

PRESS RELEASE

GREEN ARROW CAPITAL SGR ANNOUNCES ITS ENTRY INTO THE PROPERTY MARKET WITH THE LAUNCH OF THE “MI.TO REAL ESTATE INVESTMENT FUND”

The Mi.To fund, with Crea.Re Advisory as a key strategic partner, targets the mid-sized residential real estate market, with a primary focus on Milan and Turin. The fund stands out for its strong integration of advanced technology.

The fund has successfully reached its first closing target in record time and expects to hit its hard cap of €150 million within the next 18 months. The first investment, focusing on residential development, has been made in the heart of Milan.

Milan, 19 September 2024 – **Green Arrow Capital**, one of the leading independent Italian operators in alternative and sustainable investments, **announces the Group’s expansion into real estate investments with the launch of the “Mi.To Real Estate Investment Fund” (“Mi.To” or “Fund”), focused on the mid-sized residential real estate market, with a primary emphasis on Milan and Turin.**

The initiative is part of the Group’s broader growth strategy, which focuses on becoming a key player in the Real Estate asset class, which complements Green Arrow Capital’s existing presence in alternative investments (“Clean Energy & Digital Infrastructure”, “Private Equity” e “Private Credit”). Thanks to the “Mi.To Real Estate Investment Fund”, Green Arrow Capital reaffirms its commitment to sustainable investments, focusing on digitalization and urban regeneration. The fund is marked by its high technological content, in line with Art. 8 of the EU Sustainable Finance Disclosure Regulation (SFDR).

Targeted at private and institutional investors, the Mi.To Fund has set a fundraising target of €150 million over the next 18 months, with an investment product featuring unique characteristics within the Real Estate asset class. Mi.To is defined by its high level of digital integration, commitment to sustainability, and the proven track record of key partner Crea.Re Advisory in the real estate sector, alongside Green Arrow Capital’s expertise in sustainable alternative investments.

The Fund has successfully achieved its first closing, reaching the €40 million target in a remarkably short time, and has simultaneously executed its first investment with an avant-garde residential development project in the heart of Milan.

The Mi.To Fund boasts an innovative business model, based on a strong digital component, and benefits from Crea.Re Advisory’s Real Estate expertise. The company is exclusively dedicated to the

Fund's support. Alongside Green Arrow Capital, the shareholders of Crea.Re Advisory include CreaRe Group and its Milan-based branch, Stabile Holding. With over €300 million investments since 2017, Crea.Re Group and Stabile Holding are unique players in the Real Estate sector, establishing themselves over the years as local partners for leading institutional investors. The partnership between Green Arrow Capital and Crea.Re Advisory integrates local Real Estate networks, financial expertise, and institutional management, while leveraging technology to support the origination, management, and exit processes. This is all done through a dedicated platform that allows investors to track the progress of the investment's entire lifecycle.

Green Arrow Capital's ESG approach is also found in the Mi.To fund, which focuses on urban residential regeneration projects with minimal environmental impact, that feature low-emission buildings, renewable energy use, sustainable design and materials, and the creation of green spaces for the community.

"Mi.To Real Estate Investment Fund" has garnered considerable interest from private clients, also due to the chance of gaining early access to the sale of residential units developed through the Fund's investments. This not only provides the potential for double-digit returns on invested capital, but also allows for direct investment in the underlying real estate.

Alessandro Di Michele, Managing Partner and General Manager of Green Arrow Capital, commented: *"We're entering the Real Estate market by capitalising on the Group's expertise in alternative and green investments. This marks our first steps towards becoming a leading player in this high-potential asset class, where we will ensure value creation and significant returns for our investors. Our projects will focus on sustainable and technologically innovative urban regeneration, with the goal of becoming the leading Real Estate fund in the Milan-Turin area. This marks our first initiative in this key asset class, with further strategic projects already in progress".*

Pierpaolo Fraudatario CEO of Crea.Re Advisory, stated: *"This partnership represents a pivotal step in our growth, as well as an important opportunity to maximise our expertise in origination, structured finance, and Real Estate management. We firmly believe that our digital approach to the Real Estate market, combined with institutional management applied to the mid-sized residential sector, will drive success and innovation for both our partners and investors. The Mi.To fund marks the beginning of a series of initiatives we plan to develop in the near future".*

GREEN ARROW CAPITAL

Green Arrow Capital (www.greenarrow-capital.com) is one of the leading Italian Asset Managers focused on alternative investments, with over €2 billion assets historically raised. To date, around 100 entities have invested into GAC's funds, almost 90% of which are represented by institutions (Banks, Sovereign Funds, Funds of Funds, Banking Foundations, Insurance Funds, Pension Funds, and Insurance Companies) and around 20% are of international origin. Green Arrow Capital was founded in 2012 by Eugenio de Blasio, the Group's major shareholder as well as Chairman and CEO, together with co-founder Daniele Camponeschi (Group CIO) and partner Alessandro Di Michele (Group General Manager). The Partner and Deputy Chairman of SGR Francesco Maria Giovannini is actively involved in institutional relations. The Group operates in four different investment strategies - Energy & Digital Infrastructure, Private Equity, Private Credit and Real Estate - with dedicated and independent teams, and has currently in fundraising the second Private Debt fund (GAPDF II) and the fourth Private Equity fund (GAPEF IV Italian Champions) supporting excellent Italian SMEs, as well as the Infrastructure of the Future Fund (GAIF), which invests in renewable energy and digital infrastructure in high-potential markets in Europe.

CREA.RE ADVISORY

Crea.Re Advisory (www.creareadvisory.it) is Crea.Re Group's *investment specialist*, dedicated to the Mi.To fund. Supported by technology, the company offers assistance throughout all phases of the investment process: from origination and due diligence to project management and monitoring. The company benefits from a robust network of relationships and extensive expertise across the Real Estate sector, as well as in finance and project management, all driven by the experience of its founders and team. The shareholders of Crea.Re Advisory include Stabile Holding, Crea.Re Group, and Green Arrow Capital.

Crea.Re Group (www.crearegroup.it), founded in 2017 by Andrea Tessitore and Simone Pansa, alongside the Milan branch **Stabile Holding** (www.stabileholding.it), established in 2020 by Pierpaolo Fraudatario and Antonio Massimino, has invested over €300 million across over 50 operations, with a team of 15 professionals. The Group is a unique player in the Real Estate market, combining expertise in origination, structured finance, and Real Estate management, and over the years has become a key local partner for leading institutional investors.

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