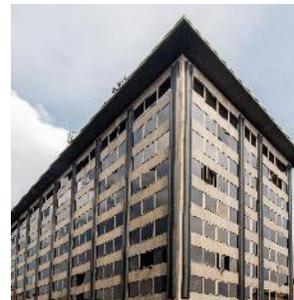


COIMARES

Q1 2020 RESULTS

STEADY EXECUTION LEADING TO
RESILIENT PORTFOLIO AND
SOLID BALANCE SHEET

May 13th, 2020



REAL ESTATE SIIQ



Key Highlights

Manfredi Catella, CEO

Financial Results

Fulvio Di Gilio, CFO

Portfolio & Asset Management

Matteo Ravà, Head of Asset Management

Market Outlook

Gabriele Bonfiglioli, Head of Investments

Closing Remarks

Manfredi Catella, CEO

Appendix

COIMARES



EXECUTION UPDATE - RECENT EVENTS



Coherent execution in line with strategy continued in Q1 2020, notwithstanding the COVID-19 crisis

DISPOSAL OF NON STRATEGIC ASSETS

- Closed first tranche of disposal of portfolio of bank branches for €13.1m
 - Relates to €23.5m portfolio disposal announced in Nov-19
 - Second and final tranche worth €10.4m on track to close before Jun-20



PORTA NUOVA LEED & WELL COMMUNITY CERTIFICATION

- Porta Nuova candidate for LEED and WELL for Communities certifications
 - World's first district redevelopment project to aim for double certification
 - Further contribution to COIMA RES' resilience (50% of portfolio in Porta Nuova)



BUSINESS CONTINUITY PRESERVED

- Ad-hoc COVID-19 Task Force ensuring business continuity for COIMA and its tenants
 - COIMA platform working remotely since February 25th, Phase II started on May 4th
 - Coordination with tenants to help them organising Phase II



IMPROVED G&A LOAD

- Material improvement in the G&A Load through renegotiation of asset management agreement
 - Asset management fee reduced by 27%, €1.3m of saving per annum
 - CEO foregoes personal remuneration, in line with conduct held since IPO



DONATIONS TO CHARITIES

- COIMA RES donated €210k in favour of Mutual Aid Fund to help with COVID-19 crisis
 - Decision in line with values and principles of COIMA RES and of the COIMA platform
 - Resources for donation derive from company liquidity and waiver of Directors' emoluments



COIMA RES - A RESILIENT INVESTMENT PROFILE



- 1 HIGH QUALITY PORTFOLIO WITH CORE PROFILE**
85% OFFICES, 90% IN MILAN, 50% IN PORTA NUOVA, 97% OCCUPANCY
- 2 LIMITED EXPOSURE TO SEGMENTS MOST AFFECTED BY LOCK-DOWN**
HOTEL & RETAIL REPRESENT ONLY 5% OF RENT ROLL
- 3 SOLID AND DIVERSIFIED TENANT BASE**
11 OF TOP 15 TENANTS ARE LARGE MULTINATIONAL CORPORATIONS
- 4 SUSTAINABLE LEVERAGE AND AMPLE LIQUIDITY**
37% LTV, €59M OF CASH ON BALANCE SHEET, NO SIGNIFICANT MATURITIES BEFORE 2023
- 5 LONG DURATION OF LEASE AGREEMENTS**
WALT OF 5.1 YEARS, NO MATERIAL EXPIRY IN 2020
- 6 DEVELOPMENT PROJECT FULLY DE-RISKED**
ONLY ACTIVE DEVELOPMENT SITE (CORSO COMO PLACE) 95% PRE-LET
- 7 HIGH SUSTAINABILITY PROFILE**
65% OF PORTFOLIO CERTIFIED, PORTA NUOVA CERTIFICATION IN PROGRESS

OFFICE PRODUCT - CONSIDERATIONS



"In an era of choice, office is still people's preferred place to work, but only if designed to support their work." (Gensler)



Source: Elaboration based on Kempen, Fifth Wall, Financial Times, The Economist, JPMorgan Research, UBS Research, Gensler US Workplace Survey 2020

PORTA NUOVA - SUSTAINABILITY MEANS RESILIENCE



World's first district redevelopment project to aim for dual LEED for Communities & WELL Community certification

Submitted application to achieve LEED for Communities and WELL Community certifications

Porta Nuova set to be the world's first district redevelopment project to obtain a double certification

Certifications analyse the social, environmental and economic aspects of the Porta Nuova

Part of Porta Nuova is also BAM (Biblioteca degli Alberi), Italy's first public park managed through a unique agreement between the Milan City Council, COIMA SGR and the Riccardo Catella Foundation



Other COIMA SGR awards

"Best Urban Regeneration Project - Porta Nuova" MIPIM (2018)

"Best Office & Business Development - Fondazione Feltrinelli & Microsoft House" MIPIM (2018)

"Best Tall Building Worldwide - Bosco Verticale" CTBUH (2015)

Key Highlights

Manfredi Catella, CEO

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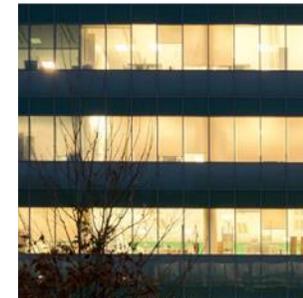
Gabriele Bonfiglioli, Head of Investments

Closing Remarks

Manfredi Catella, CEO

Appendix

COIMARES



Q1 2020 - FINANCIAL HIGHLIGHTS



Confirming guidance¹ of EPRA Earnings per share of €0.40 for 2020

BALANCE SHEET	MAR-20	DEC-19	Δ%	Δ
Investment Properties	€767.2m	€767.7m	(0.1)%	€(0.5)m
EPRA Net Tangible Assets	€446.9m	€443.7m	0.7%	€3.2m
EPRA Net Tangible Assets per share	€12.38	€12.29	0.7%	€0.09
Net LTV	36.7%	38.8%	n.m.	(2.1) p.p.

INCOME STATEMENT	Q1 2020	Q1 2019	Δ%	Δ
Gross Rents	€11.1m	€8.7m	27.0%	€2.4m
NOI Margin	90.1%	89.1%	n.m.	100 bps
EBITDA	€7.6m	€5.5m	37.8%	€2.1m
Net Profit	€3.3m	€4.7m	(29.4)%	€(1.4)m
EPRA Earnings per share	€0.12	€0.10	19.9%	€0.02
Recurring FFO per share	€0.17	€0.11	53.9%	€0.06
EPRA Cost Ratio (incl. direct vacancy costs)	30.7%	37.5%	n.m.	(6.8) p.p.
EPRA Cost Ratio (excl. direct vacancy costs)	29.8%	36.9%	n.m.	(7.1) p.p.
All in cost of debt (blended)	2.01%	2.02%	n.m.	(1) bps
ICR	3.7x	3.2x	n.m.	0.5x



Note:
1)

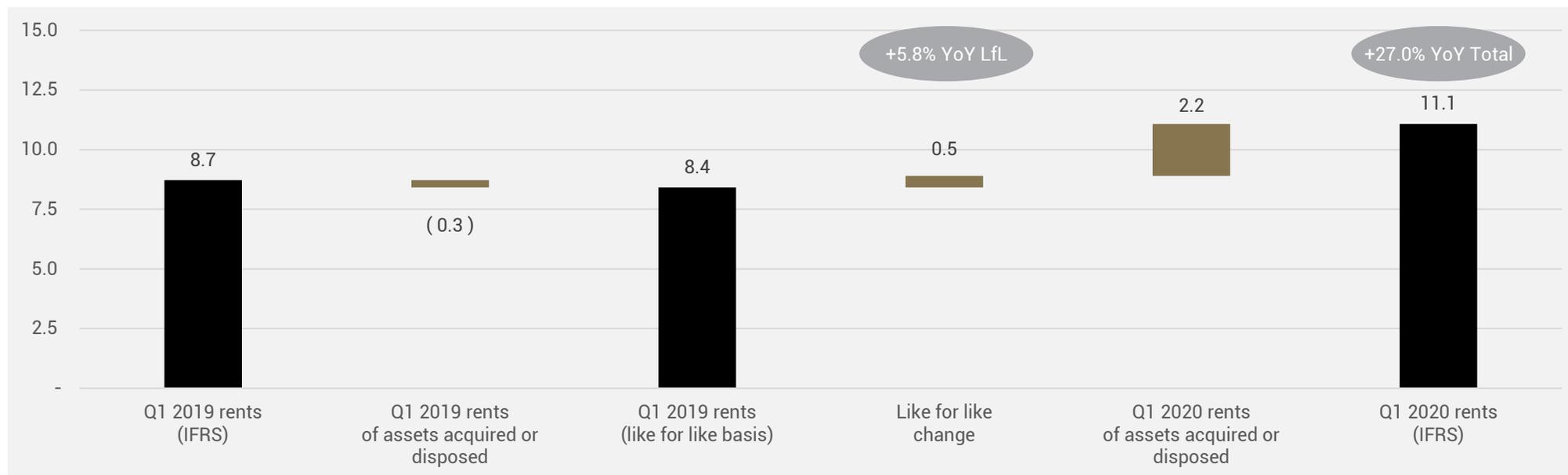
Considering that the impact of the COVID-19 crisis on COIMA RES' business has been limited so far, COIMA RES is confirming its 2020 guidance of EPRA Earnings per share of Euro 0.40. The guidance will be updated over the course of 2020 to reflect any meaningful update, also taking into account any potential future economic impact from the COVID-19 crisis

RENTS - GROWTH AND PAYMENTS



Like for like rental growth of +5.8% in Q1 2020 vs Q1 2019

■ GROSS RENTS (€m, IFRS consolidation perimeter)



■ UPDATE ON TENANTS

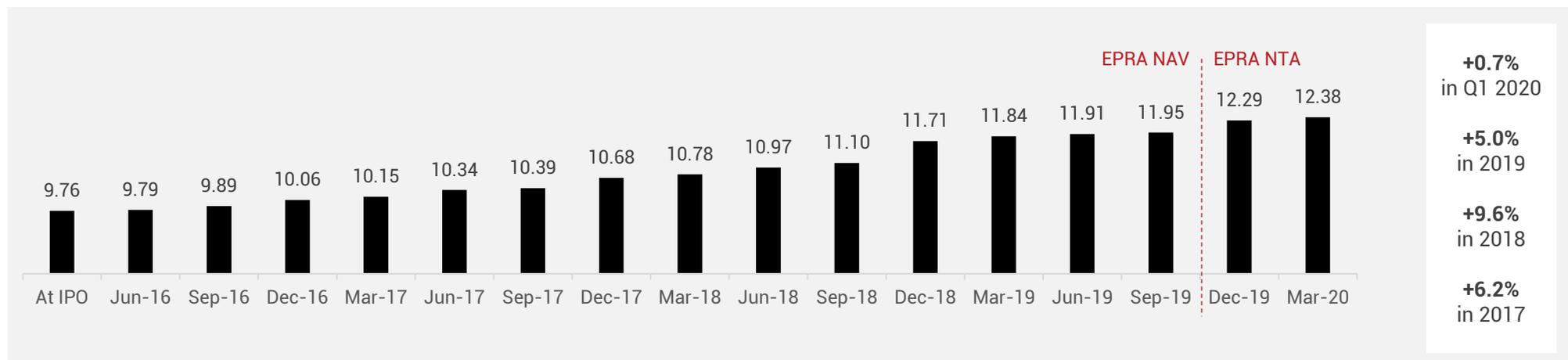
- COIMA RES received requests for temporary concessions from some tenants
 - These tenants represent approximately 25% of COIMA RES' rents on a pro-quota basis
 - Already received the rental payment for Q2 2020 from these tenants for an aggregate value equal to 64% of the rent associated to them
- As of May 13th, 2020, 69% of the total value of the invoices issued in 2020 has already been paid
 - a level in line with what was recorded on the same date in 2019 (equal to 70%)

EPRA NAV - EVOLUTION

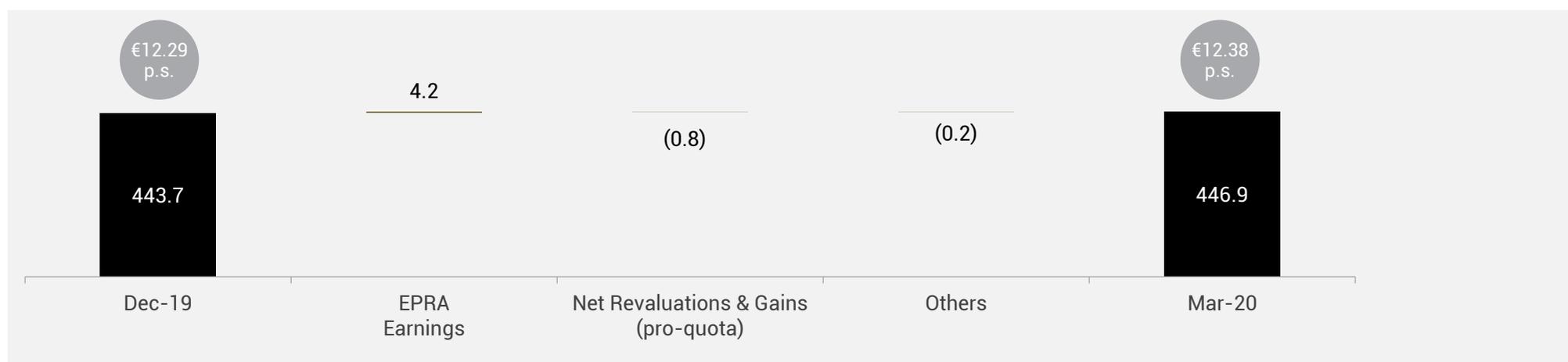


EPRA Net Tangible Assets per share growth of 0.7% in Q1 2020

■ EPRA NET TANGIBLE ASSETS PER SHARE EVOLUTION (€)



■ EPRA NET TANGIBLE ASSETS BRIDGE Q1 2020 (€m)

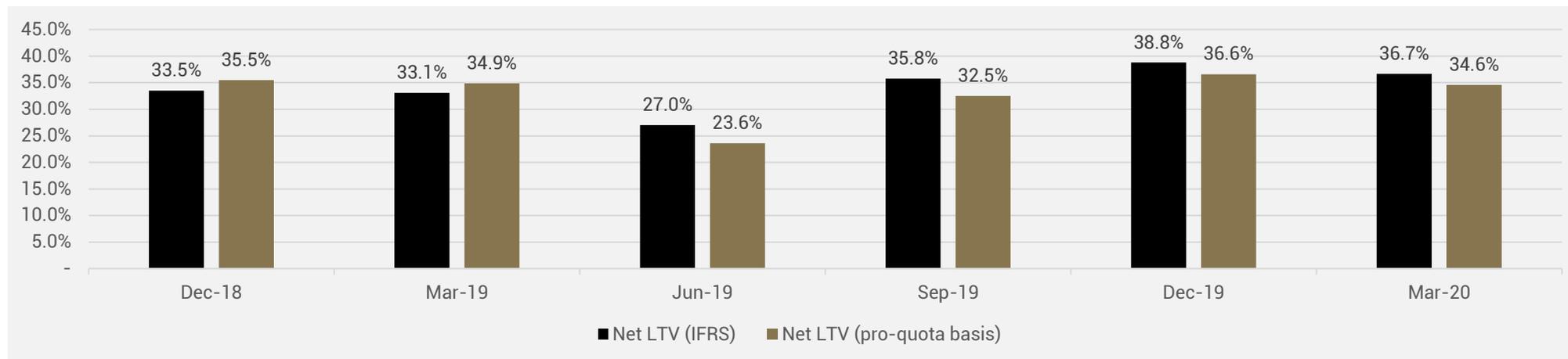


LTV AND DEBT STRUCTURE - EVOLUTION

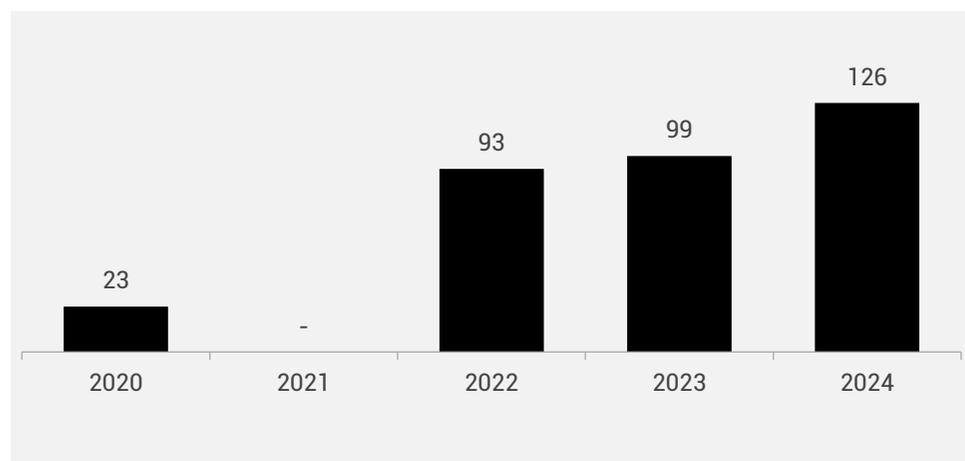


Weighted average debt maturity of 3.1 years, "all in" cost of debt of ~ 2.0%, gross debt c. 87% hedged

NET LTV PROGRESSION (%)



GROSS DEBT MATURITY PROFILE¹ (€m, Mar-20)



COVENANTS OVERVIEW¹ (Mar-20)

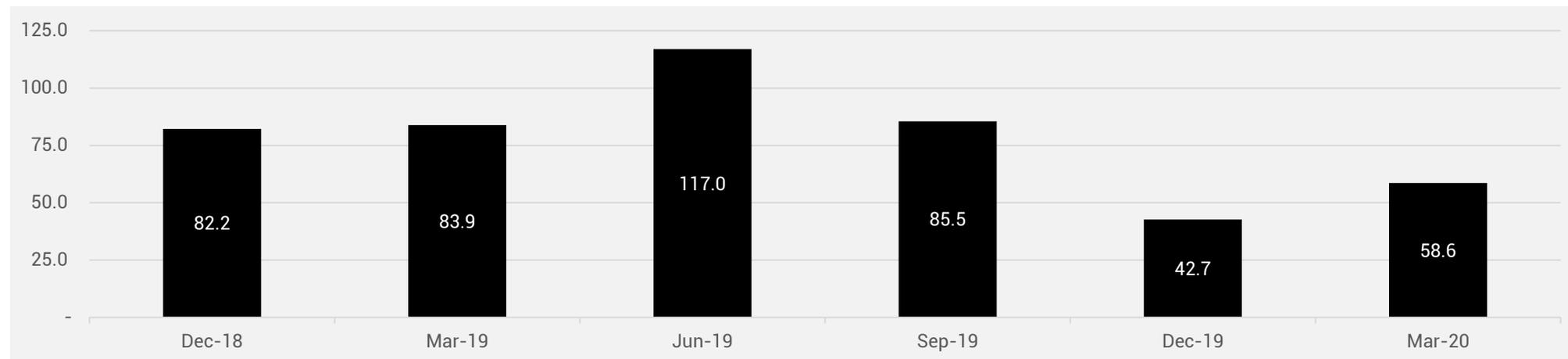
Debt secured by assets	Maturity	Gross Debt	Gross LTV	Covenant LTV
M. Rosa, Tocqueville, Branches	2023	€72m	39%	< 60%
Pavilion	2023	€27m	37%	< 65%
Vodafone	2024	€126m	60%	< 65%
Gioiaotto	2022	€48m	58%	< 65%
Philips	2022	€25m	40%	< 55%
Microsoft	2020	€23m	23%	< 60%
Deruta	2022	€20m	42%	< 55%

