

CICERONE FUND, 220 MILLION EURO DEAL IN MILANO AND TORINO

▪ Three core retail and office buildings portfolio

Roma, December 19th 2018 - Cicerone Fund acquired a three buildings portfolio with mixed asset allocation - retail and office - in Milano and Torino for a total amount of **220 million euro**. The vendor was Beni Stabili SIQ. The deal has been funded both by equity, subscribed by the Fund's investor Cassa Forense and by Bayern LB's grant.

The operation is consistent with the Fund's asset allocation and includes:

- an high street retail trophy asset located in central **Milano, Galleria del Corso 4**, one of the major shopping streets in the city. The four floors building is going to host Victoria's Secret's Italian flagship store in 2019;
- a ten floors office building in central **Torino, Corso Guglielmo Marconi 10**. It had been the iconic FIAT top management headquarter until the end of 1900, when it moved in Lingotto, and now hosts several high standing tenants;
- a six floor office building in **Torino, via Ernesto Lugaro 15**, 1 km far from center and the main city train station. It has been refurbished in 2012 and currently hosts several high standing tenants.

Mediobanca acted as advisor, while Dentons Europe law firm and REAAS assisted Fabrica in the closing.

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Nunzio Luciano, Cassa Forense President, remarks: *"Cicerone Fund completes its Italian investment gallery with a high quality portfolio bound to contribute to the long-term yields stabilisation, in line with the Fund's conservative profile".*

Giovanni Maria Benucci, Fabrica SGR CEO, says: *"Thanks to the deal Fabrica strengthen the share of Italian investments for the Fund and, at the same time, fine-tunes the asset allocation balance. The presence of high standing tenants and the surfaces full occupancy are aligned with the goal of stable income in a long-term view".*

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Fabrica Immobiliare is an Italian RE asset management company working since 2005. During the years, thanks to the quality of the asset management services offered and a best practice oriented approach, Fabrica attracted leading institutional investors and establishing the brand in the industry.

Fabrica currently manages 14 real estate funds for c.a. € 3.4 billion of total Assets Under Management of which some 90% is relating to institutional investors (mainly pension funds).

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