

- **UNDERWROTE A CONTRACT WITH UNICREDIT S.P.A. FOR THE GRANTING OF A MORTGAGE LOAN OF € 45.1 MILLION, AT A FLOATING RATE AND A 5 YEAR DURATION**
- **COMPLETED THE UNDERWRITING OF THE BOND ISSUED IN APRIL 2017**
- **EXTENDED THE AVERAGE DURATION OF THE FINANCIAL DEBT OF THE GROUP**

**Milan, 18 December 2017 - Aedes SIIQ S.p.A.** (MTA: AE) announces that today a contract was signed with UniCredit SpA for the granting of a mortgage loan for a total of € 45.1 million, with the purpose of financing Serravalle Retail Park Phases A, B, and C for € 32 million and the financing of the development of Phase C amounting to approximately € 13.1 million. The financing will be used to reimburse a bridge loan issued by a pool of banks at the closing of the purchase of the Serravalle Retail Park Phase A and B for € 27 million, as well as a short-term loan relating to the development of the Serravalle Retail Park Phase C phase for € 4 million.

The loan will be divided into two tranches: the first, equal to € 32 million, will be granted on 19 December 2017; the second tranche will be granted during 2018 for an amount of € 13.1 million. This loan, with a 5-year duration and a floating EURIBOR 6 months plus a spread of 2.75%, will increase the average duration of the Aedes Group debt.

Furthermore, Aedes SIIQ also discloses that on this day, the remaining € 5 million relating to the bond issued in April 2017 have been subscribed.

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**Aedes SIIQ S.p.A.**

*Aedes, founded in 1905, was the first real estate company to be listed and publicly traded on the Italian Stock Exchange in 1924 (MTA:AE.MI). Aedes SIIQ's strategy consists of the creation and expansion of its "Commercial Portfolio", with a particular focus on new-generation "Retail Properties" and high-quality "Office Spaces" exceeding the industry average, in order to generate recurring cash flows in line with the SIIQ/REIT model. Following the successful conclusion of a full financial restructuring at the end of 2014 and the merger with Praga Holding Real Estate S.p.A. – known for the Serravalle Scrivia development and the construction of Italy's first Designer Outlet – in the second half of 2015, the Company is actively present in the industry with a competitive business plan managed by a highly-skilled team in the Real Estate market. After exercising the option to adopt the civil and taxation model for listed real estate investment companies (the so-called REIT), Aedes became a REIT on January 1, 2016. As of September 30, 2017, Aedes Group's property portfolio – composed of 63% "Rented asset", 22% "Development for Rent", and 15% "Assets to be sold" – amounted to a market value of € 454.4 million (Consolidated GAV). The total revenues in the first nine of 2017 amounted to € 15.2 million and the LTV equalled 41.0%. the NAV calculated on June 30, 2017 amounted to € 311.4 million and a the NAV per share amounted to € 0.98.*

For further information: [www.aedes-siiq.com](http://www.aedes-siiq.com)

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