

- **SIGNED THE PRELIMINARY SALES CONTRACT OF THE BUILDING LOCATED IN MILAN IN VIA SAN VIGILIO 1**
- **SALES PRICE OF € 24.8 MILLION, IN LINE WITH THE APPRAISAL OF AN INDEPENDENT EXPERT**

Milan, 2 August 2019 – Aedes SIIQ S.p.A. (MTA: AED) announces that, today, it has signed the preliminary agreement for the sale of the building, for office use and with a GLA of about 10 thousand square meters, located in Milan in Via San Vigilio 1 with a leading institutional investor.

The sale price of € 24.8 million is in line with the *fair value* as per the last appraisal of the independent expert.

The collection of the sale, divided into several tranches, provides for the payment of down payments for a total of € 15 million by September 30, 2019, and the remainder at the signing of the final contract due by the end of the year. The payment of the tranches will have equal positive effects in terms of NFP.

Gabriele Cerminara, COO&CIO of Aedes SIIQ, commented: *"With the sale of this property a further milestone will be reached in the rotation of the consolidated portfolio administrated by the current management, which involved the sale of several properties for a value of about € 120 million, realizing total capital gains of over € 15 million compared to the values as at 31 December 2014, the first year of control by the shareholder Augusto SpA. In the same period, investments which have increased consolidated assets by around € 240 million were made. The investments made, including development projects not producing income yet, recorded increases in rents of approximately € 12 million, as well as new contracts for a further € 2 million on properties undergoing renovation. In all the transactions carried out, the fairness of the real estate values was found on the market"*.

Giuseppe Roveda, CEO of Aedes SIIQ, commented: *"The preliminary agreement for the sale of the building in San Vigilio once again confirms the positive response of the market to the valuations of the Group's portfolio, highlighting the high discount of the stock market price compared to the NAV. Moreover, - continues Roveda - with this operation our path in the realization of the Business Plan continues, this Business Plan provides for the disposal of some assets, which need investments to be restructured or without profitability, investment in income portfolios and the*

development of in-house projects, with a particular mention for the development of COM - Caselle Open Mall, a project of recognized relevance and actuality. Thanks to the aforementioned investments and the development of COM, whose construction permissions are expected to be collected shortly, the Group will be able to achieve the goal of generating a positive and recurrent FFO - Funds from Operations”.

Aedes SiiQ S.p.A.

Aedes SiiQ (MTA:AED) was created and at the same time is listed on the MTA Market of the Italian Stock Exchange, following the partial proportional demerger of Restart (a company founded in 1905 and listed on the Italian Stock Exchange since 1924) on 28 December 2018. Aedes SiiQ owns a real estate rent portfolio and development for rent portfolio in line with the strategy of a REIT with commercial purpose (Retail and Office).

For further information: www.aedes-siiq.com

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