospheres, providing a fully immersive experience in the world's most iconic city.



Venice  
Rooms: 30

Art Design hotel  
Permanent and temporary exposition

# Palazzo Rota Luxury Apartments



## New Venetian luxury

It's the new dimension of hospitality by Pacini Group, with a view of the bell tower of the Basilica of San Marco, just a few tens of meters away. It offers a limited number of apartments, providing the allure of intimate and reserved hospitality in discreet luxury, evocative of the splendor of the Serenissima. Each apartment is equipped with facilities for guests accustomed to the highest standards, with customizable services and tailor-made opportunities for exploring the city.



Venice  
Apartments: 6

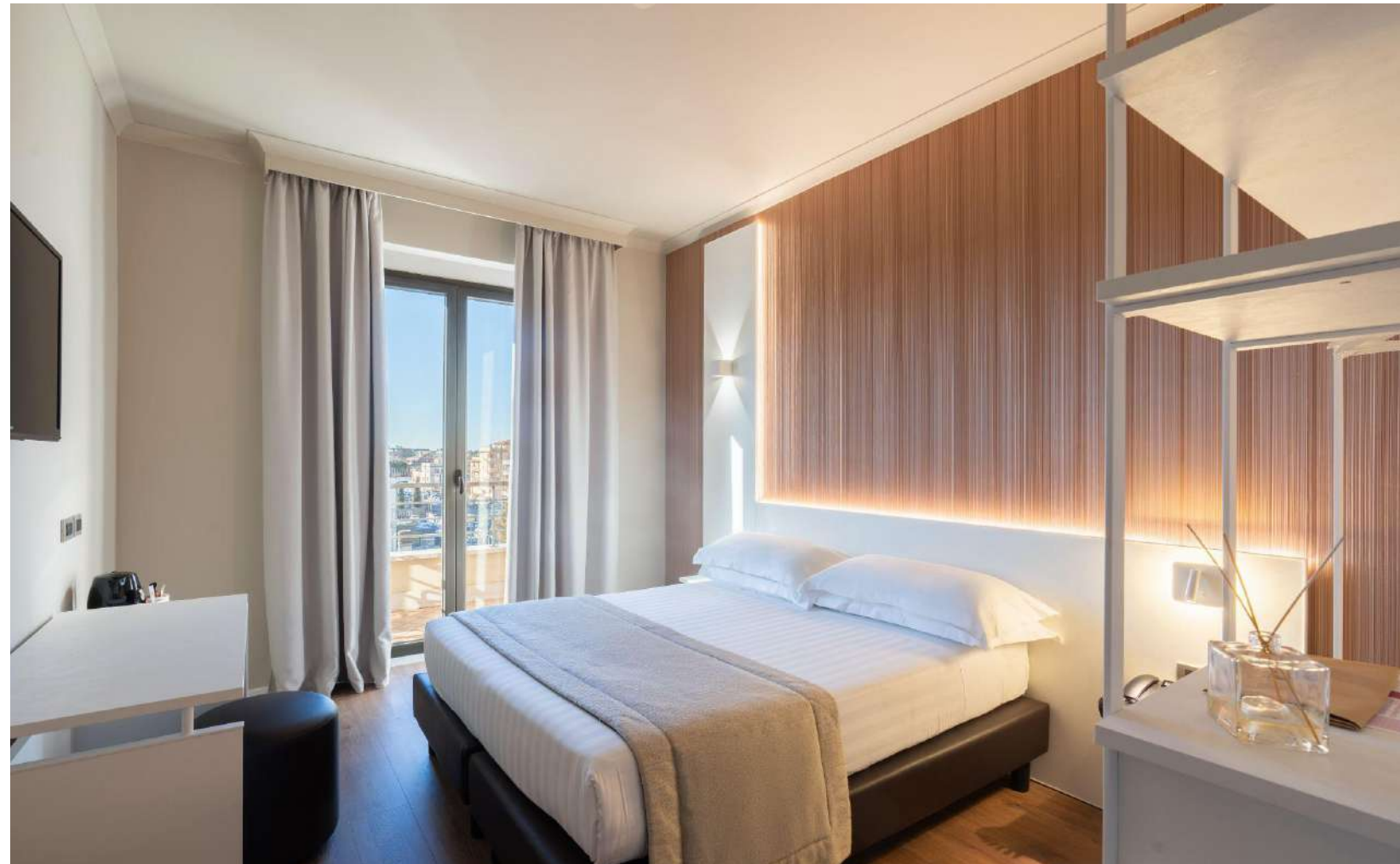
Experience High local Partnership

# Garner Rome Aurelia



## A Comfortable Stay

Garner Rome Aurelia is our ideal choice for guests seeking a refined, practical and comfortable base from which to explore Rome. Located just outside Vatican City, the hotel enjoys a peaceful yet strategic setting, only minutes from the city centre.



