

COIMA SGR AND KPMG ANNOUNCE THE LEASE AGREEMENT OF THE GIOIA 20 TOWER, IN PORTA NUOVA MILAN

THE 40,000 SQM BUILDING WILL HOST UP TO 3,500 KPMG PROFESSIONALS

- **The project, LEED® Platinum certified, will achieve the objective of substantially contributing to climate mitigation as defined by the European Taxonomy**
- **Porta Nuova set to consolidate as the main post-Covid urban campus with over 65,000 professionals expected by 2025**

Milan, 8 July 2022 - COIMA SGR, leader in the investment, development and management of real estate assets on behalf of institutional investors, and global professional services giant, **KPMG**, have signed a preliminary **long-term lease agreement for the east tower of Gioia 20 ("I Portali")**, building under development in via Melchiorre Gioia in Milan.

The project



The 24-storey tower comprises over 40,000 sqm and was designed by **ACPV ARCHITECTS Antonio Citterio Patricia Viel**, which, together with the neighbouring building, forms the northern gateway to Porta Nuova.

Thanks to a series of excellent features, **the building anticipates the needs of the post-pandemic work place** and has been developed to **"Substantially contribute to climate mitigation"** both in the construction and subsequent management phases, as defined by

the European Taxonomy framework for sustainable economic activities (EU 852/2020).

The building has been built to the highest specifications ensuring **flexibility of interior spaces and is using carefully selected construction materials to eliminate pollution and emissions** and create a positive and healthy environment for tenants.

I Portali will be the **first project in Italy to use the "Twin" lift** with two independent cabins operating in the same shaft. This technology, in addition to significantly enhancing waiting times and speed, has also improved construction efficiency, **significantly reducing the amount of built area**.

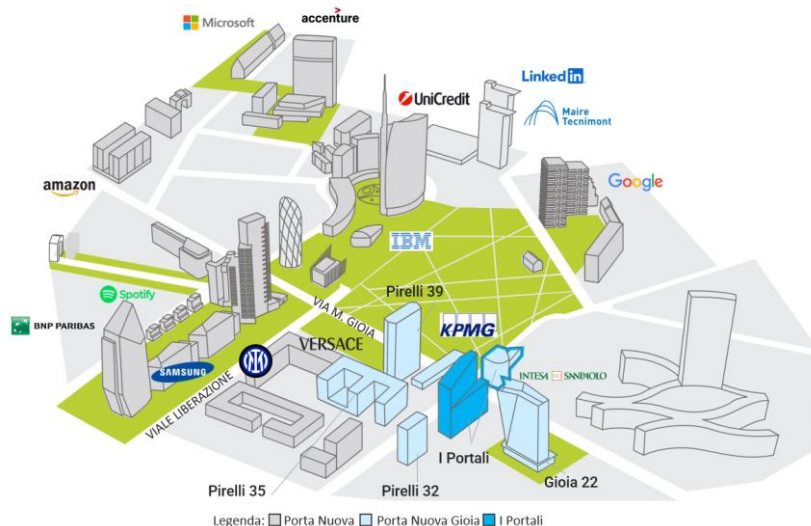
Due to its technical characteristics in terms of energy efficiency, the building also achieves superior levels of environmental and social sustainability:

- LEED® Platinum certification
- WELL® Gold certification
- WiredScore® Platinum certification
- Zero use of fossil fuels
- Operational CO₂ emissions level aligned with EU 2050 objectives
- Coverage of annual energy needs > 65% from renewable sources
- Activation of 5,000+ jobs for design, construction and management phases
- €500 million of Generated Added Value (direct, indirect and induced contribution of the economic activity carried out)

The project is characterized by its unique relationship to its surroundings and has been designed to seamlessly connect with the adjacent public areas and wider Porta Nuova Goia masterplan which extends the perimeter of *BAM - Biblioteca degli Alberi Milano* near the Central Station. Another 20 thousand square meters of cycle and pedestrian spaces will also add to the 120,000 built in the first phase of Porta Nuova and to the 12,000 added to the route leading to the Feltrinelli Foundation.

The **works** began in April 2022 and the building will be delivered to KPMG for customization work by the end of 2024. The project was financed by Unicredit and BPER Banca, Shearman & Sterling operated as legal counsel for the lease operation for COIMA and Gianni & Orioni for KPMG. DILS assisted COIMA as commercial advisor.

I Portali is part of the **COIMA Opportunity Fund II (COFII)** portfolio, a successor to the COIMA Opportunity Fund I. COFII represents the largest discretionary real estate investment vehicle raised so far in Italy. Leading international, Asian and North American investors account for over 90% of the fund's total capital, with the remainder represented by the main Italian institutional investors, and by COIMA SGR itself.



