

PRESS RELEASE

DeA Capital Real Estate launches a new Fund First conversion from office to residential investment in Rome

Rome, 25 March 2024

DeA Capital Real Estate SGR S.p.A. has established a new Closed-End Alternative Real Estate Investment Fund reserved for Professional Investors and fully subscribed by an FIA (“Alternative Investment Fund”) managed by **Invel Real Estate**, an international Asset Manager specialized in Private equity and Real Estate investments.

The Fund called “**Juniper**” has completed its first investment which involved the purchase of a free-standing property in via Paolo di Dono, 223, in Rome.

The real estate complex named 'R10', consisting of seven above-ground levels primarily mainly for office use and two basement levels for parking, is in the heart of the Laurentino district near Via del Serafico and Viale del Tintoretto in one of Rome's areas with high demand for residences featuring high quality furnishings, domotics and energy efficiency.

The complex is undergoing a project involving demolition, reconstruction, and a change in intended use from commercial to residential (single homes) under Article 6 of Regional Law No. 7/2017 on urban regeneration.

The definition and subsequent realization of the project will involve the complete integration of construction, distribution, and architectural aspects with environmental and social aspects aimed at ensuring the comfort and well-being of future tenants, including the creation of communal areas, play areas, and sports facilities, bicycle parking, private parking equipped with electric charging stations, as well as spaces intended for urban allotments.

For further information please contact:

Communication and Press DeA Capital S.p.A.

Marco Scopigno, marco.scopigno@deacapital.com

ph. +39 06 68163206 / 348 0173826

Anna Majocchi, anna.majocchi@deacapital.com

ph. +39 02 62499529 / 335 7616715

Communication and Press DeA Capital Real Estate SGR S.p.A.

Beatrice Mori, beatrice.mori@deacapital.com