

COIMARES

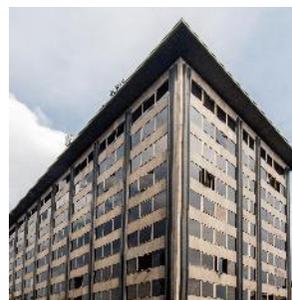


9M 2020 RESULTS

November 6th, 2020



REAL ESTATE SIIQ



Key Highlights
Manfredi Catella, CEO

Financial Results
Fulvio Di Gilio, CFO

Portfolio & Asset Management
Matteo Ravà, Head of Asset Management

Market Outlook
Gabriele Bonfiglioli, Head of Investments

Closing Remarks
Manfredi Catella, CEO

Appendix



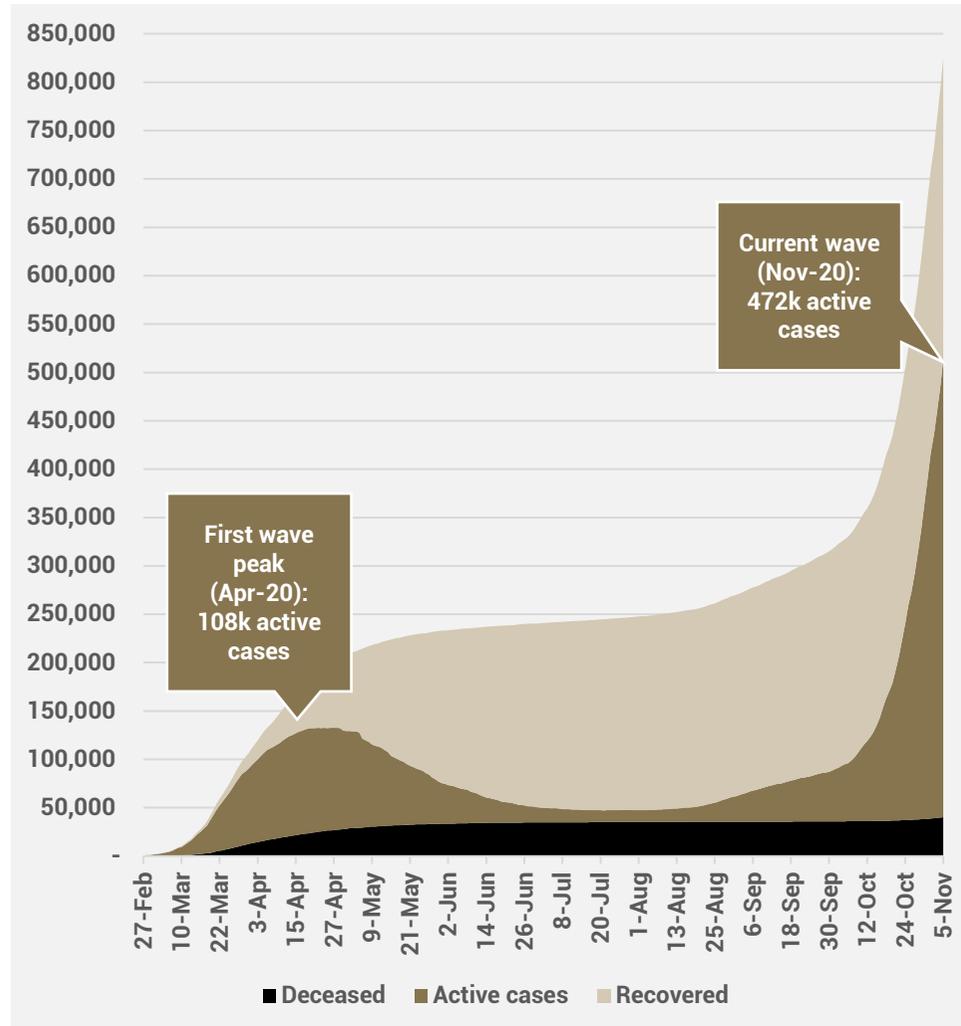
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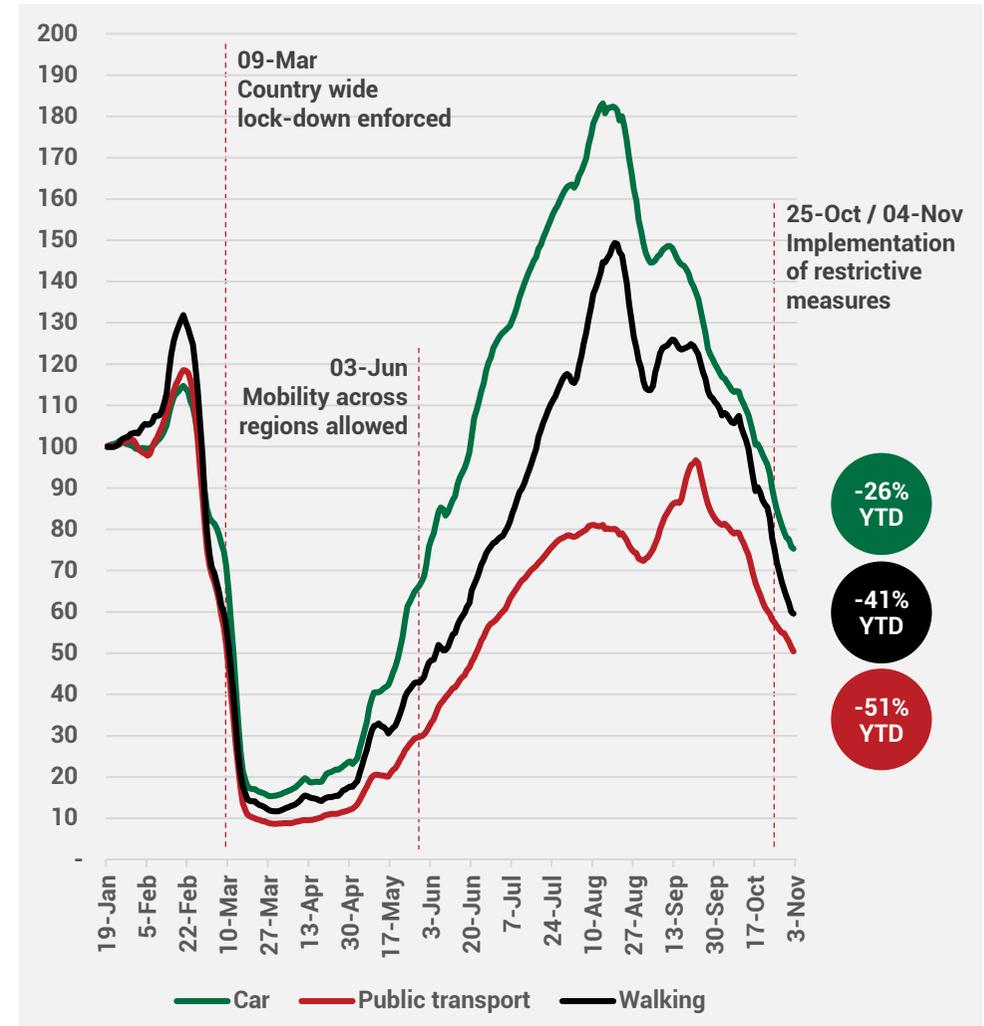
ITALY - COVID-19 UPDATE

Number of infection increasing, restrictive measures put in place by Government from 25-Oct / 04-Nov onwards

NUMBER OF COVID CASES IN ITALY



MOBILITY IN ITALY IN 2020 YTD



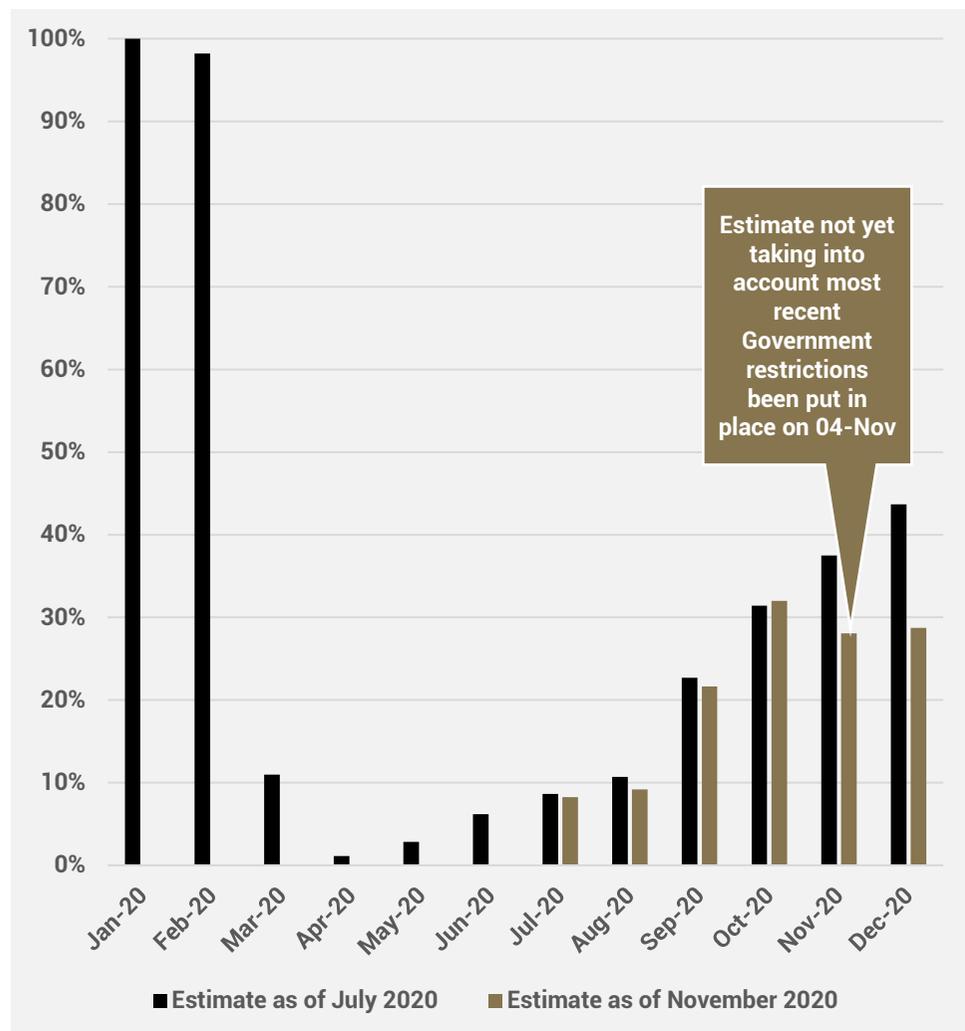
Source: Protezione Civile, Il Sole 24 Ore, COIMA Elaboration on Apple data



COIMA RES - PHYSICAL OCCUPANCY OF OFFICES

Physical occupancy of COIMA RES' office buildings at approx. 30%, but outlook highly dependent on COVID-19 evolution

OFFICE ASSETS PHYSICAL OCCUPANCY IN 2020



DETAILS OF DATA ANALYSIS

- Estimate based on feedback from largest 10 office tenants
 - Vodafone
 - Microsoft
 - BNP Paribas
 - IBM
 - Sisal
 - PwC
 - Techint
 - Philips
 - Bernoni Grand Thornton
 - Signify

- Estimate based on:
 - Physical occupancy of top 10 tenants vs pre-COVID levels
 - Aggregate result weighted by pro-quota rent associated to tenant



COIMA RES - 9M 2020 PERFORMANCE SUMMARY

A consistent portfolio & operational performance leading to solid financial results

■ PORTFOLIO & OPERATIONAL PERFORMANCE

- **Corso Como Place development project close to completion**
 - Advancement rate at 97% as of 30-Sep-2020
 - No additional costs incurred vs budget
 - Completion due in Q4 2020
 - Delivery to tenants in Q1 2021
- **Renewed lease with QBE at Gioiaotto**
 - Approx. 900 sqm (office use)
 - Approx. 44% premium vs in place rent
 - Blended 36% reversion achieved at Gioiaotto in 2018-2020
- **Closed disposal of 10 of 11 bank branches**
 - Disposal of 11 bank branches announced in November 2019
 - Already closed disposal of 10 of 11 bank branches
 - 11th bank branch disposal due to close in January 2021
 - Disposed 48% of initial bank branches portfolio

■ FINANCIAL RESULTS

- **Gross rent grew by 23% in 9M 2020**
 - Like for like rental growth at 2.1%
- **Collected 98.8% of 9M 2020 rent due (99.6% same date in 2019)¹**
 - Collection for FY 2020 at 97.4% (94.8% same date in 2019)¹
- **EPRA Earnings grew by 28% in 9M 2020**
- **EPRA Earnings guidance for 2020 revised upwards by 8%**
 - New guidance at €0.43 (vs previous guidance at €0.40)
- **Interim dividend of €0.10 per share approved**
 - Level in line with 2019 and 2018
- **Sustainable capital structure**
 - Net LTV at 37.9% on a consolidated basis (35.6% pro-quota)
 - €50.9m of cash on balance sheet (consolidated)
 - Agreed €10.0m RCF with Banco BPM
 - Discussing extension of maturity for €22.6m debt due Dec-20

Note:

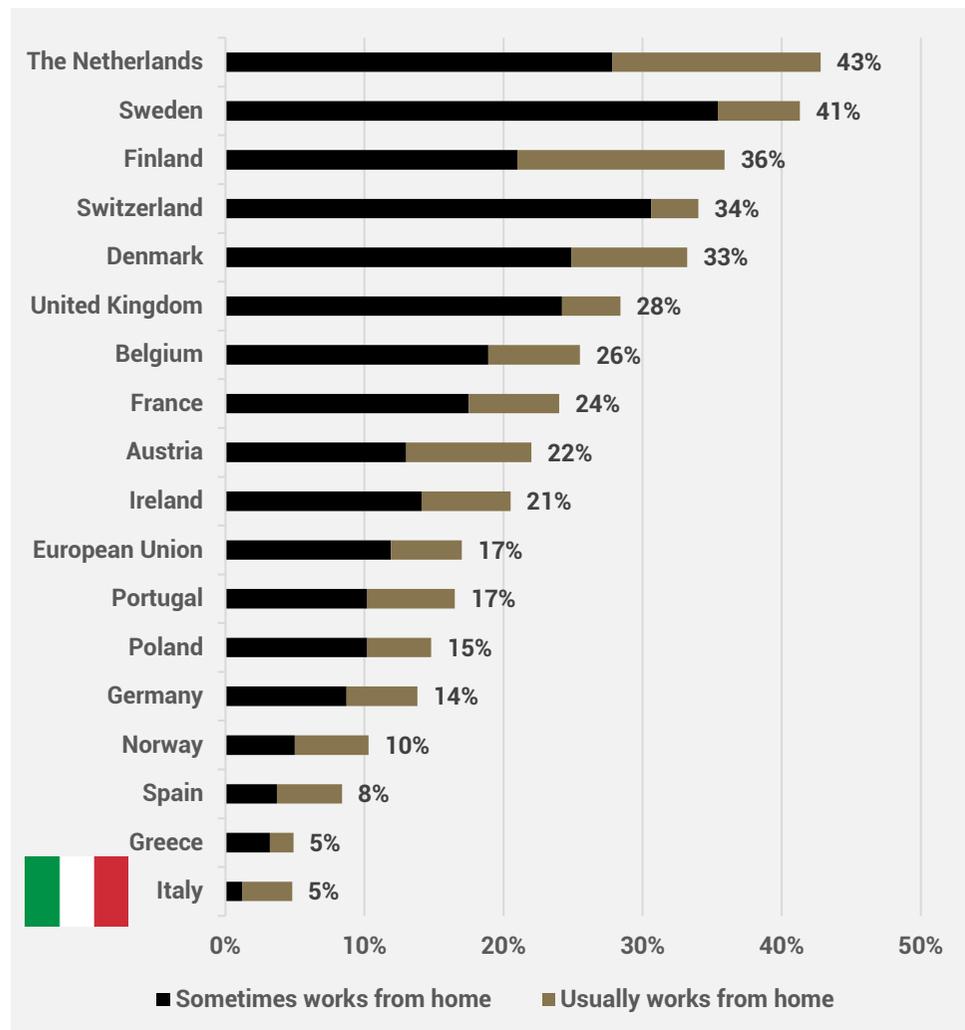
1) Data as of November 5th, 2020



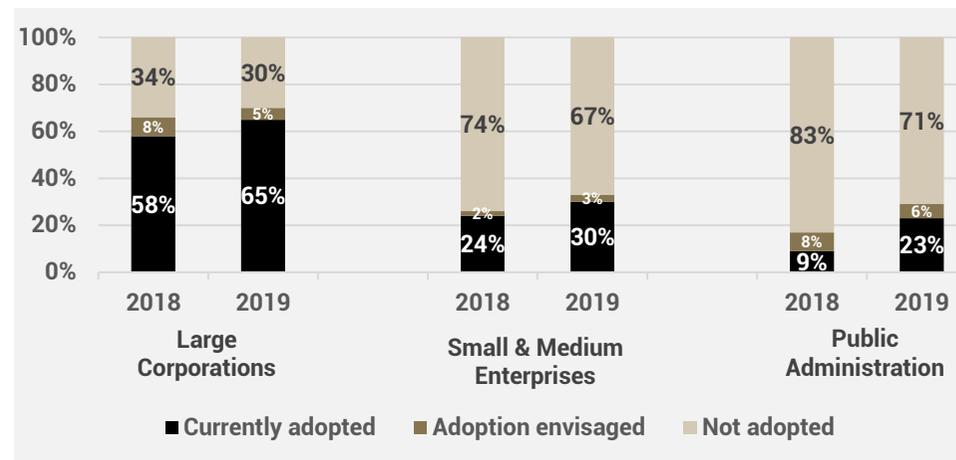
REMOTE WORKING - ADOPTION IN ITALY

Unclear real penetration of remote working in Italy / Milan, but growth in remote working to accelerate

WORK FROM HOME ADOPTION IN EUROPE (2019)



ADOPTION OF SMART WORKING IN ITALY (2018-2019)



