



HINES ITALIA SGR AND COIMA DELIVER TO MILAN PORTA NUOVA ISOLA, THE THIRD AREA OF PORTA NUOVA, AND INAUGURATE BOSCO VERTICALE (THE VERTICAL FOREST)

- **The first residents enter Bosco Verticale, which is included in the short list for the prestigious International Highrise Award 2014**
- **Giardino de Castillia has been completed and will open on 25 October**
- **All offices placed with Google and Pandora**
- **Placement of Le Residenze dei Giardini starts today**

Milan, October 17th, 2014 – Hines Italia SGR, leader in the management of Italian and international real estate investment funds, and COIMA, the long-standing company owned by the Catella family, have today delivered Porta Nuova Isola to Milan, thus completing the third area of Porta Nuova. This latest achievement follows the inauguration of Piazza Gae Aulenti in December 2012 and of Porta Nuova Varesine at the end of May 2014. The inauguration of Giardino de Castillia will take place at 12.30 on Saturday 25 October in the presence of the Deputy Mayor of Milan, Ada Lucia De Cesaris.

Porta Nuova Isola, with three LEED GOLD certified buildings, is a real model of green building thanks to the two *Bosco Verticale* residential towers, designed by Boeri Studio (Stefano Boeri, Gianandrea Barreca, Giovanni Lavarra), an icon of the perfect combination of architecture and nature, the office block by William McDonough (chosen by Google and Pandora as their headquarters), *Le Residenze dei Giardini* by Lagrange, *Giardino de Castillia* and the pedestrian/cycle path which runs the whole length of Via de Castillia and which links Isola to Brera via Piazza Gae Aulenti and Corso Como.

Porta Nuova Isola represents, for Italy and for Europe, a model of excellence and sustainable design innovation in three areas: municipal, infrastructure and environmental. Municipal sustainability is a new way of designing urban development, starting from the enhancement of existing facilities, taking account of the needs of citizens and social aspects; infrastructure sustainability since Porta Nuova has chosen to combine an efficient transport system and pedestrian areas by putting the main roads and car parking underground and including a pedestrian and cycling area of over 160,000 sqm, with greenery, squares, bridges and a large park of 90,000 sqm; environmental sustainability since Hines has aimed at a project that respects the environment by choosing to comply with the rigorous standards imposed by LEED, one of the most prestigious international systems for environmental certification, achieving the precertification and certification of 30 LEED GOLD buildings.

Porta Nuova Isola gives the city new green and pedestrian areas totalling around 7,700 sqm, of which 5,500 sqm is for public green areas. The district includes 6,410 sqm office area, 22,000 sqm residences and around 650 sqm commercial area.

“Developing the local area is an important business challenge: it requires attention to an area’s history and calling, to the people who live and work there, to its architecture and traditions. We tackled the Isola project with passion and commitment, fully aware of the characteristics of a district with its own magic and legends and with a lifestyle more reminiscent of a village than a metropolis. Today we are handing back this area to the city following the series of public debates that started in April 2006, keeping the promises made to the citizens of Isola and the local administration regarding the green area, the public functions, and the social and integrated kind of work,” said Manfredi Catella, the CEO of Hines Italia.

Bosco Verticale, which is being inaugurated today, is a crowning achievement for the city, a unique experiment in its field, which has led Milan and Italy to be included among the 5 finalists for the prestigious architecture



prize, Highrise Award 2014, bestowed by the Museum of Architecture of Frankfurt, which every two years awards the honour to the most beautiful and innovative skyscrapers in the world (the 2014 winner will be announced in Frankfurt on 19 November).

With the two residential towers reaching 112 and 80 metres in height, able to provide a home in the skies over Milan to almost 800 trees ranging from 3 to 9 metres, as well as over 4,000 small bushes, and 15,000 climbing and perennial plants, *Bosco Verticale*, besides representing the perfect synthesis of architecture and sustainability, is an extraordinary example of biodiversity thanks to the equivalent of 20,000 square metres of forest which expand the city's greenery skywards.

A botanical and architectural experiment which aims to reduce energy consumption thanks to the leaves that filter the sunlight and the microclimate created on the terraces. A system that will help purify the air in Milan, absorbing not only CO₂ but also the particulates produced by the city's traffic.

The most radical aspect of *Bosco Verticale* is the two to one ratio between trees and residents, which led the designer Stefano Boeri to define it as a "*Home for trees which they share with humans*". Including 21 thousand plants from over 100 different species has meant planting the equivalent of a 2 hectare forest on a patch of land of just 1,500 square metres, in the centre of a major city. A living and varied ecosystem which, besides the plants, is already home to numerous nests and attracts populations of birds which had previously abandoned the skies of Milan. A complex ecosystem that some biologists are monitoring as a living laboratory.