LIQUIDITY PROFILE - EVOLUTION

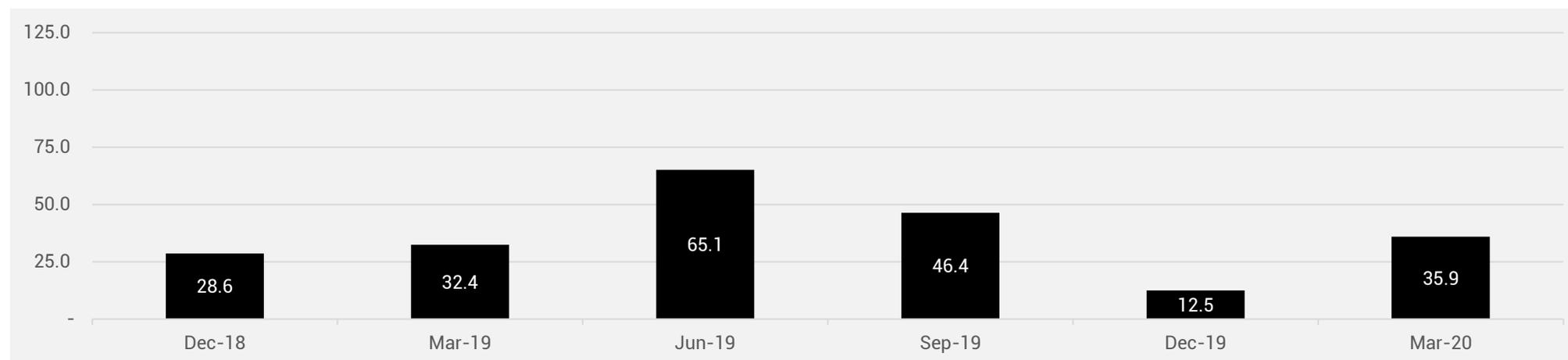


Ample on balance sheet liquidity position, both on a consolidated and holding level basis

■ CASH ON BALANCE SHEET, CONSOLIDATED (€m)



■ CASH ON BALANCE SHEET, HOLDING LEVEL (€m)



ASSET MANAGEMENT AGREEMENT - OVERVIEW



Material improvement in the G&A Load through asset management agreement renegotiation

■ FEE STRUCTURE

Management Fee	Old Structure	New Structure	Delta
Portion of NAV lower than €1.0bn	1.10%	0.80%	30 bps reduction
Portion of NAV between €1.0bn and €1.5bn	0.85%	0.60%	25 bps reduction
Portion of NAV exceeding €1.5bn	0.55%	0.50%	5 bps reduction

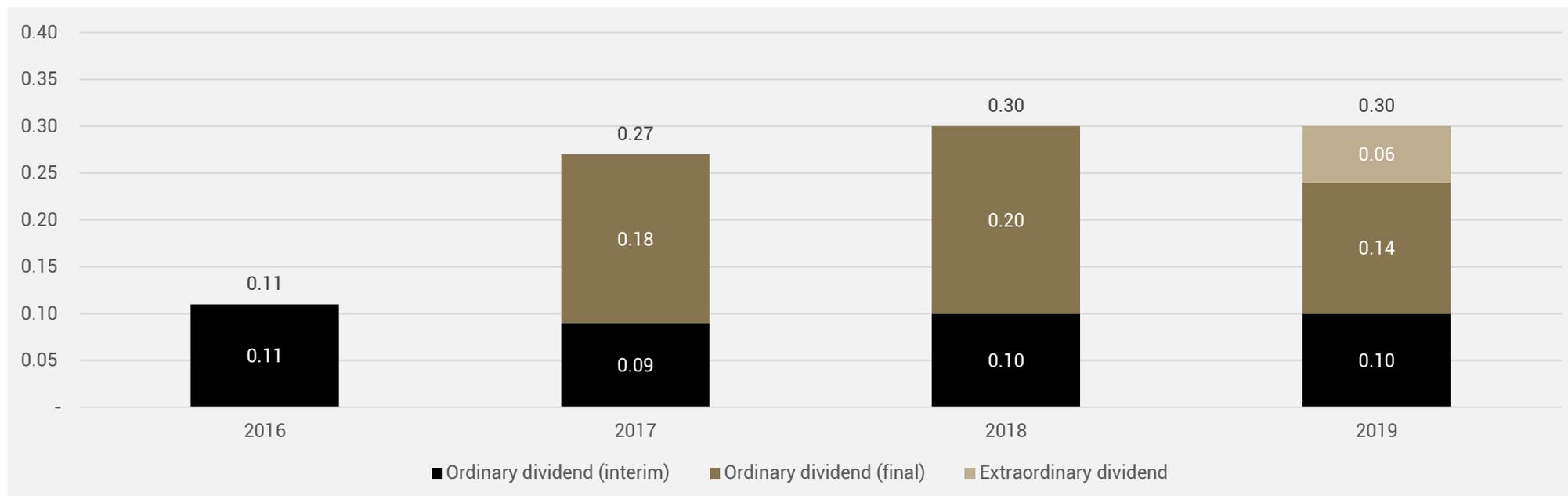
Note: Structure of promote fee unchanged, for further details see the information document available on COIMA RES' website

DIVIDEND - OVERVIEW



Confirmed total dividend of €0.30 per share for FY 2019

■ DIVIDEND PER SHARE EVOLUTION (€)



■ EXTRAORDINARY DIVIDEND RELATED TO VODAFONE TRANSACTION

- Vodafone transaction (2019) triggers a capital gain of €8.7m (i.e. €0.24 per share)
 - 50% of capital gain, i.e. c. €0.12 per share, to be distributed as extraordinary dividend within 2 years (in line with Italian REIT regime requirements)
- Approx. 50% (€0.06 per share) of total extraordinary dividend payable in June 2020
 - Reminder approx. 50% (c. €0.06 per share) payable in 2021

Key Highlights

Manfredi Catella, CEO

Financial Results

Fulvio Di Gilio, CFO

Portfolio & Asset Management

Matteo Ravà, Head of Asset Management

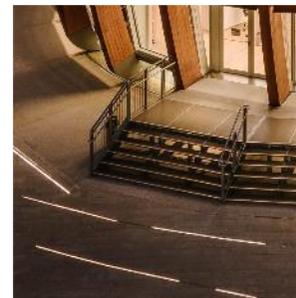
Market Outlook

Gabriele Bonfiglioli, Head of Investments

Closing Remarks

Manfredi Catella, CEO

Appendix



COIMARES

PORTFOLIO - BREAKDOWN



A high quality portfolio focused on Milan offices with a high sustainability profile

€691 MILLION PORTFOLIO
(ON A PRO-QUOTA BASIS)

85% OFFICES

90% MILAN

50% PORTA NUOVA

65% LEED CERTIFIED

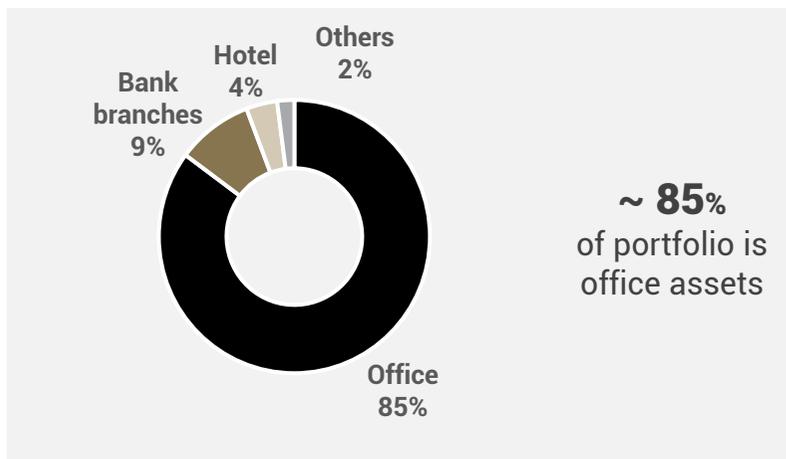
5.1 YEARS WALT

4.9% EPRA NET INITIAL YIELD

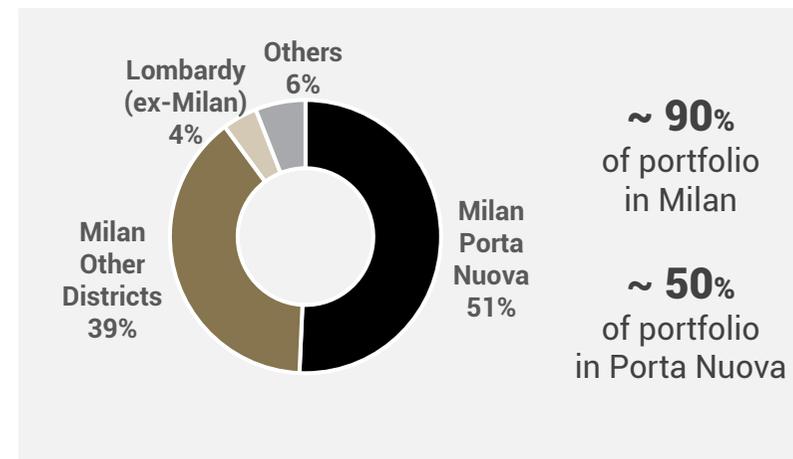
5.3% EPRA TOPPED-UP NET INITIAL YIELD

2.7% EPRA VACANCY RATE

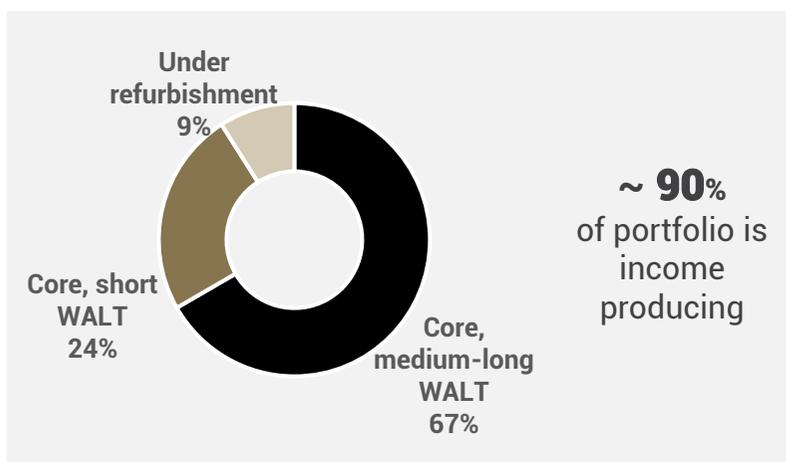
BREAKDOWN BY END USE



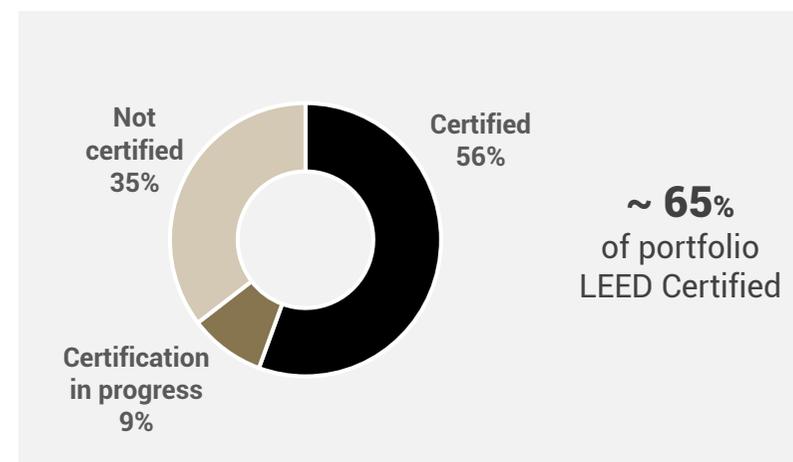
BREAKDOWN BY LOCATION



BREAKDOWN BY PROFILE



BREAKDOWN BY CERTIFICATION



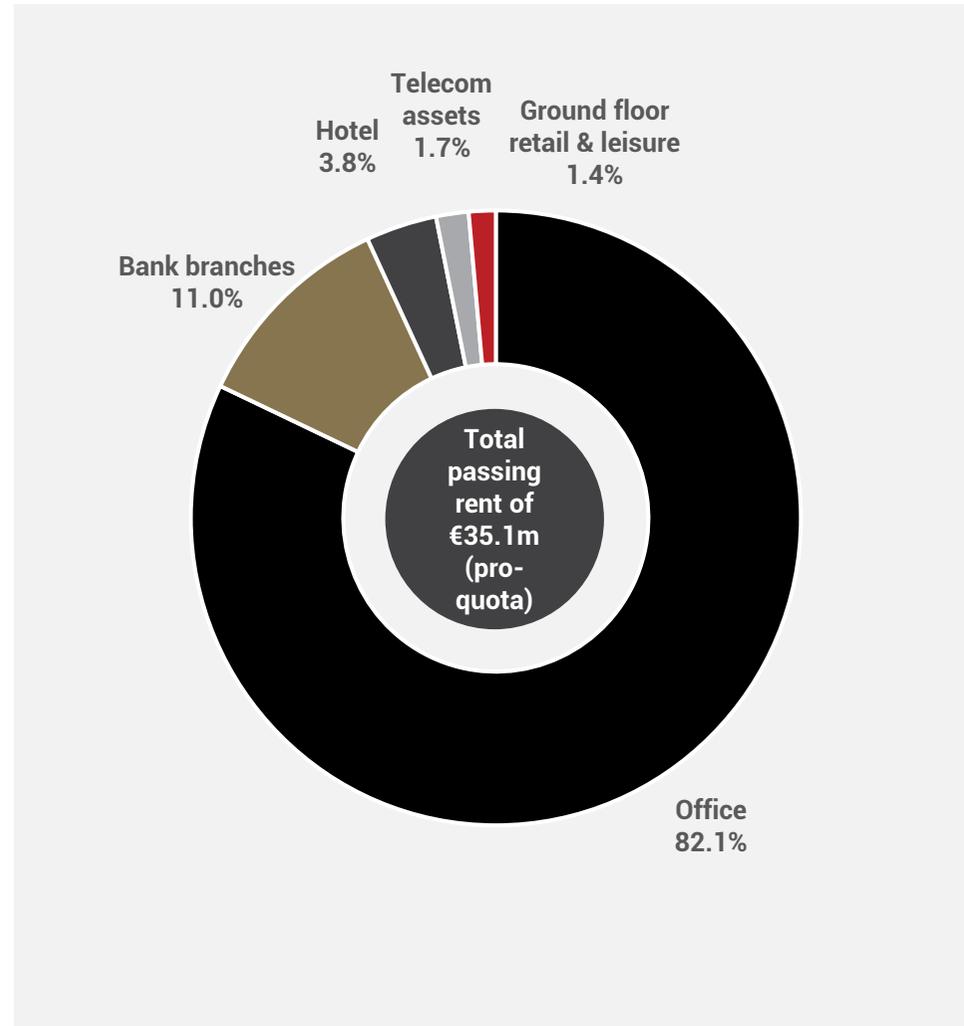
Note: Breakdown of Gross Asset Value on a pro-quota basis

TENANT BASE - OVERVIEW

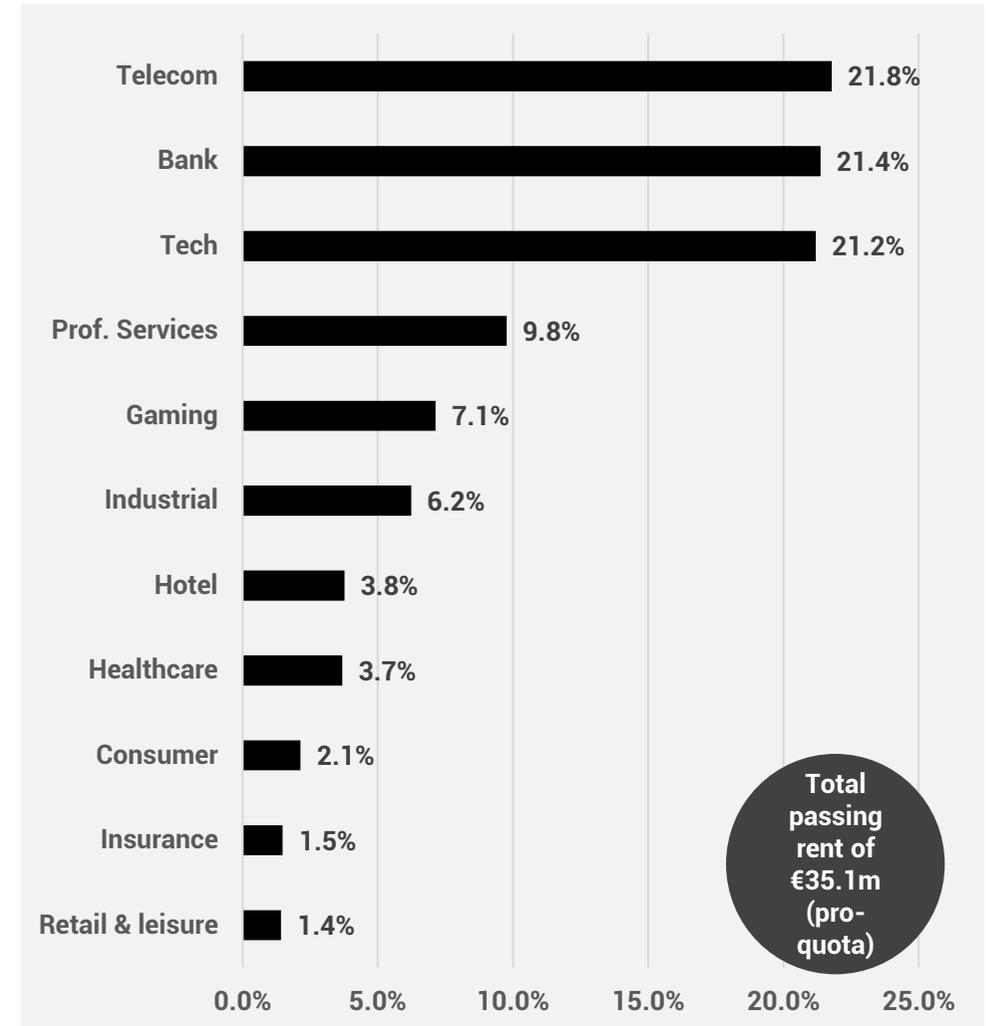


A predominantly office tenant portfolio with a limited component of hotel and retail tenants