Roma  
Stanze: 58

Giardino

2 Stanze meeting

# Unica Suites & Apartments



Unica Suites Roma welcomes guests into a mid-19th-century building, just a short walk from Via Veneto and the Spanish Steps, offering a glamorous yet relaxing atmosphere.



Stanze: 22

Roma

# Hotel Milano Next Opening

**CURIO**  
COLLECTION  
by Hilton™

## Iconic Palace in Milan

In the heart of Milan, in an iconic building, comes to life a new hotel up-upper scale, fruit of the excellent collaboration between Pacini Group and Studio Piva. The project is part of an important urban regeneration operation, with a clear vision: to offer an exclusive experience for an international clientele and bleisure. The hotel with 44 rooms, will be a reference point for business travelers and tourists. To complete the offer, an adjacent starred restaurant, which will enrich the gastronomic experience of the guests.



Milano  
Rooms: 44

Meeting Rooms

Gym

Next Opening

# F&B Division

## Excellence in Dining

Pacini Group offers a distinctive gastronomic experience where stylistic research meets culinary innovation, with four unique concepts that reflect the identity of each venue.

Idyllo by Apreda - Enclave gourmet e Michelin Star

Divinity Restaurant & Lounge Bar – The Pantheon Iconic Rome Hotel

Affinity – Kitchen & Alchemy - The Goethe Hotel

# Idyllo by Apreda



It's a true gourmet enclave, characterized by elegance, that has earned a Michelin star just six months after its opening. The menu, curated by Chef Francesco Apreda, one of the most crystalline talents in the Italian gastronomic scene, offers a taste experience capable of satisfying the most discerning palates with creativity and expertise.



Rome  
Pax: 46

 Michelin Star Restaurant  
Champagne experience

# Divinity Restaurant & Lounge Bar

# D

DIVINITY

Divinity is a unique location, a rooftop on the Iconic Pantheon Hotel that directly overlooks the Pantheon. A Food Lab where you can savor gastronomic proposals born from research and influences from around the world. A welcoming atmosphere for business or convivial meetings; a place where the culinary offer is complemented by mixology ranging from traditional cocktails to signature drinks for pairing.



Rome  
Pax: 77

Terrace Pantheon View  
Dj Set & Party

# Affinity Kitchen & Alchemy



Affinity - Kitchen & Alchemy is the restaurant inside The Goethe Hotel, a place where Italian tradition reinvents itself to give you a unique gastronomic experience, right in the heart of Rome.

The name, Affinity, is not random: it's about connections - between ingredients, between flavors, between people. Each dish tells a story, a symphony of flavors inspired by the journey, the Grand Tour Modern through Italy.



Rome  
Pax: 55

Vintage Clothes  
temporary pop up

Fine Dining  
SPA

# Management company Premium Hotel Gest



Premium Hotel Gest is the management company of Pacini Group, dedicated to supporting the Group's hospitality facilities through specialized services and expertise. It hosts the main corporate teams and leaders – Finance, Marketing, Sales, HR, Operations & Procurement, and Revenue Management – ensuring strategic coordination and operational excellence across the Group, while also providing direct support to the Food & Beverage division.



# Our Organization

Our people

Leadership team

## Our People

+160

Employers

59%

Women

37

Average age

“ At Pacini Group, everyone contributes to making what we do special; we believe in people and their ability to bring innovation and quality to every aspect of our work. In an ever-evolving industry like hospitality, our true value lies in our human capital and the passion each of us puts into creating memorable experiences and atmospheres, made by people for people. ”

Emidio Pacini  
CEO & Founder

# Meets the Leadership team



Emidio Pacini  
CEO & Owner  
Pacini Group



Sara Fiorillo  
CFO  
Pacini Group



Nicola Angelillis  
Director of Revenue  
Pacini Group



Paola Fratta  
Director of Sales  
Pacini Group



Sabrina Macrini  
Operation Manager  
Pacini Group



Silvia Catalano  
General Manager  
The Pantheon Iconic  
Rome Hotel



Monica Bassetto  
Resident Manager  
The Venice Times Hotel



Viorica Rusu  
Resident Manager  
The Goethe Hotel



Francesca Cenci  
HR Manager  
Pacini Group



Francesca Canaletto  
Marketing Manager  
Pacini Group

# Sustainability

DCA ESG Certification of the The Pantheon Iconic Rome Hotel - Autograph Collection and The Goethe Hotel