OTHER FACTORS

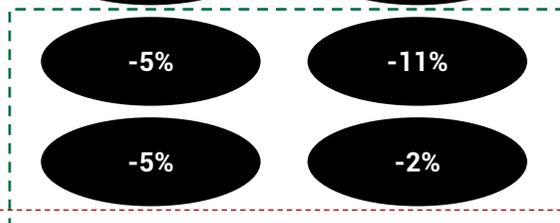
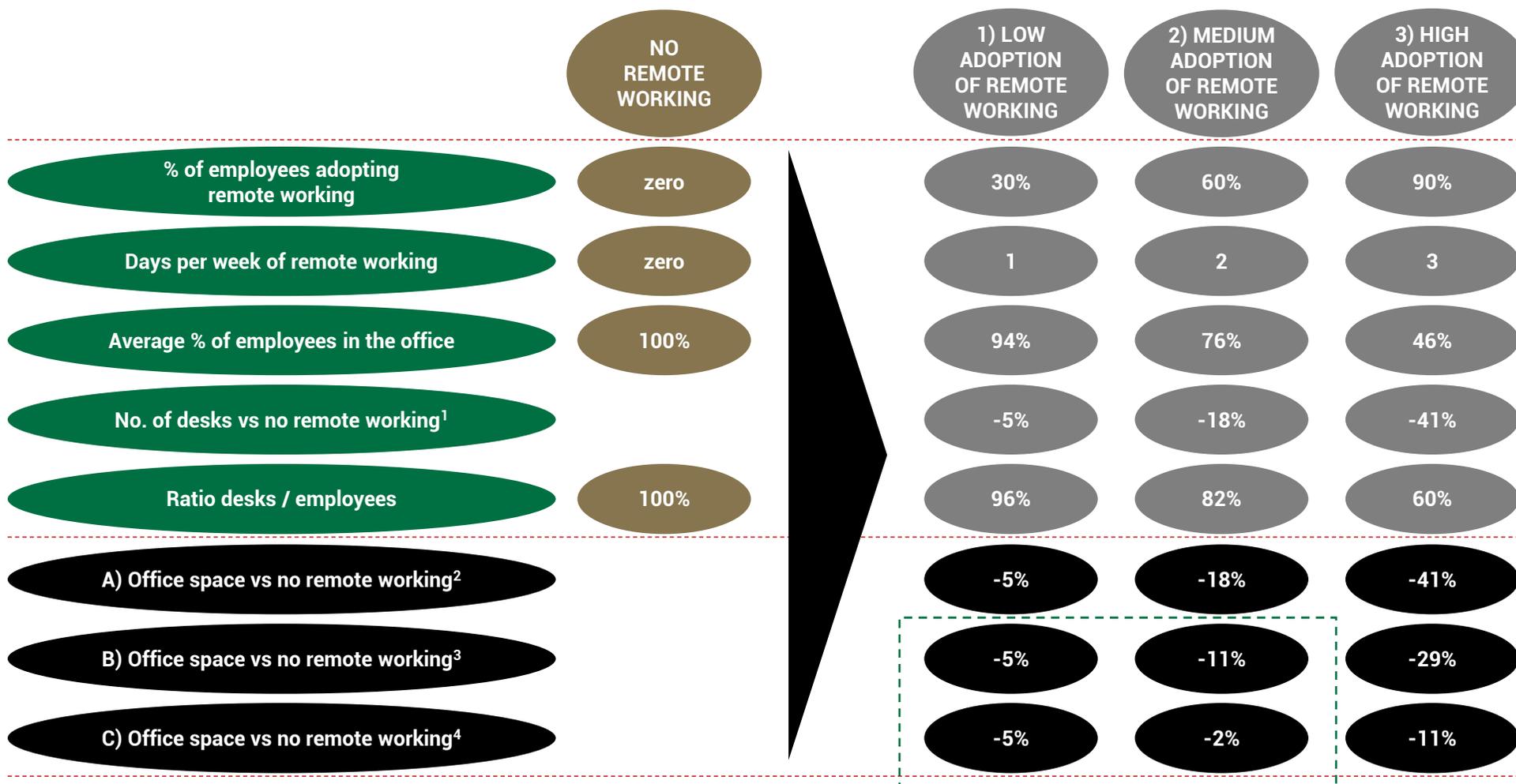
- Lower commuting times
 - 28' in Italy vs 40' Europe
- Lower cost of housing
 - Residential fairly valued in Milan vs other European cities
- Higher share of SMEs
 - Share of employment linked to SMEs: 78% Italy vs 67% EU

Sources: Eurostat, Osservatorio Smart Working (Politecnico di Milano), UBS



REMOTE WORKING - IMPACT ON OFFICE SPACE

Office space requirements to be 5-10% lower in case of low-mid adoption of remote working
Reduction in number of desks partially compensated by higher allocation of space to common areas



Most probable outcomes

Source: COIMA elaboration

Note:

- 1) Including 25% buffer in terms of number of desks
- 2) Assumes unchanged breakdown of office space between common areas and desks areas
- 3) Assumes 40-60% split between common areas and desk areas changes to 50-50% with remote working
- 4) Assumes 40-60% split between common areas and desk areas changes to 60-40% with remote working



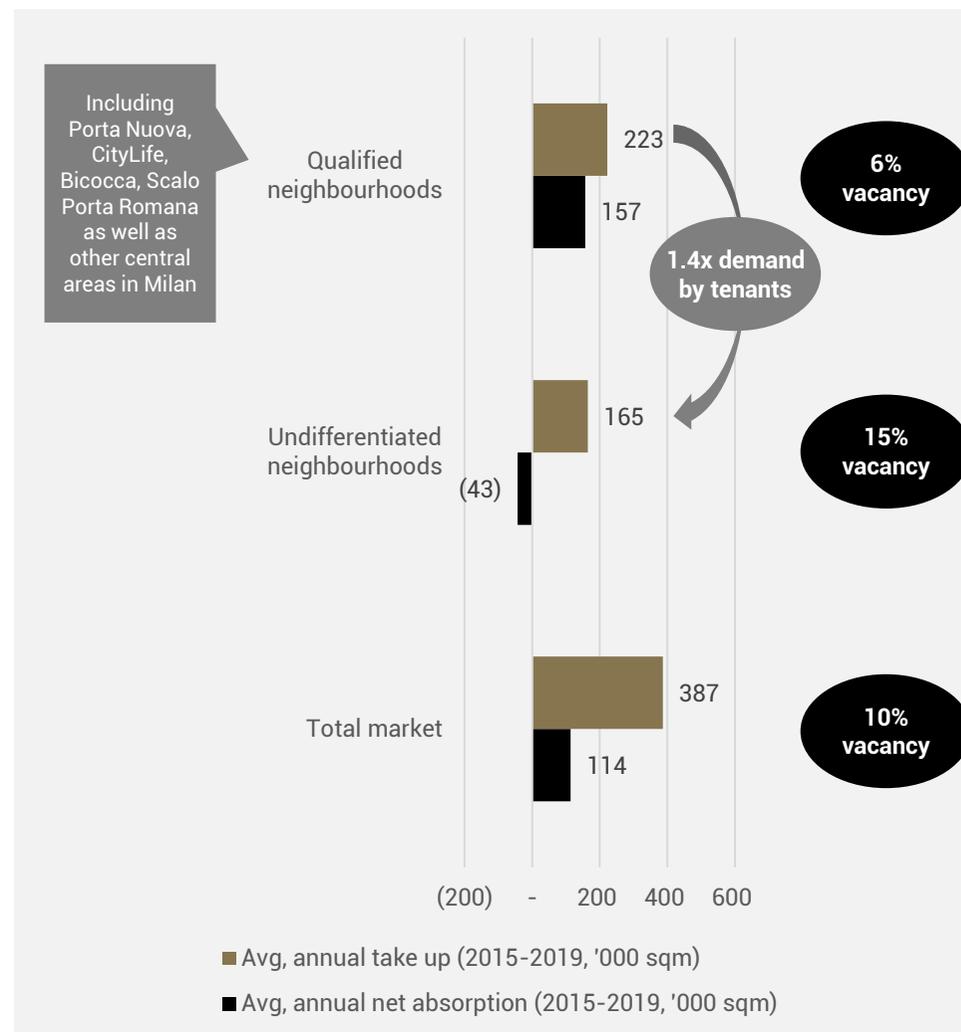
DIFFERENTIATING NEIGHBOURHOODS - OVERVIEW

Acceleration of polarisation favouring qualified neighbourhoods to compensate remote working impact on office space

NEIGHBOURHOODS CLASSIFICATION CRITERIA

CRITERIA	WEIGHT	QUALIFIED NEIGHBOURHOODS	UNDIFFERENTIATED NEIGHBOURHOODS
Accessibility via public transport (PTAL analysis)	50%	HIGH / MEDIUM	MEDIUM / LOW
Availability of services	25%	HIGH / MEDIUM	MEDIUM / LOW
Availability of wellness options	5%	HIGH / MEDIUM	MEDIUM / LOW
Proximity to public parks	10%	HIGH / MEDIUM	MEDIUM / LOW
Diversification in end uses	10%	HIGH / MEDIUM	MEDIUM / LOW
Total Score	-	HIGH / MEDIUM	MEDIUM / LOW

MILAN OFFICE SUBMARKETS



Source: COIMA elaboration on CBRE & MIC data and analysis

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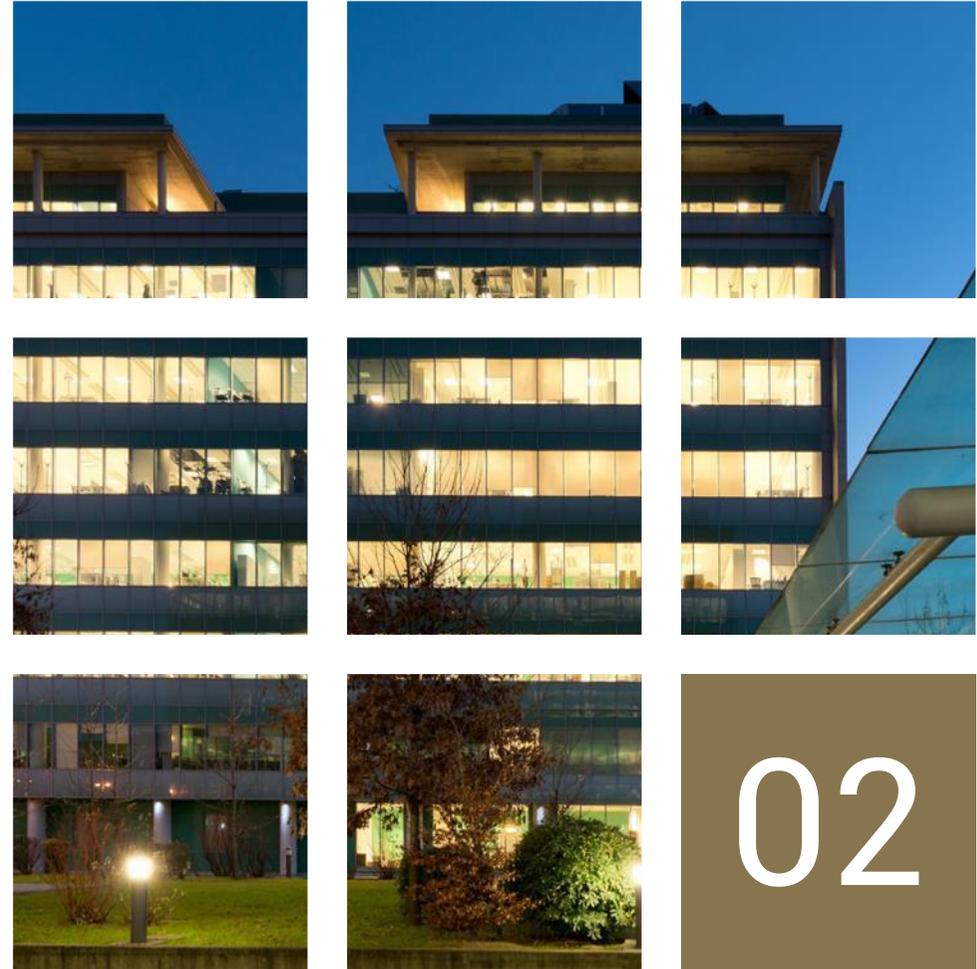
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9M 2020 - FINANCIAL HIGHLIGHTS

Increasing EPRA Earnings per share 2020 guidance by 8% to €0.43 (from €0.40)

BALANCE SHEET	SEP-20	DEC-19	Δ%	Δ
Investment Properties	€761.3m	€767.7m	(0.8)%	€(6.4)m
EPRA Net Tangible Assets	€444.2m	€443.7m	0.1%	€0.5m
EPRA Net Tangible Assets per share	€12.30	€12.29	0.1%	€0.01
Net LTV (consolidated)	37.9%	38.8%	n.m.	(0.9) p.p.

INCOME STATEMENT	9M 2020	9M 2019	Δ%	Δ
Gross Rents	€33.2m	€26.9m	23.4%	€6.3m
NOI Margin	90.9%	89.5%	n.m.	140 bps
EBITDA	€23.2m	€16.9m	37.4%	€6.3m
Net Profit	€7.7m	€16.2m	(52.8)%	€(8.5)m
EPRA Earnings per share	€0.36	€0.28	28.4%	€0.08
Recurring FFO per share	€0.49	€0.34	44.9%	€0.15
EPRA Cost Ratio (incl. direct vacancy costs)	31.1%	37.9%	n.m.	(6.8) p.p.
EPRA Cost Ratio (excl. direct vacancy costs)	29.1%	37.4%	n.m.	(8.3) p.p.
All in cost of debt (blended)	2.00%	2.00%	n.m.	n.m.
ICR	3.9x	3.3x	n.m.	0.6x

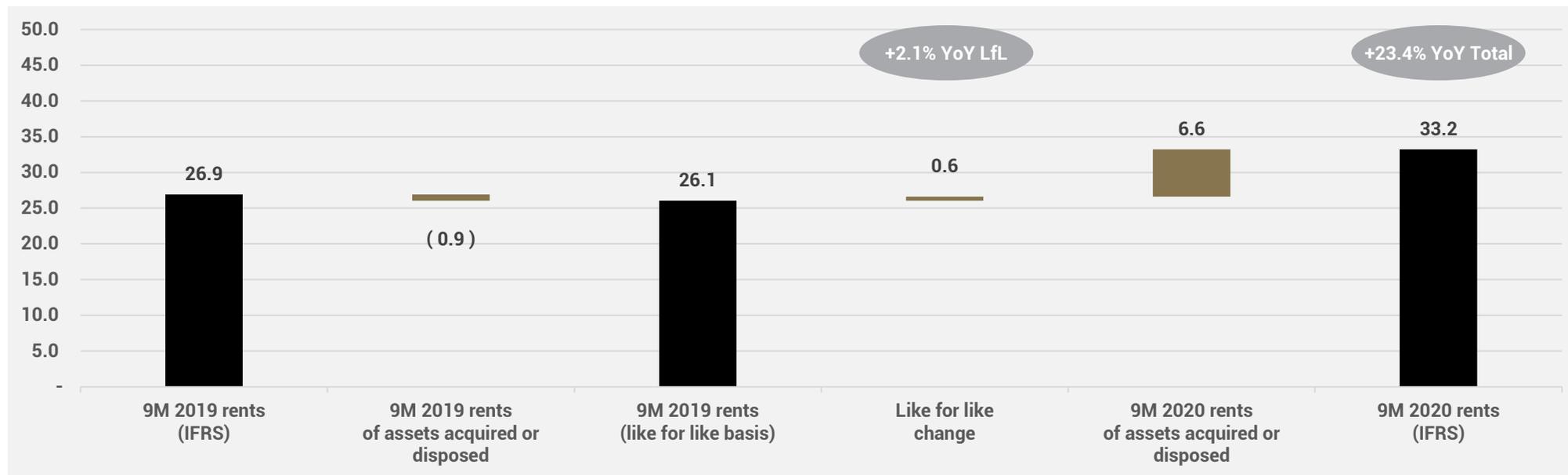




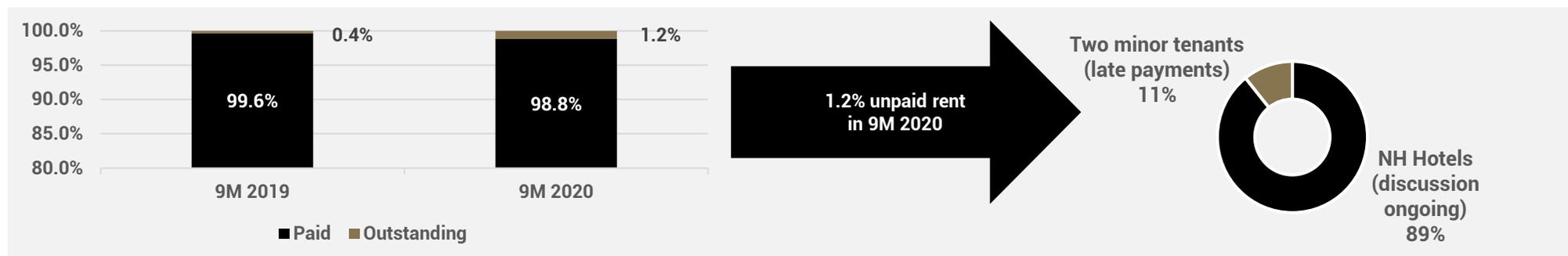
RENTS - GROWTH AND PAYMENTS

Like for like rental growth of +2.1% in 9M 2020 (vs 9M 2019), rents outstanding for 9M 2020 at 1.2% of total rent due

■ GROSS RENTS (€m, IFRS consolidation perimeter)



■ UPDATE ON 9M 2020 RENTS COLLECTED VS DUE (November 5th, 2020, IFRS consolidation perimeter)

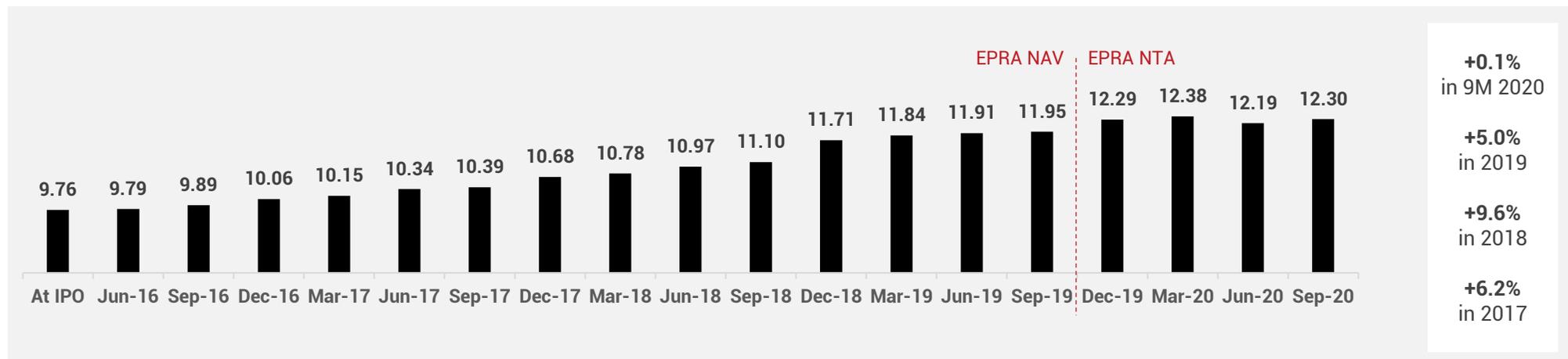




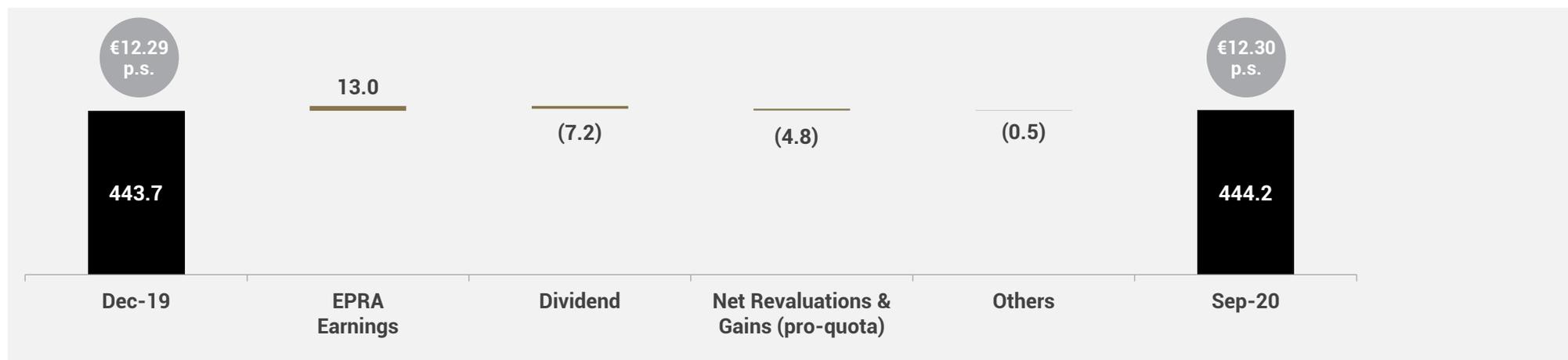
EPRA NAV - EVOLUTION

EPRA Net Tangible Assets per share increased by 0.1% in 9M 2020

■ EPRA NET TANGIBLE ASSETS PER SHARE EVOLUTION (€)



■ EPRA NET TANGIBLE ASSETS BRIDGE 9M 2020 (€m)

