



ABITAREIN: SOLD TO SUPERNOVA THE DEVELOPMENT OPERATION IN VIA CADOLINI IN MILAN PRELIMINARY SALE AGREEMENT SIGNED FOR € 72 MLN

*The deal confirms the Group's ability to diversify the ways of
valorisation of development operations in the pipeline*

Milan, September 22, 2022 - AbitareIn S.p.A., a leading Milan-based residential development company, has signed (through a wholly owned subsidiary) a preliminary agreement for the **sale of the development operation in Via Cadolini in Milan (former Plasmon factory)**. The agreement was finalized with a leading operator in the sector of urban regeneration, Supernova, which intends to pursue the project to build a "Mixed Use" real estate complex.

The agreement was finalized following the performance of due diligence by the buyer, who offered, for the purchase, the **payment of € 72 mln**. Today, with the signing of the preliminary agreement, the buyer paid the amount of **€ 11 million as a deposit**. The transaction is currently encumbered by a debt of € 10 million, consisting of a bank loan used for activities carried out on the area.

The via Cadolini operation, one of the initiatives in the Group's pipeline, involves an area of approximately 31,000 square meters of Gross Floor Area in the **Scalo Porta Romana district**; AbitareIn, prior to the sale, carried out a significant development activity both from the urban planning point of view and from the environmental remediation one, since the site - heavily polluted - was characterized by large industrial buildings abandoned for years, with a large presence of various contaminants as well as asbestos. AbitareIn started the Plasmon operation in 2018, the date of its purchase by the Group, completing a regeneration activity with great benefits for the city, but also with a relevant economic return.

Luigi Gozzini, Chairman of the Company, comments on the transaction as follows: "*Thanks to our long-term vision and the know-how we have acquired, we have built over the years a pipeline of considerable size - composed today of 22 different initiatives, with different sizes and characteristics - making urban regeneration and land development activities our core business, creating value also from a social and environmental point of view.*"

Abitare In S.p.A.



Adds **Marco Grillo, CEO** of AbitareIn: "We believe that the conclusion of this transaction, in addition to having an important economic return, represents a concrete **demonstration of the value of the Company**, highlighting, in an unequivocal way, the ability to operate positively on the urban fabric, recovering abandoned sites and transforming them into projects that can be successfully enhanced in the different stages of development."

The signing of the final sale agreement is expected to take place at the turn of the third and fourth quarter (calendar) 2023, following the certification of successful reclamation (the activities of which are almost fully completed to date). In conducting the negotiations and concluding the transaction, **Dils** acted as advisor. The selling party was assisted in the legal aspects by **Studio ADVANT Nctm**, with a team led by Attorneys **Luigi Croce** and **Rosemarie Serrato**, and Lawyer **Marco Starace**, while **Studio Belvedere Inzaghi & Partners**, with Attorneys **Guido Inzaghi** and **Ivana Magistrelli** assisted the buying party.

AbitareIn S.p.A. represents innovation and a paradigm shift in the residential development sector, driven by its democratic vision of living that combines urban regeneration, affordability and the needs of today's families. Efficiency, industrialisation and the creation of an identity brand are the foundations of a continuous and sustainable growth of the business model that focuses on the person and the home as an "aspirational" consumer product. AbitareIn is thus committed to renovating the city's disused building stock and reviving its urban fabric, investing in projects of great aesthetic, environmental and social value and dedicating itself to responsible, far-sighted action; aware first and foremost of the essential nature of its new role as #stilisturbani. The company has been listed on the Euronext Growth Milan of Borsa Italiana since April 2016. From 1 March 2021 it has been listed on the Euronext STAR Milan (ticker: ABT.MI).

Alphanumeric code of the shares: ABT
ISIN: IT0005445280

Supernova s.r.l. heads the group of the same name that promotes and manages urban regeneration initiatives; it stands out for the great attention it pays to the territories in which it operates, such as abandoned railway yards, industrial areas and historical complexes.

Sustainability and innovation, smart mobility and energy efficiency, improvement of the quality of life and social cohesion, new opportunities, are pivotal elements on which Supernova focuses to create value, for the community, stakeholders and its partners and investors.

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