

PRESS RELEASE

NEXTALIA HAS COMPLETED THREE DEALS ON SINGLE NAME MORTGAGE LOANS

A newly established Real Asset division has been launched to maximize the value of underlying real estate

Milan, December 13, 2024. **Nextalia SGR S.p.A.** has completed, on behalf of the Nextalia Credit Opportunities fund, **three transactions** on single name mortgage loans **secured by real estate**.

Specifically, Nextalia - through the Nextalia Credit Opportunities fund – has acquired bank loans towards **STH S.p.A.**, the **holding company of the Toti group**, secured by first-degree mortgage on sky-land **buildings in the centre of Rome**, including the trophy asset “**Palazzo Scanderbeg**”, and pledge on all the shares of **Sviluppo Centro Ostiense S.r.l.**, concession holder of the “**Mercati Generali**” area in Rome. Moreover, Nextalia purchased the notes of the **securitization vehicle Kronos SPV S.r.l.**, having as its sole asset the office-use property “**Teatro delle Arti**” located at **Via Sicilia 57 in Rome**. The third closed transaction involves the purchase of bank loans towards **Gruppo Basso S.p.A.**, backed by first-degree mortgages on a **diversified real estate portfolio** - mainly logistics, commercial, and offices - and located in **Emilia Romagna, Veneto, and Lombardy**.

In this context and in line with the strategic vision of the NCO fund, Nextalia announces **the launch of the “Real Assets” division**, which will operate as a magnifying glass on the Italian real estate market capable of **maximizing the value of underlying assets**, through a proactive management approach aligned with the fund’s strategy.

To date, NCO fund **has completed six deals** in a year since its final closing, for a total invested capital of approximately **65% of the fund’s total commitment**, which is equal to Euro 332 million. In terms of asset allocation, NCO has invested in diversified sectors, ranging from energy to financial institutions, telco, engineering and real estate.

Francesco Canzonieri, CEO of Nextalia, has commented: “the recently closed transactions allow Nextalia to balance the asset allocation of NCO fund between corporate and real estate. We strongly believe that NCO strategy on real estate can unlock the value levers of major Italian real estate companies with a positive impact on the national territory and its urban and extra-urban settings”.

Nextalia SGR S.p.A. is an investment platform promoted by Francesco Canzonieri together with leading Italian institutional investors (Intesa Sanpaolo, UnipolSai Assicurazioni, Fondazione ENPAM, Istituto Atesino di Sviluppo, Confindustria, Bonifiche Ferraresi and Micheli Associati), set up with the aim of investing in Italian excellence to drive sustainable growth.

With over one and a half billion euros in assets under management, Nextalia has established itself as a key Italian player in private market investments, leveraging its extensive network and the expertise of a highly qualified team. In just over three years since its foundation, Nextalia manages four funds: “Nextalia Private Equity”, “Nextalia Credit Opportunities”, “Nextalia Ventures” and “Nextalia Capitale Rilancio”.

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