RENTAL BREAKDOWN BY PROPERTY END USE



RENTAL BREAKDOWN BY UNDERLYING SECTOR



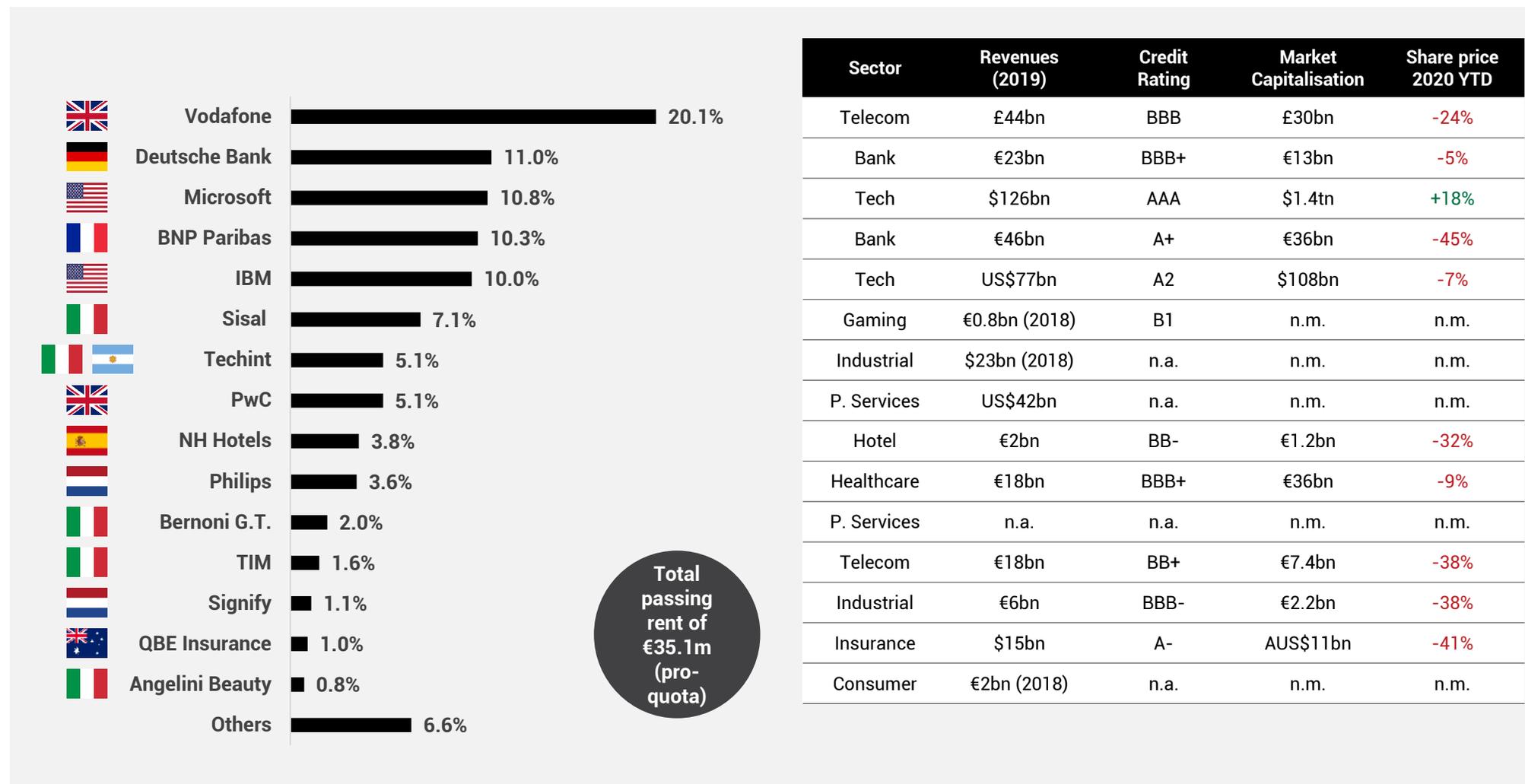
Note: Analysis based on passing rent on a pro-quota basis (does not include pre-lets to Accenture and Bending Spoons)

TOP 15 TENANTS - OVERVIEW



Blue chip tenant base predominantly composed of multinational corporations with investment grade credit rating

TOP 15 TENANTS (Based on pro-quota rent roll, as of Mar-20)



TENANTS SURVEY - OVERVIEW



Tenants will progressively return to full occupancy towards the end of 2020, with additional H&S measures

TENANTS SURVEY (COIMA PLATFORM), APRIL 2020

TENANT 1 Bank	"Back to the office on 18-May with 10% occupancy , will install body temperature scanners . Occupancy will increase to 30% in September . Planning to organise shifts for 30% of the workforce on a weekly basis (1 week in the office and 2 weeks at home, also including potential quarantine periods). Will have staggered entrance in the office between 8am and 10am . We will allow workers to eat lunch at their desks and will instruct to maintain 2 meters of safety distance."
TENANT 2 Technology	"From 04-May max 30% capacity , we will organise plexiglass paths at office entrance to organise flow, organised food delivery with local restaurant with booking to be made the evening before delivery. Will reduce office density to increase distance between desks."
TENANT 3 Bank	"From 04-May max 20% capacity initially and in any case no more than 50% in the medium term (to allow social distancing), essential workers only will be required to be in the office."
TENANT 4 Financial Services	" Remote working for 95% of the employees so far . Majority of employees use public transport so the re-opening would need to take into account also restriction imposed on public transport."
TENANT 5 Consulting	"Remote working for 98% of the employees, no rush to go back to the office . Developed online / webcasts / virtual content for clients. In the medium term, client meetings will be limited to 2-3 people. Will allow employees to bring food from home and eat at their desks."
TENANT 6 Consumer	" Phase I at 30% occupancy, Phase II at 50%, Phase III at 75% and Phase IV at 100% (by October)."

COIMA HEADQUARTERS EXPERIENCE

SANITISATION OF PREMISES & EQUIPMENT	 <ul style="list-style-type: none"> ✓ Prevention measures and protective equipment ✓ Spaces sanitization and social distancing measures ✓ Information signage
DAILY OPERATIONS AND FLOW OF PEOPLE	 <ul style="list-style-type: none"> ✓ Entrance in shifts 8.30 / 10.30 ✓ Body temperature check (infrared thermometer) ✓ Severely restricted access to external people ✓ Preference given to remote meetings  <ul style="list-style-type: none"> ✓ Suspension of all domestic and international travels ✓ Preference for the use of private transportation
ACTIONS IN CASE OF POSITIVITY	 <ul style="list-style-type: none"> ✓ Suspect symptoms to be reported to the HR office ✓ Remote working for people exposed to COVID-19 ✓ Ad-hoc sanitisation of premises

ECONOMIC IMPACT OF ADDITIONAL H&S MEASURES

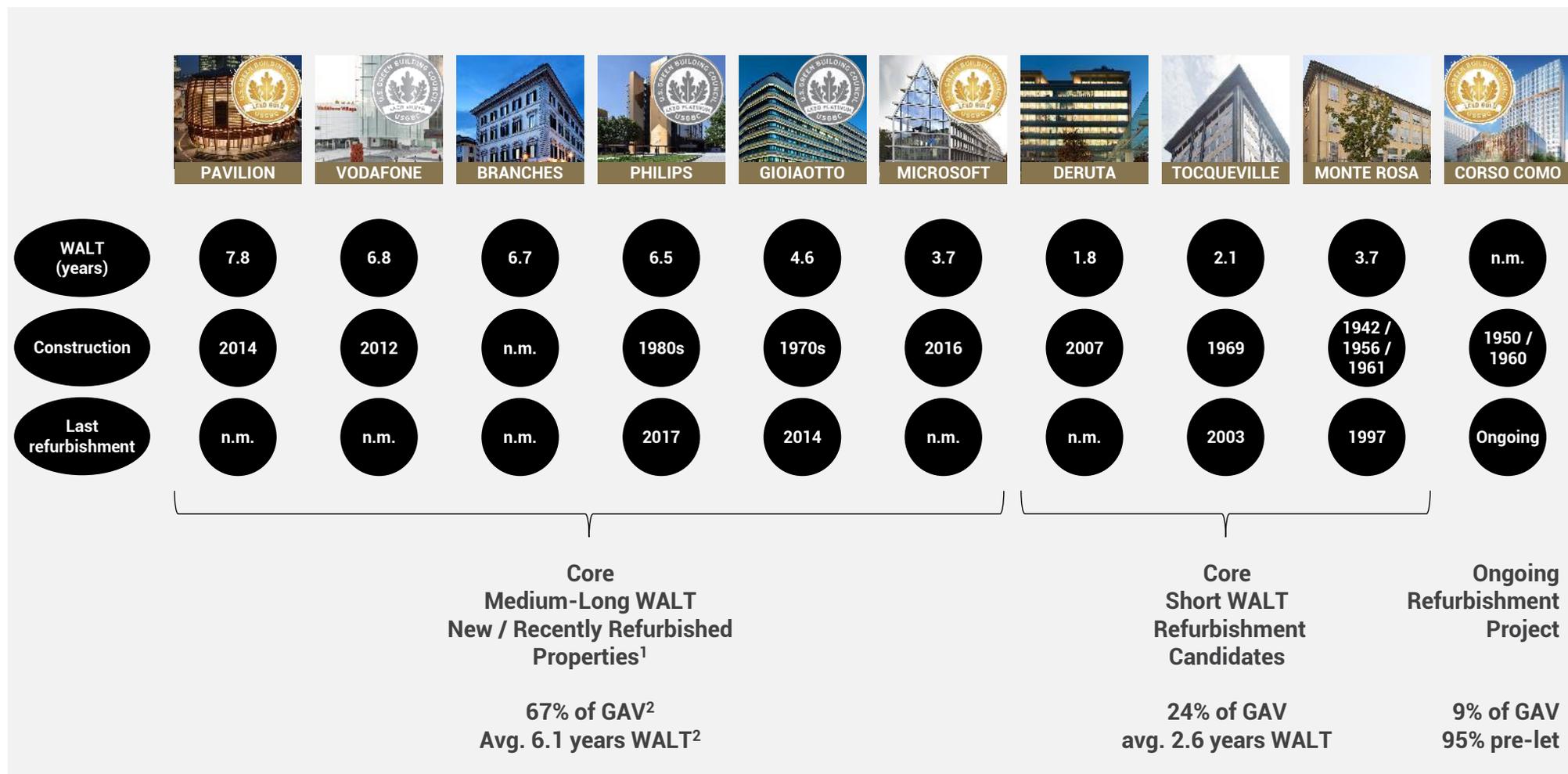
- Forecast of H&S costs following unlocking over 6 months
 - Estimate based on COIMA HQ size and personnel
 - €3.00 per professional per working day
 - 70% of costs due to sanitization (one off and ongoing)
 - 30% to equipment (facial masks and thermometers)

PORTFOLIO - WALT PROFILE



Core profile, development portion already pre-let, no additional development sites to be activated in 2020

OVERVIEW



Note:

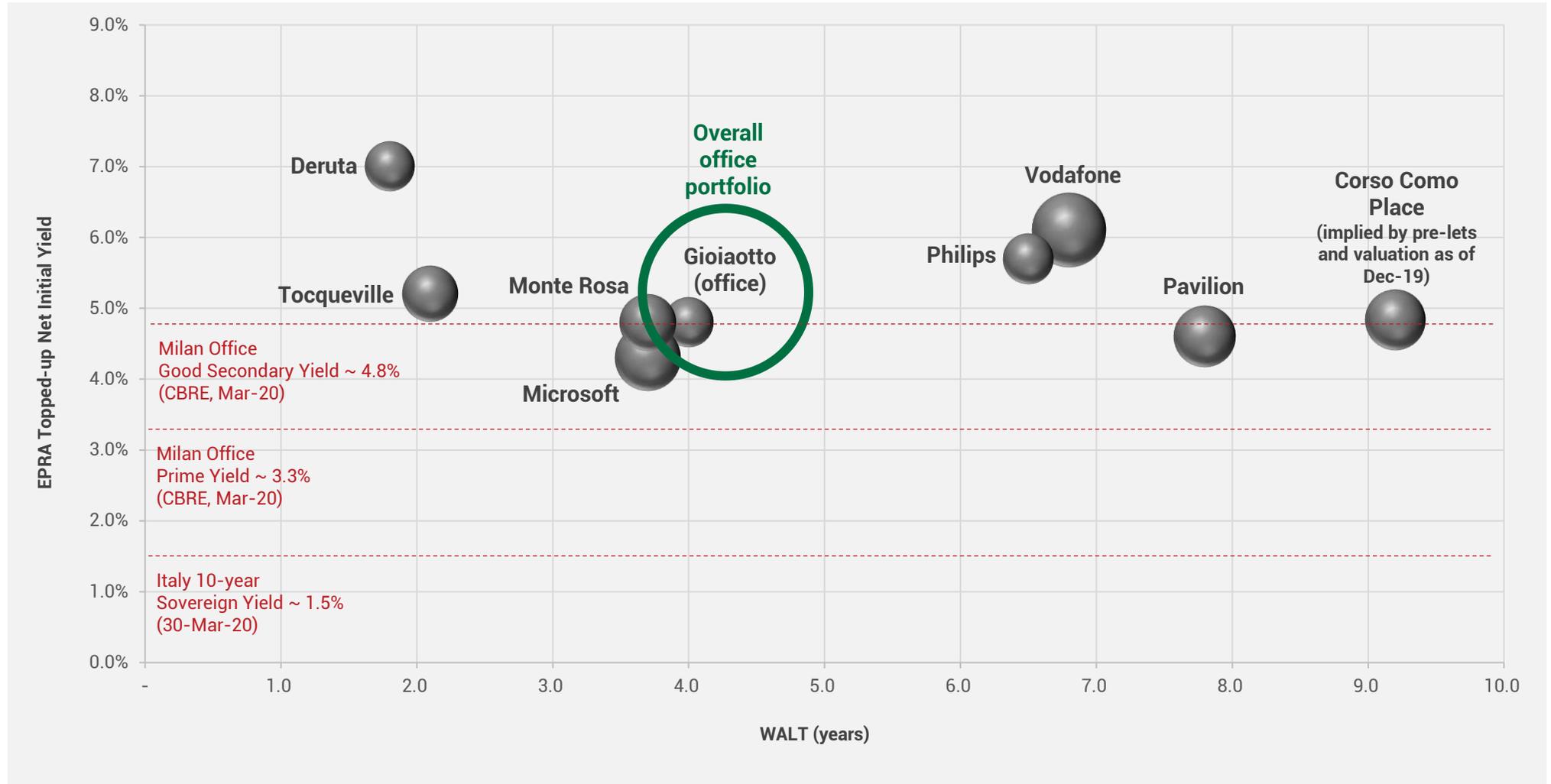
- 1) Not considering bank branches
- 2) Including also the Telecom Portfolio

OFFICE PORTFOLIO - VALUATION OVERVIEW



A high quality portfolio conservatively valued vs current Milan office prime / secondary yields

OVERVIEW



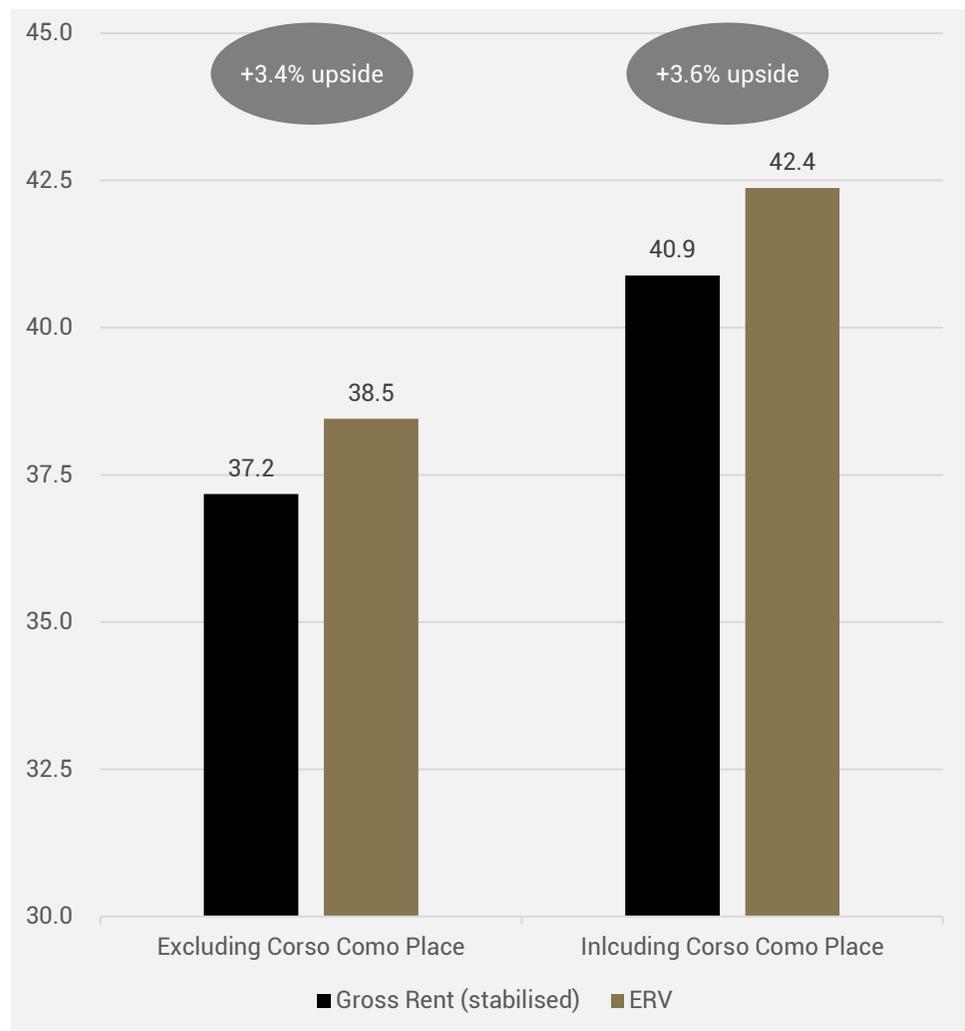
Note: Size of bubbles indicates the Gross Asset Value (pro-quota)

