

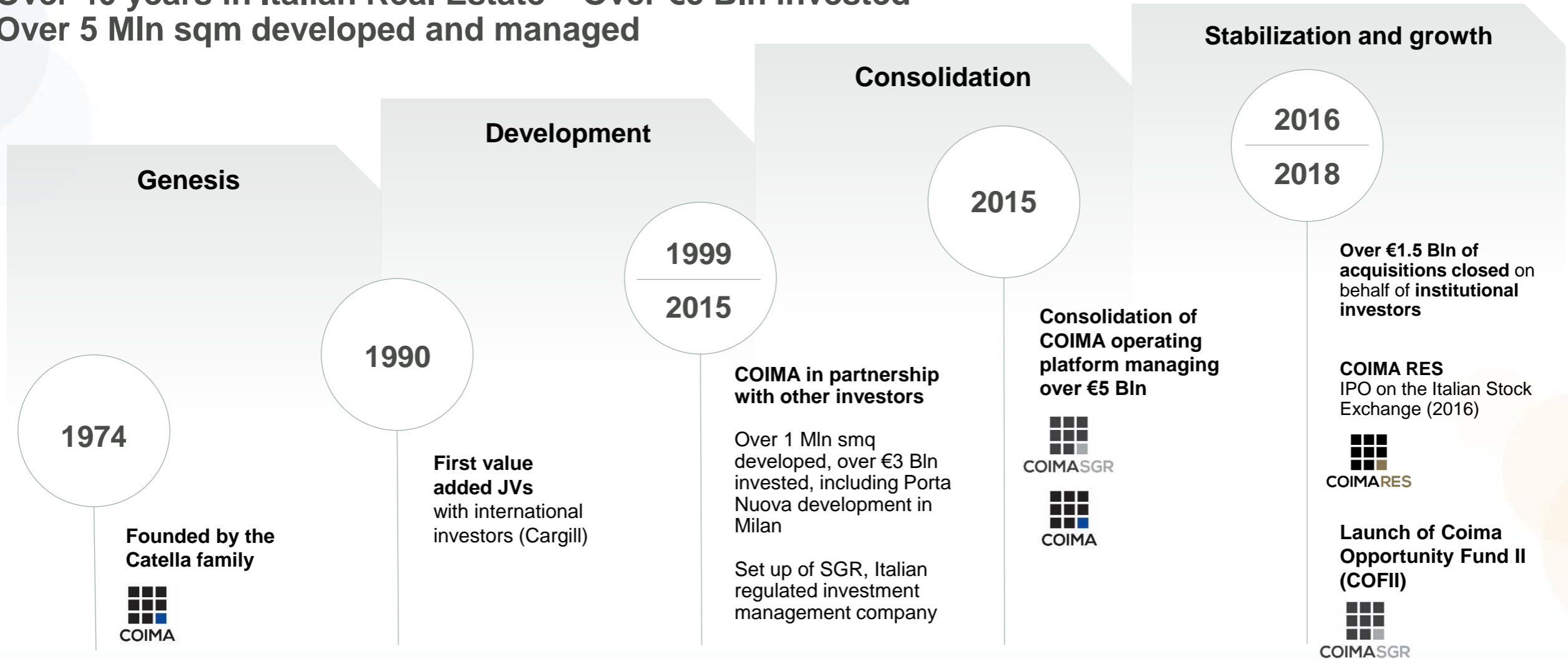
Isole urbane di Sostenibilità : da Milano a Lucca



Real Estate

Investment, Development and Management

Over 40 years in Italian Real Estate – Over €5 Bln invested –
Over 5 Mln sqm developed and managed



Operating Platform



- Vertically integrated platform (investment, development, management)
- Over 40 years track record
- 170 professionals

PUBLIC



- Office REIT
- Over €665 Mln in assets
- 80% offices
- 90% of portfolio in Milan
- 40% of portfolio in Porta Nuova

PRIVATE



- Regulated asset and investment management platform
- €5 Bln of AUM in 22 funds
- Fiduciary to global institutional investors



- Development and property management platform
- Multi use (offices, residential, retail, logistic, hospitality, etc.)
- Over 5 Mln sqm of assets developed and managed

