

PRESS RELEASE

NEW MI.TO REAL ESTATE FUND INVESTMENT IN TURIN

The Mi.To Fund, a Green Arrow Capital and Crea.Re Advisory initiative dedicated to the mid-size residential real estate market, has completed its first investment in the capital of Piedmont.

The investment was originated by the specialist advisor Crea.Re Advisory, which, led the structuring of the transaction with a leading financial institution acting as the seller

The project entails the refurbishment and fractional sale of a historic property in the heart of Turin, on Via della Consolata. The property, with an approximate overall area of around 1,500 sqm, is primarily designated for residential use and will comprise 14 residential units and 2 retail spaces.

Milan/Turin, 17 November 2025 – The **Mi.To Real Estate Fund**, an initiative by Green Arrow Capital and Crea.Re Advisory, dedicated to the *mid-size residential real estate market* primarily in the cities of Milan and Turin, announces its **first investment in the capital of Piedmont**. The project consists of the redevelopment and fractional sale of a historic building on Via della Consolata, located in the heart of Turin and just steps away from Piazza Castello.

The project demonstrates the value of the partnership between **Green Arrow Capital** – one of Italy's leading asset management platforms focused on alternative investments, with over €2 billion in assets raised – and the *specialist Crea.Re Advisory*, which, thanks to its expertise, is able to originate high value investment opportunities in the urban real estate market, in line with *Mi.To Real Estate Fund* in terms of geography, size, and returns..

The Turin investment was originated by the Crea.Re Advisory *team*, which led the structuring of the transaction on behalf of the Fund managed by Green Arrow Capital. The seller of the Via della Consolata asset is a major financial institution with whom an agreement was signed to enhance the value of the property.

The redevelopment will create a **fully integrated property complex** of approximately 1,500sqm, **primarily for residential** use, consisting of 14 residential units and two street level retail units, with *light refurbishment* works planned for the common areas.

The real estate project in Turin is expected to be completed within 12 months, in line with Mi.To Fund's strategy, which focuses on executing fast-turnaround investments through targeted and agile

interventions, aimed to enhance the value of medium sized properties in well-established and prestigious urban locations.

The Via della Consolata project is expected to deliver a **net IRR well above the Fund's 12% target**, confirming the effectiveness of the operating model and its alignment with the Fund's investment thesis, which provides investors with *double digit* returns on invested capital, in addition to priority early access to the property's sales process.

The fractional sale of the residential and retail units has been entrusted to SUPRIMM Srl.

Alessandro Di Michele, Green Arrow Capital Partner and General Manager, stated: "This transaction represents an important milestone for the Mi.To Fund, which arrives in Turin for the first time with an operation that is perfectly complementary to our investment model, aimed at developing high-quality real estate projects with double-digit returns on invested capital. Via della Consolata combines all the features we look for in Real Estate projects: central location, optimal size, speed of execution and returns above target, a project that further consolidates our presence in the mid-size residential market."

Pierpaolo Fraudatario, Crea.Re CEO and Co-Founder, added: "*Crea.Re has always believed in Turin's potential, a city known for its beautiful historic buildings that need to be enhanced. This operation marks the beginning of our investment journey in the capital of Piedmont with the Mi.To Fund, and we're proud that our first deal has been concluded with a top-tier institutional counterparty, demonstrating the strength and credibility of our origination and structuring approach.*"

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GREEN ARROW CAPITAL

Green Arrow Capital (www.greenarrow-capital.com) is one of the leading Italian asset management platforms, focused on Alternative Investments with over €2 billion assets historically raised. To date, over 150 entities have invested in the Group's funds (approximately 20% are of international origin), almost 90% of which are represented by institutions (Banks, Sovereign Funds, Funds of Funds, Banking Foundations, Insurance Funds, Pension Funds, and Insurance Companies).

Green Arrow Capital was founded in 2012 by Eugenio de Blasio, the Group's major shareholder as well as Chairman and CEO, together with co-founder Daniele Camponeschi (Group CIO) and partner Alessandro Di Michele (Group General Manager). The Partner and Deputy Chairman of SGR Francesco Maria Giovannini is actively involved in institutional relations. The Group operates in four different investment strategies - Energy & Digital Infrastructure, Private Equity, Private Credit and Real Estate - with dedicated and independent teams, and has currently in fundraising the fourth Private Equity fund (GAPEF IV Italian Champions) supporting Italian SMEs, the Infrastructure of the Future Fund (GAIF), which invests in renewable energy and digital infrastructure in high-potential markets in Europe, as well as in the smart Real Estate Mi.To Fund.

Crea.Re Advisory (www.creareadvisory.it) is the investment specialist of Crea.Re Group, focused on the Mi.To Fund. Using advanced technology, the firm supports every stage of the investment process, from origination and due diligence to project management and ongoing monitoring. With a strong network and expertise in real estate, finance, and project management, Crea.Re Advisory leverages the skills of its founders and team. Its shareholder base includes Stabile Holding, Crea.Re Group, and Green Arrow Capital.

Crea.Re Group (www.crearegroup.it), founded in 2017 by Andrea Tessitore and Simone Pansa, together with its Milan-based branch **Stabile Holding** (www.stabileholding.it), established in 2020 by Pierpaolo Fraudatario and Antonio Massimino, has invested over €300 million across more than 50 transactions with a team of 15 professionals. The Group is a unique player in the real estate market, combining origination, structured finance, and real estate management capabilities, and has become the trusted local partner for leading institutional investors.

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