The development of Porta Nuova

I Portali is part of the **Porta Nuova Goia urban regeneration project**, and part of an united masterplan that includes the developments of Gioia 22, Pirelli 35, Pirelli 39, Pirelli 32 and the related neighboring areas. The Municipality of Milan and COIMA SGR signed an agreement on 21 March

for the redevelopment of public and pedestrian areas as part of the overall urban regeneration project that will lead to the doubling in size of the Porta Nuova district.

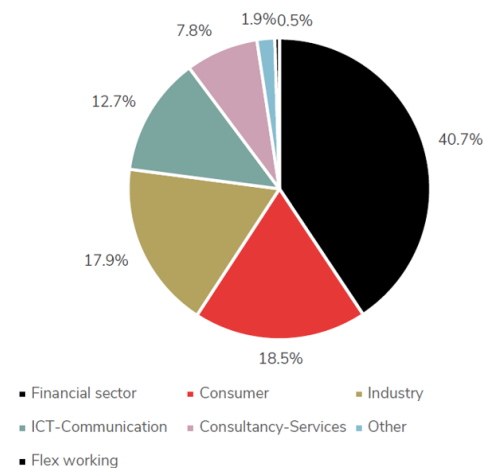
The **objective of the agreement** is to redevelop the area to encourage **sustainable mobility** by eliminating architectural barriers and ensuring the continuity of the routes.

The agreement provides for the redevelopment of a portion of via Gioia towards viale Liberazione with flooring, elements of mobility, street furniture, new green spaces, and **the extension of a portion of piazza Einaudi of the BAM Park - Biblioteca degli Alberi Milano.**

Porta Nuova, which has undergone a radical transformation over the last decade, is increasingly establishing itself as the **innovation hub of the city**. The district will host Habitech, a startup accelerator for the proptech sector and for sustainable construction launched by CDP Venture Capital SGR, of which COIMA is co-investor.

The establishment of KPMG in **Porta Nuova** will help consolidate the district as a **corporate hub**.

Take-up by sector
Mq (%), 2010-2022 YTD



Today there are **over 50,000 employees** working in the area operating in various sectors which, in addition to professional business services, include financial services (UniCredit, BNP Paribas, AXA, China Construction Bank, which represent over 40% of the workers), technology and telecommunications (Microsoft, Samsung, Amazon, Google, LinkedIn, TIM), engineering & energy (Maire Tecnimont), pharmaceuticals (Santen, Amgen), fashion (Versace, Moschino) and sport (FC Internazionale).

Over 160,000 square meters of office space in the pipeline is expected to be completed in the period 2022-2025, which will be able to accommodate a total of over 15,000 new workers. The simultaneous growth of other residential destinations, for over 1,000 families, hotels and shops, will contribute to an estimated growth in **overall footfall of the neighborhood, from 10 million pre-Covid people to 15 million in the post-Covid era.**

Porta Nuova has today completed the certification process for obtaining **LEED and WELL for Community certifications**: once the verification operations have been completed, the district will be the first in the world to obtain double certification, an example of excellence in the redevelopment of urban areas with measurable and transparent ESG impact. A key element for the activation and involvement of the community is the **digitization of the area**, made possible by the creation of an IOT infrastructure and the development of the Portanuova Milano neighborhood app, which will allow the creation of an ecosystem of B2C "impact" digital services designed to encourage sustainable practices, social and cultural integration, and reduce environmental impact.

Mario Corti, Senior Partner of KPMG said: *“With this investment we want to create a harmonious working environment that allows our people to express their full potential. We will be positioned in the heart of the Milanese Business District with an iconic location that expresses our ambition for growth and is also consistent with the style and identity of our firm, increasingly focused on sustainability, innovation and the attraction of young people and talent. We are looking for spaces designed with innovative layouts that encourage collaboration and the exchange of ideas between people, in a horizontal and multidisciplinary organizational structure.”*

Manfredi Catella, Founder and CEO of COIMA, commented: *"The establishment of KPMG in a building of over 40,000 square meters confirms what has already emerged from the Research on the future of offices that COIMA had carried out during the pandemic with respect to the polarization of demand towards integrated and connected neighborhoods and buildings designed and built according to quantitative and transparent ESG objectives."*

Antonio Citterio, Architect and Chairman of ACPV ARCHITECTS commented: *"The project is characterized on the facade by a grid of photovoltaic panels that are an abstraction of the modern movement whilst the public spaces at the base strengthen its relationship with the city."*

COIMA

COIMA is a specialist in the investment, development and management of Italian real estate assets, and focused on delivering an ESG impact. COIMA Holding controls a range of operating companies including COIMA SGR, an investment & asset management firm which manages 30 real estate investment funds with more than €9 billion in investments; COIMA REM, a development and property management company which has dedicated over 40 years developing and managing properties which now spans a total of over 5 million square metres; and COIMA HT which aims to enable the digitalization of physical spaces.

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