



COIMA RES - PRESS RELEASE

SIGNED EURO 31.5 MILLION FINANCING FOR THE PAVILION ACQUISITION

Milan, October 31st, 2018 – **COIMA RES S.p.A. SIIQ** (“**COIMA RES**” or the “**Company**”) – announces that it has entered into a new financing agreement with UniCredit for Euro 31.5 million (including the VAT line) for the financing of the acquisition of the Pavilion.

The financing is secured against the property and features a 5-year maturity and an “all in” cost of c. 1.80%. The financing will be drawn upon closing of the acquisition which is expected by January 2019.

As a reminder, on May 22nd, 2018, COIMA RES signed with UniCredit a preliminary purchase agreement to acquire the Pavilion for Euro 45.0 million (Euro 46.3 million including transfer tax and due diligence costs).

In addition, COIMA RES signed on August 1st, 2018 a 9-year leasing agreement with IBM Italia S.p.A., part of the group International Business Machines Corporation, which will be effective from Q1 2019. IBM will be the sole tenant of the property.

Manfredi Catella, Founder and CEO of COIMA RES, commented:

“The prime quality of the Pavilion and of IBM as prospective tenant, coupled with the resilience of the real estate market in Milan are the main factors behind the attractive financing conditions agreed with UniCredit.”

COIMA RES is a real estate company listed on Borsa Italiana. COIMA RES manages real estate assets in Italy, primarily focusing on commercial properties. The company operates with the beneficial tax status granted to SIIQs (Società di Investimento Immobiliare Quotate), which is equivalent to the Real Estate Investment Trust (REIT) regime in other jurisdictions. The investment strategy of COIMA RES is focused on creating a high-quality portfolio of real estate assets with the potential for capital appreciation and with the objective of generating a stable, growing and sustainable cash flow for its shareholders.

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