PORTFOLIO - RENTS OVERVIEW

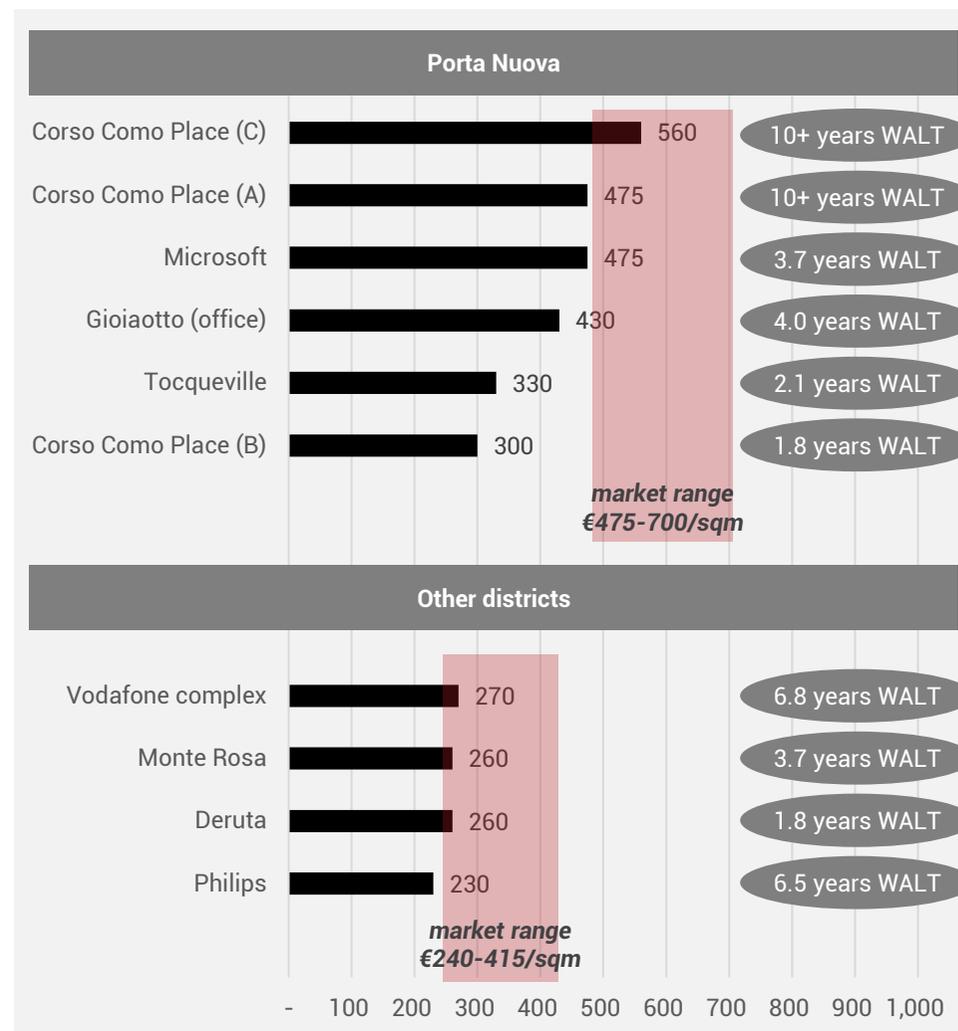


An high quality office portfolio relatively under-rented vs market levels

PORTFOLIO ERV VS RENTS (€m, on a pro-quota basis, as of Dec-19)



RENT DETAILS PER OFFICE ASSET (€/sqm, stabilised)



CORSO COMO PLACE - UPDATE



Project still on track for completion in 2020 (works were suspended for c. 2 months)

PROJECT UPDATE

- Building site advancement rate at 79% at 31-Mar (60% at 31-Dec)
 - Building site halted: 13-Mar / 03-May
 - Building site adaptation period: 04-May / 18-May
 - Construction works post COVID-19: from 21-May



HIGHER H&S PROTOCOLS POST COVID-19

- **General Rules**
 - Use of personal protection devices, safety distance (> 1 meter)
 - Common areas restrictions, shifts, scheduling
 - **Personal Hygiene and Sanitisation**
 - Disinfectants present on each floor / room
 - Hand washing basins on every three floors
 - Tracking of personal hygiene supplies
 - Daily sanitisation of common areas & vehicles
 - Sanitisation after use for tools & equipment
 - **Building site organisation**
 - Accesses managed through shifts
 - Dedicated corridors to manage flows of people
 - Body temperature checking
 - Health surveillance through a doctor in frequent contact with site
- ▼
- **Impact on Corso Como Place schedule**
 - c. 2 weeks “adaptation period” of site post reopening (04-18 May)
 - Increase in construction time of c. 10-30%

GIOIATTO - OVERVIEW

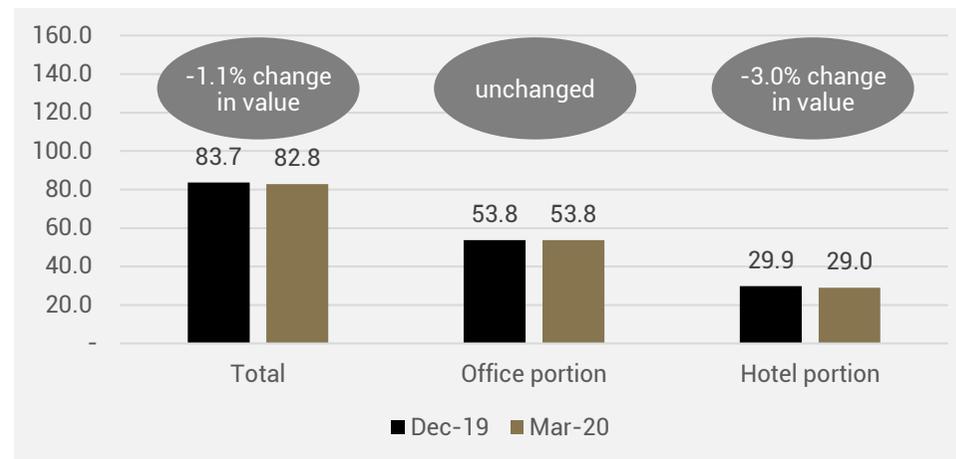


Revision of fair value of hotel portion of the asset performed in Q1 2020

ASSET OVERVIEW

As of Mar-20	Office	Hotel	Total
Gross Asset Value	€53.8m (65% of tot)	€29.0m (35% of tot)	€82.8m
Surface (NRA)	6,657 sqm (46% of tot)	7,888 sqm (54% of tot)	14,545 sqm
Gross Rent (stabilised)	€2.8m (65% of tot)	€1.5m (35% of tot)	€4.3m
Gross Rent (stabilised) / sqm	c. €430 / sqm	c. €190 / sqm	c. €300 / sqm
Gross Yield (stabilised)	5.2%	5.2%	5.2%

VALUATION ADJUSTMENT (€m)



ASSET BREAKDOWN



MONTE ROSA - OVERVIEW



Evaluating refurbishment / redevelopment scenarios for Monte Rosa, in the process of selecting architects

MAIN EVENTS

- Asset acquired in 2017 from Techint as a sale and lease-back
 - Techint is long term tenant (residual WALT of 6.6 years)
 - PwC expected to vacate property in 2021

- Potential to upgrade the asset in 2021-2022
 - Buildings F, G and M could be be refurbished / redeveloped
 - Intensity of refurbishment / redevelopment under review

ARCHITECTURAL FIRMS SELECTION PROCESS

- Preselection involved 41 invitations to architectural firms
 - mix of Italian and International firms
 - 24 responses received
 - 6 firms shortlisted

- Official competition launched on April 1st, 2020
 - In the process of selecting the winning firm

TENANCY BREAKDOWN

Buildings	NRA (sqm)	Tenants)	WALT (years)	Gross passing rent (€m)
H	5,563 (40% of tot)	Techint & Others	6.6	€1.8m
F	3,294 (25% of tot)	PwC	0.9	€1.0m
G	2,091 (15% of tot)	PwC	0.9	€0.2m
M	3,046 (22% of tot)	PwC	0.5	€0.6m
Total	13,994	-	3.7	€3.6m

ASSET OVERVIEW

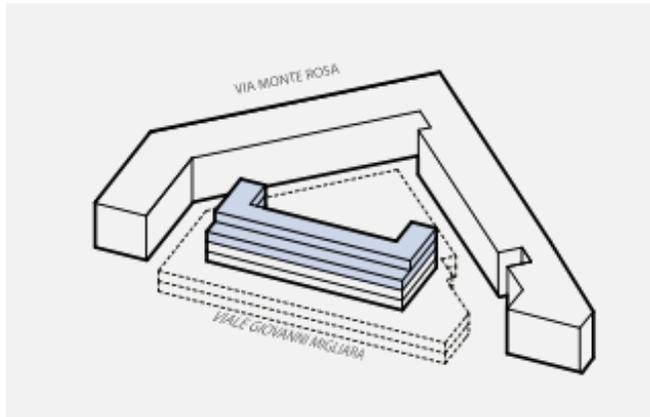


MONTE ROSA - POTENTIAL SCENARIOS

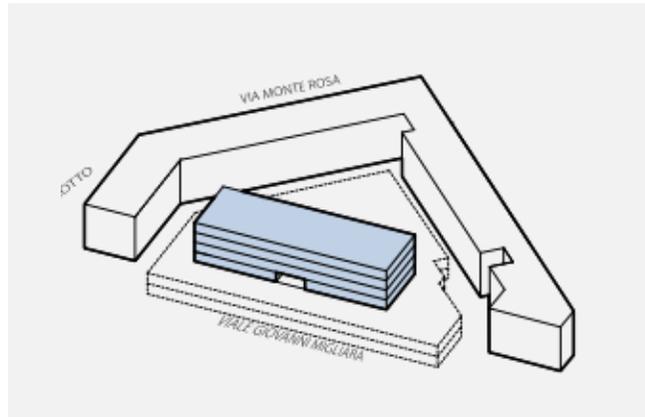


Currently studying various refurbishment scenarios for Monte Rosa, with different capex intensity

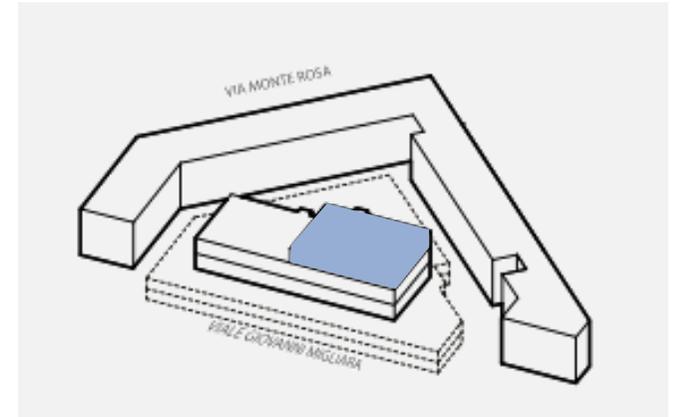
■ SCENARIO 1



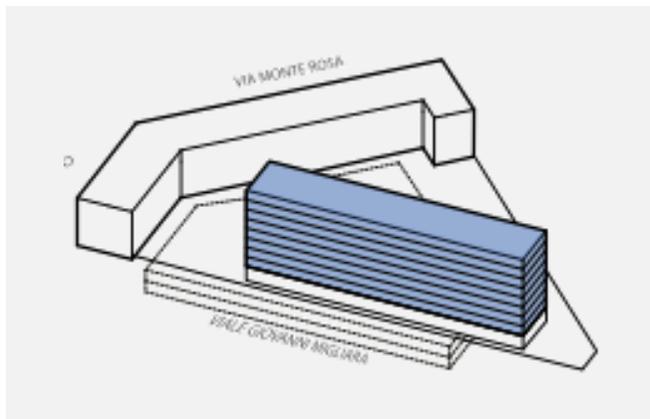
■ SCENARIO 2



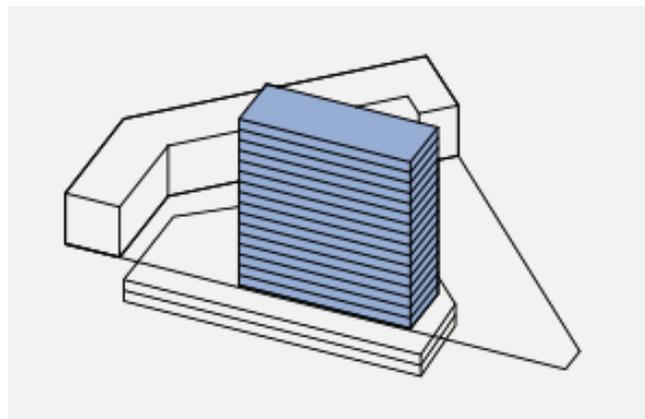
■ SCENARIO 3



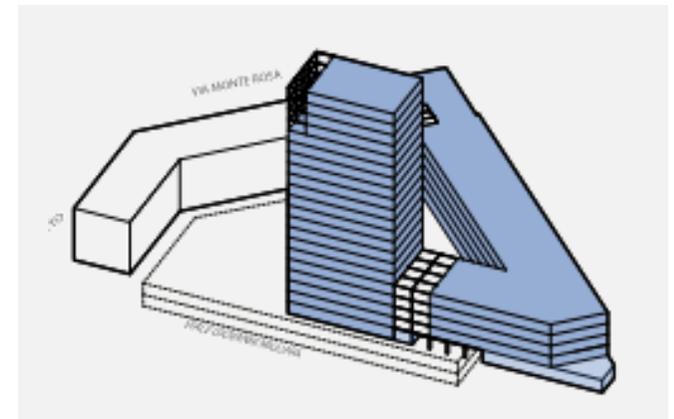
■ SCENARIO 4



■ SCENARIO 5



■ SCENARIO 6



Key Highlights

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Portfolio & Asset Management

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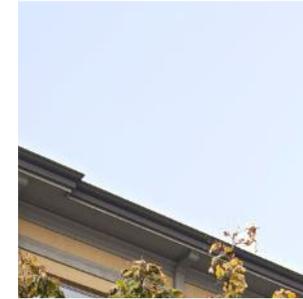
Market Outlook

Gabriele Bonfiglioli, Head of Investments

Closing Remarks

Manfredi Catella, CEO

Appendix



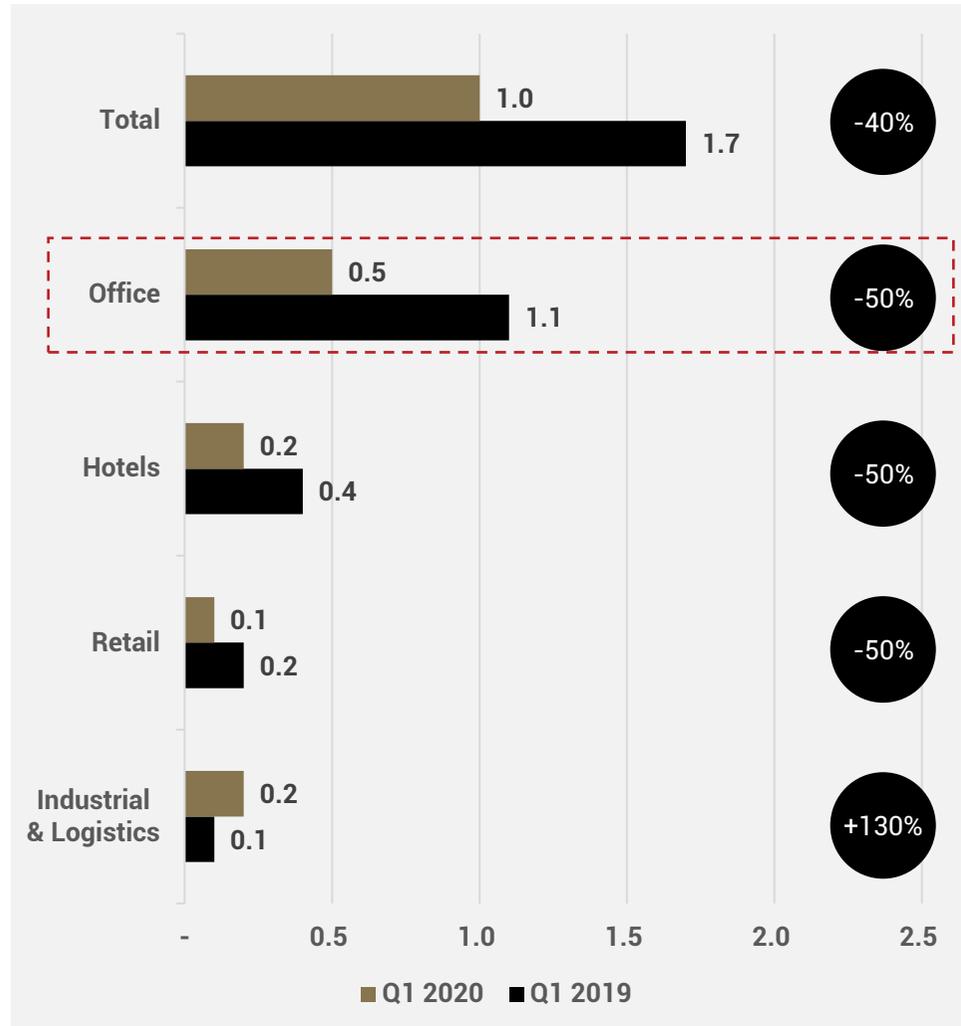
COIMARES

ITALY - INVESTMENT MARKET IN Q1 2020

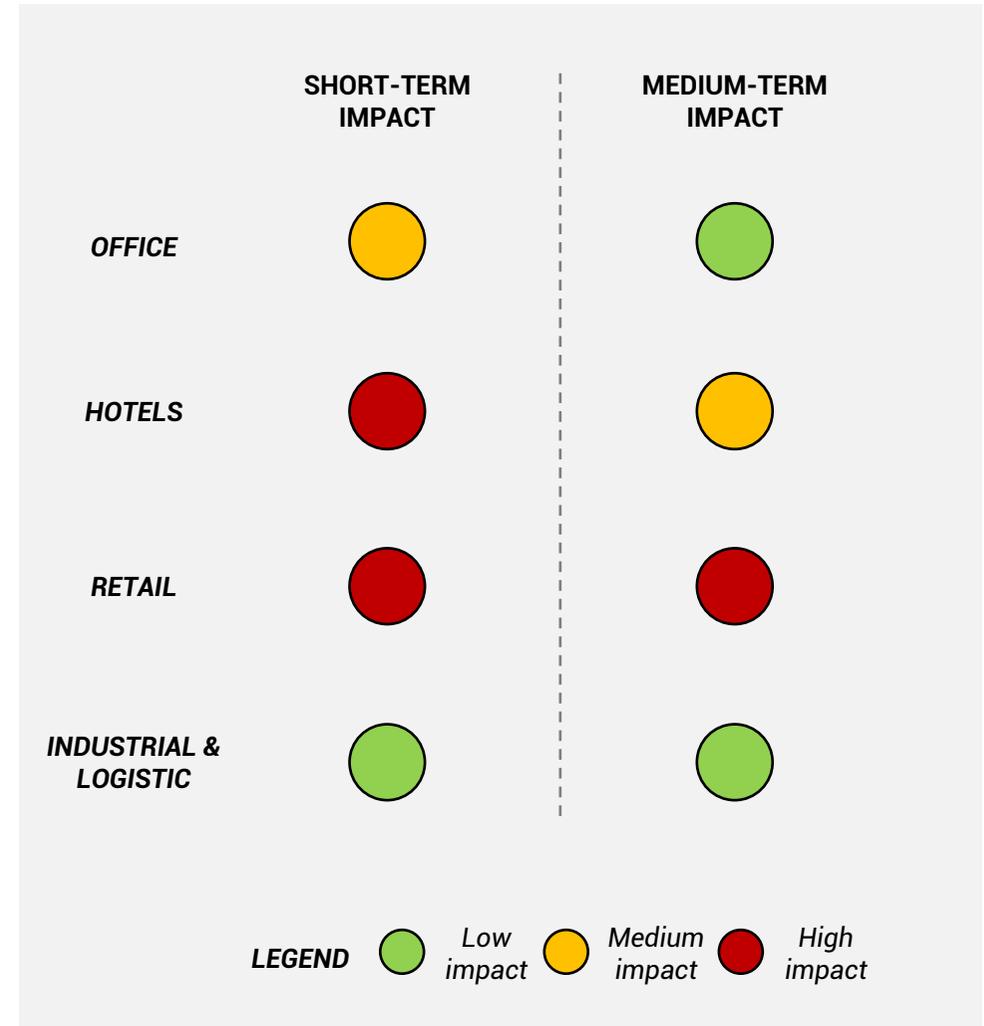


Investment volumes in Q1 2020 only marginally affected by the COVID-19 emergency

INVESTMENT VOLUMES INTO ITALY BY ASSET CLASS (€bn)



