

PRESS RELEASE

**FICO Eataly World: Starhotels and PAI Fund (Prelios SGR)  
sign framework agreement for new hotel lease contract**

*Bologna, August 6, 2018* – The A Compartment of the **PAI-Parchi Agroalimentari Italiani Fund** set up and managed by **Prelios SGR** has signed a framework leasing agreement with Starhotels for the **new Fico Eataly World hotel in Bologna**.

The agreement sets out the commitments and structure of the operation until the date of completion of the hotel, and includes the lease agreement to be formally signed by Starhotels on the handover of the building, which is expected to take place in December 2019.

Conceived to enhance the offer of the **FICO Eataly World Agri-food Park**, the new hotel is a **Superior 4 Star** establishment, being built as part of the detailed structural and functional redevelopment of Bologna's former flower and plant market. It has been designed by the **Iosa Ghini Associati** architectural studio with the focus on total eco-sustainability for both the building itself and the interiors.

The new property development project, which will be managed by **Prelios Integra**, will have a **total surface area of approximately 11,000 sq.m** and will house about 200 bedrooms, service areas, meeting and conference rooms, a breakfast area and cafeteria, a reception area, offices, three swimming pools, a fitness center and spa.

**Andrea Cornetti**, General Manager of **Prelios SGR** – a real estate asset manager in the Prelios Group – said: *“This agreement is a decisive enhancement completing the FICO Eataly World Park offer. Once the FICO hotel has been completed and is under the management of Starhotels, a reference player in the hotel sector in Italy, for both the upscale and the upper upscale & luxury segments, it will boost the park’s ability to attract Italian and international tourists. This will benefit the agri-food park as a whole and the city of Bologna, which in the last few months have received extremely positive reviews from distinguished international publications including The New York Times and Forbes.”*

**Elisabetta Fabri**, Chair and CEO of **Starhotels S.p.A.**, said: *“We are very satisfied with this agreement for excellence in hospitality and the valorization of an authentic Made in Italy enogastronomic culture that we intend to actively promote, primarily through the consolidation of our collaboration with Eataly. The new hotel will be built in accordance with the principles of eco-sustainability, which have always been a core value for our Group, expressed in our Starhotels E.c.ho. (Ecological contemporary hotel) concept. We believe the hotel will have a key role in the development of FICO Eataly World. We shall work together to create value, and will also leverage the presence in the Park of a congress center able to host up to one thousand people, which is a unique differentiating factor.”*

The PAI-Parchi Agroalimentari Italiani Fund's legal advisors on the transaction were **Studio Legale Bonelli Erede**; it was assisted by **Jones Lang LaSalle S.p.A.** as advisor for the selection of the manager and the commercial elements of the agreement.

## Prelios SGR

Prelios SGR is part of the **Prelios Group**. With assets under management for 4 billion Euro and 32 funds (at December 31, 2017), Prelios SGR is one of Italy's leading real estate asset managers. It operates primarily in setting up and managing real estate funds alongside more than 180 Italian and international institutional professional investors.

The **Prelios Group** is the gateway to Italy's asset management, credit servicing and integrated real estate services market. The Chair of the Prelios Group is Fabrizio Palenzona. The CEO is Riccardo Serrini.

The Prelios Group moved to its new HQ in Via Valtellina, Milan, in May 2018, and employs around 450 people in Italy and Europe – of whom more than 300 in its Milanese offices. It is one of the leading Italian and European players in alternative asset management and specialized property services, with assets under management for a total of more than 30 billion Euro.

## Starhotels

Starhotels, the top private Italian hotel group in the upscale and upper upscale & luxury segments, with 29 hotels in the center of leading Italian cities, London, Paris, and New York, for a total of 4,100 rooms, stands for excellence in Italian hospitality, offering an impeccable service to anticipate the needs and exceed the expectations of its guests, who can choose the hotel that best meets their requirements from the group's two brands.

The prestigious **Starhotels Collezione** properties – style icons in the most beautiful cities in the world – are characterized by their strategic locations, refined interiors and personalized service. Twelve fascinating hotels, each with its own history and heritage, for a truly memorable experience. The Starhotels Collezione hotels are located in New York, Paris, London, Milan, Rome, Florence, Venice, Siena, Trieste and Vicenza.

The **Starhotels Premium** hotels, located in the heart of Italy's most exciting cities – Milan, Rome, Florence, Naples, Turin, Genoa, Bologna, Parma and Bergamo – are denoted by their distinctive contemporary style and a flawless, welcoming service that transmits an intangible sense of well-being to the guest.

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