1974
2005

Attention to quality and sustainability of urban developments

2005
2015

Consolidation of CSR positioning

- 2005** Nominated Marketing & CSR Director
- 2005-2012** Designed and developed first LEED Gold Building
- 2007** Founded Fondazione Riccardo Catella and launched community program
- 2008** Founding member of Green Building Council
- 2014** Founded program with the Italian Forum of Sustainable Finance
- 2015** Publication Sustainability Report

2015
2018

Future Sustainable Innovation

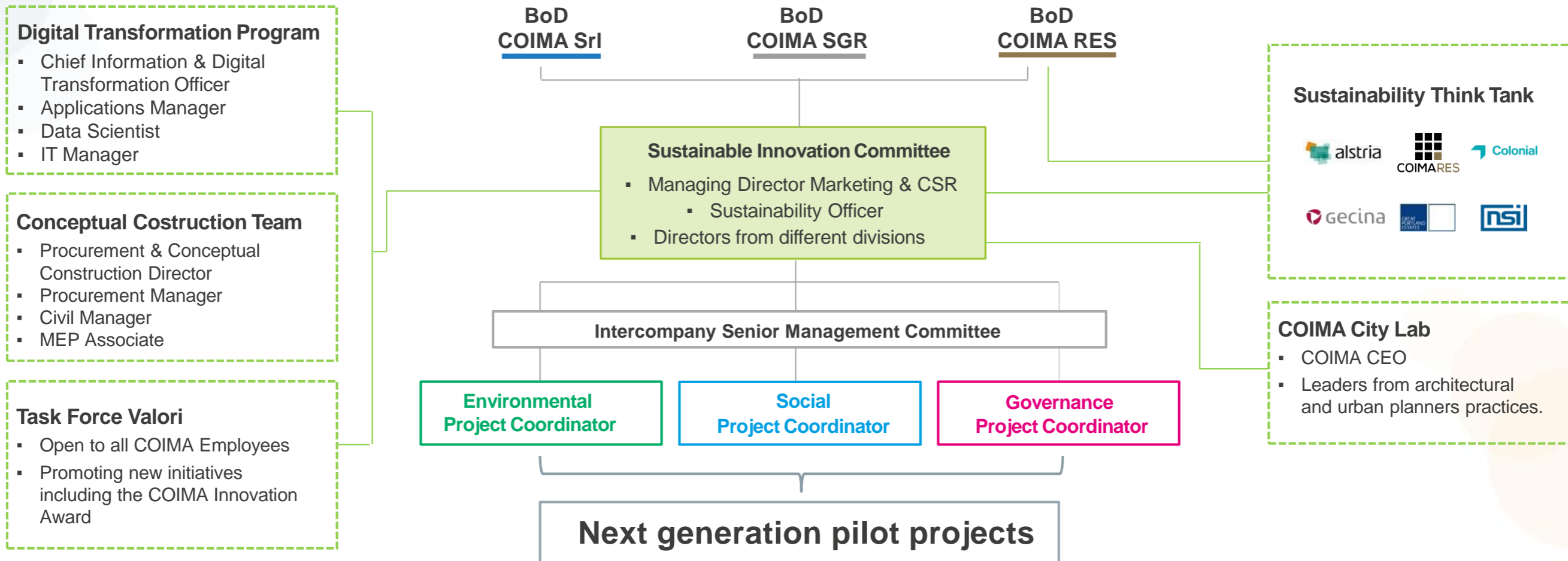
- 2015** Cultural heritage arbitrage with Bocconi University
- 2015** First LEED Platinum building in Italy
- 2016** Launched Sustainable Innovation Task Force
- 2017** Nominated Sustainability Officer and participation in European Sustainability Think Tank
- 2017** First in the market to apply circular economy principles in real estate development with **Cradle-to-Cradle** certification
- 2017** Sustainable Innovation Taskforce become Sustainable Innovation Committee
- 2018** BoD's sign off of the new Sustainability Policy