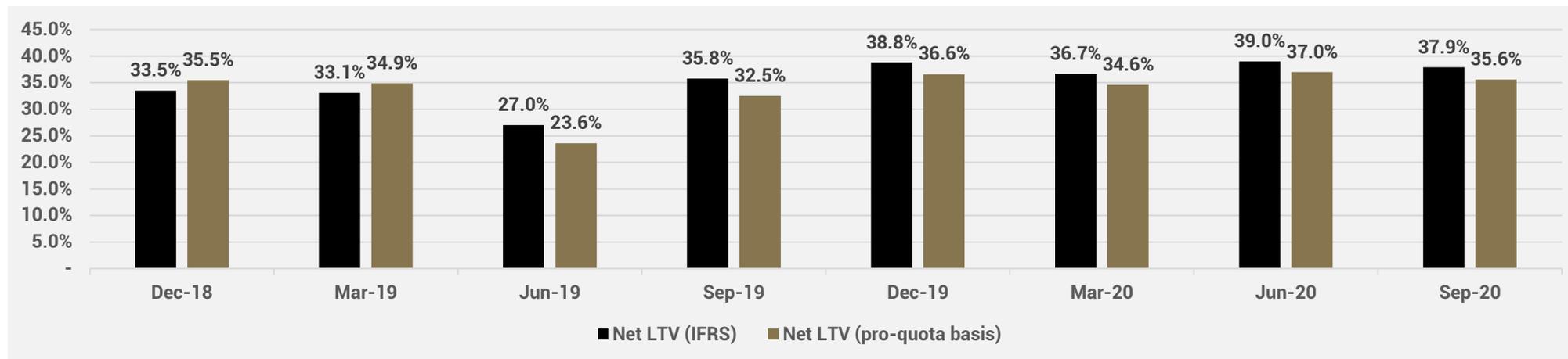




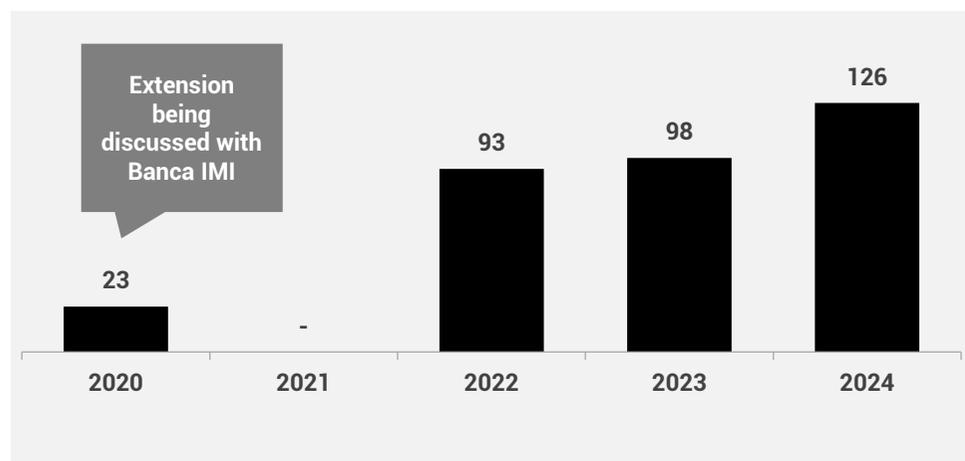
LTV AND DEBT STRUCTURE - EVOLUTION

Average maturity of 2.6 years, "all in" cost of ~ 2.0%, c. 87% hedged. Recently signed €10.0m RCF

NET LTV PROGRESSION (%)



GROSS DEBT MATURITY PROFILE¹ (€m, Sep-20)



Note:
1) Excluding €6.5m of debt related to the bank branches (due in 2023) which will be reimbursed in 2020 on the back of the disposal already announced

COVENANTS OVERVIEW¹ (Sep-20)

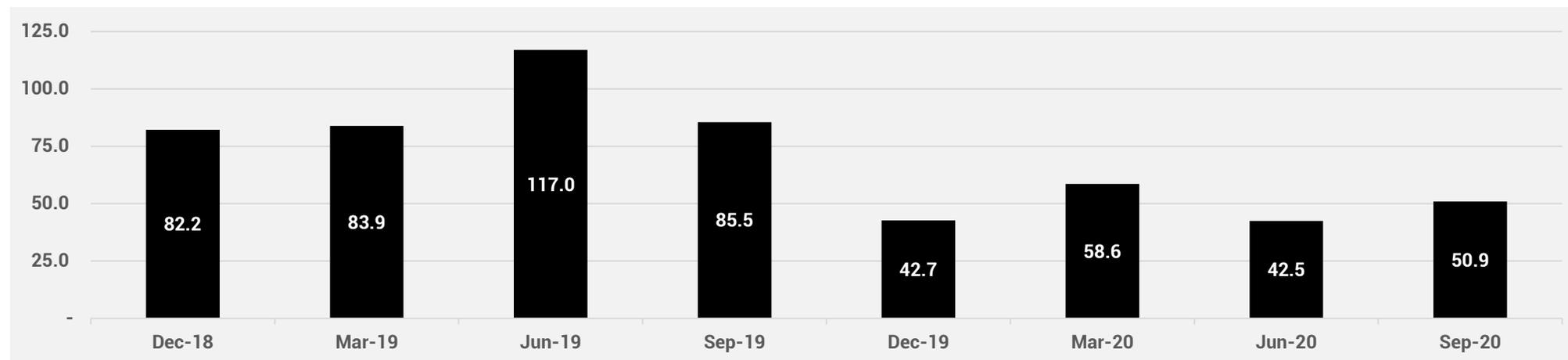
Debt secured by assets	Maturity	Gross Debt	Gross LTV	Covenant LTV
M. Rosa, Tocqueville, Branches	2023	€71m	38%	< 60%
Pavilion	2023	€27m	37%	< 65%
Vodafone	2024	€126m	61%	< 65%
Gioiaotto	2022	€48m	58%	< 65%
Philips	2022	€25m	40%	< 55%
Microsoft	2020	€23m	23%	< 60%
Deruta	2022	€20m	44%	< 55%



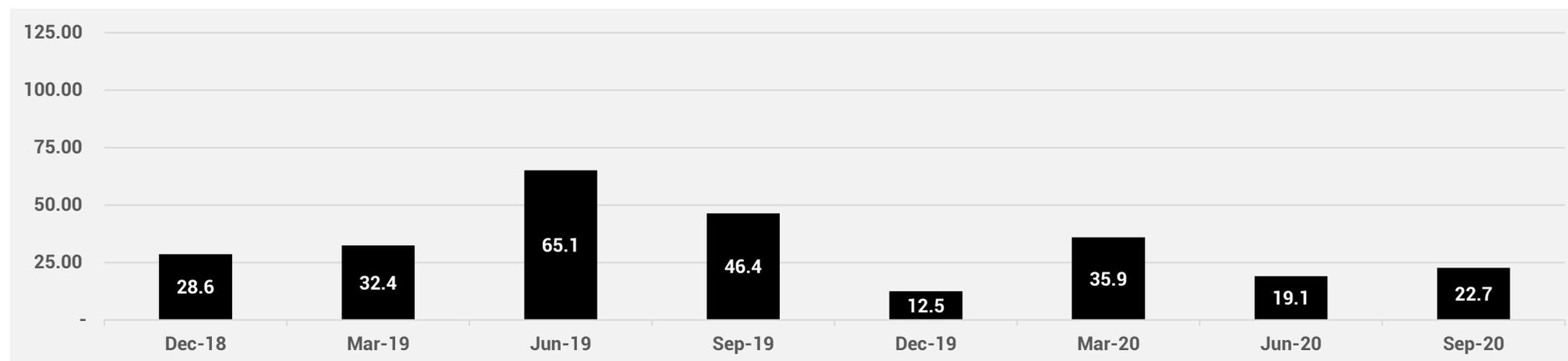
LIQUIDITY PROFILE - EVOLUTION

Ample on balance sheet liquidity position, both on a consolidated and holding level basis

■ CASH ON BALANCE SHEET, CONSOLIDATED (€m)



■ CASH ON BALANCE SHEET, HOLDING LEVEL (€m)

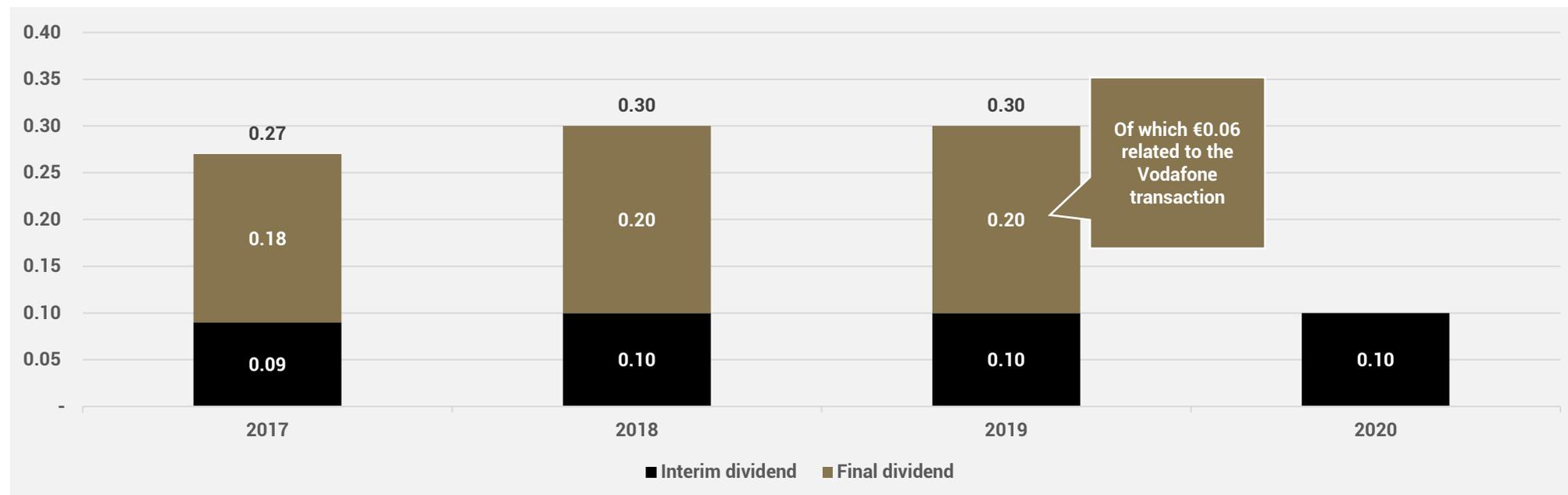




DIVIDEND - OVERVIEW

Interim dividend of €0.10 per share for 2020 in line with interim dividend paid in 2019 and 2018

■ DIVIDEND PER SHARE EVOLUTION (€)



■ DIVIDEND RELATED TO VODAFONE TRANSACTION

- Vodafone transaction (2019) triggered a capital gain of €8.7m (i.e. €0.24 per share)
 - 50% of capital gain, i.e. c. €0.12 per share, to be distributed as extraordinary dividend within 2 years (in line with Italian REIT regime requirements)
- Approx. 50% (€0.06 per share) of total extraordinary dividend paid in June 2020
 - Reminder approx. 50% (c. €0.06 per share) payable in 2021

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Manfredi Catella, CEO

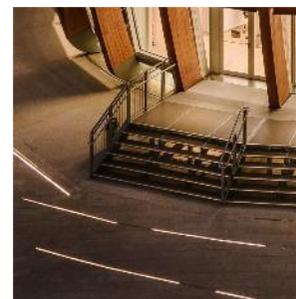
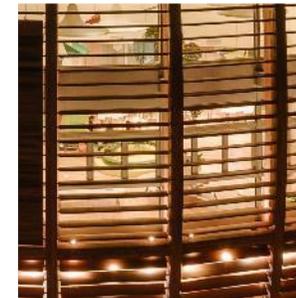
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PORTFOLIO - BREAKDOWN

A high quality portfolio focused on Milan offices with a high sustainability profile

€692 MILLION
PORTFOLIO
 (ON A PRO-QUOTA BASIS)

85% OFFICES

90% MILAN

50% PORTA NUOVA

65% LEED CERTIFIED

4.7 YEARS WALT

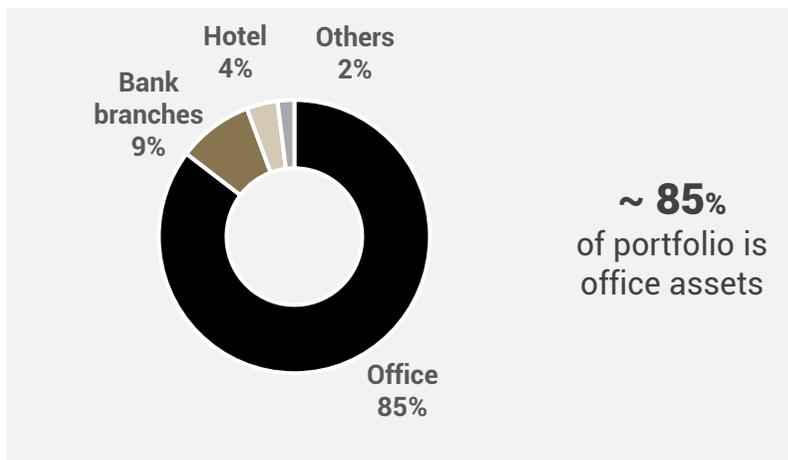
5.1% EPRA NET INITIAL YIELD

5.3% EPRA TOPPED-UP NET INITIAL YIELD

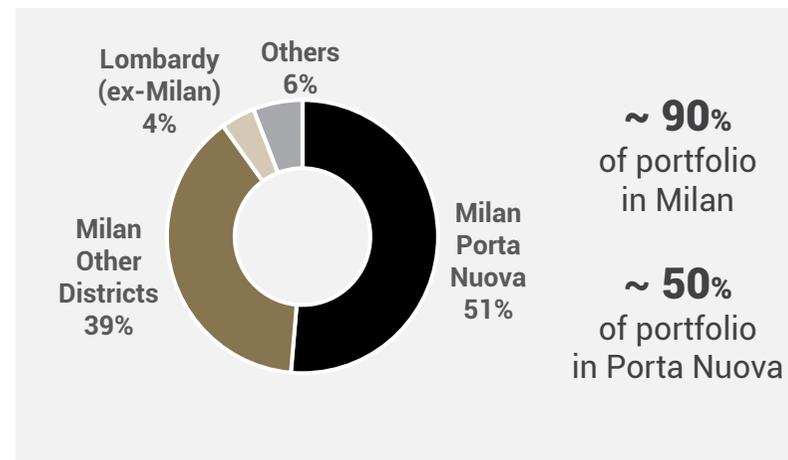
2.1% EPRA VACANCY RATE

OFFICE PORTFOLIO ON AVERAGE LESS THAN 500 METERS FROM METRO / TRAIN STATIONS

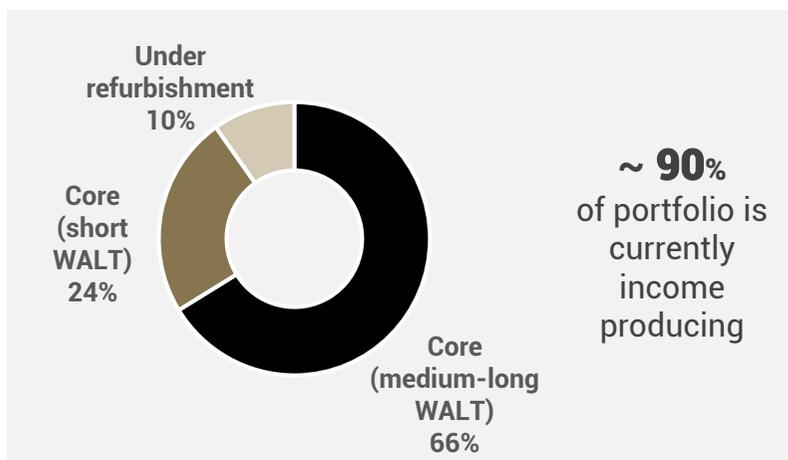
BREAKDOWN BY END USE



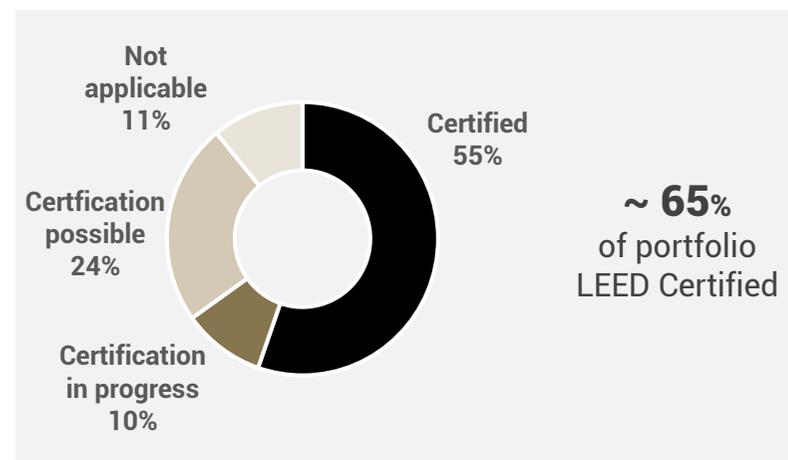
BREAKDOWN BY LOCATION



BREAKDOWN BY PROFILE



BREAKDOWN BY CERTIFICATION



Note:

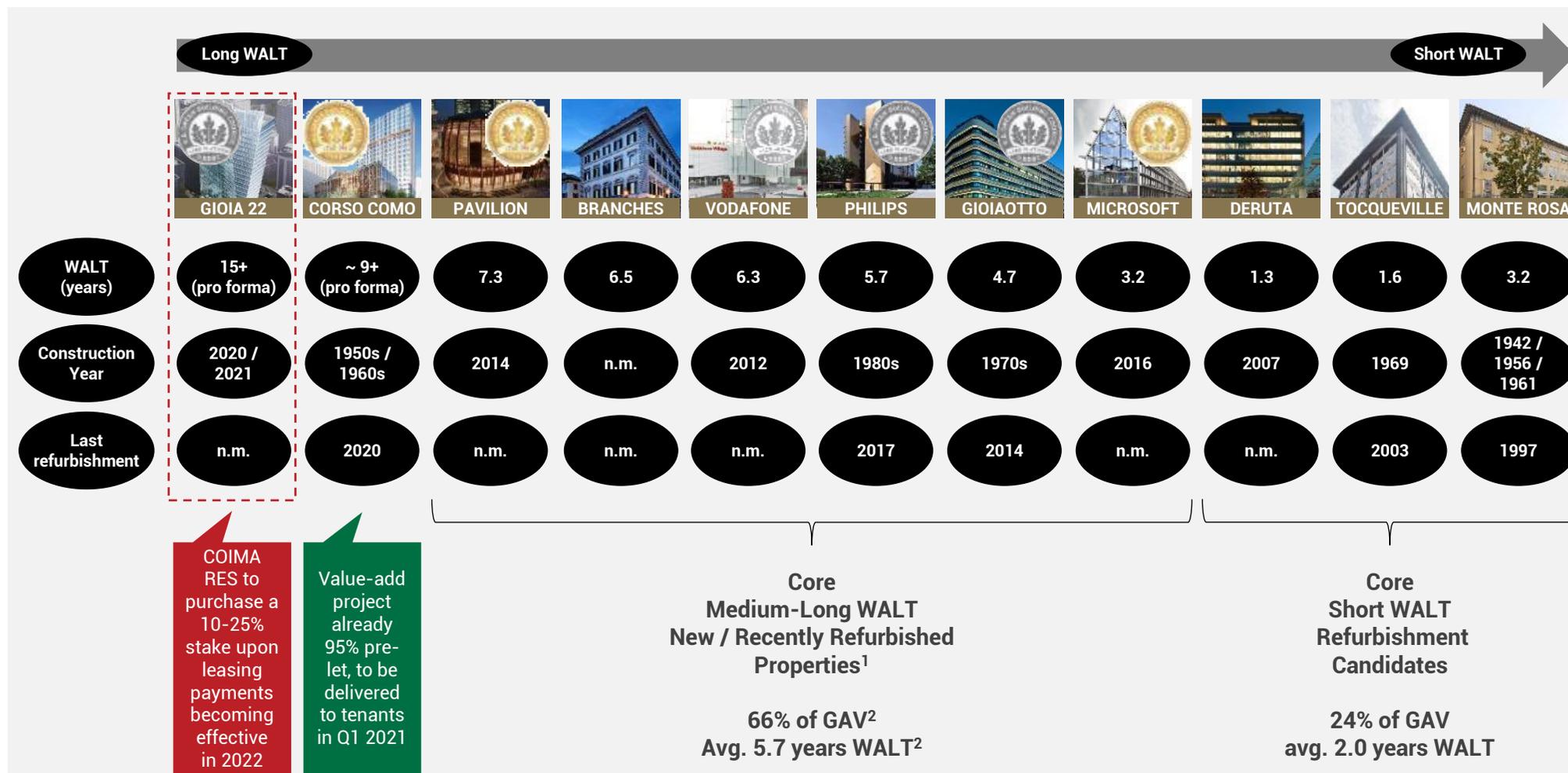
- 1) Breakdown of Gross Asset Value on a pro-quota basis
- 2) Asset for which a certification is not applicable are to bank branches portfolio and telecom assets
- 3) Pavilion considered as office asset



