

**ARECNEPRIX IN THE COMMERCIAL TRANSACTION TO PURCHASE AN IMPORTANT
PROPERTY IN ROME WORTH € 9.22 MILLION**

**THE ASSET WAS PREVIOUSLY OWNED BY A FUND MANAGED BY DEA CAPITAL REAL
ESTATE SGR S.P.A.**

Rome, January 22, 2025 - ARECneprix, as Originator, has led the commercial transaction to purchase an important property in Rome at Via Capitan Bavastro 92/94, for a value of 9.22 million euro. Strategically located, the property was sold by a closed-end real estate alternative investment fund, managed by DeA Capital Real Estate SGR S.p.A..

The transaction was carried out through ARECneprix's structuring of a securitisation, which enabled the establishment of the vehicle, Bali SPV. As part of the securitisation, ARECneprix was also appointed First Corporate Servicer and Calculation Agent.

The building, which occupies a leasable area of approximately 12,500 square metres, is located in a highly dynamic, semi-central area rich in services and infrastructure. The property's position, consisting mainly of office units, also guarantees excellent accessibility thanks to its proximity to the metro system and the Ostiense railway station, as well as convenient connections to the city's main roads, such as via Ostiense and via Cristoforo Colombo.

Marco Sion Raccah, CEO at **ARECneprix**, said, "*We are extremely pleased to have successfully managed this transaction, which further confirms our commitment to the real estate market, driven by the desire to create value through structured and innovative transactions. We will continue to pursue our mission to increasingly establish ourselves as a point of reference across the country*".

JLL advisor assisted both the selling party and the purchasing group, coordinated by ARECneprix, for aspects related to the purchase.

M&G Trustee, as Corporate Services Provider, and LAISA, legal advisor, assisted ARECneprix in the securitisation.

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ARECneprix

ARECneprix is the member of the illimity Group specialising in the management of assets and companies in difficulty and the structuring of complex operations. By way of a highly distinctive and innovative business model, the company puts its asset management and special servicing expertise at the disposal of banks and investors, covering the whole value chain of the management of real estate and corporate loans and providing a vast range of financial and real estate structuring services with the aim of managing and valorising real estate assets to a maximum. This ability to directly manage assets enables ARECneprix to present itself on the market as a “Total Asset Management Company” with significant specialisation in Large Real Estate tickets and a tailored approach to the valorisation and management of every position, always with a value-enhancement approach. With a team of over 170 specialists coming from more than 12 sectors and 102 different businesses the company is able to count on across-the-board skills ranging from financial expertise to real estate and legal techniques while at the same time availing itself of latest generation technologies.