2019
2021

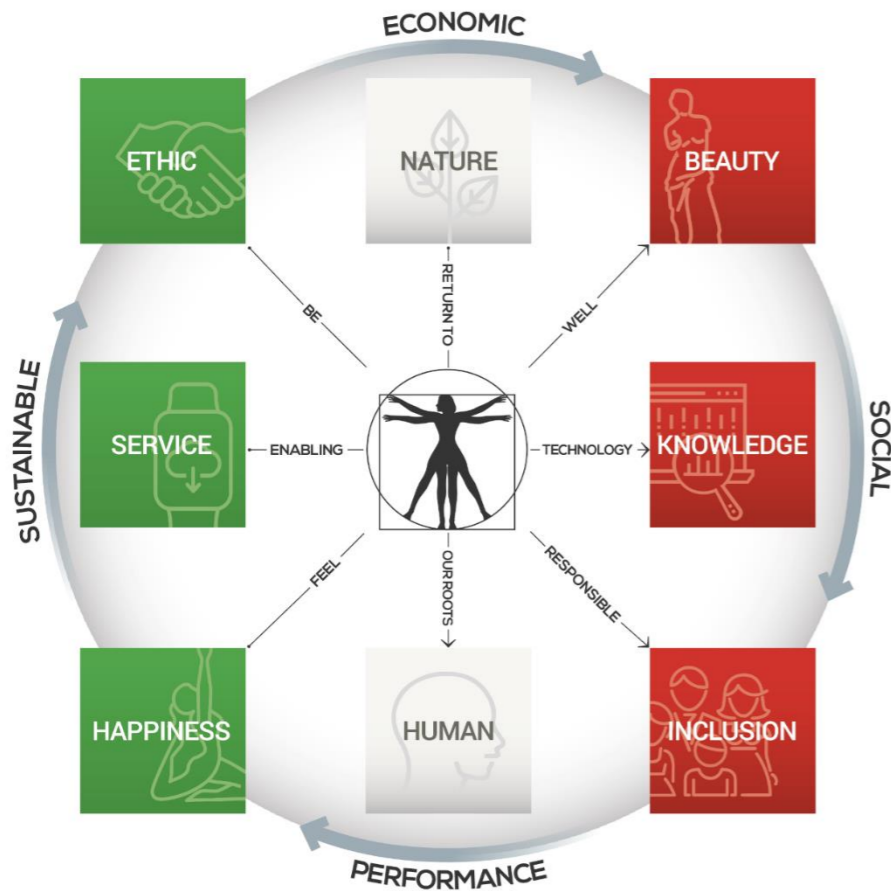
Accelerate transition to sustainable Real Estate development and finance

- 2019** two Funds classified GRESB
- 2019-20** first building in Italy to achieve WELL certification.
- 2021** integrate design and operation with Circular Economy principles.
- 2021-22** ESG & Sustainability linked loans

Sustainable innovation governance



A holistic approach to responsible development









COIMA Roots

COIMA developed the 8 Roots®, a holistic approach to responsible investment, real estate development and management.

COIMA has adopted the basic principles of sustainability and implemented them in the investment, development and management decision-making process.

