

## PRESS RELEASE

**ARDIAN AND PRELIOS SGR SIGN A LEASE AGREEMENT FOR THE PROPERTY  
IN VIA DI VILLA EMILIANI 10, ROME**

The 3,200 sqm building in the exclusive Parioli district will host the new offices of a leading company operating in the telecommunications sector, from March 2022

**Milan, 9 November 2021** - Ardian, a world-leading private investment house, and Prelios SGR, announced that they have signed a lease agreement with a leading multinational company operating in the telecommunications sector for its new Italian headquarters in Rome.

The property in Via di Villa Emiliani 10 in Rome, owned by AREEF Sunshine, a real estate investment fund wholly owned by Ardian and managed by Prelios SGR, will host the new Italian headquarters of the telecom company from March 2022.

An independent building surrounded by an exclusive courtyard and located in the Parioli district, the property is one of the most prestigious and elegant in Rome. It also has excellent accessibility with the provision of multiple car and motorbike parking spaces..

It is currently undergoing renovation work by designers Scandurra Studio Architettura, and will embody the distinctive features of the area - characterized by modern, flexible and versatile office spaces that guarantee the well-being of the occupants.

The building is 3,200 square metres across seven floors. In addition to office space, the building has panoramic terraces with excellent views of the ancient city and an exclusive garden with direct access from the basement. The building has been refurbished with sustainability and efficiency in mind and is LEED certified.

Rodolfo Petrosino, Senior Managing Director for Southern Europe of Ardian Real Estate commented: "This project confirms Ardian Real Estate's commitment to the highest international standards in terms of efficiency and environmental sustainability. A building designed for the future, it will guarantee maximum comfort for the occupants and their well-being. The signing of the lease agreement shows how rewarding this approach is."

Patrick Del Bigio, CEO of Prelios SGR, said: "The enhancement activity carried out on the property in Via di Villa Emiliani once again highlights Prelios SGR's strong track record in the real estate market in Rome. It also confirms how a strategy based on the repositioning of a building according to international best practices in terms of architecture and environmental sustainability can attract top-level international tenants in Rome. We believe that the real estate market in Rome will continue to grow in line with the wider real estate cycle, offering further important opportunities."

AREEF Sunshine was advised by GVA Redilco.

## ABOUT ARDIAN

Ardian is a world-leading private investment house with assets of US\$120bn managed or advised in Europe, the Americas and Asia. The company is majority-owned by its employees. It keeps entrepreneurship at its heart and focuses on delivering excellent investment performance to its global investor base.

Through its commitment to shared outcomes for all stakeholders, Ardian's activities fuel individual, corporate and economic growth around the world.

Holding close its core values of excellence, loyalty and entrepreneurship, Ardian maintains a truly global network, with more than 800 employees working from fifteen offices across Europe (Frankfurt, Jersey, London, Luxembourg, Madrid, Milan, Paris and Zurich), the Americas (New York, San Francisco and Santiago) and Asia (Beijing, Singapore, Tokyo and Seoul). It manages funds on behalf of more than 1,200 clients through five pillars of investment expertise: Fund of Funds, Direct Funds, Infrastructure, Real Estate and Private Debt.

[www.ardian.com](http://www.ardian.com)

## ABOUT PRELIOS SGR

Prelios SGR is a company in the Prelios Group and one of Italy's largest asset managers. It is active in the promotion, creation and management of alternative real estate investment 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, in terms of asset classes and typologies, in part through the management of one of the first externally managed SICAFs, and of the largest UTP fund in Italy and one of the largest in Europe. Prelios SGR has developed advanced standards and control systems in terms of governance, risk management and transparency, while maintaining operating flexibility. The company is also committed to promoting sustainability, as reflected in its adherence, since 2019, to the UN PRI - Principles for Responsible Investment and, since 2020, to the GRESB.

[www.prelios.com](http://www.prelios.com)

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