

PRAEMIA REIM ITALY SGR LAUNCHES A STUDENT HOUSING INVESTMENT PLATFORM IN ITALY

- **An initial €100 million investment program in modern, sustainable student residences with a total capacity of 900 beds.**
- **The platform is developed through two distinct real estate funds:**
 - The first focuses on the construction of new student residences.
 - The second targets investments in existing student housing.
- **Both funds are managed by Praemia REIM Italy SGR, in partnership with Camplus, a student housing operator, with participation from leading institutional investors.**

Milan, November 19, 2024 – In collaboration with Camplus as anchor tenant, Praemia REIM launches a new national initiative aimed at expanding and improving student housing offerings in Italy. This project seeks to bridge the gap between the high demand for student housing and the limited current supply. Through an initial investment of €100 million, the initiative aims to create or upgrade student residences in multiple Italian university cities, with a total capacity of 900 beds.

The platform includes two separate real estate funds, launched simultaneously, and managed by Praemia REIM Italy SGR. This represents a total investment of €100 million for a target of 900 beds. The first fund is dedicated to developing new student residences, while the second focuses on raising capital to invest in and modernize existing student housing.

In both cases, Camplus, the largest provider of accommodations for university students in Italy and present in 15 main Italian cities, will be responsible for the operational management of these residences.

The platform will also benefit from the support of a fund managed by Cassa Depositi e Prestiti Real Asset SGR, that joined as investor the specific fund dedicated to developing new student residences, selected through a public call for projects addressed to fund managers to promote student housing investments.

The fund dedicated to developing new student residences will deploy a €78 million investment will support the construction of student housing in four key Italian university cities, providing a total of 667 beds:

- **Rome** – Via Ostiense, **110 beds**;
- **Naples** – Via Torino, **142 beds**;
- **Pescara** – Viale Marconi, **185 beds**;
- **Padua** – Via Turazza, **230 beds**.

The buildings will be modernized to provide students with cutting-edge, energy-efficient, and sustainable accommodations (three of the four new development initiatives will qualify as “Nearly Zero Energy Buildings”¹). This residential offering will include modern amenities, such as communal spaces for study, wellness, and socializing. Camplus, as the future operator, will also be involved in the design phases to ensure the facilities meet student needs.

¹ https://energy.ec.europa.eu/topics/energy-efficiency/energy-efficient-buildings/nearly-zero-energy-and-zero-emission-buildings_en?prefLang=fr

The other fund will invest in two existing student residences already managed by Camplus, located in Milan and Bologna, with a combined total of 231 beds and an investment of approximately €20 million.

Both funds are qualified as an Article 8 under the EU SFDR (Sustainable Finance Disclosure Regulation), as they contribute to positive social and environmental impacts.

Luca Turco, CEO of Praemia REIM Italy SGR, commented: *“In today’s challenging fundraising environment, the announcement of this achievement highlights Praemia REIM’s role as a reference platform in Italy and the confidence of our investors and partners. Through these operations, we are reaching a new milestone in our growth strategy, enriching our investment offerings with products dedicated to student housing—a rapidly growing asset class where real estate also plays a key role in fostering social cohesion, sustainability, and the attractiveness of territories”.*

Praemia REIM brings together 550 employees in France, Germany, Luxembourg, Italy, Spain, Singapore, and the United Kingdom. The company leverages its commitment and engagement values, as well as its European-scale expertise, to design and manage real estate funds for its national and international clients, whether individual or institutional. As of December 31, 2023, Praemia REIM manages assets worth €38 billion. Its conviction allocation is divided into 48% healthcare/education real estate, 33% office space, 8% residential, 5% retail, 5% hospitality, and 1% logistics. Its pan-European platform manages 61 funds and serves over 96,000 retail and institutional investor clients. Its real estate portfolio comprises more than 1,600 properties spread across major asset categories in 10 European countries.

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