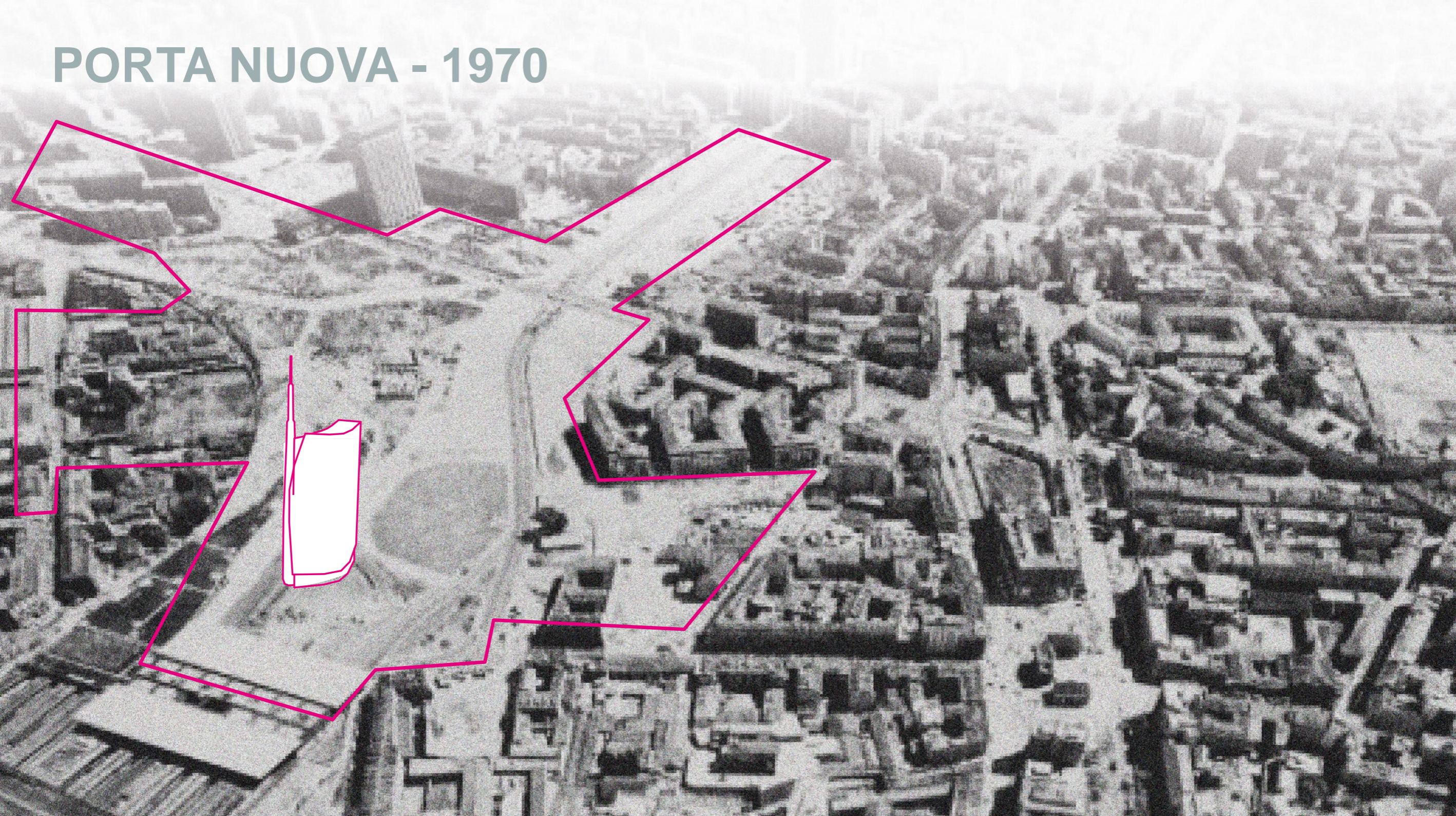
Provides a platform for established Environment, Social and Governance (ESG) measurement in line with global best practice standards

E	Nature		Certifications	LEED, Cradle-to-Cradle
			Resource reduction	reduce energy demand, resource consumptions
			Green & public spaces	Promote the implementation of Biophilia
S	Beauty		Architecture	Design with an essential and elegant architecture
			Affordability	Building design, construction and uses to be appropriately defined with right balance of quality and costs.
S	Human		Public spaces	Improve where possible the surrounding public realm around the building.
			Proximity to public transportation	Promote public and sustainable transportation. Value pedestrian flow
			Cultural areas	Promote inclusion of art and cultural spaces.
	Happiness		Health & wellbeing	Design to implement health & wellbeing strategy and certification (e.g. WELL)
			Animation	Create a sense of place, where people enjoy gathering together and create a liveable space
Ethics		Reporting	Communicate and report with transparency with all stakeholders.	
		Transparency	Act with in the interest of all stakeholders; investors, public authorities and citizens.	
G	Knowledge		Data management	Use data to enable and facilitate building use and operation, people wellbeing.
			Service	Services in building area managed

Porta Nuova Milano – a urban regeneration project



PORTA NUOVA - 1970



PORTA NUOVA – 1975



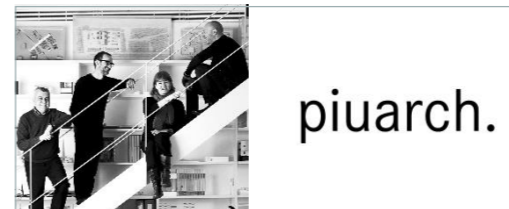
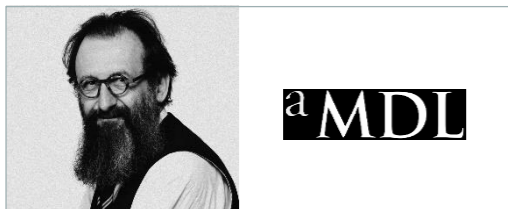
PORTA NUOVA – 1975



