

PRESS RELEASE

**THE MI.TO REAL ESTATE FUND COMPLETES ITS FIFTH INVESTMENT
REAL ESTATE PORTFOLIO OF OVER 15,000 SQM ACQUIRED IN MILAN,
VARESE AND BRESSO**

The transaction represents the Fund's largest investment to date in terms of size and is fully aligned with Mi.To's target in terms of geography, scale and returns.

The investment – originated by specialist Crea.Re Advisory which led the structuring of the transaction alongside Green Arrow Capital – includes the enhancement of a historic residential building in the centre of Milan, designed by architect Portaluppi.

Milan/Turin, 10 December 2025 – The **Mi.To Real Estate Fund**, a Green Arrow Capital and Crea.Re Advisory initiative focused on the mid-size residential real estate market in Milan and Turin, announces its **fifth investment**, its largest to date in terms of size, with the acquisition of a portfolio of a portfolio of office, and retail assets primarily located in Milan and totalling over **15,000 sqm** (the "Portfolio").

The transaction was initiated and structured by **Crea.Re Advisory**, which supported Green Arrow Capital, the Fund manager, in the origination, due diligence, and structuring of the investment opportunity in the Portfolio.

This initiative confirms the strong synergy between Green Arrow Capital – the leading Italian asset management platform focused on alternative investments, with over €2 billion raised – and Crea.Re Advisory, an investment specialist with a proven track record in sourcing, structuring, and executing high value-added real estate investments.

Amongst the assets included in the acquired Portfolio, the most strategically significant is a historic stand-alone building located in Milan in Via Vincenzo Foppa 4, in the Solari district, and bearing the prestigious signature of architect Pietro Portaluppi. The project, with a duration of 24 months, involves an enhancement and internal renovation, aimed at a unit-by-unit sale. The additional real estate assets in the Portfolio – comprised mainly of an office in the CityLife neighbourhood of Milan, two retail units in central Bresso, and a villa in Varese – will be earmarked for sale.

Alessandro Di Michele, Partner and General Manager of Green Arrow Capital, stated: *"The Fund continues on its growth trajectory, bringing the total number of investments completed since launch to five. This is a strategic transaction, the largest in terms of size among those completed by Mi.To to date and it is aligned with our objectives of targeting high-potential areas in the mid-size residential market, where we aim to continue investing to enhance the urban fabric through selected*

assets and targeted interventions”.

Pierpaolo Fraudatario, Crea.Re Advisory CEO and Co-Founder, added: *“This investment once again confirms the central role of Crea.Re Advisory’ and its ability to identify and structure high value-added real estate initiatives, making a tangible contribution to the Fund’s strategic objectives. The acquisition of this Portfolio represents an important milestone in our journey, particularly in terms of capital deployment, which now exceeds 60% in just over one year of activity”.*

Advisor:

Green Arrow Capital and Crea.Re Advisory were assisted in the transaction by K&L Gates law firm, which carried out the legal due diligence “and support in the negotiation of the financing agreement”, by Yard, which conducted the technical due diligence and by Tecma Solutions, which carried out the business due diligence with a focus on data analysis.

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

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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