EXPECTED IMPACT FROM COVID-19



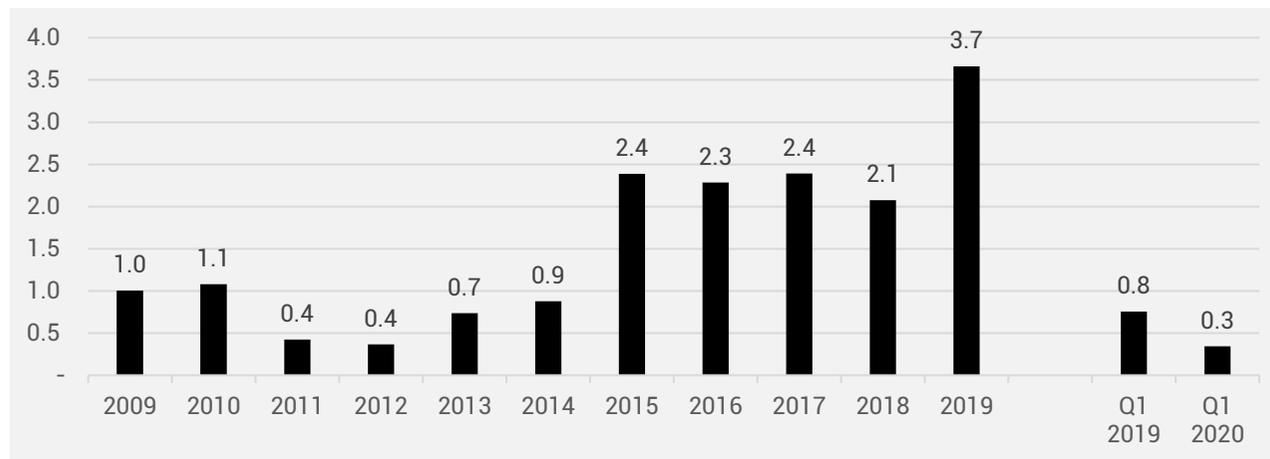
Source: CBRE, BNP Paribas Real Estate
 Note: Q1 2020 figures exclude Esselunga/UniCredit and Altarea/Crédit Agricole transactions

MILAN OFFICES - INVESTMENT ENVIRONMENT

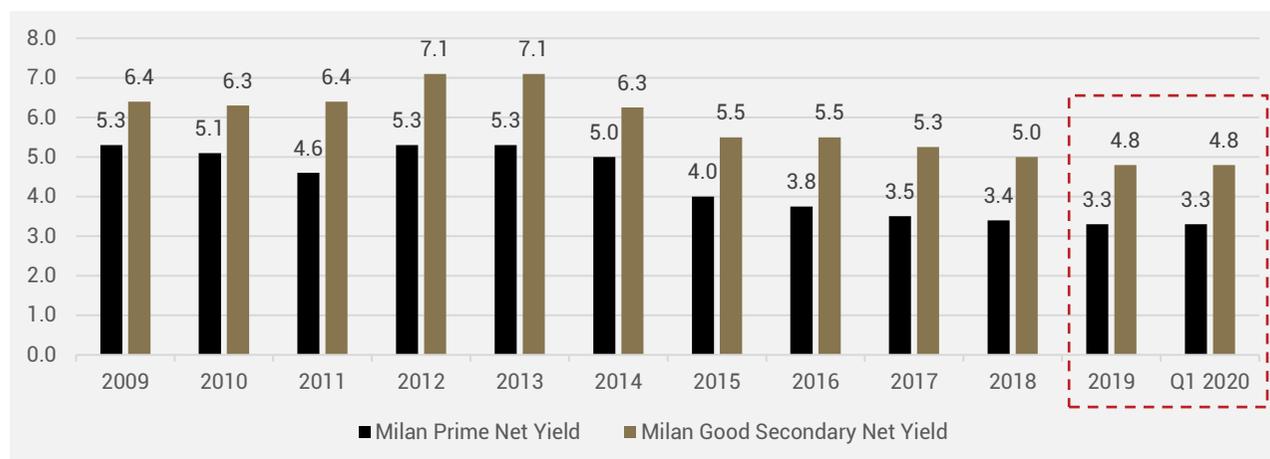


Investment volumes in Q1 2020 only marginally affected by the COVID-19 emergency, stable yield environment

INVESTMENT VOLUMES (€bn)



YIELD EVOLUTION (%)



Source: CBRE, COIMA

ONGOING TRANSACTIONS



Via Armorari
Sale & Lease-back
Under exclusivity



Via Dante
Core asset in CBD
Under exclusivity



MPS Portfolio
Under final phase
Negotiations for closing



Bodio Center
Core/Core+ office complex
Ongoing process



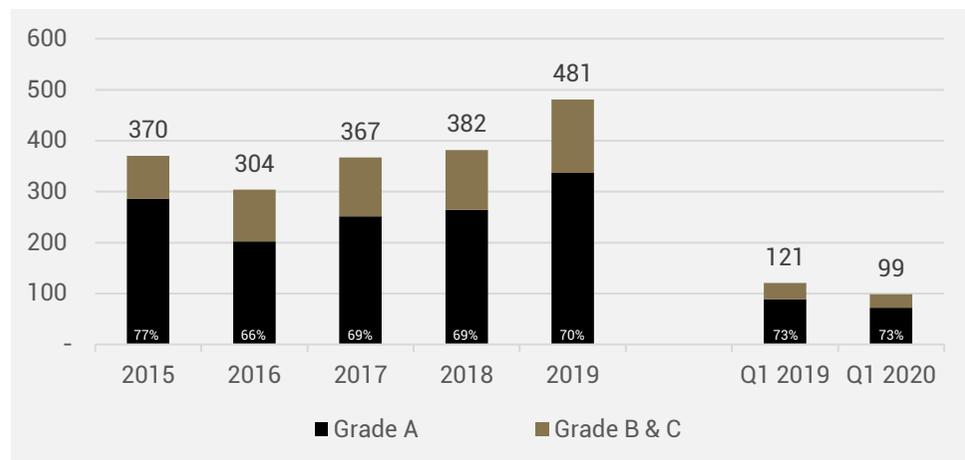
Project Mirò
Core/Core+ office portfolio
BO received during lockdown

MILAN OFFICES - DEMAND & SUPPLY DYNAMICS



Solid take-up level in Q1 2020, mainly driven by a major pre-let in a peripheral location, pipeline mostly pre-let

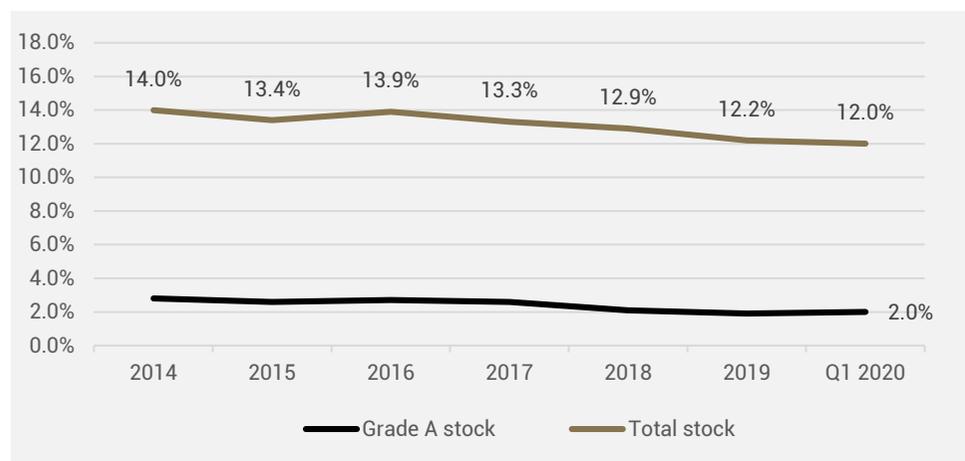
TAKE UP BY GRADE ('000 sqm)



DEVELOPMENT PIPELINE: HISTORICAL CENTRE 60% PRE-LET

Building	Developer	Status
Vetra Building	AXA	40% pre-let
San Babila	Goldman Sachs	80% pre-let
The Angle	Savills	80% pre-let
Liberty Tower	Hines	100% pre-let
MeVe	Kryalos	85% pre-let
Corso Venezia 24/28	Goldman Sachs	Speculative
The Medelan	Fosun	Speculative
Corso Italia 23	Allianz	100% pre-let
Via Broletto 46	Generali	100% pre-let

VACANCY RATE BY GRADE (%)



DEVELOPMENT PIPELINE: PORTA NUOVA 40% PRE-LET

Building	Developer	Status
Bassi Business Park	Generali	40% pre-let
De Castilla 23	Unipol	100% pre-let
Gioia 20	COIMA SGR	Speculative
Pirelli 35	COIMA SGR	Speculative
Pirelli 39	COIMA SGR	Speculative
Gioia 22	COIMA SGR	Speculative
Corso Como Place (A)	COIMA SGR / COIMA RES	100% pre-let
Corso Como Place (C)	COIMA SGR / COIMA RES	100% pre-let
The Edge	Antirion	70% pre-let

Source: CBRE, JLL, COIMA

Key Highlights

Manfredi Catella, CEO

Financial Results

Fulvio Di Gilio, CFO

Portfolio & Asset Management

Matteo Ravà, Head of Asset Management

Market Outlook

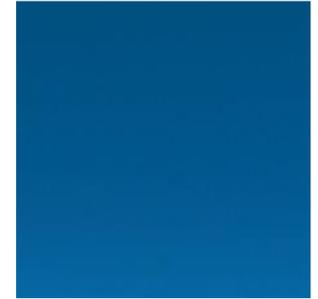
Gabriele Bonfiglioli, Head of Investments

Closing Remarks

Manfredi Catella, CEO

Appendix

COIMARES



MILAN - READY TO REOPEN POST LOCK-DOWN



The City of Milan administration has put forward an ambitious plan to reactivate the city post lock-down

MILAN 2020: ADAPTATION STRATEGY

VISION

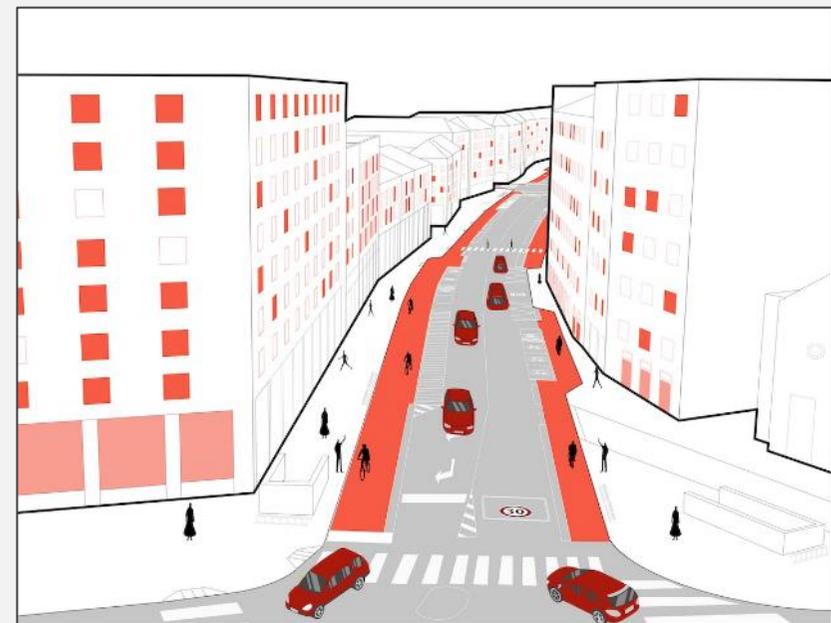
- Governance, rights and inclusion
- Economy, resources and values
- Work & Employment
- Time, space and services
- Sustainability

STRATEGY

- Maximise flexibility in routines
- Reduce needs for travel, diversify mobility options
- Reactivating parks to foster wellbeing
- Simplify and accelerate digital services
- Refocus on districts, key services @ 15' distance
- Spread culture, reopen libraries and museums
- Reorganise economic activities, including markets
- Simplify processes & procedures for building sites
- Reignite a spirit of collaboration and inclusion
- Restart activities for children

MILAN "STRADE APERTE" PLAN: OVERVIEW

- Milan "Strade Aperte" is one of Europe's most ambitious schemes
 - 35 km of streets will be transformed over the summer
 - Reallocating street space from cars to cycling and walking
 - Low-cost temporary cycle lanes
 - New and widened pavements
 - 30 km / h speed limits
 - Pedestrian and cyclist priority streets

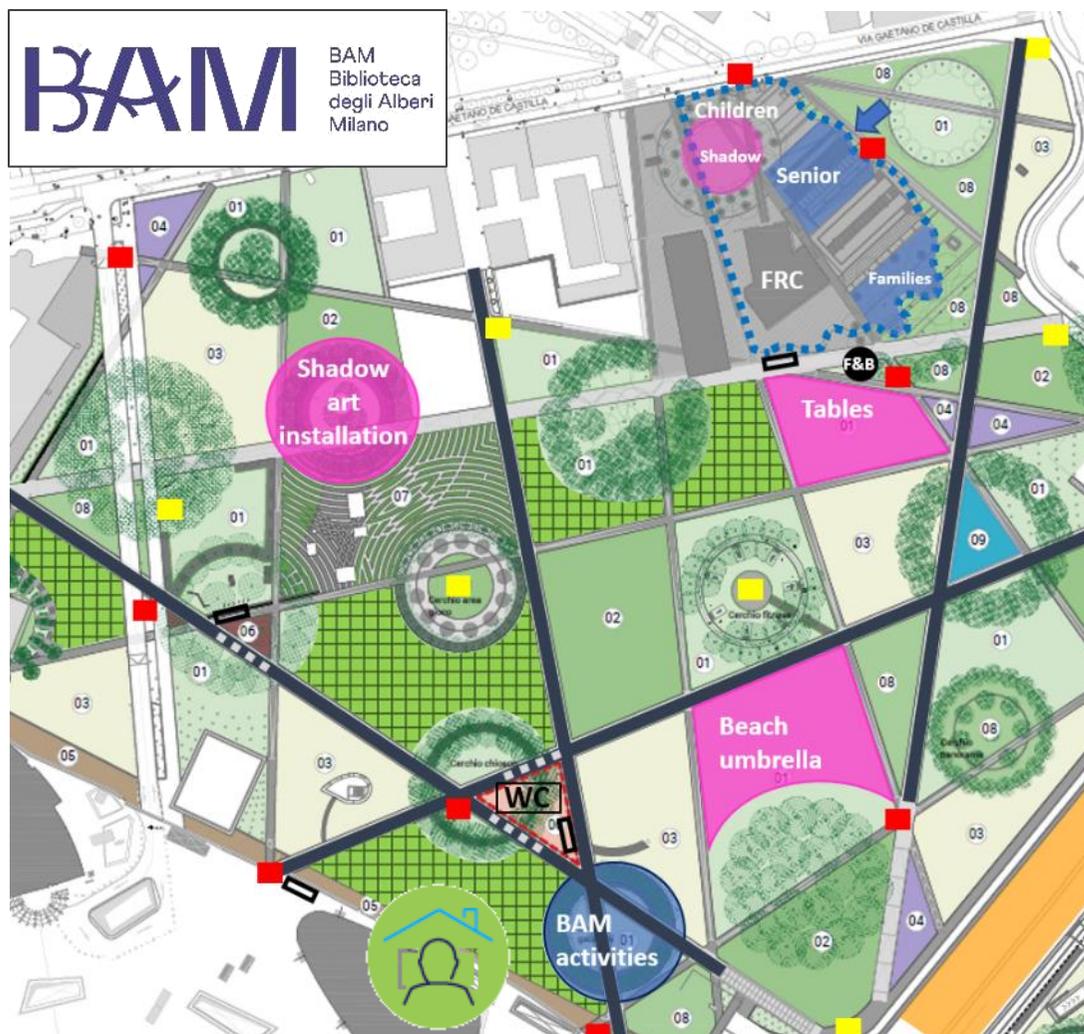


PORTA NUOVA - RE-OPENING FRAMEWORK



A framework for re-opening, enjoying and experiencing the Porta Nuova district

OVERVIEW OF BIBLIOTECA DEGLI ALBERI PARK



MAIN INITIATIVES AND MEASURES

- ✓ Clear signs and sanitizer gel distributors
- ✓ Relaxation areas with safety distances
- ✓ Beach, cinema and wellness in the Park
- ✓ Picnic areas with delivery services
- ✓ Sustainable mobility areas
- ✓ Smart management of shops queues



CLOSING REMARKS



ASSET MANAGEMENT	<ul style="list-style-type: none">■ Completion of Corso Como Place project<ul style="list-style-type: none">– Project advancement rate of approx. 79% as of March 2020– Delivery of the buildings A and C to Accenture and Bending Spoons– Letting of residual portion of building C■ Studying refurbishment scenarios on other short WALT assets
PORTFOLIO OPTIMISATION	<ul style="list-style-type: none">■ Further reducing bank branches exposure<ul style="list-style-type: none">– Residual exposure of €69m (58 branches)– Residual exposure is 52% in Lombardy (of which 10% in Milan) and 39% in main Italian cities (capoluoghi regionali)■ Opportunistic disposal of other non-strategic, non-core and mature assets
CORPORATE OPTIMISATION	<ul style="list-style-type: none">■ Optimisation of corporate structure<ul style="list-style-type: none">– Reduction in complexity and costs by streamlining fund structures– Access to better financing terms by pooling high quality assets
FURTHER INVESTMENTS	<ul style="list-style-type: none">■ Continue to focus on the Milan office segment