PORTFOLIO - ASSET BY ASSET OVERVIEW

Mostly Core profile, development portion already pre-let, next development sites to be activated in 2021-2022

OVERVIEW



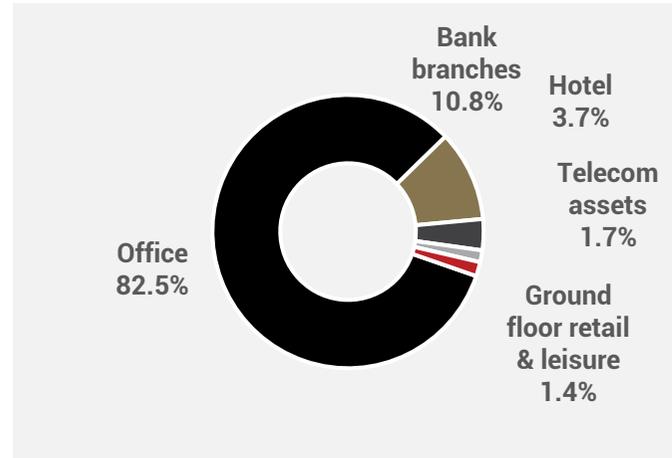
Note:

- 1) Not considering bank branches
- 2) Including also the Telecom Portfolio

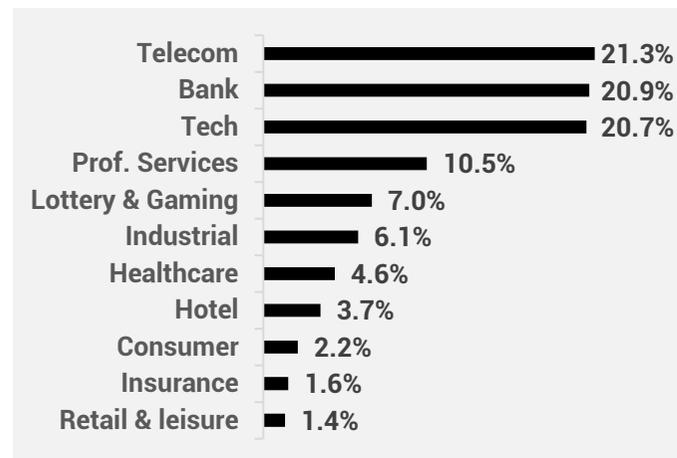
TENANT BASE - OVERVIEW

A predominantly office tenant portfolio with a limited component of hotel and retail tenants

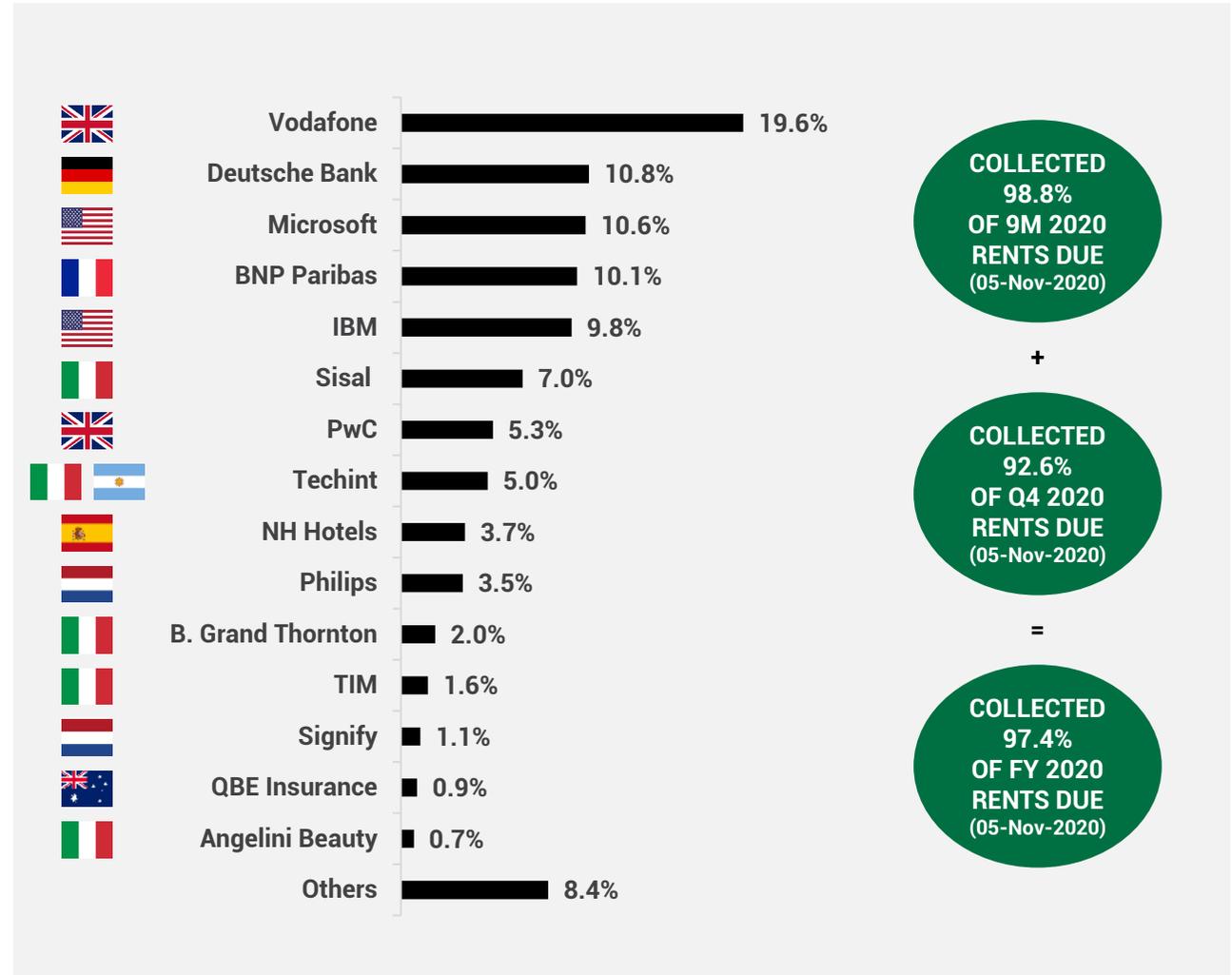
RENTS BY PROPERTY END USE



RENTS BY UNDERLYING SECTOR



RENTS BY TENANTS



COLLECTED
98.8%
OF 9M 2020
RENTS DUE
(05-Nov-2020)

+

COLLECTED
92.6%
OF Q4 2020
RENTS DUE
(05-Nov-2020)

=

COLLECTED
97.4%
OF FY 2020
RENTS DUE
(05-Nov-2020)

Note: Data above are based on current passing rent (on a pro-quota basis)



GIOIAOTTO - LEASING

Continued positive rental reversion at Gioiaotto with QBE renewing lease agreement at 44% premium

RENEWED LEASE WITH QBE

- In Q3 2020, QBE extended current lease agreement in place
 - Extension for a 6 years period
 - Same surface let previously (c. 900 sqm)
 - Lease renewed at rental level in line with Porta Nuova prime rent

- Since 2018, four lease agreements have been signed at Gioiaotto
 - Three new tenants and one existing tenants
 - Total of 3,100 sqm
 - New leases worth in aggregate Euro 1.6 million
 - New leases signed at a blended premium of 36%



OVERVIEW OF LEASING ACTIVITY AT GIOIAOTTO

Year	New tenant	Previous Tenant	€/sqm premium vs rent in place
2018	Angelini Beauty	Axelero	+14%
2018	RGA	Gibson	+28%
2019	Alexion Pharma	Axelero	+36%
2020	QBE	QBE	+44%
Total	€1.6m total rent	€1.2m total rent	+36% (€490/sqm vs €390/sqm)



CORSO COMO PLACE - UPDATE

Corso Como Place project on track for completion in Q4 2020, project in line with budget, delivery to tenants in Q1 2021

PROJECT UPDATE

- Overall project on track for completion in Q4 2020
 - Overall project in within €169m budget
 - No additional extra costs due to COVID-19
 - Delivery to Accenture / Bending Spoons in Q1 2021
- Building site advancement rate at 97% at 30-Sep-20
 - Up 7 p.p. from 85% at 30-Jun-20
- Construction timeline
 - Building site halted: 2 months (13-Mar / 03-May)
 - Building site adaptation: 2 weeks (04-May / 18-May)
 - Restart of construction works: from 21-May onwards
 - Delay of c. 150 days (+20% of construction time)
- De-densification of the construction site
 - Added one extra shift (from 1 to 2 shifts)
 - Reduced no. of workers per shift from 250 to 140





MONTE ROSA - PRELIMINARY PROJECT

Aiming for a modern and sustainable property by demolishing the portion currently let to PwC and building a new tower

■ POST CAPEX PRELIMINARY OVERVIEW



■ DEVELOPMENT GUIDELINES

- Create a prime office building in the CityLife / Lotto district
 - Demolition of buildings F, G and M
 - Creation of new modern tower building
 - Include surfaces from demolished buildings + volumetric bonuses

- High flexibility sought
 - Ability to host several solution in terms of tenancy mix
 - Ability to accommodate new approaches to work (and workplace)

- Energy consumption optimisation
 - Highly efficient systems and high performance materials
 - Saving water through the recovery of rainwater

- Other sustainable design concepts
 - Reduce concrete and steel utilisation, precast technology
 - Design for Manufacture and Assembly (DfMA) approach
 - Incorporating nature in the building itself

- LEED & Wiredscore certification expected



TOCUQEVILLE - PRELIMINARY PROJECT

Aiming to reposition the Tocqueville property to complement the adjacent Corso Como Place project

■ POST CAPEX PRELIMINARY OVERVIEW



■ DEVELOPMENT GUIDELINES

- Create a prime office building in Porta Nuova district
 - Capitalise on the refurbishment of Corso Como Place
 - Full refurbishment of existing Tocqueville building
 - Creation of a super elevation box
 - Gain surfaces through volumetric bonuses

- Deep refurbishment of existing building
 - Upgrade of mechanical, electrical, plumbing systems (MEP)
 - Upgrade of façade
 - Meaningful improvement in energy consumption expected

- Super elevation scheme: innovation aspects
 - Super elevation with pre-fabricated assembled systems
 - Use of steel & wood (no concrete) for super elevation
 - Design for Manufacture and Assembly (DfMA) approach

- LEED & Wiredscore certification expected

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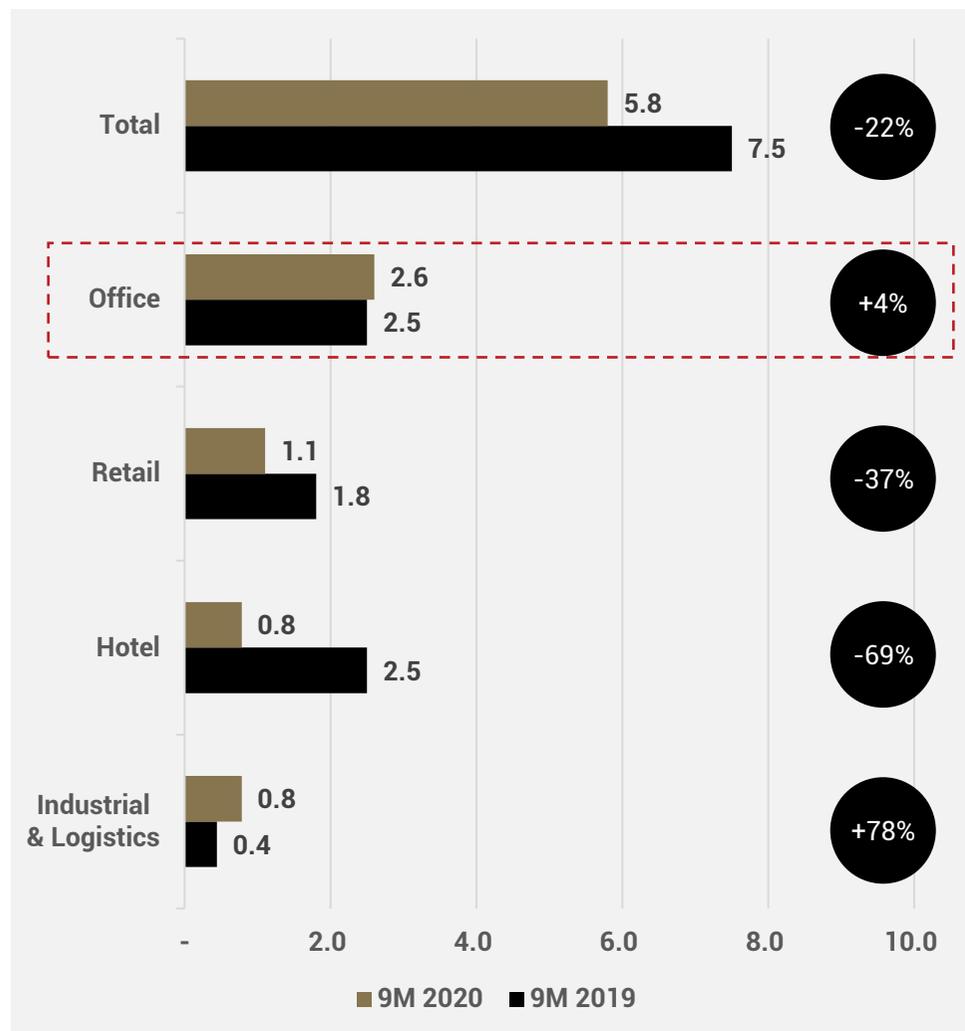
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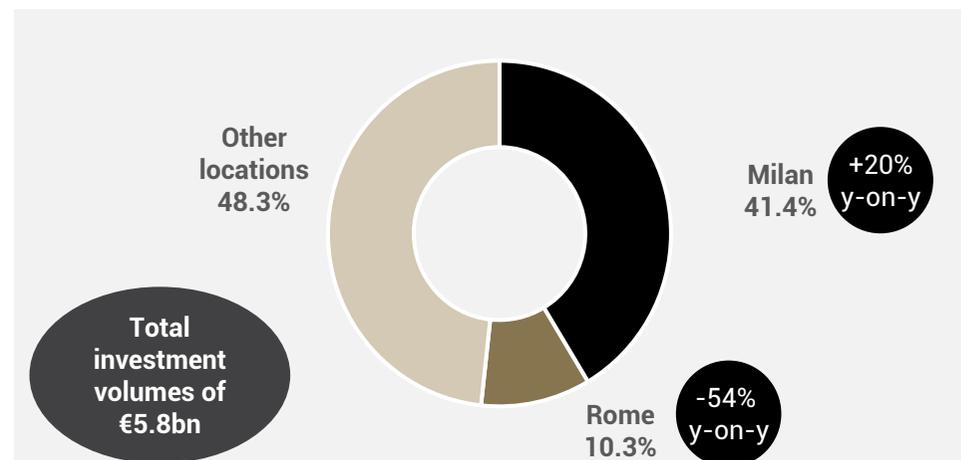
ITALY - INVESTMENT MARKET IN 9M 2020

Investment volumes in 9M 2020 c. 22% lower vs 9M 2019, but strong volumes in offices and industrial & logistics

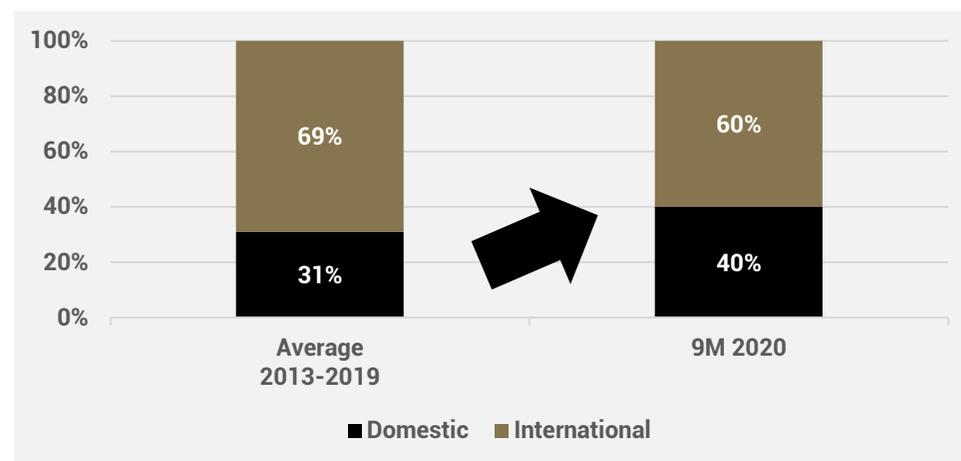
INVESTMENT VOLUMES INTO ITALY BY ASSET CLASS (€bn)



INVESTMENT VOLUMES INTO ITALY BY LOCATION (%)



INVESTOR ORIGIN (%)



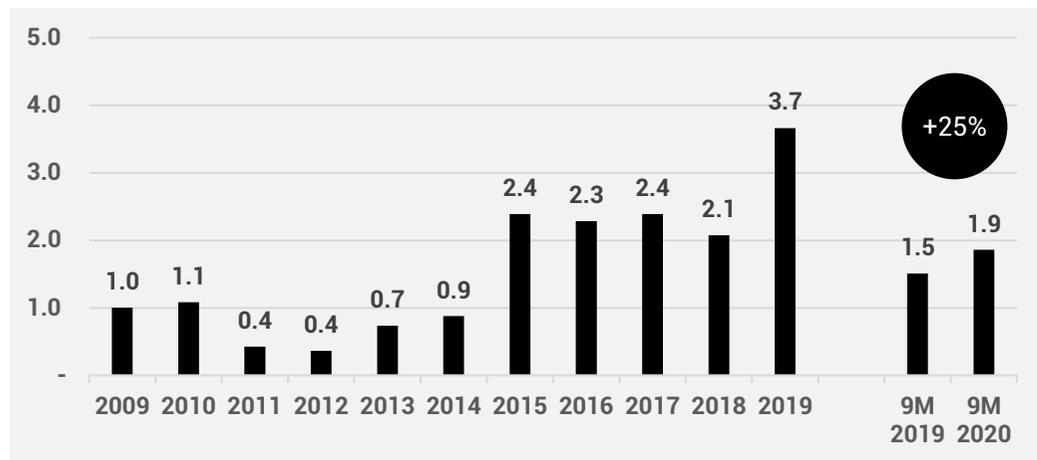
Source: CBRE



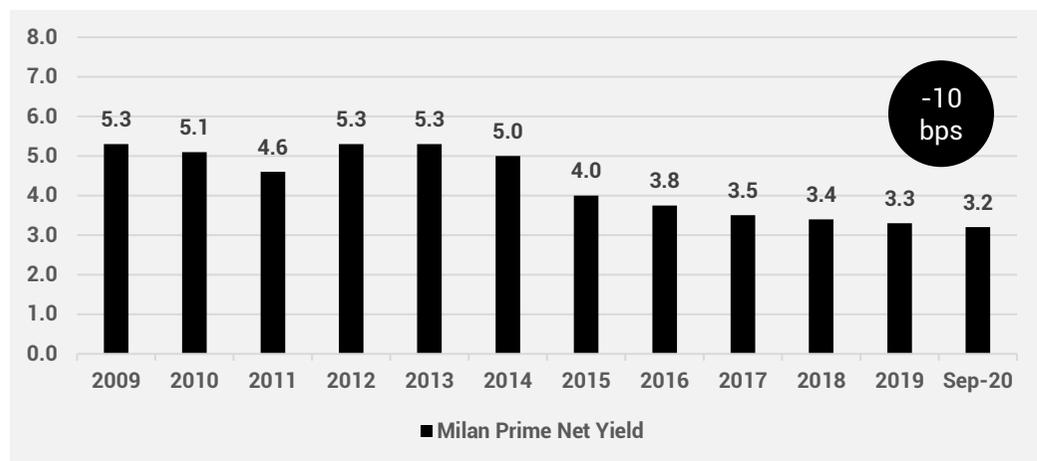
MILAN OFFICES - INVESTMENT ENVIRONMENT

Investment volumes in 9M 2020 only marginally affected by the COVID-19 emergency, further 10 bps yield tightening

