

PRESS RELEASE

ARDIAN AND DEA CAPITAL REAL ESTATE SGR, ACQUIRE A LARGE REAL ESTATE PORTFOLIO FROM MPS GROUP

Milan, November, 30 2020 - Ardian, a world-leading private investment house, together with an Italian institutional co-investor and DeA Capital Real Estate SGR S.p.A., the largest Italian real estate SGR, today announce the acquisition from MPS Group of a large part of the real estate portfolio promised for sale last June 30.

The acquisition of the entire portfolio, consisting of 26 buildings mainly for office use, located for the most part in the historic centres of Milan and Rome, with a commercial area of approximately 90,000 m2. and a total value of over 300 million euros, will be completed in the coming months according to the terms and conditions set out in the contractual agreements.

Notably, the portfolio includes five historical buildings which carry unique historical value and are considered artistically and architecturally significant. Between them they represent most of the value of the entire portfolio.

Among these buildings are the prestigious properties located in Milan in Via Santa Margherita, a few steps from Piazza della Scala and in Rome in Via del Corso, a few steps from Fontana di Trevi.

According with Ardian's strategy, these five prestigious buildings will be the subject of a redevelopment which will aim to create grade A office and retail spaces.

Ardian Real estate manages 1 billion euros assets in Italy, including valuable historic properties located in some of the major cities.

Rodolfo Petrosino, Senior Managing Director for Southern Europe of Ardian Real Estate, said: "We are very pleased about the acquisition of this significant real estate portfolio, boasting some unique trophy assets. Our investment in Italy, in the real estate sector, now rise to approximately €1 billion and positions us among the most active players in the Italian market. This largely due to the skills and experience of our local team and Ardian's international platform. We have already significant investment in Italy and we will continue to select promising opportunities in the core-plus and value-added real estate segment".

Emanuele Caniggia, CEO of DeA Capital Real Estate SGR S.p.A., said: "I'm proud that an international investor of such relevance like Ardian has chosen DeA Capital Real Estate as its partner in this deal so relevant in the Italian economic panorama. This is an important award for us as market leaders and it represents a strong signal for the entire economy of our country in this challenging historical period we are experiencing.

In our DNA, as well as in the one of our shareholder DeA Capital, every deal that we carry out don't have to guarantee a good profitability to our investors only, but must be able to create value for the economic cycle of our territories.

In the last five years DeA Capital Real Estate has invested over 500 million euro in the redevelopment of its real estate portfolio: a significant boost to the real economy and employment of our country".

ABOUT ARDIAN

Ardian is a world-leading private investment house with assets of US\$100bn managed or advised in Europe, the Americas and Asia. The company is majority-owned by its employees. It keeps entrepreneurship at its heart and focuses on delivering excellent investment performance to its global investor base.

Through its commitment to shared outcomes for all stakeholders, Ardian's activities fuel individual, corporate and economic growth around the world.

Holding close its core values of excellence, loyalty and entrepreneurship, Ardian maintains a truly global network, with more than 700 employees working from fifteen offices across Europe (Frankfurt, Jersey, London, Luxembourg, Madrid, Milan, Paris and Zurich), the Americas (New York, San Francisco and Santiago) and Asia (Beijing, Singapore, Tokyo and Seoul). It manages funds on behalf of around 1,000 clients through five pillars of investment expertise: Fund of Funds, Direct Funds, Infrastructure, Real Estate and Private Debt.

www.ardian.com

ABOUT DEA CAPITAL REAL ETSTAE SGR S.p.A.

DeA Capital Real Estate SGR S.p.A. is the leading asset management company in Italy in the management of real estate mutual funds and is part of the pan-European Alternative Asset Management platform of the DeA Capital Group with offices in the main European markets such as France, Iberian Peninsula, Poland and Germany. DeA Capital Real Estate SGR S.p.A. manages 10 billion assets through 54 real estate funds, 2 of which are listed on the MIV (Mercato Telematico degli Investment Vehicles) segment of Borsa Italiana. The Company boasts a wide range of partners made up of over 220 institutional investors and is a privileged interlocutor for Italian and international institutional investors.

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