PORTA NUOVA – 2008







COIMA's vision - last 10 years



Re-establishing industry reputation



Pioneering in sustainable development



Creating quality public space

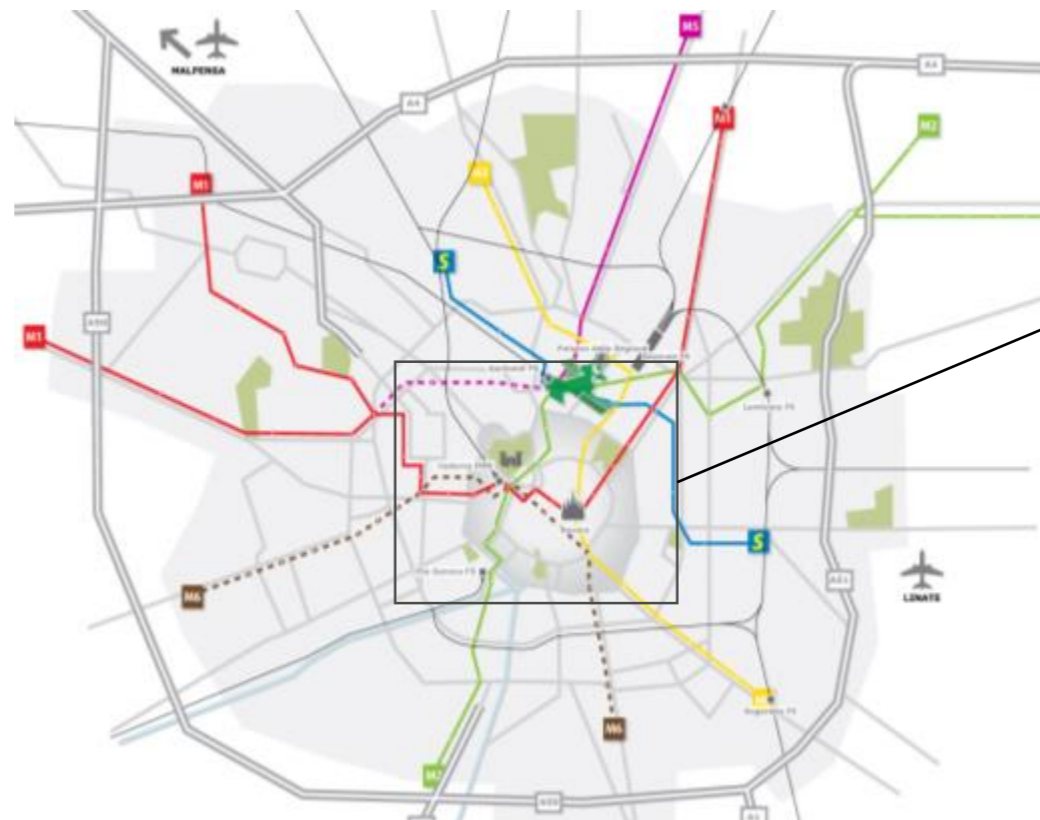


Engaging local community

PORTA NUOVA – Urban connections

Porta Nuova is a hub that guarantees direct interconnectivity .

