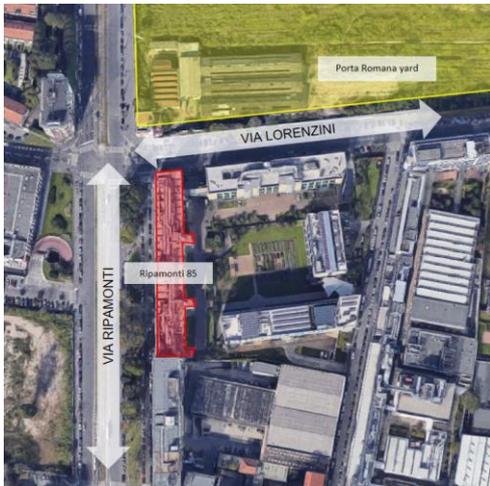


## COIMA SGR PURCHASES A PROPERTY ON VIA RIPAMONTI, MILAN

**Strategic area adjacent to Porta Romana railway yard  
Acquisition through COIMA Core Fund 1  
Strategic designated purpose of the property: office space**

Milan, November 30<sup>th</sup> 2018 - COIMA SGR, leader in the management of investment funds on behalf of institutional investors, has acquired from Camuzzi Spa a building located on via Ripamonti 85, Milan, **across from the decommissioned Porta Romana railway yard**, in proximity to Fondazione Prada and the Boehringer-Ingelheim group's Headquarters. The Railway Yard, following the Program Agreement recently entered into between the Municipality of Milan and the Ferrovie dello Stato Group, with its 217,000 sqm, will be the focus of an important regeneration project over the next several years.



The building, which was purchased through **COIMA Core Fund 1**, features a gross commercial surface area of 12,300 sqm – 7,900 sqm, approximately 50% of which is leased to DAIKIN (7 years + 6). The **investment strategy** envisages the renovation and lease of the vacant areas.

In concluding the transaction, COIMA SGR was assisted by the law firms Inzaghi Belvedere & Partners on urban planning and administrative matters, GVA Redilco on commercial matters, Grimaldi on legal matters, LED TAXAND on tax matters and REAAS on technical matters.

In the context of the projects entailing the **requalification of the Milanese railway yards**, in July 2018 COIMA SGR acquired the **Valtellina** area, from the Olimpia Investment Fund, managed by Savills IM SGR. This area is a strategic portion of the Farini Railway Area adjacent to Porta Nuova, which is part of the program of urban requalification of the seven railway yards launched by the Municipality of Milan and Ferrovie dello Stato Italiane SpA. The area, the acquisition of which was carried out through a new special-purpose fund, the COIMA Mistral Fund, includes a surface area of approximately 60,000 sqm adjacent to Via Valtellina. The only tenant of the area until December 2022 is the Public Domain Agency (*Agenzia del Demanio*), with spaces occupied by the Tax Police (*Guardia di Finanza*) and the Customs Agency (*Agenzia delle Dogane*).

In October 2018, COIMA SGR and FS Sistemi Urbani (FS Italiane Group) organized the **“Farini Competition”**, an international competition for the selection of a Masterplan for the regeneration of the decommissioned railway yards of Farini and San Cristoforo.

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*COIMA SGR, authorized by Banca d'Italia in 2007, is an independent company and leader in the management of real estate investment funds on behalf of Italian and international institutional investors. Today COIMA SGR manages 22 real estate investment funds, with over Euro 5 billion in investments already in place and fully operational, including management mandates, and counts over 150 properties in its portfolio, including 130 LEED certified buildings.*

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