COIMA

POSTE MILANO
UN PROGETTO
DA VIVERE

POSTE MILANO
UN PROGETTO
DA VIVERE

Key Highlights

Manfredi Catella, CEO

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Portfolio & Asset Management

Matteo Ravà, Head of Asset Management

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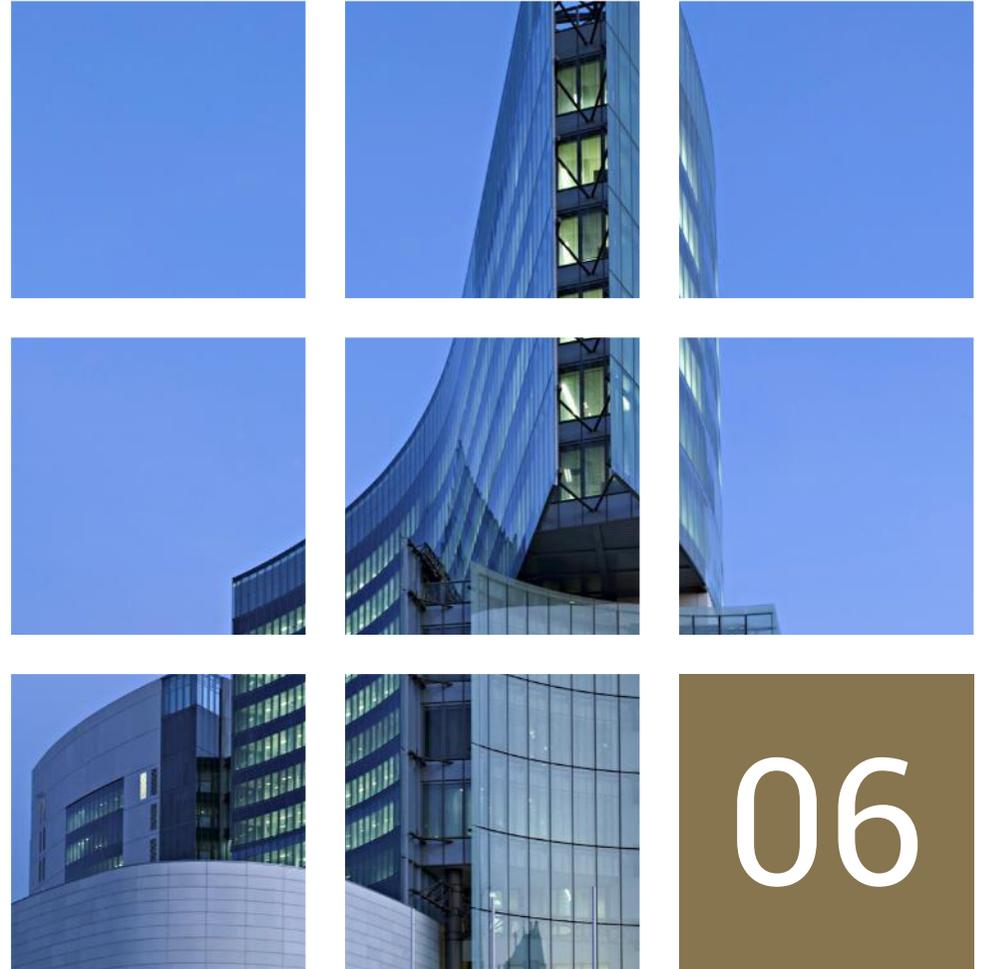
Gabriele Bonfiglioli, Head of Investments

Closing Remarks

Manfredi Catella, CEO

Appendix

COIMARES



INCOME STATEMENT



€M	Q1 2020	Q1 2019	Δ Y-Y (%)	Δ Y-Y
Rents	11.1	8.7	2.0%	2.4
Net real estate operating expenses	(1.1)	(1.0)	15.8%	(0.1)
NOI	10.0	7.8	28.3%	2.2
NOI margin (%)	90.1%	89.1%	1.0 p.p	n.m.
Other revenues	0.0	0.0	n.m.	(0.0)
G&A	(2.0)	(2.1)	(6.8%)	0.1
G&A / Rents (%)	18.0%	24.6%	(6.6) p.p.	n.m.
Other expenses	(0.1)	(0.0)	n.m.	(0.1)
Non-recurring general expenses	(0.3)	(0.1)	n.m.	(0.2)
EBITDA	7.6	5.5	37.8%	2.1
EBITDA Margin (%)	68.4%	63.1%	5.3 p.p.	n.m.
Net depreciation	(0.2)	(0.1)	44.8%	(0.1)
Net movement in fair value	(0.9)	1.2	n.m.	(2.1)
EBIT	6.5	6.5	n.m.	0.0
Financial income	0.2	0.0	n.m.	0.2
Other Income / expenses	(0.0)	(0.1)	n.m.	0.1
Recurring financial expenses	(2.0)	(1.7)	19.8%	(0.3)
Non-recurring financial expenses	0.0	0.0	n.m.	0.0
Profit before taxation	4.7	4.7	n.m.	0.0
Income tax	0.0	0.0	n.m.	0.0
Profit for the period after taxation	4.7	4.7	n.m.	0.0
Minorities	(1.4)	(0.0)	n.m.	(1.4)
Profit attributable to COIMA RES	3.3	4.7	(29.4)%	(1.4)
EPRA adjustments	0.9	(1.2)	n.m.	2.1
EPRA Earnings	4.2	3.5	20.2%	0.7
EPRA Earnings per share (€)	0.12	0.10	19.9%	0.02
FFO	5.8	3.8	52.3%	2.0
FFO adjustments	0.2	0.1	n.m.	0.1
Recurring FFO	6.0	3.9	54.3%	2.1
Recurring FFO per share (€)	0.17	0.11	53.9%	0.06

	2019	2018	2017
	37.3	36.3	34.2
	(3.9)	(4.0)	(3.7)
	33.4	32.3	30.5
	89.6%	89.1%	89.1%
	0.0	5.6	0.0
	(8.7)	(8.6)	(8.0)
	23.4%	23.7%	23.3%
	(0.2)	(2.4)	(0.1)
	(1.1)	(1.9)	(0.9)
	23.5	25.0	21.6
	62.8%	60.6%¹	63.1%
	(0.3)	(1.2)	(0.0)
	10.5	28.3	15.3
	33.7	52.2	36.9
	0.3	0.0	0.5
	10.4	2.4	0.0
	(7.0)	(6.3)	(6.8)
	(2.7)	0.0	0.0
	34.7	48.3	30.7
	0.0	0.0	0.0
	34.7	48.3	30.7
	(2.7)	(2.0)	(1.8)
	32.0	46.3	28.9
	(18.0)	(31.2)	(13.6)
	14.0	15.1	15.3
	0.39	0.42	0.42
	14.1	22.0	15.3
	3.6	(4.4)	1.5
	17.6	17.7	16.8
	0.49	0.49	0.47

BALANCE SHEET



€M	MAR-20	DEC-19	Δ	MAR-20 ¹
Investment properties	767.2	767.7	(0.5)	691.3
Other assets	7.4	8.1	(0.7)	3.5
Investments (equity method)	34.5	33.7	0.8	1.5
Total LT assets	809.1	809.5	(0.4)	696.3
Trade receivables	10.1	10.0	0.1	8.5
Cash	58.6	42.7	15.9	55.0
Total current assets	68.7	52.7	16.0	63.5
Held for sale assets	10.4	23.5	(13.1)	10.4
Total assets	888.2	885.7	2.5	770.3
Debt	340.4	340.2	0.2	293.9
Provisions	0.5	0.4	0.1	0.5
Other liabilities	4.3	4.2	0.1	4.3
Trade payables	11.8	13.4	(1.4)	12.0
Current financial debt	16.1	16.1	0.0	16.1
Total liabilities	373.1	374.4	(1.3)	326.8
Minorities	71.6	71.2	0.4	0.0
NAV	443.5	440.1	3.4	443.5
LTV	36.7%	38.8%	(2.1) p.p.	34.6%



CASH FLOW



€M	Q1 2020	Q1 2019	Δ	2019	2018	2017
Profit (loss) for the period	4.7	4.7	0.0	34.7	48.3	30.7
Non cash items adjustments	1.5	(0.5)	2.0	(19.2)	(27.3)	(14.4)
Changes in working capital	(1.7)	(1.0)	(0.7)	(1.1)	0.6	3.6
Net cash flows generated (absorbed) from operating activities	4.5	3.1	1.4	14.3	21.6	19.9
Investment activities						
(Acquisition) / disposal of real estate property	12.7	0.4	12.3	1.0	18.2	(105.1)
(Acquisition) / disposal of other tangible and intangible assets	(0.1)	(0.0)	(0.0)	(0.1)	(0.1)	(0.4)
(Acquisition) / disposal of other non-current assets	0.0	0.0	0.0	0.0	0.0	38.0
(Acquisition) / disposal of financial assets	0.6	0.0	0.6	0.0	1.4	(1.5)
Acquisition of subsidiaries	0.0	0.0	0.0	(105.1)	0.0	0.0
Acquisition of associated companies	(0.8)	(0.9)	0.0	(3.5)	(2.2)	(0.6)
Net cash flows generated (absorbed) from investment activities	12.4	(0.5)	12.9	(107.7)	17.4	(69.6)
Financing activities						
Shareholders' contributions / (Dividend payment)	0.0	0.0	0.0	(10.8)	(10.1)	(7.3)
Increase / (decrease) in bank borrowings	0.0	(1.0)	1.0	16.6	28.1	(27.3)
Other change in financing activities	(1.0)	0.0	(1.0)	48.1	(1.8)	(1.7)
Net cash flows generated (absorbed) from financing activities	(1.0)	(1.0)	0.0	53.8	16.2	(36.3)
Net (decrease) / increase in cash equivalents and short-term deposits	15.9	1.7	14.3	(39.5)	55.2	(86.1)
Cash equivalents and short-term deposits (beginning of the period)	42.7	82.2	(39.5)	82.2	27.0	113.1
Cash equivalents and short-term deposits (end of the period)	58.6	83.9	(25.3)	42.7	82.2	27.0

PORTFOLIO - DETAILS



	Milan Porta Nuova				Milan Other Districts				Non-office assets			
Data as of March 31 st , 2020	MICROSOFT	GIOIAOTTO	PAVILION	TOCQUE- VILLE	CORSO COMO PLACE	VODAFONE COMPLEX	MONTE ROSA	PHILIPS	DERUTA	DEUTSCHE BANK ¹	TELECOM PORTFOLIO	TOTAL
Location	Milan P. Nuova	Milan P. Nuova	Milan P. Nuova	Milan P. Nuova	Milan P. Nuova	Milan Lorenteggio	Milan CityLife	Milan Bicocca	Milan Lambrate	North & Centre of Italy	North & Centre of Italy	-
End use	Office	Office, Hotel	Office	Office	Office, Retail	Office	Office	Office	Office	Bank Branches	Telecom Assets	-
Strategy	Core	Core	Core	Core + / Value-add	Value-add	Core	Core +	Core	Core +	Core	Core	-
Ownership (pro-quota)	83.5%	88.2%	100.0%	100.0%	35.7%	50.0%	100.0%	78.3%	100.0%	100.0%	13.7%	-
Gross Asset Value (100% of asset)	€98.6m	€82.8m	€73.2m	€59.6m	€174.7m	€213.0m	€61.1m	€62.8m	€47.1m	€69.0m	€57.4m	
Gross Asset Value (pro-quota)	€82.4m	€73.0m	€73.2m	€59.6m	€62.4m	€106.5m	€61.1m	€49.2m	€47.1m	€69.0m	€7.9m	€691.3m
WALT (years)	3.7	4.6	7.8	2.1	n.m.	6.8	3.7	6.5	1.8	6.7	12.7	5.1
Occupancy rate	100%	100%	100%	100%	n.m.	100%	85%	100%	100%	93%	100%	97.3%
Gross initial rent ²	€4.6m	€3.8m	€3.5m	€2.4m	€0.5m	€14.1m	€3.6m	€3.6m	€3.6m	€3.9m	€0.6m	€44.2m
EPRA net initial yield	4.3%	4.1%	4.6%	3.5%	n.m.	6.1%	4.8%	5.1%	7.0%	4.6%	6.4%	4.9%
EPRA topped-up net initial yield	4.3%	4.7%	4.6%	5.2%	n.m.	6.1%	4.8%	5.7%	7.0%	5.2%	6.4%	5.3%

Notes:

1) Pro forma for €10.4m Deutsche Bank branches disposals announced in November 2019 and not yet closed as of March 31st, 2020 (closing by June 2020)

2) Considering the Vodafone complex, Microsoft, Philips and Gioiaotto as 100% consolidated and Corso Como Place and Telecom Portfolio on a pro-quota basis

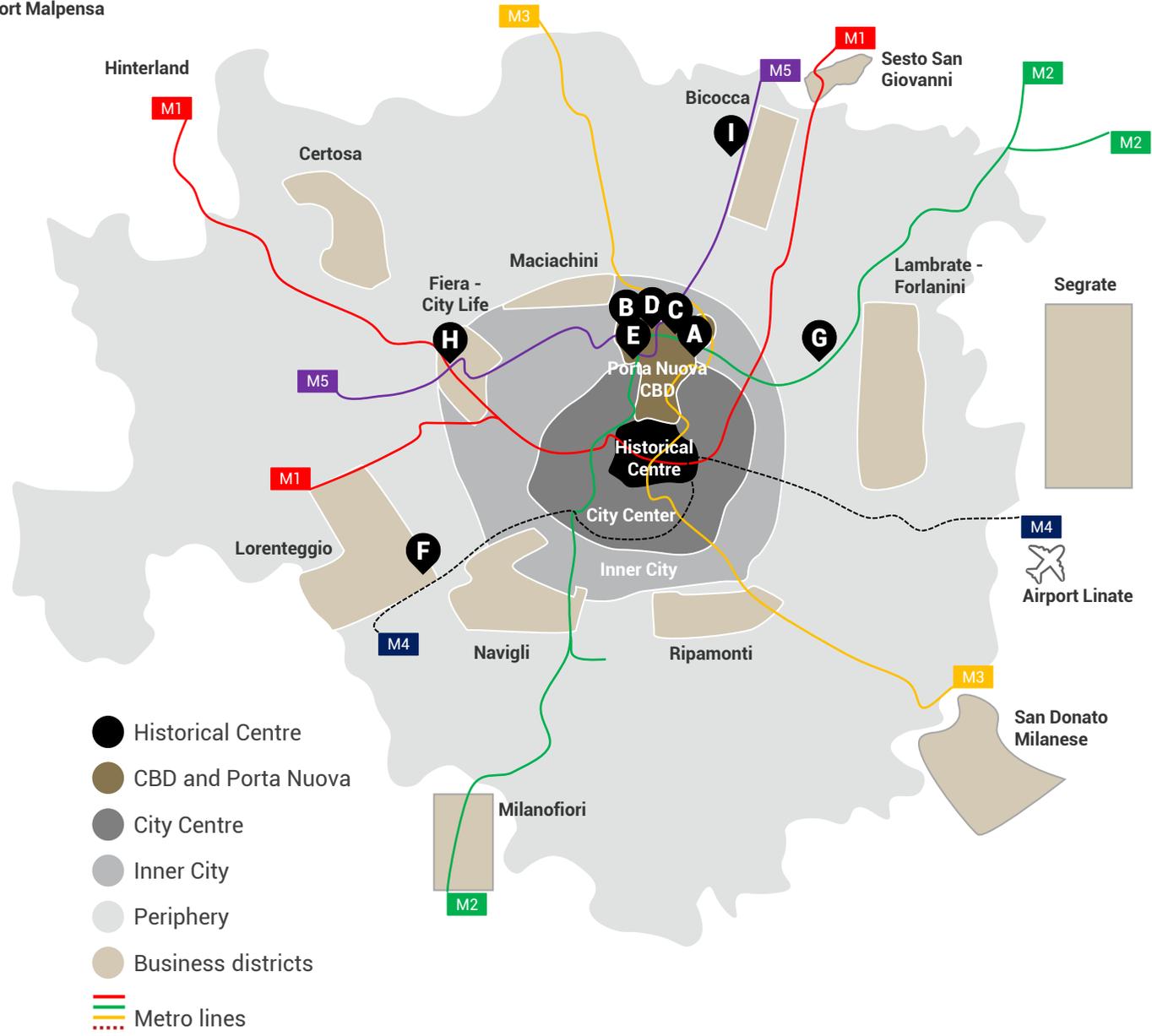
COIMA RES - MILAN OFFICE ASSETS



PORTA NUOVA



OTHER DISTRICTS

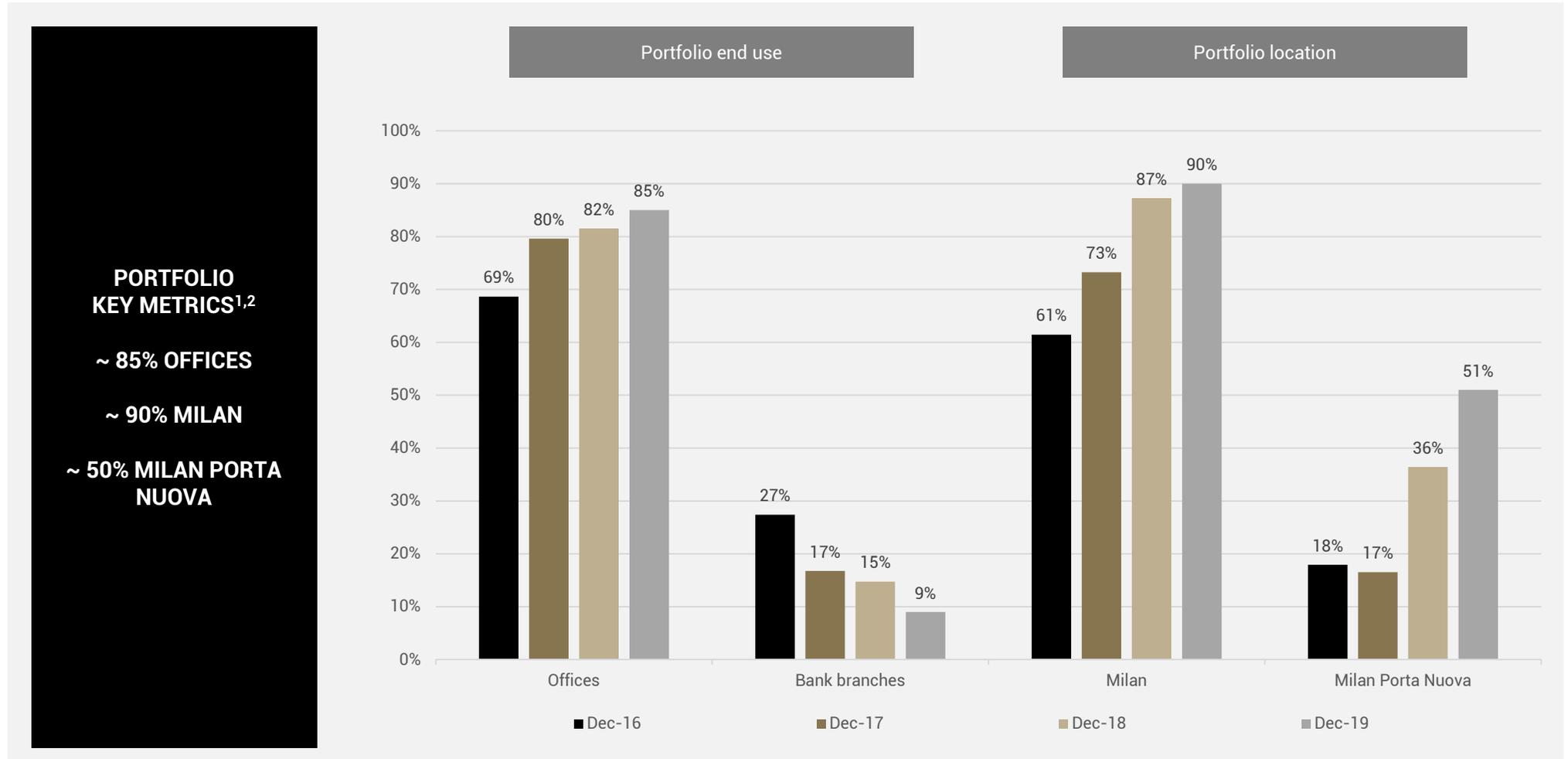


OUR JOURNEY SINCE IPO - KEY DATA POINTS



Actively refocused the portfolio towards the most liquid asset class (offices) and towards a more resilient business district (Porta Nuova) whilst increasing the upside potential and decreasing risk profile & concentration

