



PATRON
CAPITAL PARTNERS

 **BlueStone**



FREO

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Patron Capital invests in Milan residential market in new partnership with FREO and Bluestone

Patron Capital, the pan-European institutional investor focused on property-backed investments, has formed a new partnership with FREO Group and Bluestone to acquire and develop residential projects in Milan. The partners plan to invest approximately €250 million in the acquisition and repositioning of assets in this market and have exchanged contracts to purchase the first site.

The partnership's debut acquisition is a former light industrial site, located at via Folli 24 in the Lambrate district. The partnership has plans to redevelop the dis-used buildings into a residential project, comprising 40 units, which will be sold individually, and related amenities.

With a strategic focus on Milan, the partnership has plans to rapidly build scale following this initial acquisition and has identified a pipeline of further sites within the city.

Funding for the acquisition comes from Patron Capital's recently closed Fund VI.

Matteo Busà, Investment Director and Partner at Patron Capital, said:

"We strongly believe in the fundamentals of the Milanese residential market and are pleased to be working alongside FREO and Bluestone and leveraging their local experience and network alongside Patron's international experience and funding capacity. Both partners bring impressive track records in the delivery of residential projects in Italy and Europe and have relevant experience in Milan, and we believe the via Folli project will be a very successful first milestone for the partnership."

Paolo Rela, Head of Asset Management, Italy of Freo Group, said:

"This new joint venture with Patron and Bluestone is a strong endorsement of our ability to work alongside both institutional capital and local developers to provide best-in-class solutions for both. We are confident that demand will remain high for good quality new build developments that offer attractive outside space and state-of-the-art energy efficiency credentials, and this new platform is well-positioned to originate and execute residential projects in the strong Milanese market. Sustainability is key to FREO's ESG approach and this inaugural project in Lambrate is a strong indication of the potential in this market for urban regeneration projects to transform abandoned sites into new communities."

Andrea Bezziccheri of Bluestone, said:

"The strategic partnership with Patron and FREO marks the beginning of a new era for Bluestone, working with two new international partners to continue delivering real estate projects to the market. We are extremely proud of our longstanding track record in this space, having been active for more

than 20 years, and to have been identified as the operator of choice for international investors looking to work in the Italian real estate market is a strong endorsement of this reputation. We look forward to joining forces and unveiling our new projects in the city of Milan in the coming months.”

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Notes to Editors

About Patron Capital Partners

Patron represents approximately €4.3 billion of capital across several funds and related co-investments, investing in property, corporate operating entities whose value is primarily supported by property assets and distressed debt and credit related businesses.

Since it was established in 1999, Patron has undertaken more than 170 transactions across 89 investments and programs involving over 65 million square feet (6 million square metres) in 16 countries, with many of these investments realised.

Investors represent a variety of sovereign wealth funds, prominent universities, major institutions, private foundations, and high net worth individuals located throughout North America, Europe, Asia and the Middle East. The main investment adviser to the Funds is Patron Capital Advisers LLP, which is based in London, and Patron has other offices across Europe including Barcelona and Luxembourg; the group is comprised of 69 people, including a 39-person investment team.

Further information about Patron Capital is available at www.patroncapital.com

About FREO

Established in 1996, FREO Group is an independent international investor, developer and manager of high-quality real estate. From 13 offices in Germany, the United Kingdom, France, Italy, Spain, Switzerland, Luxembourg and the USA, FREO has worked on more than 50 projects totalling in excess of 2 million square metres. Further information is available at www.freogroup.com.

About Bluestone

Bluestone is a Milan-based Real Estate company, developing residential projects in the Milanese market for over 20 years. Since 1998, Bluestone has acquired and developed more than 40 assets, realising around 1500 flats.