INVESTMENT VOLUMES (€bn)



PRIME YIELD EVOLUTION (%)



KEY TRANSACTIONS



Via Orefici / Cantù
Refurbishment fully let
Closed (c. 3.3% NY)



Via Armorari
Sale & Lease-back
Closed (c. 3.1% NY)



Via Cernaia
Core asset
Ongoing disposal
Expected <3% NY



Piazza Cordusio
Refurbishment fully let
Ongoing disposal (exclusivity)
Expected <3% NY

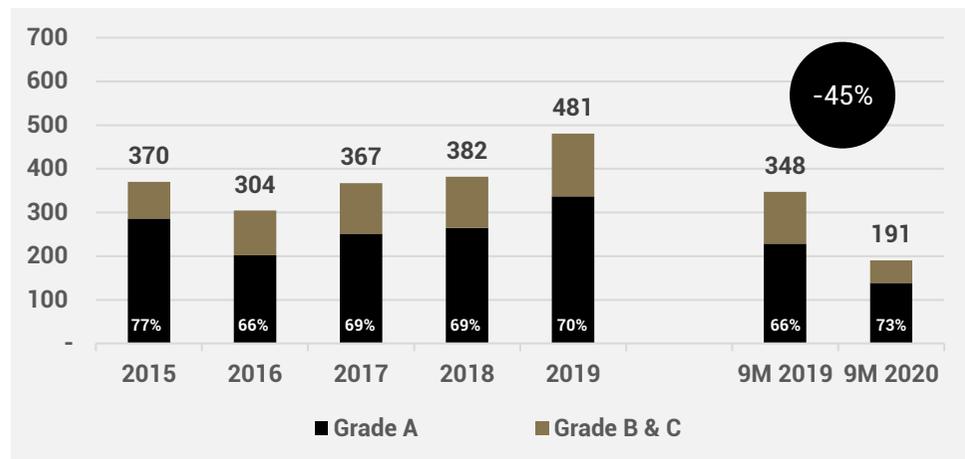
Source: CBRE, COIMA



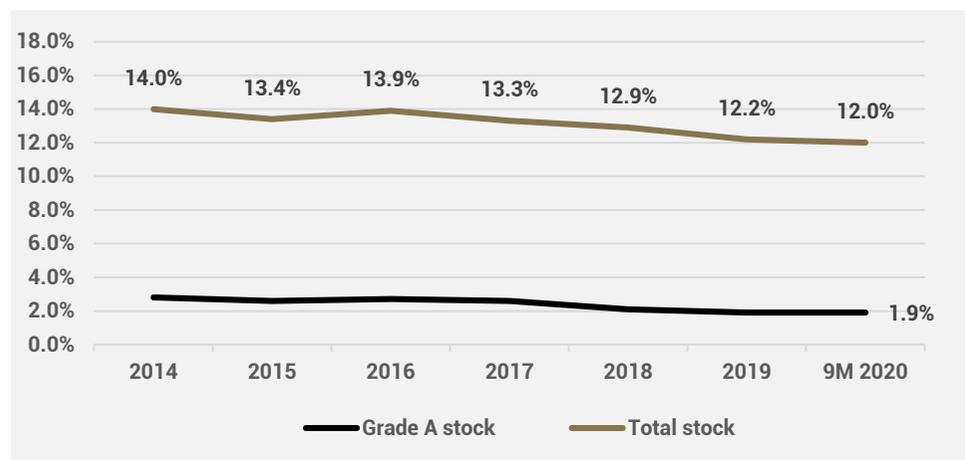
MILAN OFFICES - LEASING ENVIRONMENT

Slower take-up level in 9M 2020 (-45% vs 9M 2019), stable prime rent at €600/sqm

TAKE UP BY GRADE ('000 sqm)



VACANCY RATE BY GRADE (%)



RENTAL LEVELS BY DISTRICT

District	Rental level	Trend Y-on-Y
Historical Centre	€600/sqm	Stable
Porta Nuova / CBD	€570/sqm	Stable
Centre	€500/sqm	Increasing
Semicentre	€415/sqm	Increasing
Bicocca	€270/sqm	Stable
Milano Fiori (North)	€250/sqm	Stable
Milano Fiori (South)	€150/sqm	Stable
San Donato Milanese	€220/sqm	Stable
Periphery	€290/sqm	Stable

Source: CBRE, JLL, COIMA

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Closing Remarks
Manfredi Catella, CEO

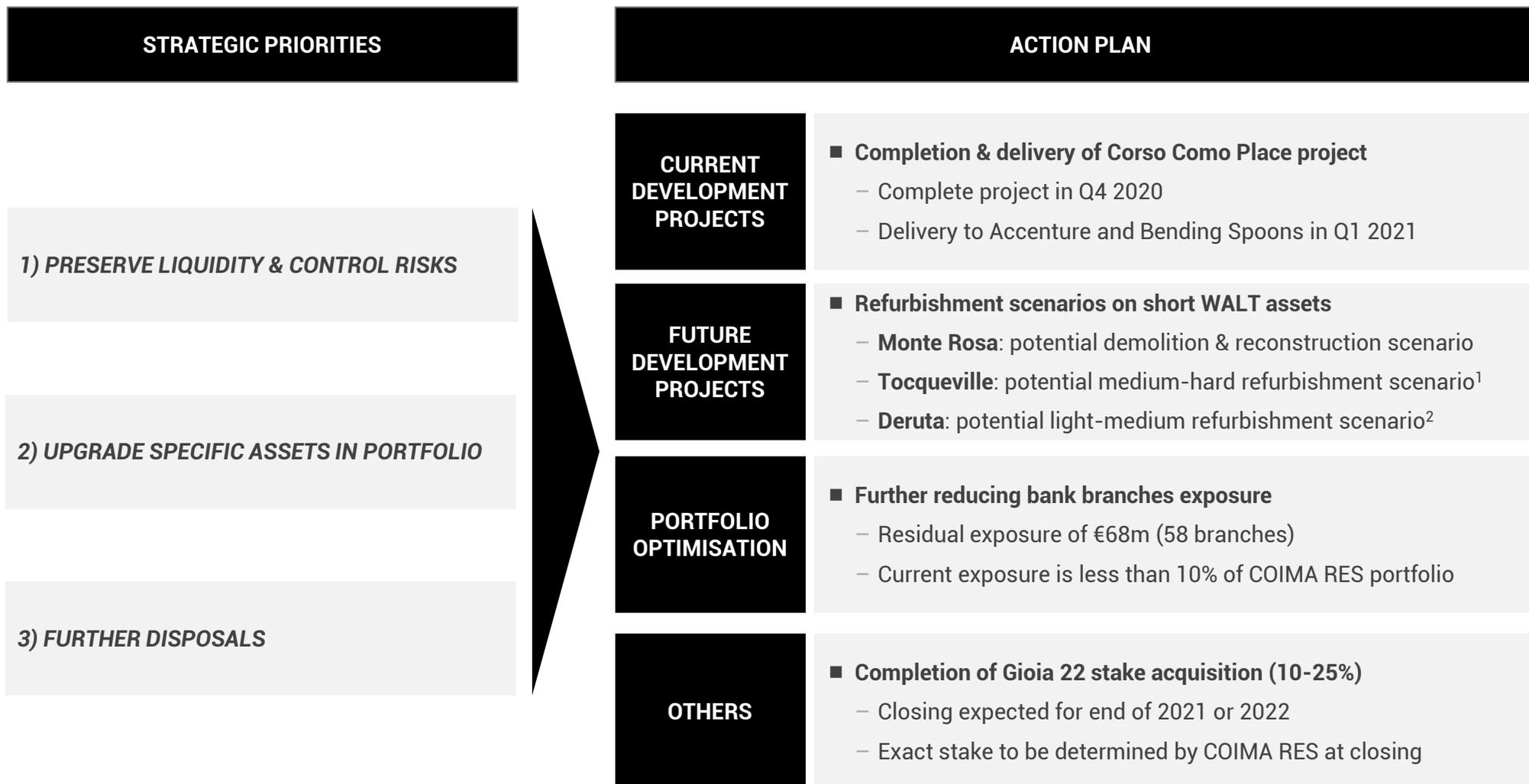
Appendix



COIMARES



CLOSING REMARKS



Notes:

- 1) Tocqueville and the surrounding area to directly benefit from the completion of Corso Como Place refurbishment (completing in Q4 2020)
- 2) Deruta refurbishment could be performed possibly in batches (considering the property consists of two independent towers) and / or on a pre-let basis



COIMA RES - A RESILIENT INVESTMENT PROFILE



- 1 HIGH QUALITY OFFICE PORTFOLIO WITH CORE PROFILE**
85% OFFICES, 90% IN MILAN, 50% IN PORTA NUOVA, 98% OCCUPANCY
- 2 LIMITED EXPOSURE TO SEGMENTS MOST AFFECTED BY LOCK-DOWN**
HOTEL & RETAIL REPRESENT 5% OF RENT ROLL
- 3 SOLID AND DIVERSIFIED TENANT BASE**
11 OF TOP 15 TENANTS ARE MULTINATIONALS, COLLECTED 98.8% OF 9M 2020 RENTS DUE
- 4 DEVELOPMENT PROJECT FULLY DE-RISKED**
ONLY ACTIVE DEVELOPMENT SITE (CORSO COMO PLACE) 95% PRE-LET
- 5 SUSTAINABLE LEVERAGE AND AMPLE LIQUIDITY**
38% LTV, €50M OF CASH ON BALANCE SHEET, NO SIGNIFICANT MATURITIES BEFORE 2022
- 6 BEST IN CLASS CORPORATE GOVERNANCE**
7 OF 9 BOARD MEMBERS ARE INDEPENDENT, 50-50% GENDER BALANCE (NON-EXECUTIVE)
- 7 HIGH SUSTAINABILITY PROFILE**
65% OF PORTFOLIO LEED CERTIFIED, PORTA NUOVA DISTRICT CERTIFICATION IN PROGRESS



POSTO LAVORO
UN PROGETTO
DA VIVERE

PROGETTO
D'ARCHITETTURA

PROGETTO
D'ARCHITETTURA

Key Highlights
Manfredi Catella, CEO

Financial Results
Fulvio Di Gilio, CFO

Portfolio & Asset Management
Matteo Ravà, Head of Asset Management

Market Outlook
Gabriele Bonfiglioli, Head of Investments

Closing Remarks
Manfredi Catella, CEO

Appendix: Financials & Portfolio
Appendix: Governance & Sustainability

COIMARES





INCOME STATEMENT

€M	9M 2020	9M 2019	Δ Y-Y (%)	Δ Y-Y
Rents	33.2	26.9	23.4%	6.3
Net real estate operating expenses	(3.0)	(2.8)	6.9%	(0.2)
NOI	30.2	24.1	25.3%	6.1
NOI margin (%)	90.9%	89.5%	1.4 p.p.	0.0
Transaction gains / losses	(0.1)	0.0	n.m.	(0.1)
G&A	(6.3)	(6.6)	(4.8%)	0.3
G&A / Rents (%)	18.9%	24.5%	(5.6) p.p.	(0.1)
Other expenses	(0.2)	(0.1)	n.m.	(0.2)
Non-recurring general expenses	(0.4)	(0.5)	n.m.	0.2
EBITDA	23.2	16.9	37.4%	6.3
EBITDA Margin (%)	69.9%	62.7%	7.2 p.p.	0.1
Net depreciation	(0.5)	(0.2)	n.m.	(0.3)
Net movement in fair value	(7.7)	5.8	n.m.	(13.5)
EBIT	15.0	22.5	n.m.	(7.5)
Financial income	0.2	0.0	n.m.	0.2
Other Income / expenses	1.7	1.8	(6.1%)	(0.1)
Recurring financial expenses	(5.9)	(5.1)	15.4%	(0.8)
Non-recurring financial expenses	(0.3)	(2.7)	n.m.	2.4
Profit before taxation	10.7	16.5	n.m.	(5.8)
Income tax	0.0	0.0	n.m.	0.0
Profit for the period after taxation	10.7	16.5	n.m.	(5.8)
Minorities	(3.1)	(0.3)	n.m.	(2.8)
Profit attributable to COIMA RES	7.7	16.2	(52.8)%	(8.6)
EPRA adjustments	5.3	(6.1)	n.m.	11.4
EPRA Earnings	13.0	10.1	28.4%	2.9
EPRA Earnings per share (€)	0.36	0.28	28.4%	0.08
FFO	17.3	9.1	n.m.	8.2
FFO adjustments	0.5	3.2	n.m.	(2.7)
Recurring FFO	17.9	12.3	44.9%	5.5
Recurring FFO per share (€)	0.49	0.34	44.9%	0.15

	2019	2018	2017
	37.3	36.3	34.2
	(3.9)	(4.0)	(3.7)
	33.4	32.3	30.5
	89.6%	89.1%	89.1%
	0.0	5.6	0.0
	(8.7)	(8.6)	(8.0)
	23.4%	23.7%	23.3%
	(0.2)	(2.4)	(0.1)
	(1.1)	(1.9)	(0.9)
	23.5	25.0	21.6
	62.8%	60.6%¹	63.1%
	(0.3)	(1.2)	(0.0)
	10.5	28.3	15.3
	33.7	52.2	36.9
	0.3	0.0	0.5
	10.4	2.4	0.0
	(7.0)	(6.3)	(6.8)
	(2.7)	0.0	0.0
	34.7	48.3	30.7
	0.0	0.0	0.0
	34.7	48.3	30.7
	(2.7)	(2.0)	(1.8)
	32.0	46.3	28.9
	(18.0)	(31.2)	(13.6)
	14.0	15.1	15.3
	0.39	0.42	0.42
	14.1	22.0	15.3
	3.6	(4.4)	1.5
	17.6	17.7	16.8
	0.49	0.49	0.47



BALANCE SHEET

€M	SEP-20	DEC-19	Δ	SEP-20 ¹
Investment properties	761.3	767.7	(6.4)	692.0
Other assets	5.5	8.1	(2.6)	1.7
Investments (equity method)	38.8	33.7	5.2	1.5
Total LT assets	805.7	809.5	(3.9)	695.2
Trade receivables	12.4	10.0	2.5	10.4
Other assets	1.6	0.0	1.6	1.6
Cash	50.9	42.7	8.2	48.6
Total current assets	65.0	52.7	12.4	60.7
Held for sale assets	6.3	23.5	(17.2)	6.3
Total assets	877.0	885.7	(8.7)	762.2
Debt	316.7	340.2	(23.5)	276.2
Provisions	0.5	0.4	0.0	0.5
Other liabilities	4.2	4.2	(0.0)	4.2
Trade payables	14.5	13.4	1.2	14.9
Current financial debt	29.3	16.1	13.1	25.5
Total liabilities	365.2	374.4	(9.2)	321.3
Minorities	70.9	71.2	(0.2)	-
NAV	440.9	440.1	0.7	440.9
LTV	37.9%	38.8%	(0.9 p.p.)	35.6%





CASH FLOW

€M	9M 2020	9M 2019	Δ	2019	2018	2017
Profit (loss) for the period	10.7	12.7	(1.9)	34.7	48.3	30.7
Non cash items adjustments	7.8	(6.4)	14.2	(19.2)	(27.3)	(14.4)
Changes in working capital	(1.5)	(2.4)	0.9	(1.1)	0.6	3.6
Net cash flows generated (absorbed) from operating activities	17.0	3.8	13.2	14.3	21.6	19.9
Investment activities						
(Acquisition) / disposal of real estate property	15.9	0.2	15.7	1.0	18.2	(105.1)
(Acquisition) / disposal of other tangible and intangible assets	(0.1)	(0.1)	0.0	(0.1)	(0.1)	(0.4)
(Acquisition) / disposal of other non-current assets	0.0	0.0	0.0	0.0	0.0	38.0
(Acquisition) / disposal of financial assets	0.6	(0.0)	0.6	0.0	1.4	(1.5)
Acquisition of subsidiaries	0.0	0.0	0.0	(105.1)	0.0	0.0
Acquisition of associated companies	(3.4)	(1.3)	(2.2)	(3.5)	(2.2)	(0.6)
Net cash flows generated (absorbed) from investment activities	13.0	(1.2)	14.2	(107.7)	17.4	(69.6)
Financing activities						
Shareholders' contributions / (Dividend payment)	(7.2)	(7.2)	0.0	(10.8)	(10.1)	(7.3)
Increase / (decrease) in bank borrowings	(11.2)	(4.2)	(7.0)	16.6	28.1	(27.3)
Other change in financing activities	(3.3)	43.6	(46.9)	48.1	(1.8)	(1.7)
Net cash flows generated (absorbed) from financing activities	(21.8)	32.1	(53.9)	53.8	16.2	(36.3)
Net (decrease) / increase in cash equivalents and short-term deposits	8.2	34.8	(26.5)	(39.5)	55.2	(86.1)
Cash equivalents and short-term deposits (beginning of the period)	42.7	82.2	(39.5)	82.2	27.0	113.1
Cash equivalents and short-term deposits (end of the period)	50.9	117.0	(66.1)	42.7	82.2	27.0



PORTFOLIO - DETAILS

	Milan Porta Nuova				Milan Other Districts				Non-office assets			
Data as of September 30 th , 2020	MICROSOFT	GIOIAOTTO	PAVILION	TOCQUE- VILLE	CORSO COMO PLACE	VODAFONE COMPLEX	MONTE ROSA	PHILIPS	DERUTA	DEUTSCHE BANK ¹	TELECOM PORTFOLIO	TOTAL
Location	Milan P. Nuova	Milan P. Nuova	Milan P. Nuova	Milan P. Nuova	Milan P. Nuova	Milan Lorenteggio	Milan CityLife	Milan Bicocca	Milan Lambrate	North & Centre of Italy	North & Centre of Italy	-
End use	Office	Office, Hotel	Office	Office	Office, Retail	Office	Office	Office	Office	Bank Branches	Telecom Assets	-
Strategy	Core	Core	Core	Core + / Value-add	Value-add	Core	Core +	Core	Core +	Core	Core	-
Ownership (pro-quota)	83.5%	88.2%	100.0%	100.0%	35.7%	50.0%	100.0%	78.3%	100.0%	100.0%	13.7%	-
Gross Asset Value (100% of asset)	€99.2m	€82.6m	€72.7m	€59.1m	€190.4m	€211.0m	€60.6m	€62.5m	€45.8m	€67.8m	€57.2m	
Gross Asset Value (pro-quota)	€82.8m	€72.8m	€72.7m	€59.1m	€68.0m	€105.5m	€60.6m	€48.9m	€45.8m	€67.8m	€7.9m	€692.0m
WALT (years)	3.2	4.7	7.3	1.6	n.m.	6.3	3.2	5.7	1.3	6.5	12.2	4.7
Occupancy rate	100%	100%	100%	100%	n.m.	100%	90%	100%	100%	93%	100%	97.9%
Gross initial rent ²	€4.6m	€4.3m	€3.5m	€2.4m	n.m.	€14.1m	€3.7m	€4.0m	€3.6m	€3.9m	n.m.	€44.1m
EPRA net initial yield	4.2%	4.7%	4.6%	3.6%	n.m.	6.2%	5.0%	5.7%	7.2%	4.7%	6.4%	5.1%
EPRA topped-up net initial yield	4.2%	4.9%	4.6%	5.2%	n.m.	6.2%	5.0%	5.8%	7.2%	5.3%	6.4%	5.3%

