



press release

COIMA PRESENTS THE PALAZZO SAN FEDELE REQUALIFICATION PROJECT

Milan, 28 June 2018 - COIMA SGR, leader in the asset management of investment funds on behalf of Italian and international investors, presents the **palazzo San Fedele requalification project**, the heart of late nineteenth century Milanese culture and business center renowned for having served, over the years, as the historic Teatro Manzoni and BNL and BNP Paribas headquarters.

The requalification of the building, which will be completed **by the end of 2019**, was designed by the architectural firm **Studio Asti Architetti** and will breathe new life into the majestic building, while preserving and enriching the beauty and elegance of its original features. The works will preserve the refined and linear look of the building's neoclassical design, while focusing on its **interiors**, which will be significantly improved while continuing to feature historic elements such as the antique bank vault and interior staircases, which lead all the way up to the roof dome and terrace spanning over 830 sqm and overlooking the piazza.

The project, which will **yield significant office space (8,000 sqm) and retail space (3,300 sqm)**, will feature exceptional sustainability elements and will aim to attain **LEED Gold Certification** thanks to the eco-sustainability of the materials used and energy efficiency achieved through the use of certified "green energy" and renewable sources such as solar panels and ground water. In addition, San Fedele will constitute a state-of-the-art of smart building thanks to the application of **smart building technologies** and the most advanced communications systems allowing for remote access and monitoring of services. Thanks to a network of over 2,400 sensors, data management systems and user interfaces for mobile devices, the infrastructure will support work processes, improving the user experience and maximizing the efficiency of spaces and consumption.

"This transaction enables us to continue the process of **optimizing the existing real estate assets**, as was the case for Palazzo Aporti and as will be the case for the former Unilever tower on Via Bonnet" remarks Manfredi Catella, Founder and CEO di COIMA, who presented the project today. "Interventions like this one bring back to our country architectural excellence of the past, which has been revisited and regenerated following an approach focusing on **sustainable technological innovation**."

"It is a privilege to be able to **optimize areas of Milan**, my native city, contributing in this manner to the continuation of the virtuous journey undertaken by the city which will inevitably improve the lives and surroundings of all of us. From those who will inhabit the building after its contemporary rebirth, to those who will merely admire it from the outside. All of our endeavors are inspired by the **utmost respect for the building's original architecture** and surroundings, from an urban planning and environmental standpoint, thanks to the systematic use of highly sustainable technologies" comments Paolo Asti, the Founder of the architectural firm Studio Asti Architetti.



COIMA SGR acquired palazzo San Fedele on behalf of the **Fondo QIA Italian Property Fund** – the sole investor of which is currently the Qatar Investment Authority – and is coordinating the project as asset manager, while COIMA Srl has been engaged as development manager.

Following the San Fedele transaction, COIMA brings its **portfolio of office buildings in Milan**, including core (82%), under development (12%) and requalification (6%) to over 700,000 sqm, including the Bonnet, Gioia22 and Gioia20 projects which will enrich the Porta Nuova Business District.

COIMA is a leading platform in the investment, development and management of real estate assets on behalf of international and domestic institutional investors. COIMA SGR, an Investment & Asset management company, manages 22 real estate investment funds, with over Euro 5 billion in investments and features a portfolio comprised of over 150 properties, including 30 LEED certified buildings. COIMA Srl, a development and property management company, over the past 40+ years, has developed and managed properties totaling over 5 million square meters. The platform's more important projects in which it has co-invested, co-developed and which it continues to manage include the Porta Nuova project in Milan, one of the most prestigious urban requalification projects in Europe.

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