4 Metro Lines for a total of 7 stops, of which 4 (M2, Passante, M5, Future M5 Extension)



M2 Metro linea M2

M3 Metro linea M3

M5 Metro linea M5

S Passante ferroviario

FS Stazione Garibaldi FS

PORTA NUOVA – 2001

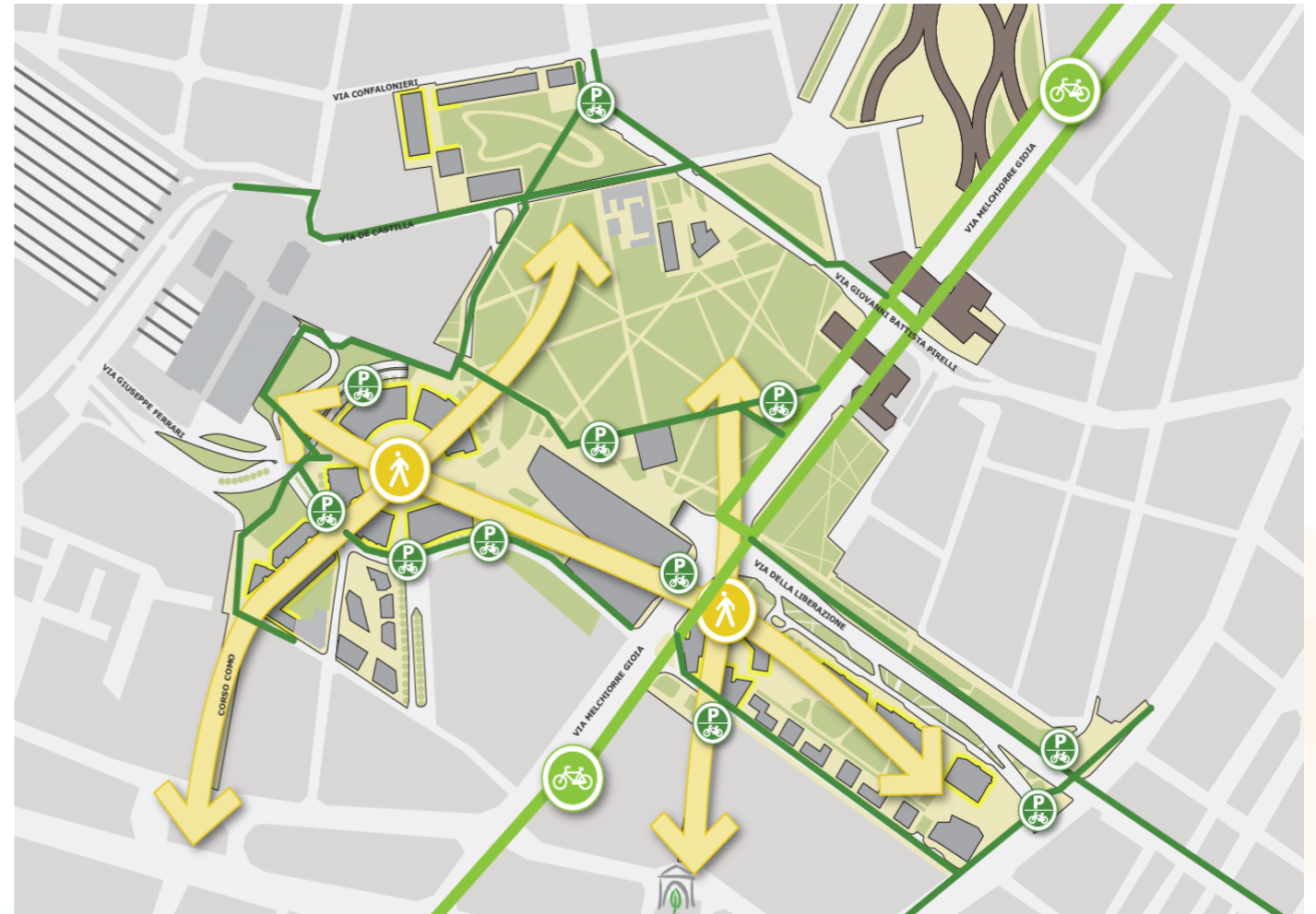


PORTA NUOVA – 2018



PORTA NUOVA – Sustainable mobility plan

- 160.000 m² of public and pedestrian areas;
- 90.000 m² a park
- 5 km of bike lanes



Porta Nuova phase 1



TOTAL
833,000
SQM

- Porta Nuova Area
- Public areas
- Porta Nuova phase 1

The first italian LEED development



2
Certified LEED®
PLATINUM



18
Certified LEED®
GOLD



1
Certified LEED®
Silver

MAIN AWARDS

2013	Unicredit Tower	ONE OF 10 BEST TOWERS IN THE WORLD (EMPORIS BUILDING)
2014	Bosco Verticale	INTERNATIONAL HIGHRISE AWARD
2015	Bosco Verticale	BEST TALL BUILDING WORLDWIDE BEST TALL BUILDING EUROPE
2016	Porta Nuova	EUROPEAN PROPERTY AWARDS
	Piazza Gae Aulenti	LANDSCAPE INSTITUTE AWARD
2018	Porta Nuova	WORLDWIDE BEST URBAN REGENERATION PROJECT (MIPIM)
	Feltrinelli Porta Volta	WORLDWIDE BEST OFFICE & BUSINESS DEVELOPMENT (MIPIM)