Notes:

1) Pro-forma for Deutsche Bank branches disposals announced in November 2019 and not yet closed as of September 30th, 2020

2) Considering the Vodafone complex, Microsoft, Philips and Gioiaotto as 100% consolidated and not considering Corso Como Place and the Telecom Portfolio

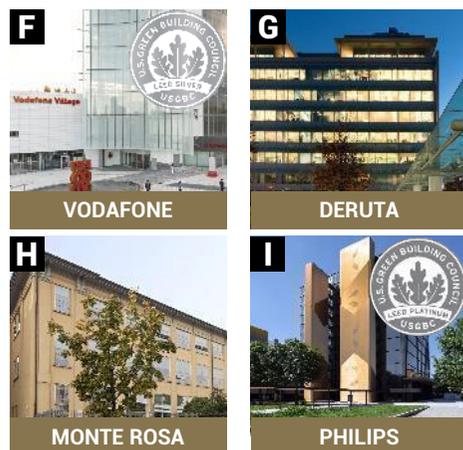
PORTFOLIO - MILAN OFFICE ASSETS



PORTA NUOVA

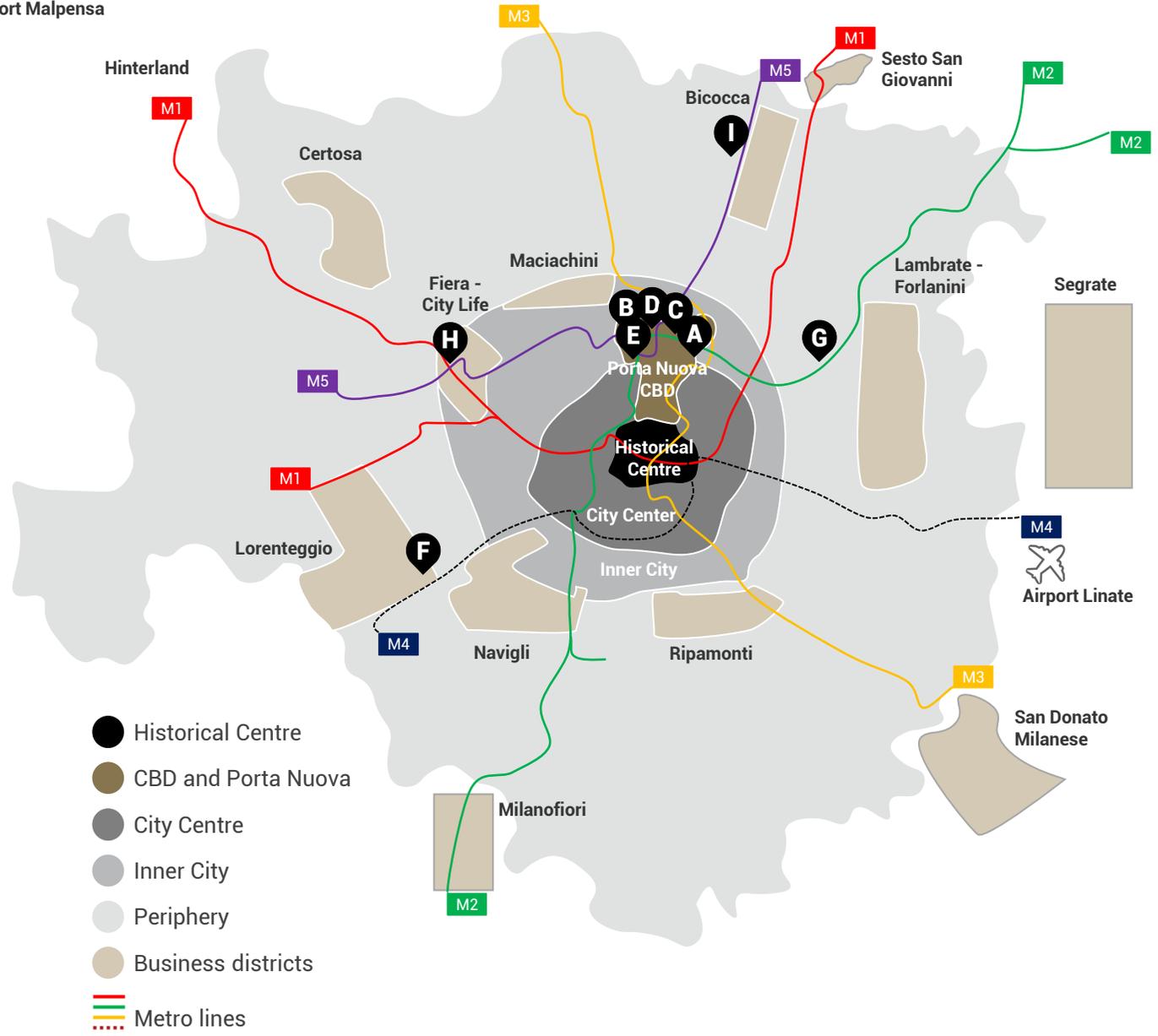


OTHER DISTRICTS



COIMARES

Airport Malpensa

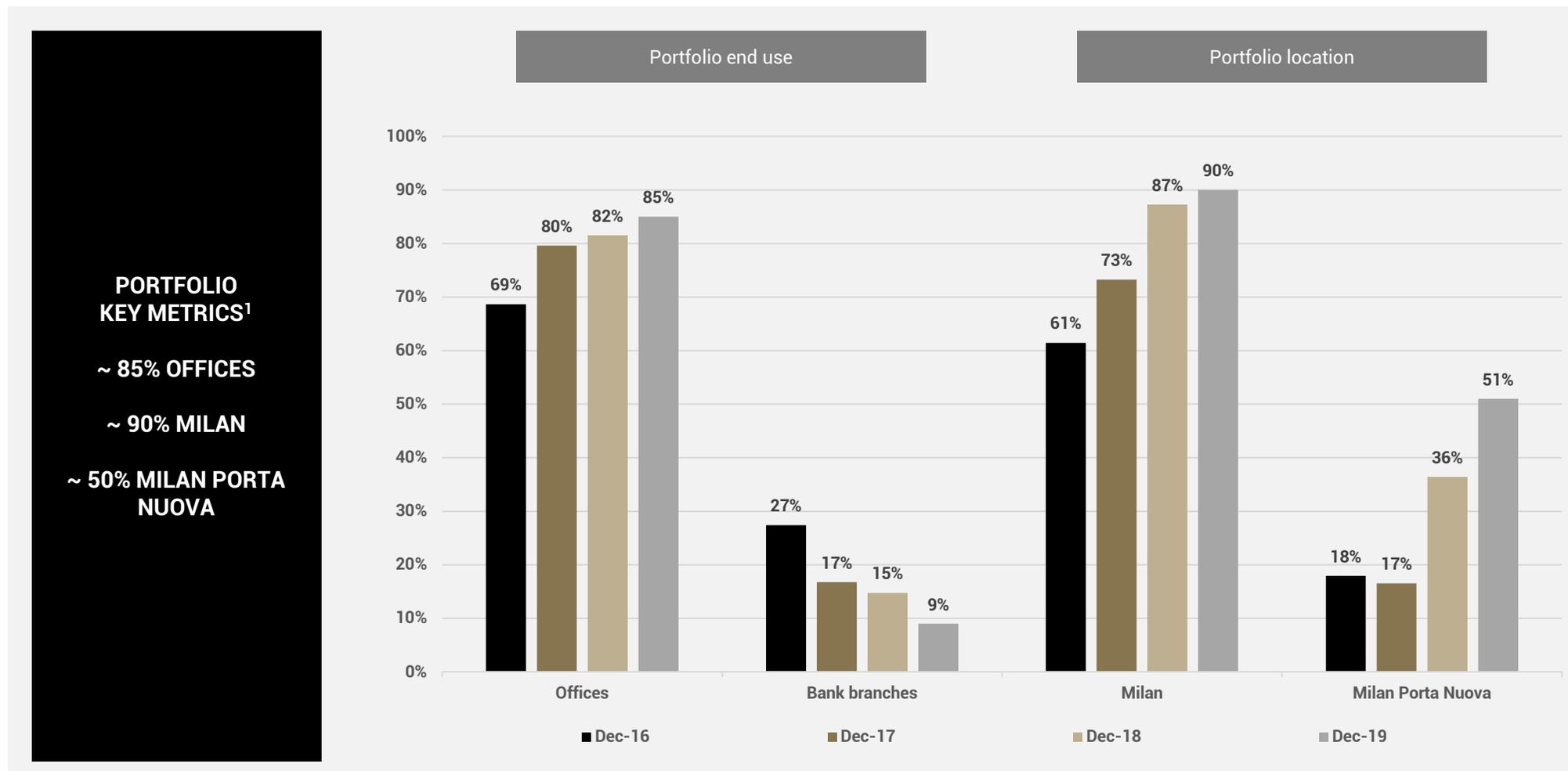




OUR JOURNEY SINCE IPO - KEY DATA POINTS

Actively refocused the portfolio towards the most liquid asset class (offices) and towards a more resilient business district (Porta Nuova) whilst increasing the upside potential and decreasing risk profile & concentration

KEY PORTFOLIO METRICS (% , pro-quota basis)



Note:
 1) Data as of December 31st, 2019, pro forma for €24m bank branches disposals announced in November 2019 and not yet closed as of December 31st, 2019

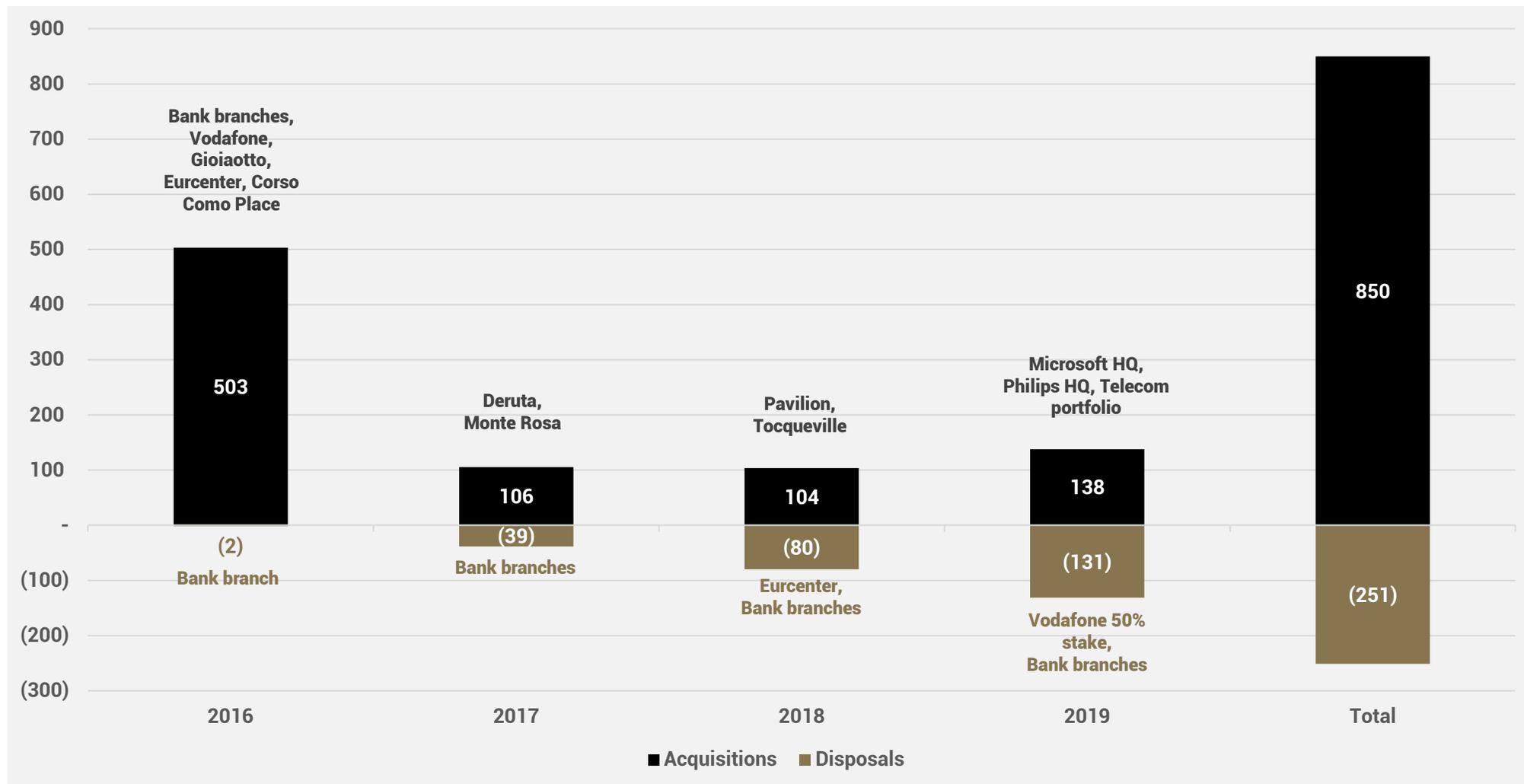


PORTFOLIO ROTATION - UPDATE

Rotated 28% of the acquired portfolio since IPO

Sold assets at a blended premium of 5.0% to acquisition price (or at a 7.6% premium considering only office assets)

OVERVIEW OF PORTFOLIO ROTATION SINCE IPO (€m, pro-quota basis)





MICROSOFT

A sizeable and iconic newly-built property let to a blue chip tenant in the fast growing Milan Porta Nuova district

KEY DATA

■ Ownership (look through)	83.5%
■ Construction Year	2016
■ Last Refurbishment Year	n.a.
■ Acquisition Year by COIMA RES	2019
■ Asset Type	Office
■ Tenant	Microsoft
■ Surface	10,795 sqm (100% of asset)
■ Fair Value	€99.2m (100% of asset)
■ Gross Initial Rent	€4.6m (100% of asset)
■ EPRA Net Initial Yield	4.2%
■ EPRA Topped-up NIY	4.2%
■ WALT	3.2 years
■ EPRA Occupancy Rate	100%
■ Certification	LEED Gold
■ Architect	Herzog & de Meuron

PICTURES





GIOAOTTO

A LEED certified property in Milan Porta Nuova with rental growth potential

KEY DATA

■ Ownership (look through)	88.2%
■ Construction Year	1970s
■ Last Refurbishment Year	2014
■ Acquisition Year by COIMA RES	2016
■ Asset Type	Hotel / Office
■ Tenants	NH Hotel / Angelini / QBE / etc
■ Surface	14,545 sqm (100% of asset)
■ Fair Value	€82.6m (100% of asset)
■ Gross Initial Rent	€4.3m (100% of asset)
■ EPRA Net Initial Yield	4.7%
■ EPRA Topped-up NIY	4.9%
■ WALT	4.7 years
■ EPRA Occupancy Rate	100%
■ Certification	LEED Platinum
■ Architect	Park Associati

PICTURES



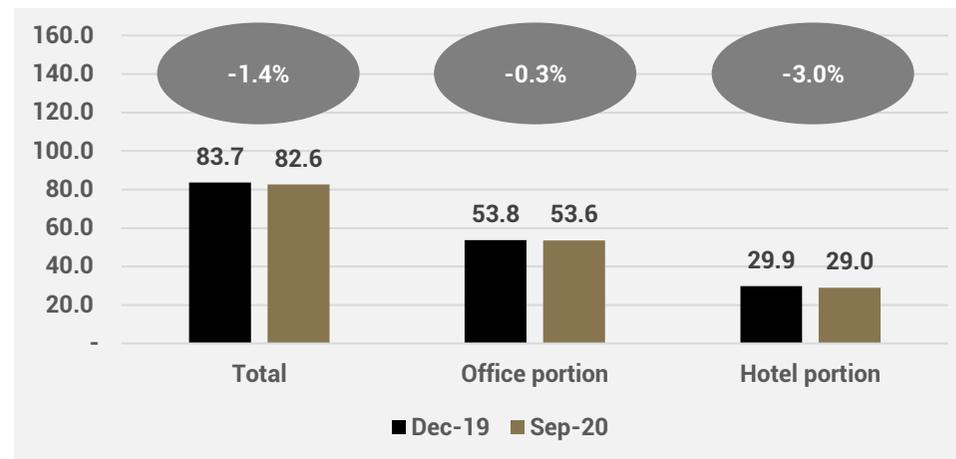


Marginal downward revision of fair value of hotel portion and office portion of the asset in 9M 2020

ASSET OVERVIEW

As of Sep-20	Office	Hotel	Total
Gross Asset Value	€53.6m (65% of tot)	€29.0m (35% of tot)	€82.6m
Surface (NRA)	6,657 sqm (46% of tot)	7,888 sqm (54% of tot)	14,545 sqm
Gross Rent (stabilised)	€3.0m (66% of tot)	€1.5m (34% of tot)	€4.5m
Gross Rent (stabilised) / sqm	c. €445 / sqm	c. €190 / sqm	c. €310 / sqm
Gross Yield (stabilised)	5.5%	5.2%	5.4%

VALUATION ADJUSTMENT (€m)



ASSET BREAKDOWN





PAVILION

A unique property in Milan Porta Nuova leased to a blue chip tenant

KEY DATA

■ Ownership	100.0%
■ Construction Year	2014
■ Refurbishment Year	n.a.
■ Acquisition Year by COIMA RES	2018
■ Asset Type	Office / Event Centre
■ Tenant	IBM
■ Surface	3,576 sqm
■ Fair Value	€72.7m
■ Gross Initial Rent	€3.5m
■ EPRA Net Initial Yield	4.6%
■ EPRA Topped-up NIY	4.6%
■ WALT	7.3 years
■ EPRA Occupancy Rate	100%
■ Certification	LEED Gold
■ Architect	Michele De Lucchi

PICTURES





TOCQUEVILLE

An under-rented and strategically located property in Milan Porta Nuova with growth potential upon refurbishment

KEY DATA

■ Ownership	100.0%
■ Construction Year	1969
■ Last Refurbishment Year	2003
■ Acquisition Year by COIMA RES	2018
■ Asset Type	Office
■ Tenant	Sisal
■ Surface	9,604 sqm
■ Fair Value	€59.1m
■ Gross Initial Rent	€2.4m
■ EPRA Net Initial Yield	3.6%
■ EPRA Topped-up NIY	5.2%
■ WALT	1.6 years
■ EPRA Occupancy Rate	100%
■ Certification	n.a.
■ Architect	n.a.

