



Press Release

ENERGY PARK obtains the third LEED PLATINUM certification Buildings of the Business Park among the 80 platinum buildings in Europe and 231 worldwide

Milan, February 2016 – **COIMA SGR** – leading independent company in the asset management of real estate investment funds on behalf of Italian and international institutional investors – confirms itself as a key player in Italy with regard to sustainability. Energy Park, acquired by COIMA SGR in April 2015, officially obtained the LEED PLATINUM certification, thus bringing to 22 (with over 400,000 sq.m.) the number of **green buildings managed by COIMA SGR including Bosco Verticale, UniCredit Tower and Gioiaotto**.

The LEED certification, granted by the Green Building Certification Institute (GBCI), is one of the standards that promotes and provides a global approach to sustainability applied in over 100 countries worldwide and assigns, on the basis of specific characteristics, four different ratings: Base, Silver, Gold and Platinum.

Low impact on the surroundings and the site area, the presence of rainwater harvesting systems, the use of energy from renewable and local sources, the choice of natural materials with high levels of recycled content and regional materials are just some of the basic parameters for obtaining the LEED certification. These requirements must be complied with during the design and construction stages up until the completion of works.

Energy Park obtained all the points submitted to the review authority, proving the quality of the work carried out during all development phases of the project. The LEED Platinum certification was achieved, for example, thanks to:

- the use of native and adaptive species that preserve the biodiversity of the area
- the use of rain and groundwater for the irrigation of green areas
- 6.63 % of parking spaces reserved to “low-emitting and fuel-efficient vehicles”
- 100% of RECs certified green energy for common areas and outdoor lighting
- 89.5% of construction waste NOT sent to landfills
- 21.2% of recycled content in construction materials
- 77.33% of regional materials, i.e. they extracted, processed and manufactured regionally
- over 30% reduction in water use compared to the reference building
- over 50% reduction in wastewater
- 56.4% reduction in potable water use for landscape irrigation
- 55% reduction in overall water use for landscape irrigation

Energy Park, a suburban park covering 61,400 sq.m. dedicated to office/laboratory use, developed by SEGRO with a project by Studio Garretti Associati and completed halfway through 2014, is located in Vimercate, less than 20 kilometres from Milan, in a strategic position well connected to both the major thoroughfares of northern Italy as well as the capital of the Lombardy region, today representing a technological hub of excellence. It currently generates gross annual rent amounting to €9.6 million from the various tenants, which include Nokia and a series of other innovative international companies operating in e-commerce and high-tech industries, such as Esprinet, SAP, DNV, Nobel Biocare and Stanley Black & Decker.



COIMA SGR, authorized by the Bank of Italy in 2007, is a leading independent company in the management of real estate investment funds on behalf of Italian and international institutional investors. Today COIMA SGR manages 15 real estate investment funds, with investments worth over 5 billion Euro.

COIMA was founded in 1974 by the Catella family together with Domomedia, and is specialized in development and management of real estate assets on behalf of institutional investors. COIMA collaborates with leading Italian and international investors, such as sovereign wealth funds, pension funds, banks, insurance companies, developers, real estate funds and private equity groups. In more than 40 years of activity, COIMA has developed and managed properties totalling over 4 million square meters including Porta Nuova, one of the most prestigious urban regeneration projects in Europe.

GARRETTI ASSOCIATI, an architecture firm engaged for many years in eco-sustainable integrated design, the redevelopment of former industrial areas and the construction of green buildings, is currently recognised as one of the most active and renowned Italian firms in real estate design and consulting.

Since 2007 it has been involved in the design and construction of Energy Park, for which it has already obtained three LEED Platinum certifications.

The firm also works in the redevelopment of existing properties and the design of buildings with special functions such as data centres and logistics/production hubs, as well as the environmental rehabilitation and regeneration of previously urbanised areas.

SEGRO, also present in Italy since the second half of 2006, is a leading company in real estate development and investment in Europe, owning assets covering over 5.7 million square metres for a value of €6.4bn. The Company, operates in 9 European countries, has its registered office in the UK and is listed on the London Stock Exchange (Sgro). SEGRO is included in the UK Real Estate Investment Trust (REIT), with approximately 1,200 clients operating in various business sectors, from latest generation logistics parks to light industrial complexes, suburban business parks and data centres.

For further information, please visit www.SEGRO.com/investors