

GABETTI ADVISOR OF TORRE SGR FOR THE SALE OF A BUILDING OF OVER 2 THOUSAND SQM ON VIA SIMONE MARTINI IN ROME

Rome, 9 February 2022 - Gabetti Agency acted as advisor for Torre Sgr in the sale of a self-contained building in the EUR-Serafico district near Via Laurentina, owned by the mutual closed-end real estate investment fund reserved for qualified investors known as "SCOIATTOLO", managed by TORRE SGR S.p.A.

The building was acquired by a major Roman developer with a view to converting it to residential. It is an office building with reinforced concrete and glass structure, comprising 5 floors above ground and a semi-basement level, for a total of approximately 2,200 sqm. The property is completed by a large plot of land with outdoor parking.

Claudio Santucci, Head of Capital Markets Italy of Gabetti Agency comments, *"Interest by investors and developers in the city of Rome continues. The Capital increasingly offers opportunities for those seeking to invest in the real estate sector, thanks above all to the urban regeneration underway in Rome for several years now, and in which many operators want to participate, as they envisage significant potential as of yet barely tapped"*.

GABETTI GROUP

Gabetti Property Solutions, through the various business lines of its subsidiaries, provides services for the entire real estate sector, with integrated consulting to satisfy the requirements and demands of private individuals, companies and institutional operators. This integration and synergy of services gives rise to the group's added value: a unique model with respect to its competitors. The organisational model of Gabetti Property Solutions integrates and coordinates the specific expertise of each company of the Group in the following areas: Advisory, Development, Management, Intermediation, Credit and Insurance Brokerage and Redevelopment

CAPITAL MARKETS

The Capital Markets department of the Gabetti Group provides consulting to support investors in the processes of disposal and acquisition of both individual assets as well as property portfolios,

predominantly income-earning, analyses performance, identifies the most likely market values and studies the best marketing strategy.

The team provides consulting in all areas of the real estate market, namely the office sector, industrial logistics, living, retail (shopping centres, retail parks, factory outlet centres and high street retail) and hospitality, with a strategic approach integrated with the other companies and divisions of the Group.

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