KEY PORTFOLIO METRICS (% , pro-quota basis)



Note:

1) Data as of December 31st, 2019, pro forma for €24m bank branches disposals announced in November 2019 and not yet closed as of December 31st, 2019 (closing in H1 2020)

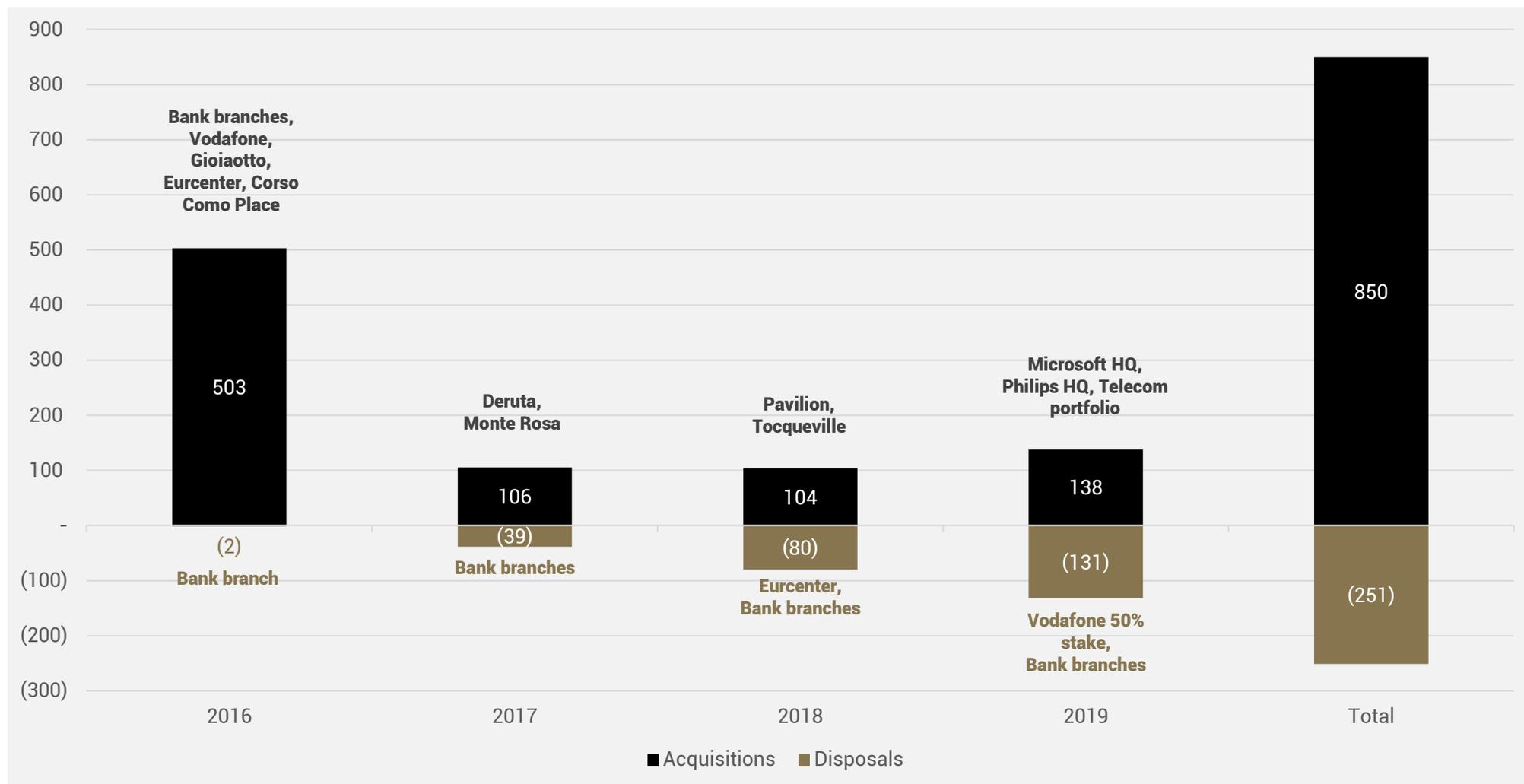
PORTFOLIO ROTATION - UPDATE



Rotated 28% of the acquired portfolio since IPO

Sold assets at a blended premium of 5.0% to acquisition price (or at a 7.6% premium considering only office assets)

OVERVIEW OF PORTFOLIO ROTATION SINCE IPO (€m, pro-quota basis)





A sizeable and iconic newly-built property let to a blue chip tenant in the fast growing Milan Porta Nuova district

KEY DATA

■ Ownership (look through)	83.5%
■ Construction Year	2016
■ Last Refurbishment Year	n.a.
■ Acquisition Year by COIMA RES	2019
■ Asset Type	Office
■ Tenant	Microsoft
■ Surface	10,795 sqm (100% of asset)
■ Fair Value	€98.6m (100% of asset)
■ Gross Initial Rent	€4.6m (100% of asset)
■ EPRA Net Initial Yield	4.3%
■ EPRA Topped-up NIY	4.3%
■ WALT	3.7 years
■ EPRA Occupancy Rate	100%
■ Certification	LEED Gold
■ Architect	Herzog & de Meuron

PICTURES





A LEED certified property in Milan Porta Nuova with rental growth potential

KEY DATA

■ Ownership (look through)	88.2%
■ Construction Year	1970s
■ Last Refurbishment Year	2014
■ Acquisition Year by COIMA RES	2016
■ Asset Type	Hotel / Office
■ Tenants	NH Hotel / Angelini / QBE / etc
■ Surface	14,545 sqm (100% of asset)
■ Fair Value	€82.8m (100% of asset)
■ Gross Initial Rent	€3.8m (100% of asset)
■ EPRA Net Initial Yield	4.1%
■ EPRA Topped-up NIY	4.7%
■ WALT	4.6 years
■ EPRA Occupancy Rate	100%
■ Certification	LEED Platinum
■ Architect	Park Associati

PICTURES



PAVILION



A unique property in Milan Porta Nuova leased to a blue chip tenant

KEY DATA

■ Ownership	100.0%
■ Construction Year	2014
■ Refurbishment Year	n.a.
■ Acquisition Year by COIMA RES	2018
■ Asset Type	Office
■ Tenant	IBM
■ Surface	3,576 sqm
■ Fair Value	€73.2m
■ Gross Initial Rent	€3.5m
■ EPRA Net Initial Yield	4.6%
■ EPRA Topped-up NIY	4.6%
■ WALT	7.8 years
■ EPRA Occupancy Rate	100%
■ Certification	LEED Gold
■ Architect	Michele De Lucchi

PICTURES



TOCQUEVILLE



An under-rented and strategically located property in Milan Porta Nuova with growth potential upon refurbishment

KEY DATA

■ Ownership	100.0%
■ Construction Year	1969
■ Last Refurbishment Year	2003
■ Acquisition Year by COIMA RES	2018
■ Asset Type	Office
■ Tenant	Sisal
■ Surface	9,604 sqm
■ Fair Value	€59.6m
■ Gross Initial Rent	€2.4m
■ EPRA Net Initial Yield	3.5%
■ EPRA Topped-up NIY	5.2%
■ WALT	2.1 years
■ EPRA Occupancy Rate	100%
■ Certification	n.a.
■ Architect	n.a.

PICTURES



CORSO COMO PLACE



A “next generation” project in the heart of Porta Nuova

- Value-add project in the heart of Milan Porta Nuova
 - Joint venture¹ between COIMA RES and COIMA Opportunity Fund II

Total project cost of c. €169m

- Acquisition price of €89m
- Hard and soft capex of c. €60m
- Capitalised financing costs of c. €12m
- Other costs (including incentives) of c. €9m

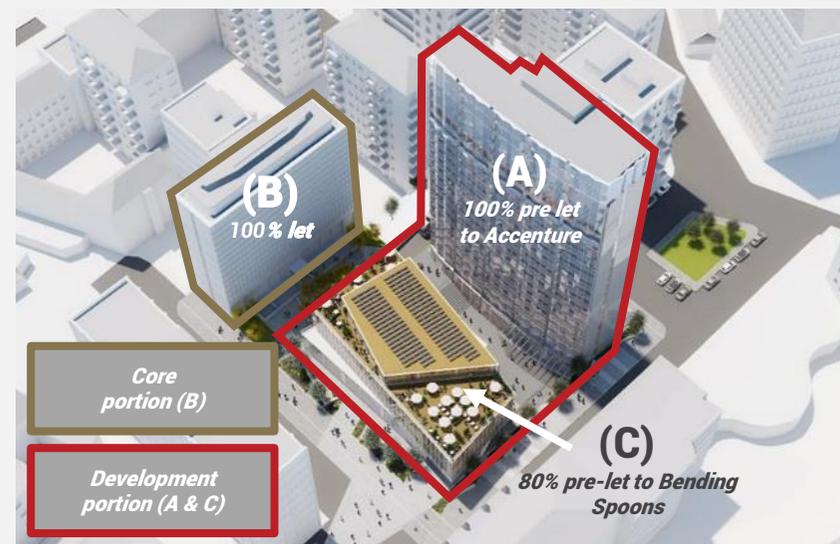
Cutting edge sustainable and innovative technologies

- Award winning firm PLP Architecture leading the project
- Smart Building: > 5,000 monitoring sensors, cloud based analytics
- Approx. 65% of energy use from renewable sources (NZEB)
- Targeting LEED Gold, WELL Gold and Cradle to Cradle certifications

Place-making

- Creation of a new public space (c. 2,500 sqm)
- ~ €1m to be invested in improving c. 6,000 sqm of public area
- Seamless integration of streets connecting to Corso Como & Porta Nuova

- **Building A** (high-rise office tower, 16,000 sqm GBA)
 - existing building, hard refurbishment
 - 100% pre-let to Accenture
- **Building B** (low-rise office tower, 6,200 sqm GBA)
 - existing building, extraordinary maintenance works only
 - currently 100% leased
- **Building C** (new office / retail low-rise, 4,800 sqm GBA)
 - new building (partially replacing underground parking)
 - demolish and rebuild existing underground parking
 - develop new office with ground floor retail
 - 80% pre-let to Bending Spoons



LEED
Gold



Cradle
to
Cradle



WELL
Gold



Near Zero
Energy
Building

VODAFONE COMPLEX



A LEED certified property in the Milan Lorenteggio district serving as Italian HQ for Vodafone

KEY DATA

■ Ownership	50.0%
■ Construction Year	2012
■ Refurbishment Year	n.a.
■ Acquisition Year by COIMA RES	2016
■ Asset Type	Office
■ Tenant	Vodafone
■ Surface	42,039 sqm (100% of asset)
■ Fair Value	€213.0m (100% of asset)
■ Gross Initial Rent	€14.1m (100% of asset)
■ EPRA Net Initial Yield	6.1%
■ EPRA Topped-up NIY	6.1%
■ WALT	6.8 years
■ EPRA Occupancy Rate	100%
■ Certification	LEED Silver
■ Architect	Gantes & Marini

PICTURES



MONTE ROSA



An under-rented office building in the Milan City Life-Lotto district well connected with public transport

KEY DATA

■ Ownership	100.0%
■ Construction Year	1942 / 1956 / 1961
■ Last Refurbishment Year	1997
■ Acquisition Year by COIMA RES	2017
■ Asset Type	Office
■ Main Tenants	Techint / PwC
■ Surface	19,539 sqm
■ Fair Value	€61.1m
■ Gross Initial Rent	€3.6m
■ EPRA Net Initial Yield	4.8%
■ EPRA Topped-up NIY	4.8%
■ WALT	3.7 years
■ EPRA Occupancy Rate	85%
■ Certification	n.a.
■ Architect	n.a.

PICTURES





A high quality refurbished property in the consolidated and highly liquid district of Milan Bicocca

KEY DATA

■ Ownership (look through)	78.3%
■ Construction Year	1980's
■ Last Refurbishment Year	2017
■ Acquisition Year by COIMA RES	2019
■ Asset Type	Office
■ Main Tenant	Philips (54% of NRA)
■ Surface	17,453 sqm (100% of asset)
■ Fair Value	€62.8m (100% of asset)
■ Gross Initial Rent	€3.6m (100% of asset)
■ EPRA Net Initial Yield	5.1%
■ EPRA Topped-up NIY	5.7%
■ WALT	6.5 years
■ EPRA Occupancy Rate	100%
■ Certification	LEED Platinum
■ Architect	Alessandro Scandurra

PICTURES



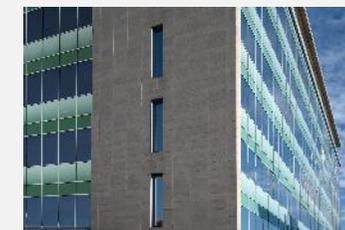


A modern office building in the Milan Lambrate district well connected with public transportation

KEY DATA

■ Ownership	100.0%
■ Construction Year	2007
■ Refurbishment Year	n.a.
■ Acquisition Year by COIMA RES	2017
■ Asset Type	Office
■ Tenant	BNL (BNP Paribas)
■ Surface	26,012 sqm
■ Fair Value	€47.1m
■ Gross Initial Rent	€3.6m
■ EPRA Net Initial Yield	7.0%
■ EPRA Topped-up NIY	7.0%
■ WALT	1.8 years
■ EPRA Occupancy Rate	100%
■ Certification	n.a.
■ Architect	n.a.

PICTURES



BANK BRANCHES - DISPOSALS SINCE IPO



Sold c. 48% of initial IPO portfolio (€66.3m) at a valuation in line with IPO contribution value

Leased two previously vacant bank branches (c. 60% of the total vacant surface)

Remaining portfolio concentrated in Lombardy (52%), Rome (13%) and other regions in the North & Centre of Italy (35%)

PORTFOLIO AT IPO (MAY-16)

#: 96 branches

Book Value @ IPO: €140.1m



DISPOSALS (SINCE IPO)

#: 38 branches

Sale Price: €66.3m

Delta vs Book Value @ IPO: 1.6% discount



North & Centre

#: 17 branches

Sale Price: €28.3m (43% of total)

South

#: 21 branches

Sale Price: €38.0m (57% of total)

REMAINING PORTFOLIO

#: 58 branches

Book Value @ Mar-20: €69.0m



Breakdown

Lombardy ex Milan 42% of total

Rome 13% of total (single bank branch)

Piedmont 10% of total

Milan 10% of total

Veneto 10% of total

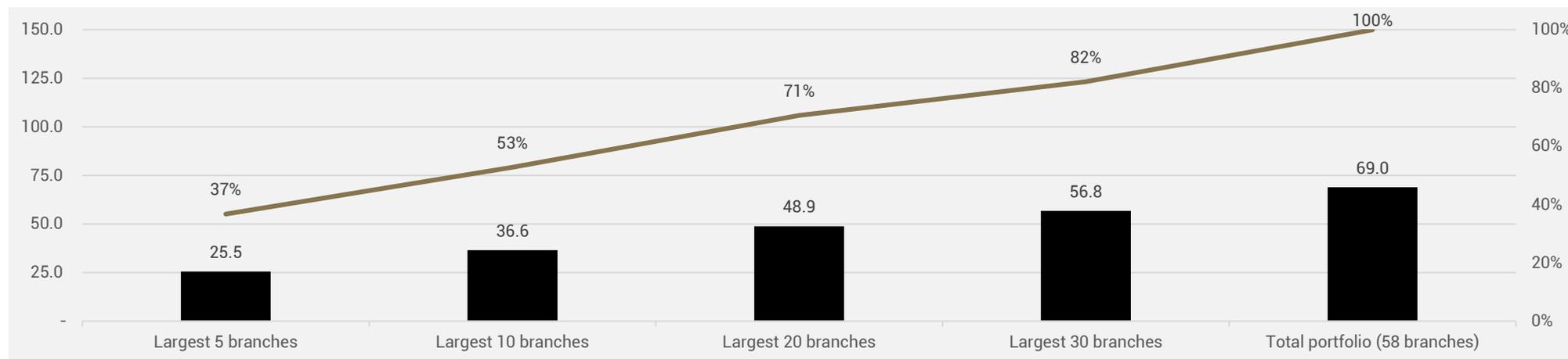
Tuscany, Liguria, Emilia Romagna 15% of total

