

Press Release

DeA Capital Real Estate SGR: EUR 84 Million Green Financing Agreement Signed for ParkWest Fund

Milan, 14 July 2025

DeA Capital Real Estate SGR announces the completion of the green financing transaction for the **ParkWest Fund**, an Alternative Investment Fund (AIF) fully subscribed by **Orion European Real Estate Fund V**. The agreement, with a maximum term of 5 years and a total value of EUR 84 million, was financed by **Societe Generale's Milan branch**.

The financed asset is **Park West Office**, an office hub with a total surface area of approximately 35,000 sqm, an architectural project by **MCA - Mario Cucinella Architects**. The complex comprises three buildings set within the new **SeiMilano** urban park, located in the south-western area of the city, adjacent to **Bisceglie**, end-of line station on Metro Line 1, and near the future **San Cristoforo** station, on Metro Line 4.

Park West is a project that has achieved the highest ESG certifications, including **LEED Platinum**, **WELL**, and **Fitwel**. As a testament to its commitment to a sustainable future, it has already been chosen by prominent companies such as **Fiditalia**, **Carrefour Italia**, **Lutech**, **Impresoft**, **Dow Chemical**, **Wolters Kluwer**, **Air Liquide**, **Kyowa Kirin**, and **Regus**, reaching an occupancy rate of approximately 80%.

The complex has been designed to promote sustainability, featuring infrastructure dedicated to green mobility, such as bicycle parking spaces equipped with maintenance stations and electric vehicle charging points. It also strongly promotes social interaction, offering generous common areas including a corporate restaurant, an auditorium, a gym, and a children's playing area. The outdoor spaces comprising two main squares, various terraces, and the rooftops of the towers, encourage relaxation and informal gatherings, contributing to a dynamic and stimulating work environment.

The success of the transaction was also made possible thanks to the support of **Dentons** and **Three Stars Capital Partners**, who assisted DeA Capital Real Estate with legal and financial advisory respectively, **DLA Piper**, which advised Societe Generale on legal matters, and **Notary Guidi**, who handled the notarial aspects.



DeA Capital Real Estate SGR S.p.A. is an asset management company specialized in real estate Alternative Investment Funds (AIFs). It manages EUR12 billion in assets through 50 real estate funds (including 2 listed on the MIV segment of Borsa Italiana) and 2 SICAFs. DeA Capital Real Estate SGR is a leader in the Italian real estate market, with a portfolio of around 700 properties, over 60% of which are located in Rome and Milan, and a strong network of approximately 100 Italian and international institutional investors. DeA Capital Real Estate SGR has always embraced and promoted ethical principles, legality, respect for human rights, and compliance with applicable regulations, making them the foundation of its strategy. The company recognizes that managing Environmental, Social and Governance (ESG) risks and opportunities, and integrating ESG factors into the investment process, supports value creation and medium-to-long-term growth.

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