

PRESS RELEASE

**Prelios SGR, through Fondo Immobiliare primo RE,
welcomes WeDo Holding and Arrital:
lease signed on 52% of the building
in Corso Europa 22, Milan**

**Since the renovation, overall occupancy in the building has risen to 90% with two
other recent lease agreements**

*The WeDo Holding Group will occupy the ground floor, first floor and basement with the new flagship of its Arrital brand, after a refurbishment by AMDL CIRCLE and an investment of more than 2.5 million euro;
the Group's corporate offices will be housed on floors 7 and 8*

Milan, April 18, 2024 – **Prelios SGR S.p.A.**, the Prelios Group asset manager, has finalized four important lease agreements for the building in Corso Europa 22, Milan, designed in the 1950s by architect Vico Magistretti. The agreements, drawn up through Fondo Immobiliare primo RE, a fund held entirely by the Cassa dei Dottori Commercialisti (CDC) public accountants fund, raise occupancy in the building to 90%.

Two of the new leases, relating to 52% of the space in the property, have been signed with WeDo Holding and Arrital, whose presence will raise the building's profile and appeal.

Prelios SGR: one of Italy's leading managers of alternative property and securities investment funds.

With this operation, and the additional leases signed with a law firm and a financial trader for premises on the fifth and sixth floors, Prelios SGR has reached 90% occupancy in the building, owned since August 2018 by Fondo Immobiliare Primo RE, which has carried out a refurbishment and repositioning project on the asset over the last two years. The upgrade includes the installation of energy-efficient glazing and new plant to improve the building's performance, confirming Prelios SGR's close attention to sustainability issues in its management of the fund and its constant commitment to the functional management and optimization of its property portfolio.

WeDo Holding: a leader in high-end furnishings

WeDo Holding, a Padua-based group with 12 companies (including the parent) active in the residential, office & healthcare and contract sectors, will occupy 52% of the building, specifically the ground floor, the first floor and the basement with the new Flagship of its Arrital brand, and floors 7 and 8 with its management offices. The operation is a fundamental step in the growth strategy of the Group, which has built a reputation for high-end trademarks and branded products and for integration with the design-to-build world through high-value-added services.

Arrital: innovative kitchen and living design

Arrital, a brand of the WeDo Holding S.p.A. group, will play a key role in the innovative new multitasking design space. The project concept was awarded to AMDL CIRCLE, an international architectural practice founded by Michele De Lucchi, who have created a forward-looking project

embracing design concepts open to technology, nature and well-being, the synthesis and essence of sustainability and design. Arrital's investment for more than 2.5 million euro in a space of 700 sq.m on the ground floor, first floor and basement, is seen as a strategic format to accommodate major international connection, communication and business opportunities, a stage for exhibitions, interaction with other players and high-class events. The lease will provide Arrital with a unique opportunity to address a wider public and contribute to the enhancement of an historic building.

Nicola Sajeve, Asset & Development Management Director at Prelios SGR, commented: "We are very pleased to have completed this project, which optimizes the Fondo Immobiliare primo RE real estate portfolio with targeted upgrades, which are also based on an ESG approach, and investments that raise the appeal of the asset to attract tenants of premier standing. The handover and inauguration of the commercial slab, and the leasing of some of the premises for office use, are an important result that raises the value of the property and confirms the fund's strategic focus on consolidating and improving its earning profile."

Silvia Quaglia, president of Arrital and a board member of WeDo Holding, said: "The lease is an important step in the growth path our Group has set out on. The new Milan location will be a prestigious showcase for us to present our business model and international development strategy in greater detail to our stakeholders and shareholders. This is a strategic orientation that considers the home, workplaces, social venues, healthcare and wellness centers as a whole, as references for the supply of design and furnishing solutions and services. Integration with the design-to-build sector from a sustainability perspective will allow us to operate across the board, bringing innovation, efficiency, services, and new technologies together on an organizational and skills platform that is unique on the market."

