

MILAN
February 27, 2024



Ardian, with Prelios SGR, closes the sale of Deloitte's headquarters in Via Vittorio Veneto, in the heart of Rome's historic centre, to Deka Immobilien, acting via an Italian real estate fund managed by IQ EQ

- The building, designed in 1928 by architect Carlo Broggi and the former headquarters of IRI and Fintecna, has undergone a major redevelopment creating a state-of-the-art building for the city of Rome which meets the highest international standards, both in terms of technology and ESG characteristics.
- The building is Deloitte's Rome headquarters, and brings together 2,600 people who used to occupy several offices across the city. Amazon also chose the property in via Veneto for its headquarters.

Ardian, a world-leading private investment house, and Prelios SGR, one of Italy's leading real estate and asset management companies, today announced the sale of an historic office building located in Via Vittorio Veneto 89 in Rome. The buyer is Deka Immobilien, one of Europe's leading real estate investment companies active in Europe.

The building at 89 Via Vittorio Veneto is home to Deloitte's new Rome headquarters, which opened on 16 January 2024. It is a 23,000 square meter building designed in the 1920s by architect Carlo Broggi and reinterpreted by Studio Scandurra after a two-year redevelopment. It also houses Amazon across 2,800 square meters.

The project aims to combine both the functionality expected from a modern building with the classicism of the Roman tradition, following the same ideals that inspire the Studio in all its urban regeneration projects.

Studio Scandurra aimed to create open and permeable spaces, redefining the connection between space and the individual to provide stimulating work environments, and reimagining the building's connection with the city, which actively interacts with the interior space. The building now creates an opportunity for interaction and sharing in the workplace. This includes the renovation of panoramic terraces, offering unique views of the city, as well as spaces for collaboration and informal work.

The impressive redevelopment plan carried out by Ardian saw the building become one of the few in Rome to obtain three ESG certifications: LEED, BREEAM and WELL. These certifications reflect not only the building's energy efficiency and environmental sustainability credentials, but also recognized it for promoting the highest standards of health and well-being in workplaces. As a result of the careful and extensive redevelopment works, the building already complies with the ambitious targets set by the Paris Agreement in terms of CO2 emissions, despite its age.

"Deloitte's decisions to consolidate its Roman offices in Via Veneto demonstrates once again that only quality buildings which meet the highest standards are able to attract both international companies as tenants, and investment from institutional players. The transformation of our cities' real estate assets into green buildings will be the key to market recovery, both for the office and the living sectors. Ardian has made this philosophy its main strategy in Italy and in the other European countries in which it invests".

● **RODOLFO PETROSINO** ● HEAD OF REAL ESTATE SOUTHERN EUROPE, ARDIAN

"We truly are proud of this transaction, which comes at a time of transition in the market, and which demonstrates the great asset management skills of our team. Through this extraordinary project, Ardian's real estate team has been able to transform a historic property, to create a unique asset in Rome in terms of both sustainability and innovation. The acquisition of this beautiful building by an institutional investor such as Deka is an excellent sign for the market, confirming that high quality buildings in central locations and with the highest ESG characteristics continue to attract liquidity".

● **MATTEO MINARDI** ● HEAD OF REAL ESTATE ITALY, ARDIAN

"We are particularly pleased with this transaction, which gives a signal of strong resilience to the general downturn in the real estate sector, as well as to the Rome and office market. It is a confirmation of how an excellent location, high product quality, full alignment with sustainability principles and a traditional asset class are the right ingredients to attract a major international investor. This transaction further consolidates Prelios SGR's presence in value added transactions".

● **PATRICK DEL BIGIO** ● CEO, PRELIOS SGR

As part of the transaction, DILS acted as commercial advisor.

Ardian and Prelios SGR were assisted by Apollo & Associati as legal advisor, Fivelex as tax advisor and Perelli Consulting for technical and project management aspects.

Deka's Italian real estate fund was assisted by Bertacco Recla & Partners as legal advisor, Bureau Plattner as tax advisor, Drees & Sommer as technical advisor and Cushman & Wakefield as commercial advisor.

ABOUT ARDIAN

Ardian is a world-leading private investment house, managing or advising \$164bn of assets on behalf of more than 1,600 clients globally. Our broad expertise, spanning Private Equity, Real Assets and Credit, enables us to offer a wide range of investment opportunities and respond flexibly to our clients' differing needs. Through Ardian Customized Solutions we create bespoke portfolios that allow institutional clients to specify the precise mix of assets they require and to gain access to funds managed by leading third-party sponsors. Private Wealth Solutions offers dedicated services and access solutions for private banks, family offices and private institutional investors worldwide. Ardian's main shareholding group is its employees and we place great emphasis on developing its people and fostering a collaborative culture based on collective intelligence. Our 1,050+ employees, spread across 19 offices in Europe, the Americas, Asia and Middle East are strongly committed to the principles of Responsible Investment and are determined to make finance a force for good in society. Our goal is to deliver excellent investment performance combined with high ethical standards and social responsibility.

At Ardian we invest all of ourselves in building companies that last.

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ABOUT PRELIOS SGR

Prelios SGR is a company in the Prelios Group and one of Italy's largest asset managers, with assets under management of approx.€ 8 billion.

It is active in the promotion, creation and management of real estate alternative investment funds (AIFs) and credit funds, advisory and separate account management, for leading Italian and international institutional investors. Prelios SGR is a pioneer in the innovation of investment products, as regards both asset classes and typologies. It set up one of the first externally managed SICAFs and manages the largest UTP fund in Italy and one of the largest in Europe. Prelios SGR has established high standards and control systems for governance, risk management and transparency, while maintaining high operating flexibility. Reflecting its commitment to promoting sustainability, the company is a member of the UN PRI - Principles for Responsible Investment network and of GRESB.

prelios.com

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