"*Bosco Verticale* is a new concept of skyscraper, where trees and people live side by side. It's the first example in the world of a tower block which enriches the biodiversity of the flora and fauna of the city that houses it. I am happy for Milan, for Expo, and I wish to thank those who promoted and supported our project, starting with Hines Italia and the associations from the Isola district," said architect Stefano Boeri.

The interiors are designed by Dolce Vita Homes in collaboration with COIMA Image. Hines Italia was supported in the role of co-developer by COIMA, which was also entrusted with the project, construction and property management. In the last six months there has been a pick-up in sales, with a reduction in the time taken to finalise the purchase to less than 1 month from the initial contact: 7 units were sold last month. 70% of *Bosco Verticale de Castilia* has been placed. The first families have moved into both towers since the start of September.

The building by William McDonough + Partners is over 11 floors and 11,000 sq.m. surface area, designed in full respect of the environment by the architect who paved the way for the development of green building and urban planning. The three glass façades were conceived to make the best use of sunlight, the orientation of the building aims at minimising solar irradiation, while the heating and cooling systems were designed to use only groundwater. The building has obtained the LEED Gold certification thanks to:

- 14% energy savings
- 97% site waste recycling
- 32% recycled material used in construction
- 76% locally sourced construction materials
- 34% reduction in use of drinking water for domestic use
- 100% reduction in drinking water used for irrigation (use of process water from air-conditioning).

Today Porta Nuova Isola sees the start of the placement of *Le Residenze dei Giardini*, designed by Lucien Lagrange Architects. This is a building with just four or five floors, which overlooks *Giardino de Castilia* and the large public park to the south. The structure is airy thanks to the setback second, third and fourth floors and the consequent creation of terraces that act as a continuation of the green area. To the north, on the other hand, the style is simpler, inspired by the city's traditional architecture. The building has 27 apartments, 10 of which are subsidised by the local authorities.

In addition, November will see the opening of the 230 sq.m. restaurant *BIO.it*, offering simple dishes cooked using high quality 100% organic produce, following the principles of the Mediterranean diet. The restaurant will offer various combinations conceived with the help of a nutritionist: from breakfast to the happy hour, from the



take-away service to picnic baskets for the weekend.

The area of Porta Nuova Isola is thus completed. In September 2012 it saw the delivery to Milan of the Art Incubator, a structure which now houses *Associazione delle Associazioni Stecca degli Artigiani* (AdA Stecca, consisting of 9 entities that were previously located at Stecca degli Artigiani in Via de Castillia 21); and, in November 2013, the start of works for *La Casa della Memoria*, the 2,500 sq.m. building that will open in April 2015 and will house the main associations engaged in keeping the historical memory of our city and country alive.

HINES ITALIA SGR, an independent leader in asset management for real estate investment fund on behalf of Italian and international institutional investors, was authorized by the Bank of Italy in 2007 and currently manages 11 real estate investment funds, with more than 3 billion euros currently invested. Hines is one of the main managers of institutional real estate funds in the world, with assets under management worth over 30 billion euros. Hines is present in Europe, the United States, Latin America, Asia and the Middle East with more than 100 operating offices, having developed more than 884 projects.

The group has been present in Italy since 1999 through Hines Italia, established with the collaboration of the Catella family, already active in the real estate sector since 1973 with the family firm COIMA, active in real estate management services including project management and property management.

COIMA s.r.l., founded in 1974 by the Catella family, specialises in the management of institutional portfolio and co-investment in real estate projects in the office and residential sectors. Over the years, COIMA has developed an integrated services platform structured in three business units: Project Management, Property Management, Architecture, Interior Design & Space Planning. COIMA works on behalf of leading institutional investors, national and international, and companies including banks and insurance firms, property companies, corporates, real estate funds, private equity funds, pension funds, foundations and government entities.

In over 40 years of experience, COIMA has designed, developed and managed over 4,000,000 sqm of buildings. Among the principal clients: ABB, Acer Europe, Allianz, Cargill Value Investment, Deka Immobilien Investment, Doughty Hanson, General Real Estate, Louis Vuitton, MHREC, The Carlyle Group, and Tiaa-Cref.

PORTA NUOVA is a mixed-use development of 360,000 square-meters including office, residential, retail and cultural venues, representing one of the largest urban development projects under construction in Europe today. The areas's design is the result of the development of three master plans for three areas, Porta Nuova Garibaldi, Porta Nuova Varesine and Porta Nuova Isola, respectively by Pelli Clarke Pelli Architects, Kohn Pedersen Fox Architects and Boeri Studio. At the heart of the redeveloped area lies the Giardini di Porta Nuova (Porta Nuova Gardens), a public park of approximately 90,000 sqm with over 1,500 trees inserted in a pedestrian and bicycle area of over 160,000sqm. Porta Nuova is located in Italy's most connected transport hub, served by four metro lines, the urban railway link, and two high-speed train stations.