



PRESS RELEASE

Prelios SGR signs lease on Megas Fund building in Via del Tritone, Rome

Rome, July 03, 2023 – As manager of the **Megas Fund**, an Italian real estate alternative investment fund for professional investors, **Prelios SGR** has signed a lease contract with the **IWG Group**, the world leader in hybrid work solutions and flexible work spaces, on an office building located in Via del Tritone 132, Rome.

The building is of outstanding architectural value. Constructed in the early 1900s, it comprises eight floors above ground and two below ground and has a total surface area of approximately six thousand square meters.

Via del Tritone 132 is situated in Rome's historic center, close to Piazza Barberini, Piazza di Spagna, Piazza Colonna, the Quirinale hill and the Trevi Fountain, in one of the most attractive and characteristic areas of the city.

A targeted renovation will be carried out to upgrade the building to house Signature by Regus – the top-of-the-range brand of the IWG Group, the world's number one flexible workspace provider – which offers exclusive locations and high-level services for companies that require offices in flexible sites in city centers and out-of-town localities.

Prelios SGR CEO Patrick Del Bigio said: "This is one of the most important letting transactions in the first half of 2023 and confirms the appeal of office buildings in the capital, where there was a significant increase of around 70% in take-up in the first quarter of the year compared with the previous year, in line with the trend in Milan. The lease signed with the IWG Group also underlines Prelios SGR's role as a leading manager of extraordinarily iconic buildings, whose value for shareholders will be enhanced by the planned investments."

Prelios SGR was assisted by **Dils**, which acted as advisor on the lease of the building in Via del Tritone 132 to the IWG Group.

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