

Press Release

---

## **DeA Capital Real Estate SGG buys a real estate portfolio of more than €122 million from Kryalos SGR**

Rome and Milan, 3 March, 2020

DeA Capital Real Estate SGR S.p.A. announces the completion of the acquisition from Kryalos SGR S.p.A. of two real estate complexes in Milan and the signing of a preliminary purchase agreement for a property in Rome on behalf of the Ippocrate Fund, a closed-end real estate alternative investment fund reserved for institutional investors.

The properties in Milan are located at Corso di Porta Romana, 13/15 (Palazzo Mellerio) and Piazza Velasca, 7/9, whereas the property in Rome is located at Via Veneto, 54.

Palazzo Mellerio is a prestigious neoclassical building, while the property in Piazza Velasca is a 1970s building designed by architect Caccia Dominioni. The two buildings are adjacent and connected to each other and have undergone recent major redevelopment that leveraged the particular traits of each. The result is a building complex that is unique in terms of architectural merit and functional efficiency ("MeVe").

MeVe is currently almost fully leased to a leading marketing consulting firm.

The property on Rome's Via Veneto is located in one of the city's most prestigious areas, near the Barberini stop on the A Line of the subway, and is fully leased to a leading international co-working company.

The total value of the acquisition is over €122 million.

DeA Capital Real Estate SGR S.p.A. was awarded the transaction in a competitive bidding process held by seller Kryalos SGR.

Palazzo Mellerio is classified as cultural heritage and therefore sale is subject to preemption by the Italian Ministry of Cultural Heritage and Activities under Articles 10 *et seq.* of Legislative Decree 42/2004.

For more information:

DeA Capital Real Estate SGR S.p.A. Communication and Press  
Marco Scopigno, marco.scopigno@deacapital.com,  
Beatrice Mori, beatrice.mori@deacapital.com  
Tel. +39 06 68163206 / 348 0173826

For Kryalos SGR S.p.A.  
Barabino & Partners  
Claudio Cosetti  
Tel. 02 72023535  
Cell. 335 7491683  
c.cosetti@barabino.it

Raffaella Ciafardini  
Tel. 02 92947100  
raffaella.ciafardini@kryalossgr.com