Arrital General Manager Christian Dal Bo said: "We are excited to have the opportunity to expand Arrital's presence in Corso Europa 22, one of Milan's most iconic buildings, designed by architect Vico Magistretti in the 1950s, and to share our brand idea in an exclusive concept developed by Michele De Lucchi's AMDL CIRCLE firm. This evocative physical space is an important step for Arrital, one that will enable us to reach a broader public and help raise the profile of an historic building. We believe the location will become a point of reference for the design community and people looking for top-quality furnishing solutions. Moreover, Prelios SGR's commitment to sustainability and attention to ESG topics is in line with our own values and goals, making this operation not only a commercial success, but a step toward a more sustainable future."

The lease with the WeDo Holding Group was drawn up with the assistance of Realty Lab S.r.l., which acted as advisor, and international law firm Ashurst LLP, which handled legal questions together with BLV - Belvedere & Partners for administrative matters. The project was developed by the Asti Architetti firm and executed with the support of Avalon Technical Services S.r.l. as Project Manager for subcontractor EXA MP S.r.l.

Prelios SGR

Prelios SGR is a company in the Prelios Group and one of Italy's largest asset managers, with assets under management totaling approximately 8 billion euro.

It is active in the promotion, creation and management of real estate alternative investment funds (AIFs) and credit funds, advisory and separate account management, for leading Italian and international institutional investors. Prelios SGR is a pioneer in the innovation of investment products, as regards both asset classes and typologies. It set up one of the first externally managed SICAFs and manages the largest UTP fund in Italy and one of the largest in Europe.



Arrital

Prelios SGR has established high standards and control systems for governance, risk management and transparency, while maintaining high operating flexibility. Reflecting its commitment to promoting sustainability, the company is a member of the UN PRI - Principles for Responsible Investment network and of GRESB.

WeDo Holding

Established in 2019, WeDo is a Padua-based holding active in high-end furniture and interior design, which coordinates the activities of its subsidiaries and produces and sells goods and services. It holds and manages the shareholdings of the four children of entrepreneur Ettore Doimo (Enza, Elis, Edy and Eros). It has created a governance model that distinguishes between the ownership (the Doimo family) and management, giving managers freedom in decisions over planning and control, human resources, international expansion, R&D, centralized procurement, strategic marketing, information technology, legal affairs, facility. WeDo Holding consists of Doimo Cucine (Nervesa della Battaglia, Treviso), Arrital (kitchens and bathroom furniture, Fontanafredda-Pordenone), Copat Life (kitchens and contract, Fontanafredda-Pordenone), Frezza (office furniture, Vidor-Treviso), DVO (office furniture, Roveredo in Piano-Pordenone), Mis Medical (medical solutions and devices, Roveredo in Piano-Pordenone), Rotaliana (lighting, Mezzolombardo-Trento), Busnelli (seating and upholstered furniture, Desio-Monza Brianza), Diva Divani International (upholstered furniture, Rosà-Vicenza), Sitland (Nanto, Vicenza) and WeDo Project (general contractor, Padua). The Group has a total of more than 900 employees, of whom 350 work in the Diva Divani factory in Serbia. In 2023 it reported consolidated revenues of 330 million euro.

Arrital: building the future on a great past!

In 2024 Arrital celebrates its 45th anniversary: a story of excellence in kitchen design that saw it join the WeDo Holding group in 2019. Over the years, Arrital has evolved with new ideas of design and style. In 2011, it embarked on a market repositioning, focusing its activities on quality, design and a strong brand personality to establish itself in the middle-high segment. Through the acquisition of the Altamarea bathroom furniture brand and the launch of the Feeling Home living space collection, Arrital has successfully grown its offer in response to changes on the market. Today, the organization has 245 employees, including 60 new hires in the last two years. Its growth strategy has developed in parallel with its international expansion, with Arrital operations in 45 countries and more than 900 sales outlets around the world, accompanied by sustainability projects including new safety and environmental certifications and the installation of photovoltaic panels at its Fontanafredda headquarters near Pordenone, for energy self-sufficiency.

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