

FABRICA SGR'S FUND 'INARCASSA RE COMPARTO UNO' BUYS THE HEADQUARTER OF AC MILAN, 'CASA MILAN'

Rome, December 20th 2021 - Fondo Inarcassa RE Comparto Uno, a real estate fund managed by Fabrica SGR and fully subscribed by Inarcassa (the Italian pension fund of engineers and architects), has bought the distinctive asset "Casa Milan". The asset is the headquarter of AC Milan's soccer club, but also an entertainment destination that hosts the historic milanese soccer club's museum, store, ticket offices, multimedia studios and a bistrot.

The asset is located in Milan, in via Aldo Rossi (Portello zone), in proximity of the business district *City Life*. Casa Milan is a free standing building in modern and functional glass, with an innovative style. The asset, fully located to AC Milan, was built as part of the regeneration project of the past industrial areas of Alfa Romeo and Lancia cars.

AC Milan's colours - red and black - are extensively used in the facade and in the interiors of the building, creating a distinctive connotation of the asset. Shapes of soccer players are visible on the top of the roof. Internal spaces are equipped with top notch technology and avant-garde finishes, among which the museum 'Mondo Milan' stands out, hosting temporary and permanent exhibitions.

The acquisition, coherent with the 'asset allocation' objectives and the strategy of the Fund, was supported by Studio Legale Curtis, Mallet-Prevost, Colt & Mosle LLP, for the legal advisory, and by Yard Reaas SpA, for the technical advisory.

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Fondo Inarcassa RE was born from the initiative of Inarcassa that, via a public tender, selected Fabrica as *partner* for the kick off and management of a dedicated real estate fund. The Fund has been active since November 2010. Since 2013, the fund has been separated in two compartments: the first dedicated to invest equity conferred by Inarcassa; the latter focused on the valorisation of the investor's real estate portfolio. More in details, Fondo Inarcassa Comparto Uno portfolio is made of 14 assets, predominantly offices in the main Italian regions' biggest cities (Milano, Roma, Palermo, Torino), for a total of 570 Mln €.

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Fabrica Immobiliare SGR is an Italian real estate 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 15 real estate funds for c.a. € 5.3 billion of total AUM of which more than 90% is relating to institutional investors (mainly pension funds).

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