

- **SIGNED THE PRELIMINARY AGREEMENT FOR THE PURCHASE OF THE COMPANY OWNER OF SERRAVALLE RETAIL PARK FOR € 39 MILLION**
- **27.655 SMQ OF GLA RENTED WITH AN ENTRY YIELD OF 9%**
- **UNDER DEVELOPMENT FURTHER 18,279 SMQ, ALREADY OWNED, TO REALIZE THE GREATEST RETAIL PARK OF NORTH ITALY WITH A TOTAL GLA OVER 46,000 SQM**

Milan, 11th May 2017 - Today, **Aedes SiiQ S.p.A** (MTA: AE) signed with Herald Level 2 Lux Holding Sarl the preliminary agreement to purchase 100% Retail Park One Srl, owner of Serravalle Retail Park for the price of € 39.1 million.

The acquisition will be carried out through a bridge loan of € 27 million - granted by a pool of banks, and it will be refinanced in the next few months with medium / long-term debt - and the residual with Aedes Siiq equity.

The Retail Park has a GLA of 27,655 sqm, an occupancy of 86% - which in the short term thanks to binding agreements already signed will reach 100% - an entry yield of 9%, and includes high standing commercial tenants.

The complex is located in a strategic position between Serravalle Scriva and Novi Ligure and adjacent to the Serravalle Outlet Mall. Serravalle's commercial destination records around 6 million visitors a year and is served by an excellent road system.

The purchase of Serravalle Retail Park will allow commercial and cost synergies to be reached with the development of 18,279 smq, already owned by Aedes SiiQ, which is expected to open a first phase in spring 2018. At the end, Aedes SiiQ will be the owner of the most important Retail Park in Northern Italy with a total GLA of 45,934 smq.

The signature of the final purchase contract is scheduled by the end of the first half of 2017.

Giuseppe Roveda, CEO of Aedes SiiQ, comments: "The purchase of Serravalle Retail Park is part of the Group's strategy of increasing the rented real estate portfolio with long-term cash flows, and thanks to its expansion, will enable the largest Retail Park and, hopefully, the most attractive in Northern Italy".

Aedes SIIQ S.p.A was assisted in the operation by Grimaldi Studio Legale and the seller from the Associated Legal Studio at Ashurst LLP. Aedes SIIQ S.p.A

Aedes, which was founded in 1905 and listed in 1924, was the first real estate company listed on the Milan Stock Exchange (MTA:AE.MI). Following a complete financial restructuring, which successfully ended at the end of 2014, the company, which has joined to the REIT status with effect from 1st January 2016, now shows a business model, that in the medium term will be oriented towards a real estate platform with an income portfolio consists of properties mainly commercial use, which support the development of in house retail properties income to be made.

For further information: www.aedes-siiq.com

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