

PRESS RELEASE

STUDENT HOUSING: THE CAMPLUS SVILUPPO FUND MANAGED BY PRAEMIA REIM IN PARTNERSHIP WITH CAMPLUS INAUGURATE AN 8,000 SQUARE METERS NEW UNIVERSITY RESIDENCE WITH 230 BEDS IN PADUA

- The ceremony was attended by the Minister of University and Research, Anna Maria Bernini, and the Mayor of Padua, Sergio Giordani.
- The "Camplus Padova Turazza" offers a total of 230 beds, including 90 single rooms and 70 double rooms, with 10 units adapted for students with disabilities.
- The complex spans 8,054 m² over five floors, combining residential spaces, study areas, dining facilities, leisure zones, and shared services
- Managed by Praemia REIM Italy SGR, the fund benefits from the participation of the Fondo Nazionale dell'Abitare Sociale (FNAS) managed by CDP Real Asset SGR.

Padua, October 24, 2025 – Praemia REIM Italy SGR, in partnership with Camplus as anchor tenant and operator, has officially inaugurated the Camplus Padova Turazza student residence, the first project developed under its student housing investment platform, launched in November 2024. The "Camplus Padova Turazza" university student residence is now ready, the result of the redevelopment of an area of the city that had been abandoned for over twenty years.

The inauguration ceremony took place today in the presence of the Minister of University and Research, **Anna Maria Bernini**, and the Mayor of Padua, **Sergio Giordani**. Speakers included the Founder and CEO of Camplus, **Maurizio Carvelli**, the Rector of the University of Padua, **Daniela Mapelli**, the President of ESU Padova, **Giuseppe Maschera**, the Head of Abitare Sociale Funds of CDP Real Asset SGR, **Filippo Catena**, and the CEO of Praemia REIM Italy SGR, **Luca Turco**.

The complex, which covers a total area of **8,054 square** meters spread over five floors, has **a total of 230 beds** and includes 90 single rooms and 70 double rooms. Of the latter, 10 are equipped for people with disabilities. In addition, thanks to an agreement with the **ESU Padova** right to education agency, 46 beds are made available to deserving students who lack financial means. All accommodation solutions are equipped with a kitchen and private bathroom.

The ground floor houses the restaurant facilities, study rooms, conference rooms, and common areas, while the upper floors contain the student rooms. The facility also offers numerous services, including a reception, offices, control room, technical rooms, storage rooms, changing rooms, and a recycling center, as well as common areas such as a relaxation room, fitness room, music room, laundry room, meeting room, panoramic terrace, and rooftop.

The initiative is promoted by the "Camplus Sviluppo" Fund, one of the two real estate funds forming the investment platform launched in 2024 by Praemia REIM Italy SGR to support the development of student housing in Italy. **With an initial investment programme of €100 million and a portfolio of nearly 900 beds**, this platform aims to enhance the sector through urban regeneration projects with strong social and environmental impact.

The "Camplus Sviluppo Fund", managed by Praemia REIM Italy SGR in partnership with Camplus, benefits from the participation of the **Fondo Nazionale dell'Abitare Sociale (FNAS), promoted and managed by CDP Real Asset SGR**. By bringing together leading institutional investors around a responsible and long-term investment approach, Praemia REIM Italy reaffirms its role as a key player in the development of sustainable educational infrastructure that fully meets the needs of students across Italy.

The property is **co-financed by the Ministry of University and Research**, as the recipient of resources under the "V Bando" for Proposals of Law 338/2000 for projects aimed at the construction of housing and residences for university students with income requirements in order to access this subsidy. The property is the first structure to be completed among those awarded under the "V Bando" for Proposals of Law 338/2000.

Luca Turco, CEO of Praemia REIM Italy SGR, commented: *"This project embodies Praemia's commitment to investing in sustainable urban regeneration and to supporting the development of high-quality student housing across Italy. By transforming a long-abandoned area into a vibrant, inclusive and environmentally responsible living space, we are contributing not only to the academic life of Padua but also to the city's broader social and urban renewal."*

The project, carried out by **Pohl Immobilien srl** and the **Archea Associati** studio in **Florence**, involved the demolition of the original building—a complex dating back to the 1980s—and the reconstruction of the new property using modern wood construction techniques by **X-Lam Dolomiti of Trento**. The aim was to reduce environmental impact, limit CO₂ emissions, and ensure compliance with challenging construction deadlines. The management of the student residence has been entrusted to **Camplus**, Italy's leading operator of university student residences.

ABOUT CDP REAL ASSET SGR S.p.A.

CDP Real Asset SGR S.p.A. is an asset management company whose capital has been held, since its establishment, 70% by CDP S.p.A. and 30% in equal shares by ACRI and ABI. It manages closed-end alternative investment funds reserved for professional investors in the following four sectors:

- Social housing: FIA – Fondo Investimenti per l'Abitare (Housing Investment Fund), FNAS – Fondo Nazionale dell'Abitare Sociale (National Social Housing Fund) and Fondo Nazionale dell'Abitare (National Housing Fund) (guaranteed under the InvestEU programme);
- Real estate development and urban regeneration: FIV – Fondo Investimenti per lo Sviluppo (Development Investment Fund) and Development Fund;
- Support for the tourism and hospitality sector: FNT – Fondo Nazionale del Turismo (National Tourism Fund);
- Development of green infrastructure: FoF Infrastrutture.

ABOUT PRAEMIA REIM ITALY SGR

Praemia REIM Italy SGR is an asset management company part of the pan-European real estate asset management group Praemia REIM. The company offers asset management solutions in the real estate sector and provides advisory services to support domestic and international investors in defining and implementing investment and management strategies in the real estate and securities sectors in Italy. The SGR, which is licensed to promote and manage AIFs (real estate funds, credit funds, and private equity funds), currently manages 10 operational real estate funds, one SICAF, and various asset advisory mandates for a total of approximately €1.2 billion in assets under management. The asset management company is part of the Praemia REIM Group, a leader in real estate asset management in Europe with over €35 billion in assets under management.

ABOUT CAMPLUS

Camplus is Italy's leading provider of student housing. It offers flexible and diversified accommodation solutions designed to meet all needs:

- **University merit colleges**, a network of 11 institutions recognized and accredited by the MIUR (Italian Ministry of Universities and Research);
- **Student residences** for Italian and international students seeking a balance between independence and community life;
- **Apartments** for students and young professionals;
- **Short-stay accommodation** for tourists, visiting professors and researchers.

The Camplus network, structured around three types of services (merit colleges, residences, and apartments), is now present in 16 Italian cities — Milan, Turin, Bologna, Rome, Florence, Ferrara, Palermo, Catania, Parma, Venice, Padua, Cesena, Pavia, L'Aquila, Verona and Modena — as well as in Spain, in Pamplona, Seville, Salamanca and Oviedo.

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