PICTURES





CORSO COMO PLACE

A “next generation” project in the heart of Porta Nuova

- Value-add project in the heart of Milan Porta Nuova
 - Joint venture¹ between COIMA RES and COIMA Opportunity Fund II

Total project cost of c. €169m

- Acquisition price of €89m
- Hard and soft capex of c. €60m
- Capitalised financing costs of c. €12m
- Other costs (including incentives) of c. €9m

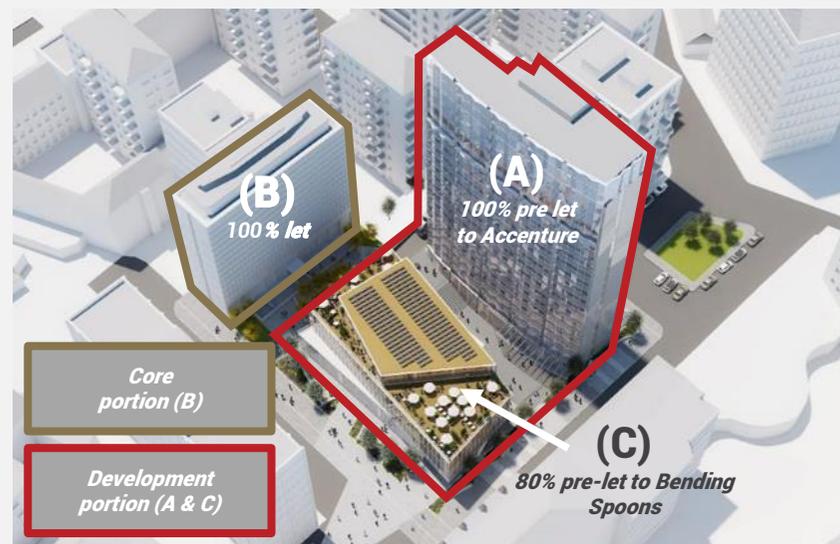
Cutting edge sustainable and innovative technologies

- Award winning firm PLP Architecture leading the project
- Smart Building: > 5,000 monitoring sensors, cloud based analytics
- Approx. 65% of energy use from renewable sources (NZEB)
- Targeting LEED Gold, WELL Gold and Cradle to Cradle certifications

Place-making

- Creation of a new public space (c. 2,500 sqm)
- ~ €1m to be invested in improving c. 6,000 sqm of public area
- Seamless integration of streets connecting to Corso Como & Porta Nuova

- **Building A** (high-rise office tower, 16,000 sqm GBA)
 - existing building, hard refurbishment
 - 100% pre-let to Accenture
- **Building B** (low-rise office tower, 6,200 sqm GBA)
 - existing building, extraordinary maintenance works only
 - currently 100% leased
- **Building C** (new office / retail low-rise, 4,800 sqm GBA)
 - new building (partially replacing underground parking)
 - demolish and rebuild existing underground parking
 - develop new office with ground floor retail
 - 80% pre-let to Bending Spoons



LEED
Gold



Cradle
to
Cradle



WELL
Gold



Near Zero
Energy
Building



VODAFONE COMPLEX

A LEED certified property in the Milan Lorenteggio district serving as Italian HQ for Vodafone

KEY DATA

■ Ownership	50.0%
■ Construction Year	2012
■ Refurbishment Year	n.a.
■ Acquisition Year by COIMA RES	2016
■ Asset Type	Office
■ Tenant	Vodafone
■ Surface	42,039 sqm (100% of asset)
■ Fair Value	€211.0m (100% of asset)
■ Gross Initial Rent	€14.1m (100% of asset)
■ EPRA Net Initial Yield	6.2%
■ EPRA Topped-up NIY	6.2%
■ WALT	6.3 years
■ EPRA Occupancy Rate	100%
■ Certification	LEED Silver
■ Architect	Gantes & Marini

PICTURES





MONTE ROSA

An under-rented office building in the Milan City Life-Lotto district well connected with public transport

KEY DATA

■ Ownership	100.0%
■ Construction Year	1942 / 1956 / 1961
■ Last Refurbishment Year	1997
■ Acquisition Year by COIMA RES	2017
■ Asset Type	Office
■ Main Tenants	Techint / PwC
■ Surface	19,539 sqm
■ Fair Value	€60.6m
■ Gross Initial Rent	€3.7m
■ EPRA Net Initial Yield	5.0%
■ EPRA Topped-up NIY	5.0%
■ WALT	3.2 years
■ EPRA Occupancy Rate	90%
■ Certification	n.a.
■ Architect	n.a.

PICTURES





MONTE ROSA

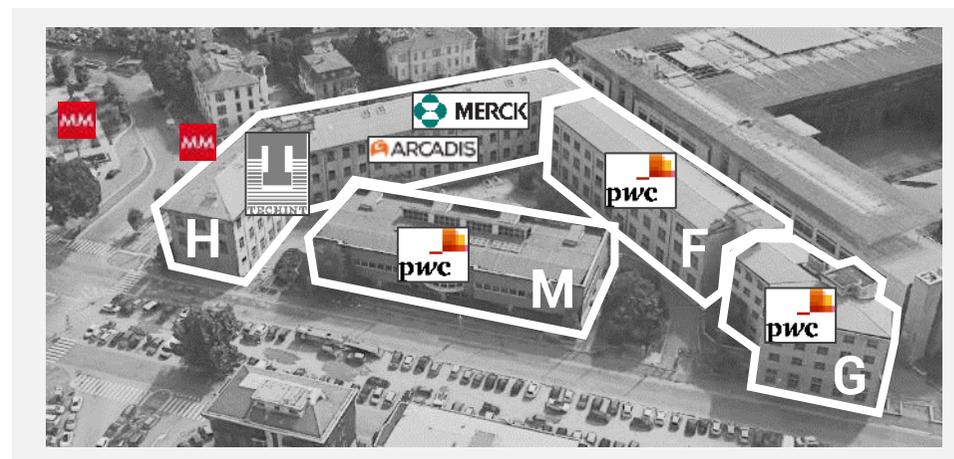
Evaluating refurbishment / redevelopment scenarios for Monte Rosa

MAIN EVENTS

- Asset acquired in 2017 from Techint as a sale and lease-back
 - Techint is long term tenant (residual WALT of 6.3 years)
 - PwC expected to vacate property in H1 2021

- Potential to upgrade the asset in 2021-2022
 - Buildings F, G and M could be refurbished / redeveloped
 - Intensity of refurbishment / redevelopment under review

ASSET OVERVIEW



TENANCY BREAKDOWN

Buildings	NRA (sqm)	Tenant(s)	WALT (years)	Gross passing rent (€m)
H	5,563 (40% of tot)	Techint & Others	6.0	€1.8m
F	3,294 (25% of tot)	PwC	0.4	€1.0m
G	2,091 (15% of tot)	PwC	0.4	€0.2m
M	3,046 (22% of tot)	PwC	0.3	€0.6m
Total	13,994	-	3.2	€3.7m



PHILIPS

A high quality refurbished property in the consolidated and highly liquid district of Milan Bicocca

KEY DATA

■ Ownership (look through)	78.3%
■ Construction Year	1980's
■ Last Refurbishment Year	2017
■ Acquisition Year by COIMA RES	2019
■ Asset Type	Office
■ Main Tenant	Philips (54% of NRA)
■ Surface	17,453 sqm (100% of asset)
■ Fair Value	€62.5m (100% of asset)
■ Gross Initial Rent	€4.0m (100% of asset)
■ EPRA Net Initial Yield	5.7%
■ EPRA Topped-up NIY	5.8%
■ WALT	5.7 years
■ EPRA Occupancy Rate	100%
■ Certification	LEED Platinum
■ Architect	Alessandro Scandurra

PICTURES





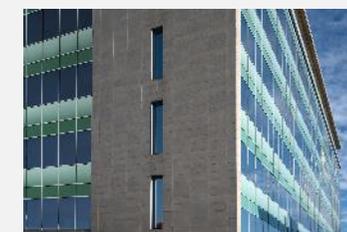
DERUTA

A modern office building in the Milan Lambrate district well connected with public transportation

KEY DATA

■ Ownership	100.0%
■ Construction Year	2007
■ Refurbishment Year	n.a.
■ Acquisition Year by COIMA RES	2017
■ Asset Type	Office
■ Tenant	BNL (BNP Paribas)
■ Surface	26,012 sqm
■ Fair Value	€45.8m
■ Gross Initial Rent	€3.6m
■ EPRA Net Initial Yield	7.2%
■ EPRA Topped-up NIY	7.2%
■ WALT	1.3 years
■ EPRA Occupancy Rate	100%
■ Certification	n.a.
■ Architect	n.a.

PICTURES





BANK BRANCHES - DISPOSALS SINCE IPO

Sold c. 48% of initial IPO portfolio (€66.3m) at a valuation in line with IPO contribution value

Remaining portfolio concentrated in Lombardy (52%), Rome (13%) and other regions in the North & Centre of Italy (35%)

PORTFOLIO AT IPO (MAY-16)

#: 96 branches
Book Value @ IPO: €140.1m



DISPOSALS (SINCE IPO)

#: 38 branches
Sale Price: €66.3m
Delta vs Book Value @ IPO: 1.6% discount



North & Centre
#: 17 branches
Sale Price: €28.3m (43% of total)

South
#: 21 branches
Sale Price: €38.0m (57% of total)

REMAINING PORTFOLIO

#: 58 branches
Book Value @ Sep-20: €67.8m



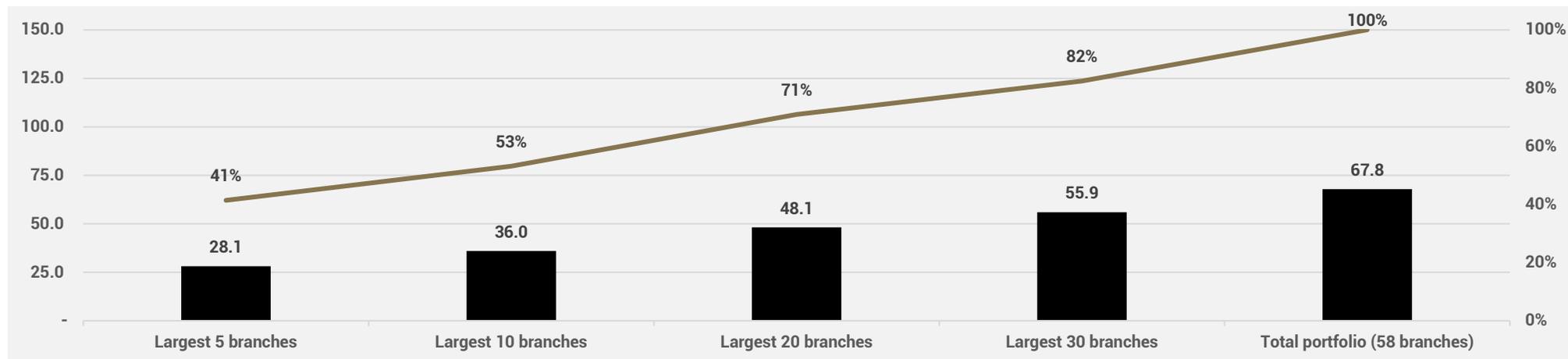
Breakdown
Lombardy ex Milan 42% of total
Rome 13% of total (single bank branch)
Milan 10% of total
Piedmont 10% of total
Veneto 9% of total
Tuscany, Liguria, Emilia Romagna 16% of total



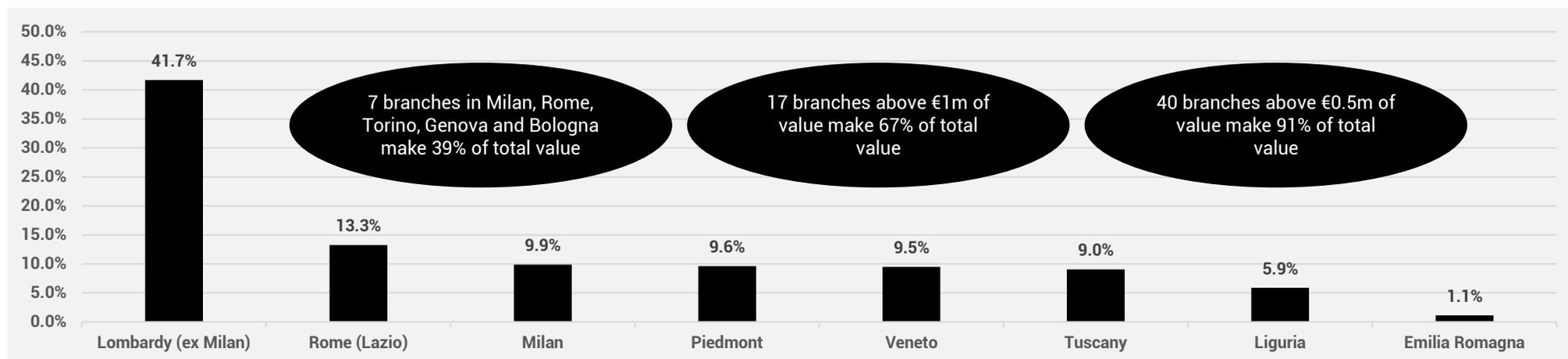
BANK BRANCHES - RESIDUAL EXPOSURE

Bank branches exposure represents less than 10% of total portfolio (on a pro-quota basis)

BOOK VALUE DISTRIBUTION BY BRANCH (€m)



BOOK VALUE DISTRIBUTION BY REGION (%)





GIOIA 22 - ACQUISITION OVERVIEW

Commitment to acquire a 10-25% stake in a highly sustainable Core property in Porta Nuova

ACQUISITION OVERVIEW

Transaction rationale

- Investment in high quality Core property in Porta Nuova
 - Increase the portion of portfolio situated in Porta Nuova to 54-58% (from 51%)

Transaction details

- Acquisition of a 10-25% stake in Gioia 22 property
 - Closing in 2021-2022, subject to pre-let of 75% of surface becoming effective
 - Remaining 25% vacancy being commercialised
 - Transaction values Gioia 22 at €442.1m (€12.3k/sqm capital value vs prime of €18.2k/sqm)

Other industrial features

- Size: 35,800 sqm, 26 floors above ground
- Architects: Pelli Clarke Pelli Architects
- Certifications: NZEB, LEED Platinum, WELL Silver and Cradle to Cradle
- Electricity & Water: 6,000 sqm¹ of photovoltaic panels, deployment of ground water
- Energy reduction in operation: 75% (compared to traditional buildings)
- CO₂ reduction in operation: 2,260 tons p.a.² (vs previous building)
- Demolition of previous tower involved the removal of 200 tons of asbestos
- Opening of public pedestrian area surrounding the property (previously gated area)



Note:

- 1)
- 2)

Energy produced by the photovoltaic system could be sufficient to satisfy the energy needs of 306 homes
Equivalent to absorption of approximately 10 hectares of forest (4,500 trees)

Key Highlights
Manfredi Catella, CEO

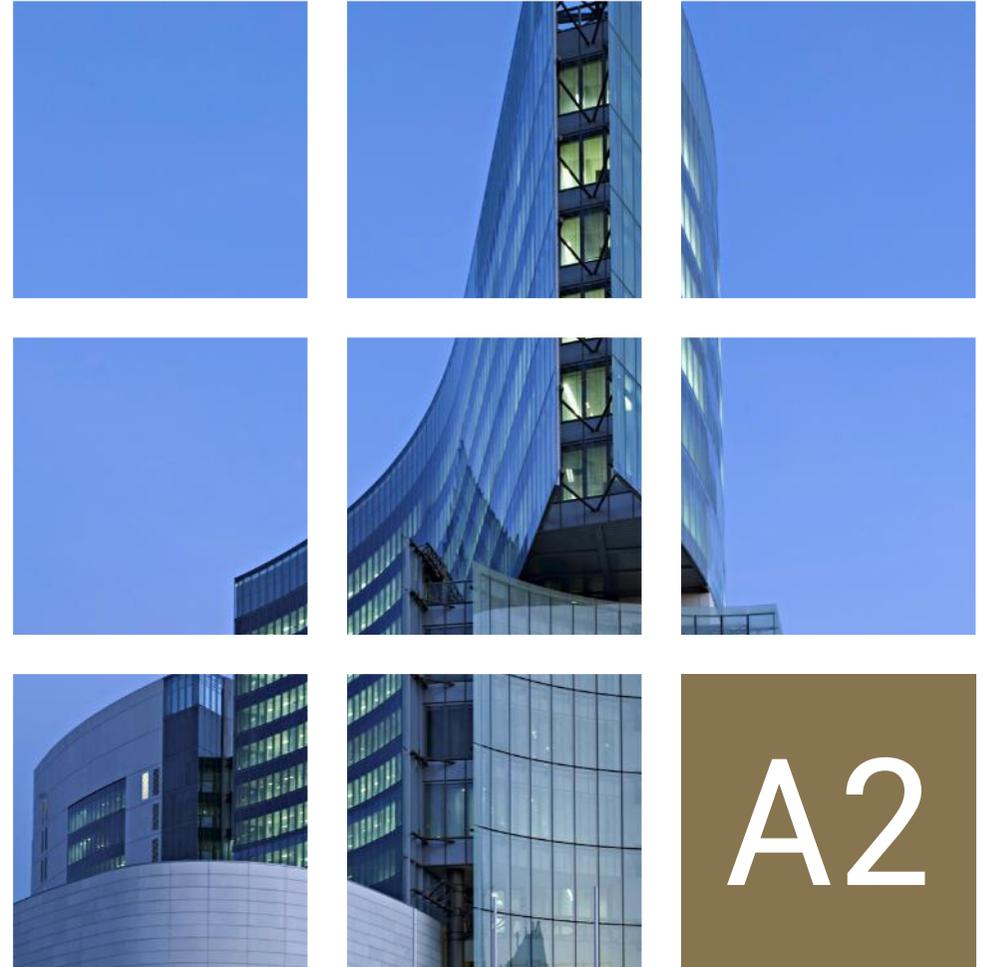
Financial Results
Fulvio Di Gilio, CFO

Portfolio & Asset Management
Matteo Ravà, Head of Asset Management

Market Outlook
Gabriele Bonfiglioli, Head of Investments

Closing Remarks
Manfredi Catella, CEO

Appendix: Financials & Portfolio
Appendix: Governance & Sustainability



COIMARES



COIMA RES - BEST IN CLASS GOVERNANCE

Chairman
(non executive)

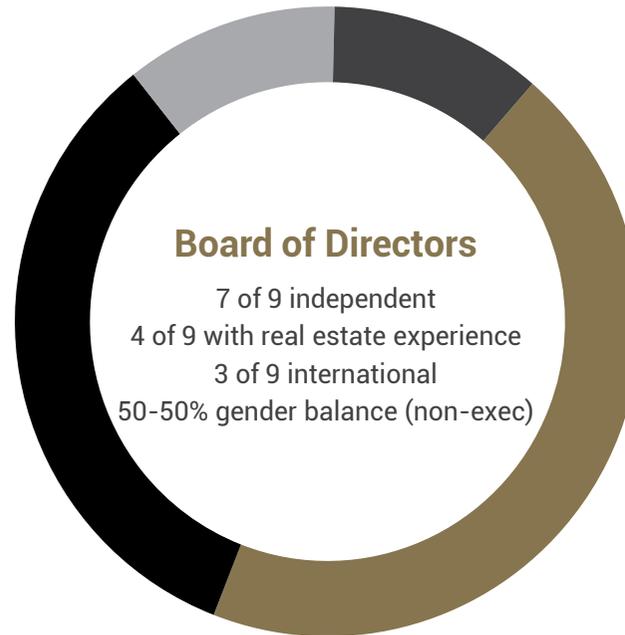
Massimo Capuano
former CEO
Italian Stock Exchange
former deputy CEO
London Stock Exchange

Manfredi Catella
Founder and CEO
COIMA

Feras Abdulaziz Al Naama
Qatar Holding

Olivier Elamine
Founder and CEO
alstria office

Luciano Gabriel
Chairman (and former CEO & CFO)
PSP Swiss Properties



Ariela Caglio
Professor
Bocconi University

Alessandra Stabilini
Lawyer
NCTM

Antonella Centra
General Counsel
Gucci

Paola Bruno
Entrepreneur
Augmented Finance

Independent
(Italian and with
corporate finance,
regulatory and legal
expertise)

Independent
(international and
with real estate
expertise)