BANK BRANCHES - RESIDUAL EXPOSURE

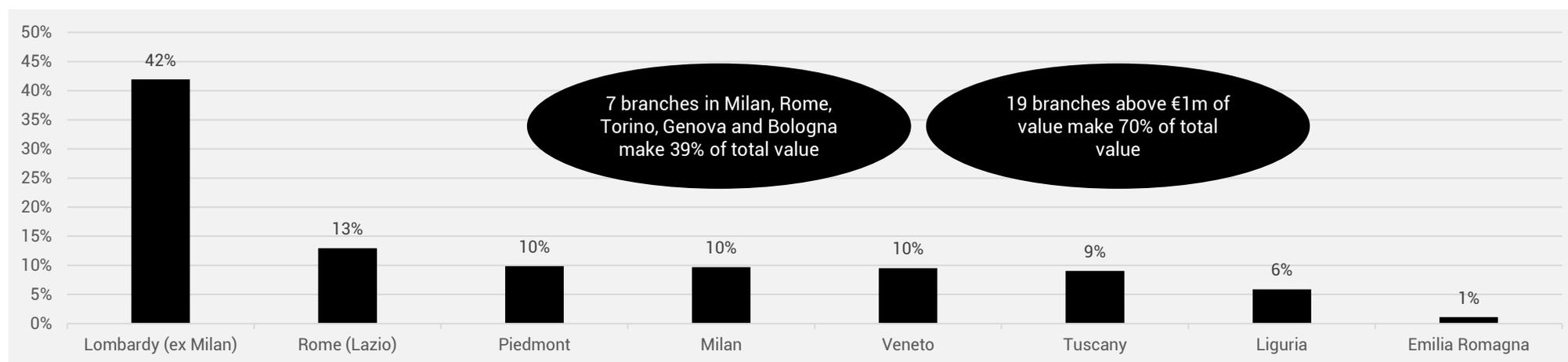


Bank branches exposure represents less than 10% of total portfolio. The largest 10 (30) make 53% (82%) of the overall portfolio value. Approx. 52% of bank branches value is in Lombardy

BOOK VALUE DISTRIBUTION BY BRANCH (€m)

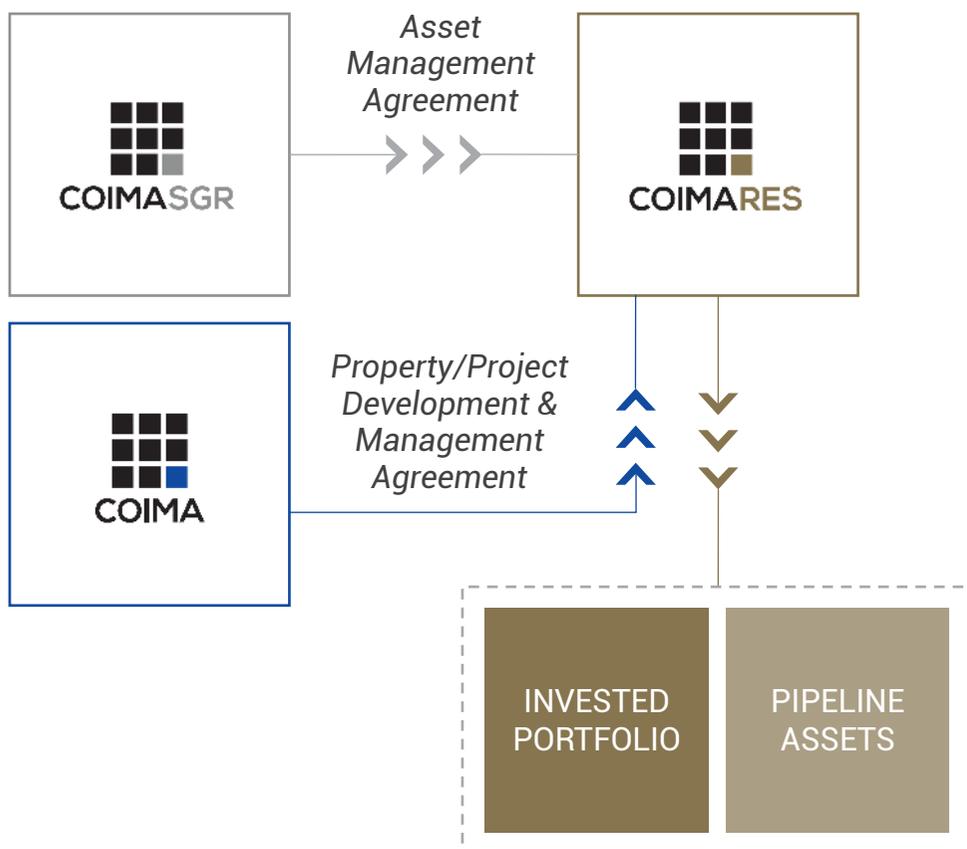


BOOK VALUE DISTRIBUTION BY REGION (%)



Note: Data as of March 31st, 2020, pro forma for €10.4m disposals announced in November 2019 and not yet closed as of March 31st, 2020 (closing in Q2 2020)

COIMA RES - STRUCTURE OVERVIEW



COIMA SGR COMPENSATION

BASE FEE	PROMOTE
----------	---------

- COIMA SGR's compensation is based on NAV with a scale down mechanism:
 - 80 bps (of NAV \leq €1.0bn)
 - 60 bps (of NAV €1.0-1.5bn)
 - 50 bps (of NAV \geq €1.5bn)
- COIMA SGR's (40%) and key managers' (60%) compensation is based on Total Return¹:
 - 10% above 8% Total Return¹
 - 20% over 10% Total Return¹
 - subject to High Watermark

COIMA SRL COMPENSATION

- COIMA Srl's compensation is based on international benchmark for comparable services
 - 1.0% of annual gross rents for mono-tenant buildings
 - 1.3% of annual gross rents for buildings with 2-4 tenants
 - 1.5% of annual gross rents for buildings with 5 tenants or more

Notes:

1) Total Return defined as NAV per share growth plus dividend paid

COIMA RES - BEST IN CLASS GOVERNANCE



Chairman
(non executive)

Massimo Capuano
former CEO
Italian Stock Exchange
former deputy CEO
London Stock Exchange

Manfredi Catella
Founder and CEO
COIMA

Feras Abdulaziz Al Naama
Qatar Holding

Olivier Elamine
Founder and CEO
alstria office

Luciano Gabriel
Chairman (and former CEO & CFO)
PSP Swiss Properties

Board of Directors

6 of 8 independent
4 of 8 with real estate experience
3 of 8 international

Ariela Caglio
Professor
Bocconi University

Alessandra Stabilini
Lawyer
NCTM

Antonella Centra
General Counsel
Gucci

Independent
(Italian and with strong corporate finance, regulatory and legal expertise)

Independent
(international and with strong real estate expertise)

Investment Committee
Manfredi Catella (Chairman)
Gabriele Bonfiglioli
Matteo Ravà
Feras Abdulaziz Al Naama
Luciano Gabriel
Michael Vauclair

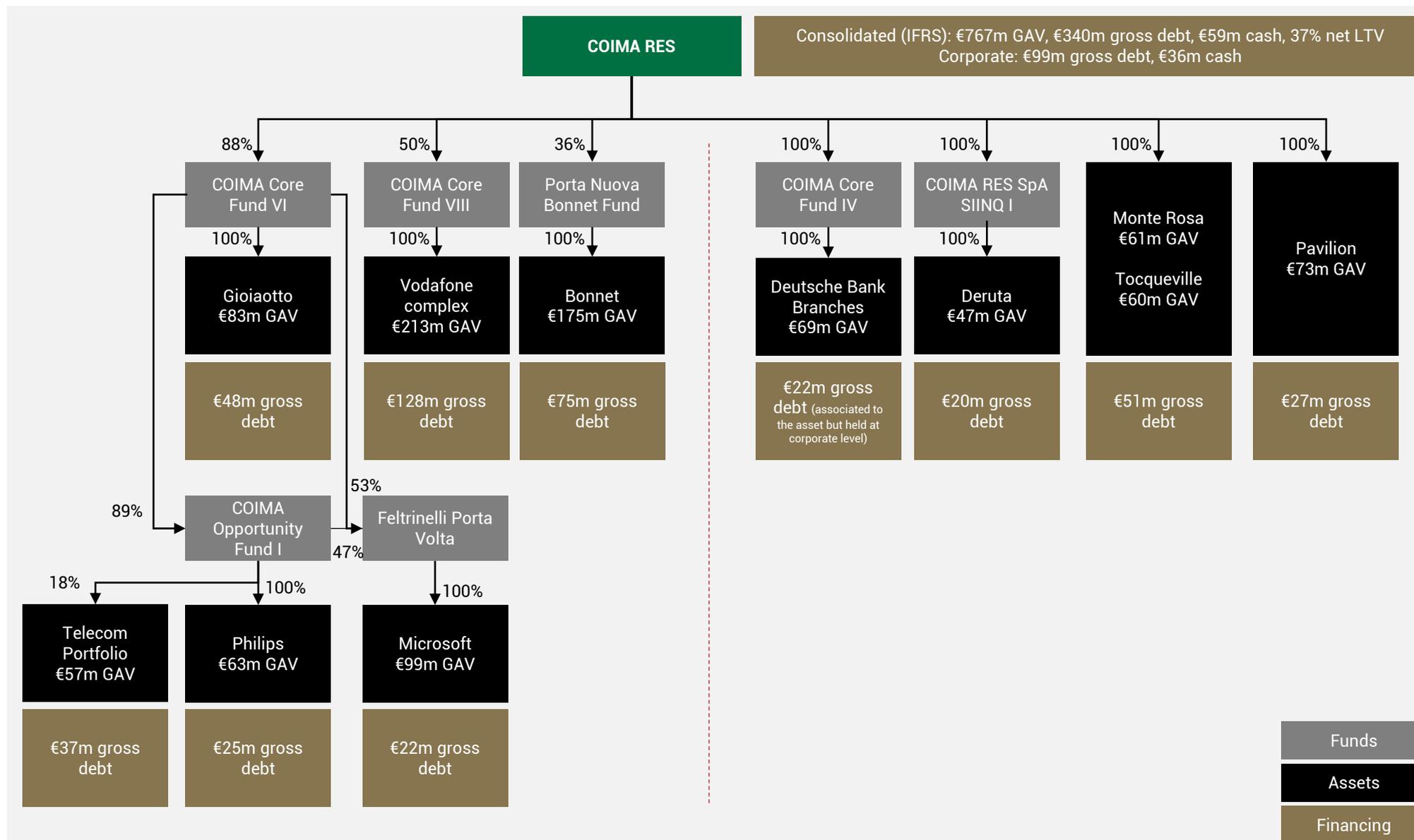
Remuneration Committee
Alessandra Stabilini (Chairman)
Massimo Capuano
Olivier Elamine

Risk, Control & Related Parties Committee
Alessandra Stabilini (Chairwoman)
Luciano Gabriel

CORPORATE STRUCTURE - OVERVIEW



OVERVIEW OF CORPORATE AND FINANCING STRUCTURE



COIMA RES - SUSTAINABILITY & INNOVATION



Commitment to be best in class in terms of transparency, reporting, sustainability and innovation

■ EPRA GOLD AWARDS IN REPORTING

- COIMA RES received the “Gold Award” from the European Public Real Estate Association (EPRA) for its 2016, 2017 and 2018 Annual Report and Sustainability Report



■ THINK TANK ON SUSTAINABILITY AND INNOVATION

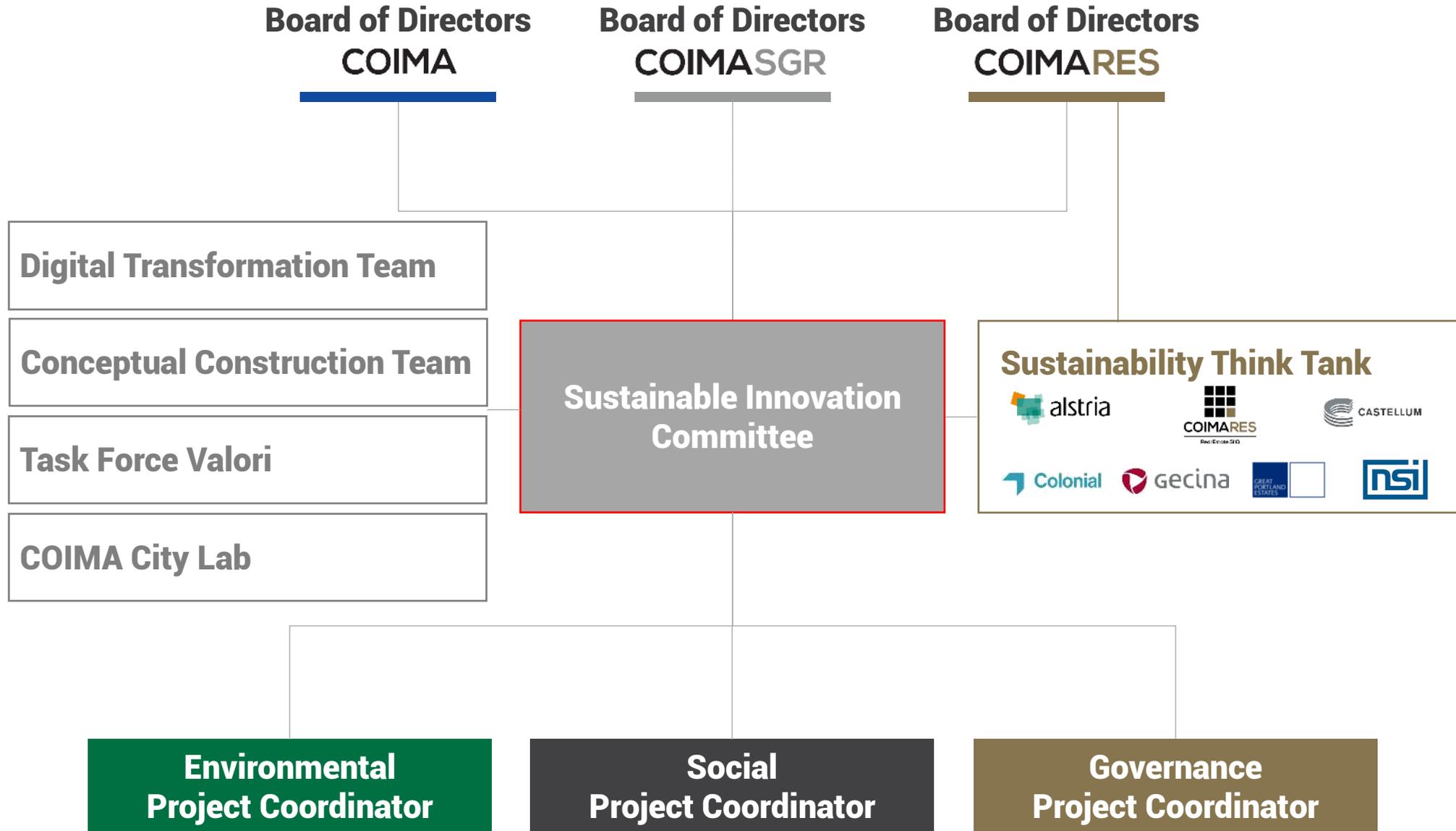
- COIMA RES part of a European Think Tank focused on sustainability and innovation with six other REITs



■ INCLUDED IN GPR IPCM SUSTAINABILITY INDEX

- COIMA RES was included in GPR IPCM LFSS Sustainable GRES Index since March 19th, 2018
- COIMA RES attained a particularly high score of 7.8 out of 10 in the Sustainability and ESG model which considers various factors including strategy, energy efficiency, management of climate change, water efficiency and the recognition of the strong commercial potential of proactively addressing environmental aspects
- COIMA RES is currently a top 25 company out of the 150 companies included in the GPR IPCM Sustainability Index

COIMA - IN HOUSE EXPERTISE ON ESG & INNOVATION



ENVIROMENTAL PERFORMANCE IN 2019 - OVERVIEW



Several actions were taken in 2019 on the properties to improve their environmental performance

■ MAIN IMPROVEMENT ACTIONS ON PORTFOLIO

**CARBON
INTENSITY**
0.072
tCO₂e / sqm

**6%
ESTIMATED
REDUCTION OF
ELECTRIC
ENERGY
CONSUMPTION
IN 2019
(LIKE FOR LIKE
BASIS)**

**ENERGY
INTENSITY**
264
kWh/sqm per year

**7%
ESTIMATED
REDUCTION OF
ENERGY
INTENSITY OF
THE PORTFOLIO
IN 2019
(LIKE FOR LIKE
BASIS)**

- **Monte Rosa**
 - Replacement of the garage lights with LED lamps (-46% consumption)
 - Maintenance of air conditioning systems and optimization of ignition times (-25% in energy consumption)
 - Restoration of the irrigation system with a 12% reduction in annual water consumption
 - Verification and optimisation of the MEP management system (BMS)
- **Vodafone complex**
 - Maintenance activity of the MEP system and of the external areas
 - Substitution of all neon lamps of the garage with LED lamps
- **Corso Como Place (Building B)**
 - Substitution of BMS System and optimisation
- **Deruta**
 - Audit and verification of the management of the property
 - Window foils replacement (façade) to improve the environmental comfort level and to reduce consumption
- **Tocqueville**
 - Maintenance activity of the MEP system and of the external areas
- **Gioiaotto**
 - Maintenance of the MEP system and of the external areas, verification and optimisation of the BMS system
 - Window foils replacement (top floor): improve environmental comfort + reduce air conditioning consumption
 - Installation of split systems "in serra" to improve the summer and winter climatization
 - Substitution of traditional lamps with LED lamps in underground floors and on staircases
 - Installation of a canalisation to improve the heat pump functioning

The social and cultural activities of the COIMA platform are mainly channelled through the Fondazione Riccardo Catella

OVERVIEW

- The Fondazione Riccardo Catella is the main body through which the social and cultural activities of the COIMA platform are channelled
 - Created in 2005 by Manfredi Catella, Founder and CEO of COIMA RES and President of the Foundation itself
 - Mission of spreading the culture of sustainability in land & district development and actively contributing to improving the quality of urban life through projects aimed at enhancing public spaces and green areas
- Civic-cultural projects to
 - involve and increase the sensitiveness of citizens about the importance of urban greenery
 - enhance the public areas of the city
 - promote the social inclusion of all its inhabitants
- Leading the Fondazione Riccardo Catella is a Board of Directors, assisted by a Scientific Committee with specialised skills

MAIN PROJECTS

BAM – BIBLIOTECA DEGLI ALBERI MILANO (SINCE 2018)

- Thanks to an innovative public private partnership between the Municipality of Milan and COIMA, the Fondazione Riccardo Catella is responsible for the management, safety, maintenance and cultural program of the public park Biblioteca degli Alberi
 - The park, designed by the Inside Outside studio of Petra Blaisse (Amsterdam)
 - Was created by the COIMA platform which, in June 2015, took over from the Municipality of Milan as part of the great urban project of Porta Nuova

PORTA NUOVA SMART CAMP (SINCE 2018)

- It is an inclusive and innovative project that brings together children with disabilities or serious and chronic diseases and healthy children in a common experience
 - Nature, sustainable architecture and technological innovation are the central themes of the Camp's activities, in conjunction with the values of the Fondazione Riccardo Catella and the Porta Nuova district

MICOLTIVO, ORTO A SCUOLA (SINCE 2012)

- Since 2012, the Fondazione Riccardo Catella, in collaboration with the Municipality of Milan and with the scientific support of the Department of Education Sciences of the University of Milan-Bicocca, has been promoting the MiColtivo program, Orto a Scuola
 - Aim of encouraging young generations to endorse a correct and healthy diet through the concrete experience of educational gardens installed in the courtyards of public city schools, providing for the redevelopment of these green spaces

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