

PORTA ROMANA RAIL YARD: 2026 WINTER OLYMPIC VILLAGE BUILDING PERMIT SUBMITTED

- **Programme Agreement deadlines met**
- **The Olympic Village will be handed over to Fondazione Milano Cortina 2026 in July 2025 and given to Fondo Porta Romana to be converted into a student residence.**
- **Designed in harmony with the surrounding area, the Athletes' Village will have zero-impact**
- **Thanks to the public/private partnership, the project will meet all requirements during and after the competition.**

Milan, 5 November 2021 -The “Porta Romana” real estate investment fund - promoted and managed by COIMA SGR and backed by Covivio, Prada Holding and the COIMA ESG City Impact fund – has applied for a **Building Permit for the 2026 Winter Olympics Olympic Village** from the Municipality of Milan, **under the terms of the Programme Agreement** signed by the Lombardy Region, Municipality of Milan and Gruppo FS Italiane (Italian Railways Group).

Reclamation work has already been contracted for the Olympic Village area, and the first excavations, securing and demolition of some existing structures will start soon.

The Village design, entrusted to **Skidmore, Owings & Merrill - SOM**, requires that the buildings are harmoniously distributed and equipped with services to create a **city district capable of encouraging intergenerational attendance**. This includes pedestrian spaces and squares, connected with the areas adjacent to the rail yard.

The Village will be built by COIMA SGR, Covivio and Prada Holding and will be the first regenerated area in the large Porta Romana Rail Yard urban redevelopment project. Delivery is scheduled for **July 2025**.

Approximately 60,000 sqm of land in the **southwest quadrant of the rail yard** will host the Athletes' Village and provide continuity with the existing functions in the area and a general district balance. After the competition, the Village will be converted by COIMA SGR into student housing equipped with necessary services, in addition to the private services of public interest requested by the Milano Cortina Foundation.

Due to the **public/private partnership between the Milano-Cortina Foundation**, the Municipality of Milan and the Lombardy Region, the Olympic Village will combine pre and post-competition needs and have a **zero environmental impact based upon Nearly Zero Energy Building (NZEB) requirements**. The Village and the rail yard urban regeneration adopt an “outcome investing” approach.

The Olympic Village has been designed based upon the post-Olympic configuration, to allow the physical spaces and services designed for the athletes to be integrated into the future district, minimising conversion work and environmental impacts. Building **materials** will be selected for their

sustainability features (recyclability, reuse, environmental sustainability). The buildings will be LEED® certified, any temporary buildings will be reusable.

More than 30 per cent of the **energy** will be produced from renewable energy systems, including solar thermal and photovoltaic systems. In addition, **rainwater** will be collected and reused, with a 40 per cent reduction in CO₂ for heating/cooling.

The Porta Romana Rail Yard is part of the Railway Station Programme Agreement signed by Ferrovie dello Stato, the Municipality of Milan and Lombardy Region. This agreement allows the Olympic Village to be built for the Milano-Cortina Foundation and the International Olympic Committee based on a national law designed to speed up urban planning procedures. After participating in a tender procedure announced by Gruppo FS Italiane in January 2020, COIMA SGR, Covivio and Prada Holding S.p.A. were awarded the Porta Romana Rail Yard (an area of approximately 190,000 sqm, in addition to the remaining 26,000 sqm of the Railways) for €180 million.

COIMA

COIMA group specialises in the investment, development, and management of Italian property assets on behalf of international investors looking to make an ESG impact. COIMA Holding controls companies, including COIMA SGR, an investment and asset manager that handles 27 real estate funds with more than €8 billion of investments. Among the companies in the Holding, COIMA REM is a development and property management company, which developed and managed more than five million square metres of properties for more than 40 years, and COIMA HT operates in the technological field supporting the digital transformation of physical spaces.

Covivio

With a total of €25.7 billion in assets managed, Covivio is one of Europe's largest property firms. Listed on Euronext Paris and the Borsa Italiana, it has more than 1,000 employees and operates in the office, residential and hospitality segments. Covivio's mission - summarised in the claim "Build sustainable relationships and wellbeing" - places people firmly at the centre of its business strategy, confirming the Group's desire to take on tangible, ambitious commitments to its stakeholders.

With its extensive experience in the property sector, long-running partnerships with its clients and strong ties with Europe, Covivio helps to shape the cities of the future through the development of new living spaces that are inclusive, sustainable and safe.

In Milan, where 91 per cent of the office space in the Group's Italian portfolio is concentrated, Covivio is one of the leading players in urban transformation, with a property development pipeline worth around €1 billion: some of its current projects - aside from the regeneration of the Porta Romana Rail Yard and two business districts: Symbiosis and The Sign - include redevelopment works for properties already in its portfolio to bring them up to the latest standards in terms of flexibility and efficiency.

Prada Holding S.p.A.

Prada Holding S.p.A., established in Luxembourg in 1997 and moved to Milan in 2014, is a company that manages industrial and property holdings.

Specifically, it holds around 80 per cent of Prada S.p.A., listed on the Hong Kong Stock Exchange (HKSE code: 1913), which controls the multinational Prada Group, which owns some of the most prestigious brands in the luxury sector, namely Prada, Miu Miu, Church's, Car Shoe and Marchesi 1824.

Its property interests mainly lie in the high-standing retail sector.

Prada Holding is controlled by husband and wife Patrizio Bertelli and Miuccia Prada, who have promoted the Fondazione Prada - active in Milan in contemporary art - which has achieved a prominent position on the international cultural scene.

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