Pacini Group's ethical stay and its actions

# The Pantheon Iconic Rome Hotel and The Goethe Hotel obtained DCA ESG certification

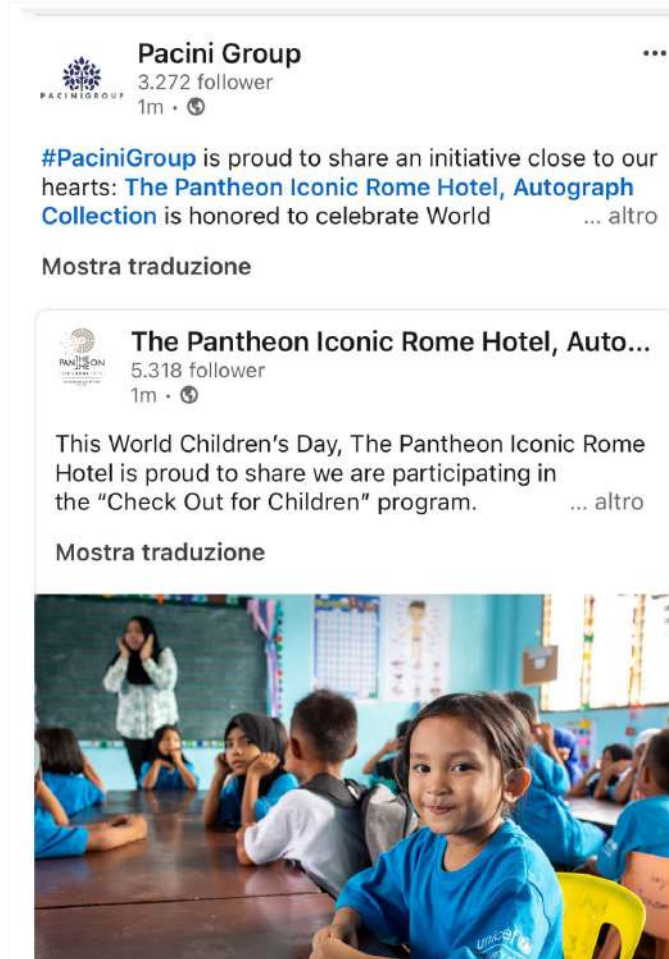
The Pantheon Iconic Rome Hotel, and The Goethe Hotel have obtained the prestigious DCA ESG Certification issued by Dream&Charme.

This important certification, recognized internationally in 95 IAF member countries, guarantees the reliability and sustainability of accommodations according to rigorous environmental, social, and governance (ESG) criteria, while also offering concrete protection against greenwashing.

The recognition is the result of an independent, in-person audit, without self-referential questionnaires, and certifies the hotel's commitment to actively contributing to the implementation of the UN Sustainability Principles, in line with the 2030 Agenda for Sustainable Development.



# Pacini Group for the society



Pacini Group is working on a CSR policy that also includes a commitment to the surrounding community. We have an active partnership with the Community of Sant'Egidio and UNICEF.



Interrupted recipes to stop hunger:  
Top chefs' initiative to combat food insecurity.

It's called "Cooking for Life," and it's an initiative featuring some of Italy's most renowned chefs, united in support of the UNHCR "Let's Feel Again" campaign. The goal: to raise funds to help refugees and displaced people in Sudan, Chad, Ethiopia, and South Sudan, countries where conflict, climate change, and cuts to humanitarian aid are putting millions of lives at risk.

# Media & Awards

Journals and press talks about Pacini Group and our hotels

Michelin, Sole24Ore are just some of the awards we won in these years

# As seen on the media

Linkiesta

Gastronomik

Gk

Gastronomik

Da Idylly by Apreda a Roma, a due passi dal Pantheon, lo chef Francesco Apreda lavora sui sapori grazie a spezie e fermentazioni. Con una tecnica precisa ma mai ostentata ricostruisce il gusto, senza scorciatoie



Cronaca di Roma

31

Una visione gastronomica originale dello chef alla guida del ristorante stellato Idylly by Apreda

## I nuovi sapori dall'Oriente al Mediterraneo

**LA RIVOLUZIONE**

Il chef Francesco Apreda, 42 anni, è un uomo di idee. Ha studiato in Giappone, ha lavorato in Francia, ha aperto il suo ristorante a Roma, a due passi dal Pantheon. Ora, con Idylly, ha creato un nuovo modo di cucinare, unendo sapori e tecniche dell'Oriente al Mediterraneo. Il risultato è una cucina che è un viaggio, un'esperienza.