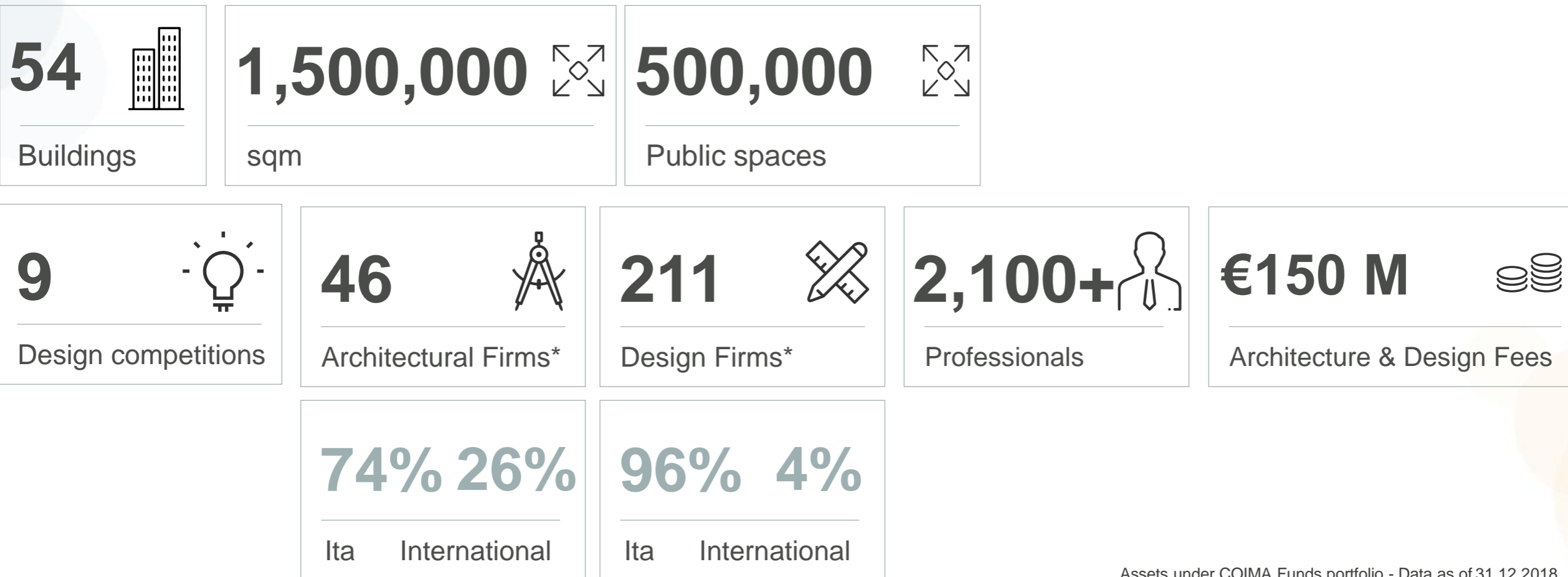




LE VILLE
DI PORTA NUOVA
800.920.940
SARACOLA



COIMA Design contribution in the last 10 years



Assets under COIMA Funds portfolio - Data as of 31.12.2018
*Based on single project assignments

Porta Nuova Under Development



TOTAL
400,000
SQM

- Porta Nuova Area
- PN phase 1
- PN under development



Biblioteca degli Alberi

**A 10 hectares multifunction-
activity park for all ages
and interests**

**Modern botanical garden
designed by
Inside Outside | Petra Blaisse**

**An open air botanical library
with over 500 trees
in 22 circular forests**

**Up to 135,000 plants among
a variety including aromatic
plants, hedges, shrubs,
creepers, herbaceous and
aquatic plants**

What we do

**We take care of the park,
its maintenance and security.**

**We create educational, wellness and cultural
experiences to feed psychophysical well-
being, learning and mobility.**

Who we do it for

We aim to develop a cultural program of 280 events for a public of more than 35,000 visitors.

#education

45

events

- Art workshops
- Urban horticulture workshops
- Dog Fitness Training
- Porta Nuova Smart Camp

#openairculture

99

events

- Lecture in the park
- Nature theatre
- Music
- Dance
- Street artists
- Open Air Cinema

#wellness

110

events

- Yoga & meditation
- Food
- Fitness
- Mamafit
- Senior gym
- Fitness Workshop
- Boules

#nature

26

events

- Park tours
- Botanical lectures
- Botanical Workshop

COIMA's vision – next 5 years



Italian cities as generator of world best practices



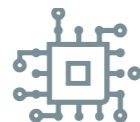
Inclusiveness & diversity



Holistic sustainability & climate change contribution



Livable public space as a connector



Integrating technology as human facilitator



Our key contacts and publications

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COIMA

Real Estate, since 1974

COIMA

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