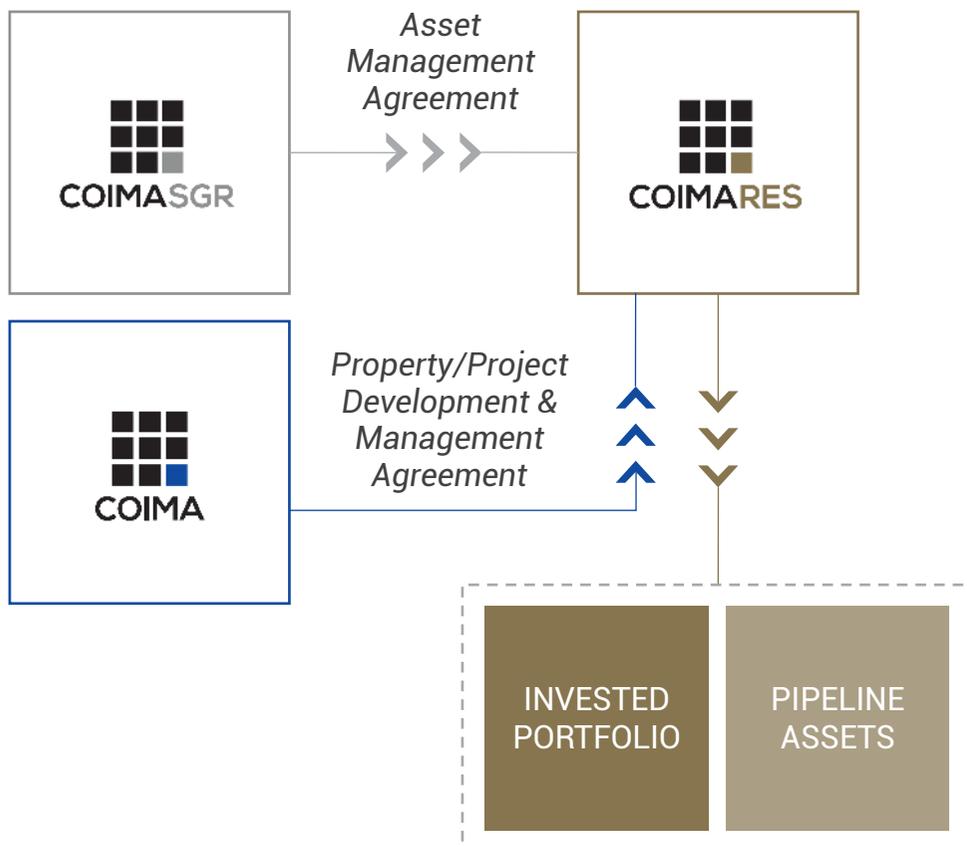
Investment Committee
Manfredi Catella (Chairman)
Gabriele Bonfiglioli
Matteo Ravà
Feras Abdulaziz Al Naama
Luciano Gabriel
Michael Vauclair

Remuneration Committee
Alessandra Stabilini (Chairman)
Massimo Capuano
Olivier Elamine

Risk, Control & Related Parties Committee
Alessandra Stabilini (Chairman)
Luciano Gabriel
Paola Bruno



COIMA RES - STRUCTURE OVERVIEW



COIMA SGR COMPENSATION

BASE FEE	PROMOTE
<ul style="list-style-type: none"> COIMA SGR's compensation is based on NAV with a scale down mechanism: <ul style="list-style-type: none"> – 80 bps (of NAV \leq €1.0bn) – 60 bps (of NAV €1.0-1.5bn) – 50 bps (of NAV \geq €1.5bn) 	<ul style="list-style-type: none"> COIMA SGR's (40%) and key managers' (60%) compensation is based on Total Return¹: <ul style="list-style-type: none"> – 10% above 8% Total Return¹ – 20% over 10% Total Return¹ – subject to High Watermark

COIMA SRL COMPENSATION

- COIMA Srl's compensation is based on international benchmark for comparable services
 - 1.0% of annual gross rents for mono-tenant buildings
 - 1.3% of annual gross rents for buildings with 2-4 tenants
 - 1.5% of annual gross rents for buildings with 5 tenants or more

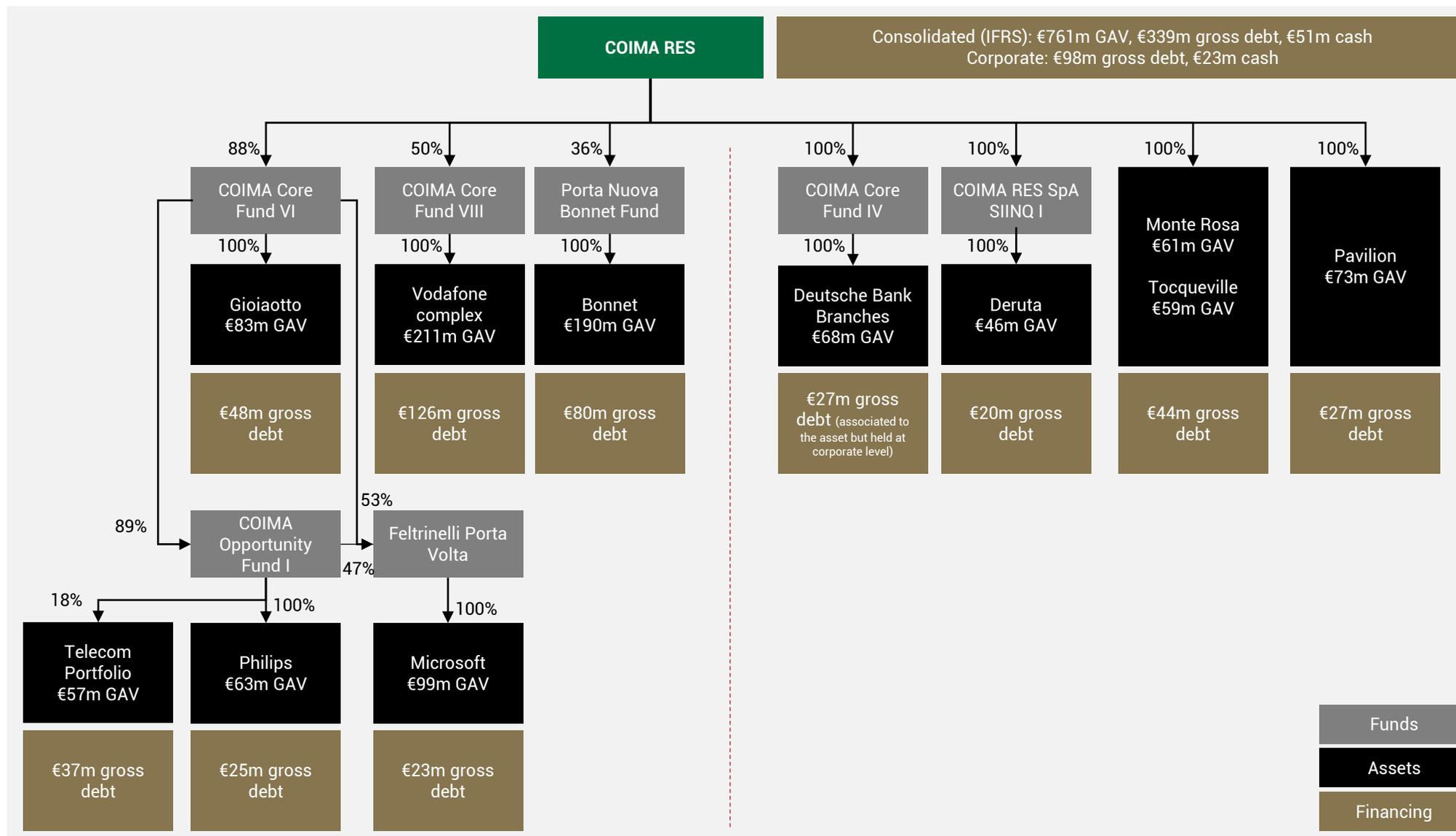
Notes:

1) Total Return defined as NAV per share growth plus dividend paid

CORPORATE STRUCTURE - OVERVIEW



OVERVIEW OF CORPORATE AND FINANCING STRUCTURE



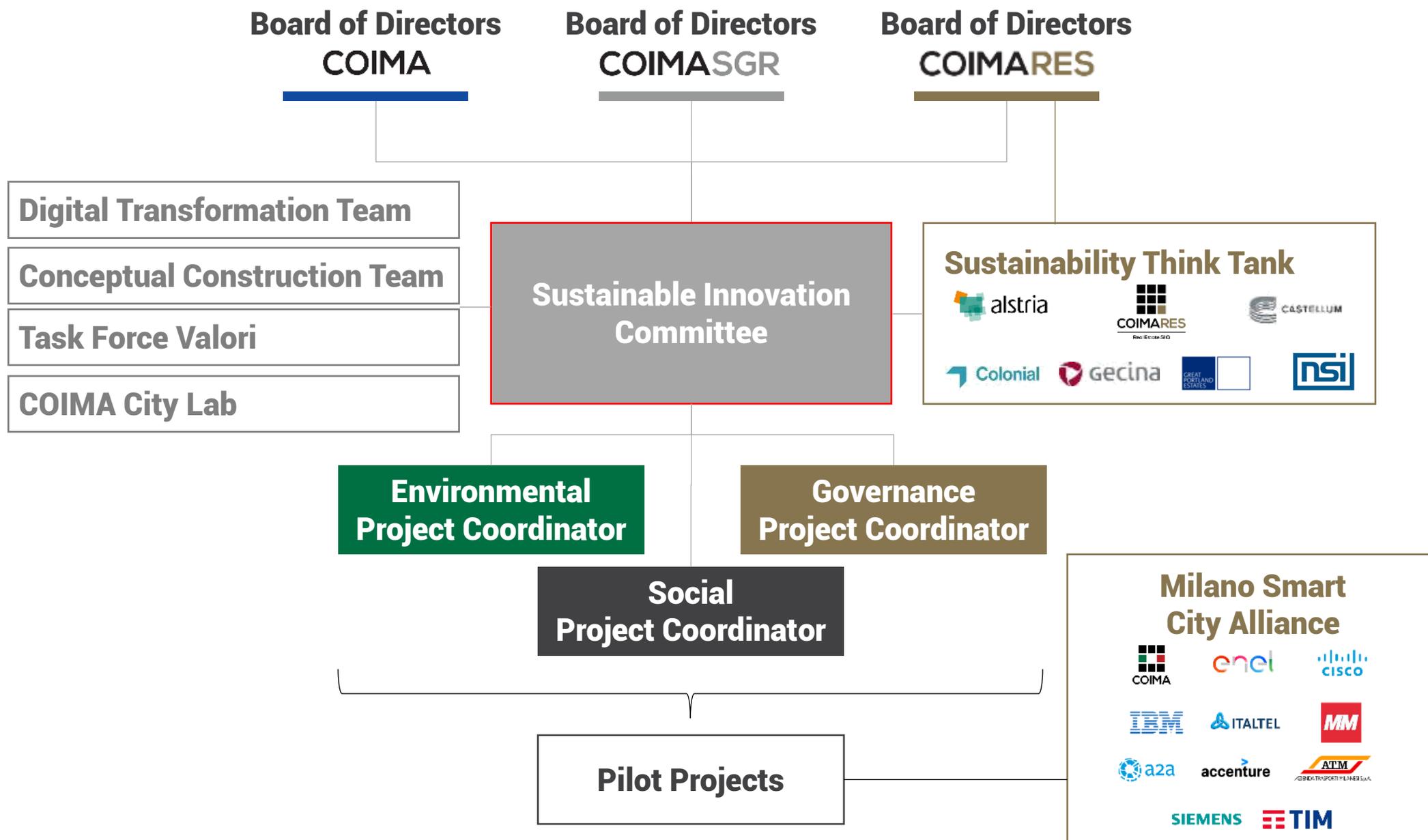
Note:

- 1)
- 2)

Data as of September 30th, 2020

Excluding €6.5m of debt related to the bank branches (due in 2023) which will be reimbursed in 2020 on the back of the disposal already announced

COIMA - IN HOUSE EXPERTISE ON ESG & INNOVATION





COIMA RES - SUSTAINABILITY & INNOVATION

Commitment to be best in class in terms of transparency, reporting, sustainability and innovation

■ EPRA GOLD AWARDS IN REPORTING

- COIMA RES received the “Gold Award” from the European Public Real Estate Association (EPRA) for its 2016, 2017 and 2018 Annual Report and Sustainability Report



■ THINK TANK ON SUSTAINABILITY AND INNOVATION

- COIMA RES part of a European Think Tank focused on sustainability and innovation with six other REITs



■ INCLUDED IN GPR IPCM SUSTAINABILITY INDEX

- COIMA RES was included in GPR IPCM LFSS Sustainable GRES Index since March 19th, 2018
- COIMA RES attained a particularly high score of 7.8 out of 10 in the Sustainability and ESG model which considers various factors including strategy, energy efficiency, management of climate change, water efficiency and the recognition of the strong commercial potential of proactively addressing environmental aspects
- COIMA RES is currently a top 25 company out of the 150 companies included in the GPR IPCM Sustainability Index



COIMA - ESG MILESTONES AND TIMELINE

- 1974 COIMA is created
- 2005 Porta Nuova (UniCredit Tower) first LEED Gold certified building in Italy
Creation of Fondazione Riccardo Catella
- 2015 COIMA publishes its first Sustainability Report
Bosco Verticale awarded as Best Tall Building globally
- 2016 COIMA creates the Sustainable Innovation Committee
- 2017 COIMA RES joins the Pan-European Think Tank on innovation & sustainability

- 2018 First public/private experience with BAM Biblioteca degli Alberi Milano
- 2019 Creation of COIMA City Lab
- 2020 COIMA receives the European Leadership Award on sustainability from the US Green Building Council.



PORTA NUOVA - SUSTAINABILITY MEANS RESILIENCE



World's first district redevelopment project to aim for dual LEED for Communities & WELL Community certification

Submitted application to achieve LEED for Communities and WELL Community certifications

Porta Nuova set to be the world's first district redevelopment project to obtain a double certification

Certifications analyse the social, environmental and economic aspects of the Porta Nuova

Part of Porta Nuova is also BAM (Biblioteca degli Alberi), Italy's first public park managed through a unique agreement between the Milan City Council, COIMA SGR and the Riccardo Catella Foundation



Other COIMA SGR awards

"Best Urban Regeneration Project - Porta Nuova" MIPIM (2018)

"Best Office & Business Development - Fondazione Feltrinelli & Microsoft House" MIPIM (2018)

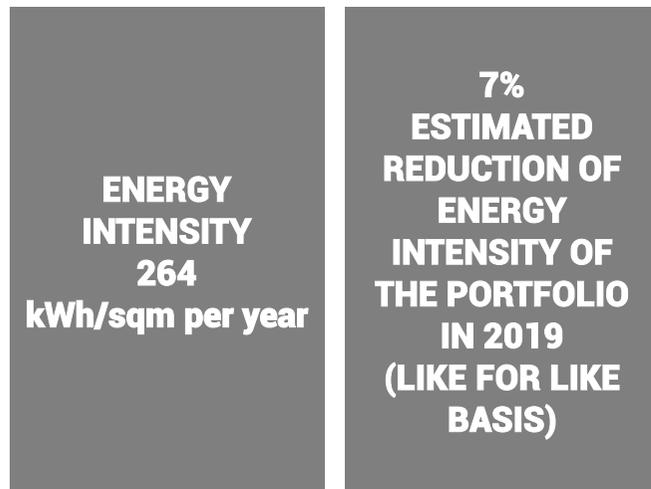
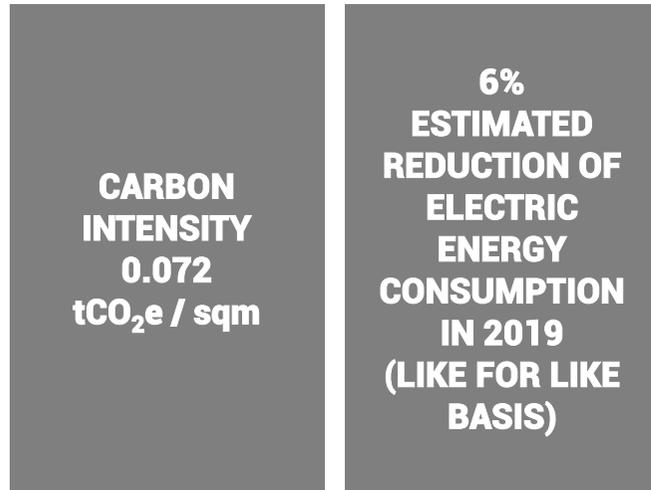
"Best Tall Building Worldwide - Bosco Verticale" CTBUH (2015)



ENVIROMENTAL PERFORMANCE IN 2019 - OVERVIEW

Several actions were taken in 2019 on the properties to improve their environmental performance

■ MAIN IMPROVEMENT ACTIONS ON PORTFOLIO



- **Monte Rosa**
 - Replacement of the garage lights with LED lamps (-46% consumption)
 - Maintenance of air conditioning systems and optimization of ignition times (-25% in energy consumption)
 - Restoration of the irrigation system with a 12% reduction in annual water consumption
 - Verification and optimisation of the MEP management system (BMS)
- **Vodafone complex**
 - Maintenance activity of the MEP system and of the external areas
 - Substitution of all neon lamps of the garage with LED lamps
- **Corso Como Place (Building B)**
 - Substitution of BMS System and optimisation
- **Deruta**
 - Audit and verification of the management of the property
 - Window foils replacement (façade) to improve the environmental comfort level and to reduce consumption
- **Tocqueville**
 - Maintenance activity of the MEP system and of the external areas
- **Gioiaotto**
 - Maintenance of the MEP system and of the external areas, verification and optimisation of the BMS system
 - Window foils replacement (top floor): improve environmental comfort + reduce air conditioning consumption
 - Installation of split systems "in serra" to improve the summer and winter climatization
 - Substitution of traditional lamps with LED lamps in underground floors and on staircases
 - Installation of a canalisation to improve the heat pump functioning



COIMA CITY LAB



BOERI STEFANO
BOERI
ARCHITETTI



Stefano Boeri



DS+R



Elizabeth Diller



CZA

Cino Zucchi Architetti



Cino Zucchi



PLP/ARCHITECTURE



Lee Polisano



Pelli Clarke Pelli
Architects



Gregg Jones



**CARLO
RATTI
ASSOCIATI**



Carlo Ratti



AECOM



Christopher Choa

COIMA City Lab elaborates urban, product and project themes to inspire the development of cities and territories

Pilot Projects
150+ architects
have participated to beauty contests in the last 12 months

The social and cultural activities of the COIMA platform are mainly channelled through the Fondazione Riccardo Catella

OVERVIEW

- The Fondazione Riccardo Catella is the main body through which the social and cultural activities of the COIMA platform are channelled
 - Created in 2005 by Manfredi Catella, Founder and CEO of COIMA RES and President of the Foundation itself
 - Mission of spreading the culture of sustainability in land & district development and actively contributing to improving the quality of urban life through projects aimed at enhancing public spaces and green areas
- Civic-cultural projects to
 - involve and increase the sensitiveness of citizens about the importance of urban greenery
 - enhance the public areas of the city
 - promote the social inclusion of all its inhabitants
- Leading the Fondazione Riccardo Catella is a Board of Directors, assisted by a Scientific Committee with specialised skills

MAIN PROJECTS

BAM – BIBLIOTECA DEGLI ALBERI MILANO (SINCE 2018)

- Thanks to an innovative public private partnership between the Municipality of Milan and COIMA, the Fondazione Riccardo Catella is responsible for the management, safety, maintenance and cultural program of the public park Biblioteca degli Alberi
 - The park, designed by the Inside Outside studio of Petra Blaisse (Amsterdam)
 - Was created by the COIMA platform which, in June 2015, took over from the Municipality of Milan as part of the great urban project of Porta Nuova

PORTA NUOVA SMART CAMP (SINCE 2018)

- It is an inclusive and innovative project that brings together children with disabilities or serious and chronic diseases and healthy children in a common experience
 - Nature, sustainable architecture and technological innovation are the central themes of the Camp's activities, in conjunction with the values of the Fondazione Riccardo Catella and the Porta Nuova district

MICOLTIVO, ORTO A SCUOLA (SINCE 2012)

- Since 2012, the Fondazione Riccardo Catella, in collaboration with the Municipality of Milan and with the scientific support of the Department of Education Sciences of the University of Milan-Bicocca, has been promoting the MiColtivo program, Orto a Scuola
 - Aim of encouraging young generations to endorse a correct and healthy diet through the concrete experience of educational gardens installed in the courtyards of public city schools, providing for the redevelopment of these green spaces



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