**8** **1400**

Il ristorante Apreda è stato scelto per la sua cucina innovativa e per la sua attenzione ai dettagli. È un luogo dove la cucina è un'arte, dove ogni piatto è una scoperta.

PUNTARELLA ROSSA

HOME ROMA MILANO NUOVE APERTURE CLASSIFICHE ALTRE CITTÀ

HOME > NEWS > Si può fare un intero menu senza sale? Ci ha pensato uno dei più bravi chef di Roma

Viola Parentelli 20 Aprile 2026 News, Roma preferiti

Lo chef Francesco Apreda - ph. Alberto Bionetti

FOOD & WINE

HOME STORIE > INIZIATIVE > VINIFICAZIONE > NEWS > ANAGORI >

7 Giugno 2026

Leonorio Cignelli

## La rivoluzione del primo piatto passa dalla consistenza

**Chef, Story**

**Mare, fermentazioni, memoria ma soprattutto ricerca sulla texture: le cuochie e i cuochi della prima giornata di Identità Golose mostrano come cambia l'ingrediente.**

Francesco Apreda: l'arrabbiata globale e la memoria delle vongole

Il percorso di Francesco Apreda è quello di uno chef che ha costruito una parte importante della propria identità professionale attraverso il dialogo con l'idea di casa.

Non questo ha scelto di partire da una **perna d'arrabbiata** (contenuta alla luce dei gusti del localista italiano, l'aglio e il peperoncino, già protagonisti della ricetta originale, vengono affiancati da fermenti e cardamomo attraverso un lavoro di infusione che semplifica il profilo aromatico del piatto senza trascurare la consistenza).

In questo contesto, Apreda ha scelto di usare anche la tecnica di cottura della **pasta Monaghan Redotti**, capace, secondo lui, di mantenere una consistenza croccante e definita. Ancora più personale è lo **spaghetto alle vongole**, costruito attorno a un riciclo d'infusione legato alle vongole e ai funghi porcini. La perla "spaghetto" lascia sul fondo del piatto della materia in stesura con le vongole e i funghi porcini, in un gioco di sapori e consistenze che Apreda definisce "un'opera d'arte".

Il risultato è una preparazione che mette in evidenza memoria e tecnica, due elementi che continuano a rappresentare una delle direttrici più forti della cucina di casa Apreda.

il nuovo GOLOSO & CURIOSO VIAGGIO DEL GUSTO

GASTRONOMIA

## Affinità elettive da gustare

IDENTITÀ GOLOSE web

Magazine internazionale di cucina

01-06-2026

## Anteprima di Francesco Apreda, tra Penne all'arrabbiata e Capellini alle vongole

Abbiamo assaggiato i piatti che lo chef porterà a Identità Milano 2026 - nell'ambito di Identità di Pasta, domenica 7 giugno, sala Emerald 1 - e rappresentano perfettamente il suo approccio alla cucina. Nonché l'idea della libertà creativa come forma di conoscenza, tecnica e rispetto

