

COIMA SGR ACQUIRES HOTEL FROM COVIVIO IN PIAZZA DUCA D'AOSTA IN MILAN

The approximately 3,000 square-metre four-star hotel, is opposite the Central Station, and boasts a 90 per cent average occupancy and is leased until 2041

Milan, 4 July 2023 - **COIMA SGR** ("COIMA"), a leading player in the investment, development and management of real estate assets on behalf of institutional investors, announces that it has acquired from **Covivio**, one of the leading real estate companies in Europe, the four-star **HD8 Hotel Milano**, in Piazza Duca d'Aosta, in front of the Central Station, for €23 million.

The transaction was conducted through the **COIMA Core Fund II** ("Core II"), set up in 2012 with an investment strategy focused on the acquisition and management of properties located in major Italian cities, particularly Milan. The property acquired is LEED Gold certified and part of a **portfolio rotation strategy for certified and sustainable properties**. Currently, the fund's portfolio includes direct investments for eight properties of approximately 30,000 sqm and four indirect investments (in other funds and real estate companies). The transaction was concluded using a new €33 million loan taken out on the Core II fund with BPER Banca.

The 3,000 square metre **building**, with 79 rooms on 11 floors, includes, in addition to the hotel, two leased retail units on the ground floor. Completely renovated in 2021, the hotel is **leased under a contract that will end in 2041**, with a possible extension for a further nine years. The asset has an average booking rate close to full occupancy (more than 90 per cent) due to its strategic location close to the Central Station and two metro lines.

COIMA Chief Investment Officer Gabriele Bonfiglioli said: *"The building acquisition is consistent with the investment strategy of our Core II fund, which focuses on quality buildings in central and well-connected locations with attractive returns in a market environment that is offering attractive opportunities. HD8 Hotel Milano is a LEED Gold-certified building, with leases exceeding 15 years which respond to the evolving demand in the hospitality sector, and is seeing an increase in tourists and business travellers looking for accommodation in boutique hotels well connected to the city centre."*

Covivio's Italian Chief Executive Officer Alexei Dal Pastro said: *"This transaction enhances the value of the asset, which underwent a major redevelopment that included the transformation of the original office into accommodation, ensuring significant value creation for our shareholders."*

The acquisition was supported by Simmons & Simmons as legal counsel, Alma Led as fiscal advisor and Savills' Hospitality team as commercial advisor. The transaction's financing was secured by BPER Banca with the support of GTA and Osborne Clark for legal support.

COIMA

COIMA specializes in the investment, development and management of Italian real estate assets on behalf of institutional investors, with an integrated ESG impact approach. COIMA Holding controls operating companies including COIMA SGR, investment & asset manager that manages 30 real estate funds with more than 9 billion euros in investments; COIMA REM, development and property manager that in more than 40 years has developed and managed real estate of more than 5 million square meters; and COIMA HT, which operates in technology to support the digital enablement of physical spaces.



Covivio

With € 26 billion in assets under management, Covivio is one of the leading real estate companies in Europe. Listed on Euronext Paris, it employs more than 1,000 people and is active in the office, residential and hotel segments.

Covivio's mission, summarised in the claim 'Build sustainable relationships and wellbeing', places people at the centre of its business strategy, and confirms the Group's willingness to make concrete and ambitious commitments to all its stakeholders. Thanks to its consolidated real estate expertise, long-standing partnerships with its customers and a strong European outlook, Covivio contributes to the design of the cities of the future, through the development of new inclusive, sustainable and safe living spaces. In Milan, where more than 95% of the Group's Italian office portfolio is concentrated, Covivio is one of the main players in urban transformation. Its current projects include the regeneration of the Scalo di Porta Romana, and the Symbiosis and The Sign business districts, as well as the redevelopment of its existing portfolio to bring it up to the latest standards in terms of flexibility and efficiency.

Contacts

COIMA

SEC Newgate UK

coimafinancial@secnewgate.co.uk +44(0)20 3757 6767

Covivio

Caterina Cagnazzo

Tel: +39 02 36664100

caterina.cagnazzo@covivio.it

Image Building

Cristina Fossati, Laura Filosi, Matteo Chiesa

Tel. +39 02 89011300

covivio@imagebuilding.it