



PRESS RELEASE

PRELIOS SGR: ACQUISITION OF TWO REAL ESTATE COMPLEXES IN ROME AND MILAN

With these two acquisitions Prelios SGR's Assets under Management increases by nearly €100 million

*Milan, 08 August 2017 - Prelios SGR S.p.A., a Prelios Group company, closed two important property acquisitions in **Rome** and **Milan** through two real estate investment funds managed by the Company. With these two acquisitions, the **Assets under Management** (AuM) by Prelios SGR **increase by nearly €100 million**.*

Andrea Cornetti, General Manager of Prelios SGR stated: *"The new important acquisitions for the two funds currently under management are necessary for increasing both the value of the real estate assets, and for achieving the target yields required by the shareholders. They are two transactions that are strategically in line with our industrial plan, that also include the expansion of the number of existing funds, with consequent satisfaction for our investors and growth in non-traditional products that create value on a national level."*

In **Rome**, the **Fedora Fund** - a real estate investment fund managed by Prelios SGR in which some pension institutions have a qualified interest - as part of its investment plan has concluded the acquisition of a real estate complex located in viale Regina Margherita - via Morgagni - Piazza Sassari, with an **overall value of 62.75 million Euro** including taxes and levies required by law.

The complex, located in the semi-central area on the east side of Rome, consists of three self-contained, 10-storey buildings, with a total area of about **23,000 square meters**. The complex, whose primary intended use is services and commercial, has 80% of the net leasable area rented, generating annual rents of about 3.2 million Euro and potential rents of about 4.1 million. This investment is in line with Fedora Fund's "core" management profile which is dedicated to direct and indirect real estate investments of some pension entities and is characterised by a moderate risk profile and maintaining value over time.

In **Milan**, a reserved, closed-end, alternative real estate investment fund managed by Prelios SGR has acquired a building with more than **11,000 square meters of leasable space** located in via Amadeo 59. The building, acquired for a total of **33 million Euro** including taxes and levies required by law, is leased to leading companies, and consists of two connected building with highly flexible spaces and high quality finishings and services.

The recently constructed building is **LEED Gold certified**. The LEED rating system (*Leadership in Energy and Environmental Design*) which was devised by the U.S. Green Building Council (USGBC), is the most important programme that rewards buildings and properties that are planned, constructed, and managed in such a way that improves their environmental protection characteristics.

*With assets under management of 4 billion Euro and 32 funds under management (as at 31 December 2016) **Prelios SGR S.p.A.** of the **Prelios S.p.A. Group** is one of the leading real estate asset management companies in Italy. It primarily operates in the establishment and management of ordinary and alternative real estate funds on behalf of more than 150 foreign and Italian professional institutional investors.*

In the first half of 2017, Prelios SGR established 2 new alternative real estate investment funds with an acquisition asset value of 316.5 million Euro: while Areef 1 Italy Reif's investment strategy is focused mainly on core plus-value added commercial properties, Estia Social Housing Fund, which began operations in January 2017, is focused on social housing initiatives mainly in Central Italy.

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