mangiaiebevi

NOTIZIE MANGIARE BERE VIAGGI DI GUSTO PROTAGONISTI RUBRICHE RICETTE D'AUTORE

Home > Mangiare > Cocktail bar > Terrazze capitoline: a tu per tu con la Storia

ALBERGHI COCKTAIL BAR

Terrazze capitoline: a tu per tu con la Storia

di Giuseppe Pappalardo 6 Giugno 2026

PUNTARELLA ROSSA

Cerca... Città

HOME ROMA MILANO NUOVE APERTURE CLASSIFICHE ALTRE CITTÀ

HOME > EVENTI > Cosa fare a Roma giugno 2026: eventi, cene e degustazioni

## Cosa fare a Roma giugno 2026: eventi, cene e degustazioni

**Spices in conversation da Idylly by Apreda - 18 giugno**

# As seen on the media



## la Repubblica

THE GOETHE HOTEL, PARTE DEL CIRCUITO SMALL LUXURY HOTELS OF THE WORLD APRIRÀ A ROMA



# As seen on the media

PAMBIANCOTERRE hotellerie

HOME NEWS SUMMIT FOCUS EDITORIAL VIDEO MAGAZINE HUB

celebrating 50th with you 2-5 FEBBRAIO 2026 RIVA DEL GARDA



Nasce un hotel lusso nella Stazione Centrale di Milano. Gestione Pacini Group

Servizio Ospitalità

### Un hotel di lusso nella Stazione Centrale

di Paola Dezza

21 gennaio 2026



A Milano avviati i lavori per un hotel di alto livello in uno degli edifici iconici della città. Nei prossimi mesi l'annuncio del brand di gestione

CONTRIBUTI DELLA NERA MILANO

RELEVANZA

### A Milano nasce un hotel di lusso dentro la Stazione Centrale: è il primo di questo genere in Italia, i lavori sono già cominciati

di Giovanna Maria Fagnari

Per occupare gli spazi si sono fatti avanti 15 gruppi internazionali dell'hospitality: il marchio non è ancora stato svelato. L'albergo è situato all'angolo fra piazza Duca d'Aosta e piazza Luigi di Savoia



Milano Cortina, Vulliam: «La chiesa scuole per passaggio della torcia inconvieniente sopportabile»

Nuova ricerca: accelera il ROI dell'IA generativa

Leggi il report

Grandi Stazioni apre un hotel di lusso dentro Milano Centrale

Affidata a Pacini Group la realizzazione



Originali

Da Sempre

PANORAMA

SA MENU ATTUALITÀ PERSONAGGI TEMPO LIBERO LIFESTYLE VIDEO PODCAST ABBONATI

### Milano rivoluzionaria: un hotel di lusso dentro la Stazione Centrale. È il primo in Italia



Sky TV + Sky Sport

24,99€

Offerta scontata con permanenza 18 mesi

Disponibile anche per i clienti Sky

Leggi anche

la Repubblica

Da 113,04 € Da 54,79 € Da 102,66 €

CONTENUTO PER GLI ABBONATI PREMIUM

### In Centrale nasce il primo hotel in una stazione italiana: sarà un albergo a cinque stelle

di Andrea Bocchini

Il progetto alberghiero, di fascia medio alta, s'innalza al lato della stazione, in piazza Luigi di Savoia: i lavori sono praticamente iniziati oggi



21 GENNAIO 2026 AGGIORNATO ALLE 19:01

Abbonati per continuare a leggere

Sito Smart

Sito Premium + Quotidiano in

Voyages

Inspiration Destinations Ski France Hôtels Conseils Podca

### À Milan, la gare centrale se transforme en adresse d'hôtellerie de luxe

Par Yan Bernard-Guilbaud

Il y a 18 heures

milan Hôtellerie Luxe

Copier le lien



Sous les voûtes monumentales de la gare centrale de Milan, un futur hôtel 5 étoiles viendra s'intégrer directement dans le bâtiment, transformant cette « cathédrale du mouvement » en adresse d'hôtellerie de luxe. Pacini/Grandi Stazioni/Studio Piva

# Awards and recognitions



## The Pantheon Iconic Rome Hotel

FT 1000 – Europe's Fastest Growing Companies - Financial Times (137°)

Leader della crescita 2025 - Il Sole 24 ore

Leader della crescita 2024 - Il Sole 24 ore



## idyllo by Apreda - Michelin Star

1 Michelin Star - Michelin Guide dal 2020

Tre cappelli - L'Espresso

Tre forchette - Gambero Rosso

Pastry chef 2020 ad Edvige Simoncelli - Gambero Rosso

Novità 2020 - Lavazza

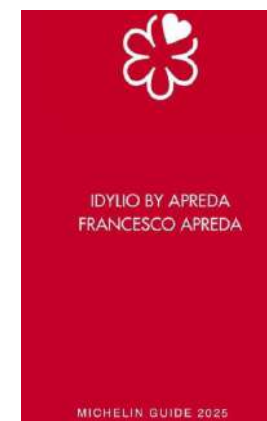
Migliore cucina d'ispirazione internazionale - La Repubblica

Best of award of excellence 2020 - Wine spectator



## Divinity Restaurant - The Pantheon Iconic Rome Hotel

Tre cocotte - Gambero Rosso





**PACINIGROUP**

Pacini Group SpA

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00187 Roma

P. Iva 16960581003

CS: €. 500.000,00 iv