



PRESS RELEASE

COIMA SGR OPENS THE DOORS OF ITS ROME DEVELOPMENT SITES TO INVESTORS DURING THE IPE REAL ESTATE GLOBAL CONFERENCE & AWARDS

- **Exclusive tour of the former Guido Reni Barracks redevelopment site and Galleria Sciarra to showcase the progress of both projects and the investment opportunities arising from urban regeneration in Rome.**
- **Over the past 18 months alone, the Group has invested approximately €1 billion in the Italian capital.**

Rome, 22 May – COIMA SGR, a leading investment, development and asset management company specialising in real estate on behalf of institutional investors, hosted an exclusive site visit in Rome for leading domestic and international real estate investors to showcase first-hand the progress of the urban regeneration projects underway at the former Guido Reni Barracks and Galleria Sciarra, two landmark developments emblematic of Rome's new phase of urban regeneration.

Rome is currently at the centre of attention for leading domestic and international real estate investors, who gathered on 21 May for the **IPE Real Estate Global Conference & Awards**, Europe's leading forum dedicated to institutional real estate investment. This year's edition focused on investment strategies in a rapidly evolving global landscape. The event brought together more than 200 senior decision-makers and institutional investors – including pension funds and retirement schemes – from Europe, North America and the Asia-Pacific region. Collectively, participants represent more than €3 trillion in assets under management.

Rome's investment opportunities and urban regeneration projects – which in recent years have strengthened the city's position as a strategic market for high-impact economic, social and cultural redevelopment initiatives – were presented during a panel discussion opened by **Maurizio Veloccia**, Rome's Councillor for Urban Planning. The discussion featured **Silvia Rovere**, Chair of Poste Italiane, **Antonino Turicchi**, Chief Executive Officer of CDP Real Asset, and **Manfredi Catella**, Founder and CEO of COIMA, who explored the transformation currently underway across the Italian capital, with a particular focus on the enhancement and regeneration of public real estate assets.

Matteo Ravà, Head of Fund and Asset Management at COIMA, commented: *"Rome is undergoing a profound transformation that is positioning the city as one of Europe's most strategic markets for sustainable urban regeneration. It boasts an unparalleled heritage and extraordinary potential for redevelopment. Investing in Rome's regeneration means helping to shape new urban models that combine innovation, quality of life, social inclusion and cultural enhancement. It is within this context that we have opened the doors of two projects of strategic importance for the city, reflecting COIMA SGR's long-term commitment to Rome."*

COIMA currently has a significant presence in Rome, with investments in the Italian capital reaching approximately **€1 billion** over the past 18 months alone. In addition to the former Guido Reni Barracks and Galleria Sciarra, the Group has completed the redevelopment of Palazzo Roma, located at 337 Via del Corso, and is currently undertaking the repositioning of Palazzo Monte, in the Campo de' Fiori district, as well as another nine-storey standalone building in the Trastevere neighbourhood. These initiatives reaffirm the Group's commitment to preserving and enhancing Italy's historic and architectural heritage through projects that combine sustainability, innovation and the highest standards of design quality, in line with international best practices in responsible real estate investment and asset management.

The former Guido Reni Barracks site and Galleria Sciarra were selected by COIMA because they exemplify a new vision for urban development focused on enhancing existing heritage assets, promoting environmental sustainability and creating vibrant new spaces for the city and its communities.

Guido Reni



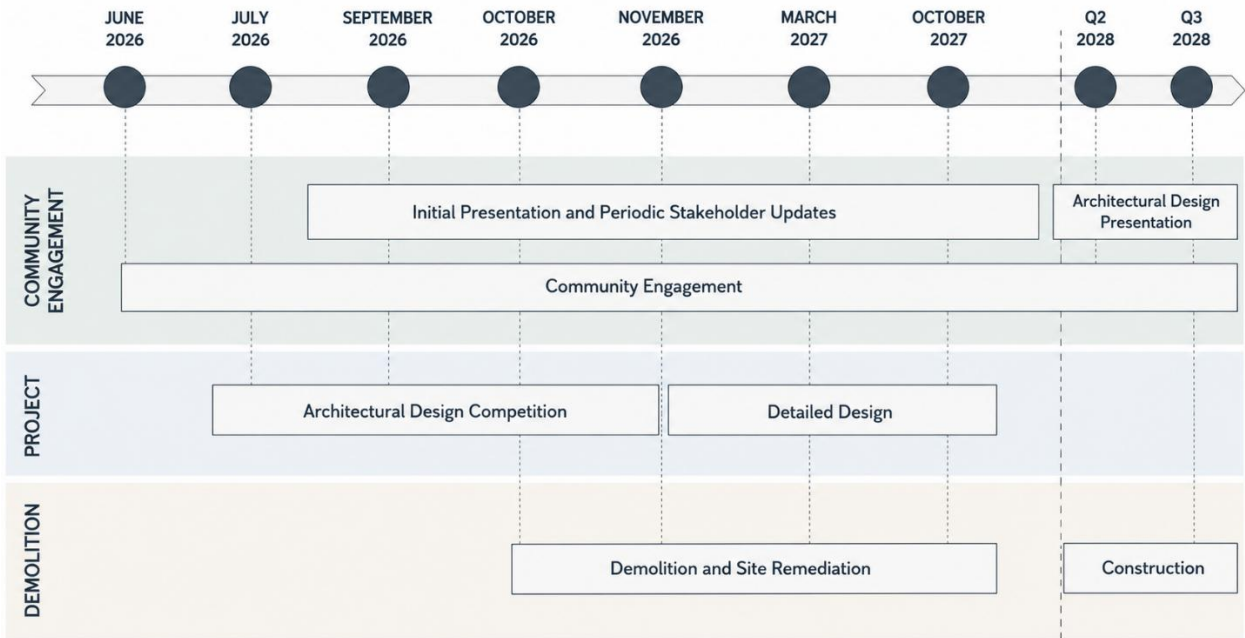
In November 2025, CDP Real Asset selected COIMA SGR as its industrial partner for the redevelopment of the former **Guido Reni Barracks** in Rome.

The site, which extends over **more than 38,000 sqm**, has remained vacant and derelict for several years. Originally occupied by military facilities, it comprises a number of obsolete buildings that will be fully demolished, alongside extensive site remediation and environmental clean-up works, including the rehabilitation of the soil and groundwater. The development project also предусматривает the preservation and enhancement of selected existing buildings of historical and architectural significance, which will undergo dedicated restoration and adaptive reuse interventions before being integrated into the future masterplan, in accordance with the approved Integrated Intervention Plan (PII).

The project is expected to be delivered over a **five-year programme**, transforming the site through a diversified mixed-use scheme comprising affordable housing, private residential units, retail spaces, hospitality facilities and new public amenities for the neighbourhood. These public facilities, known as the Flaminio Civic Hub (Comparto A), will include a new public library and a civic centre,

developed on the footprint of existing buildings. Under the provisions of the Integrated Intervention Plan, and financed through the extraordinary planning contribution, the Municipality of Rome will also develop an internationally significant science hub, the City of Science (Comparto B), designed to showcase and make scientific and technological knowledge accessible to the wider public.

The key milestones scheduled over the coming months are outlined below.



Galleria Sciarra



Galleria Sciarra, an integral part of the historic palace of the same name, is one of Rome's finest examples of a covered pedestrian arcade. Located in the Trevi district (Rione II Trevi), it provides an elegant urban link between Via Marco Minghetti and Piazza dell'Oratorio. Commissioned by Prince Maffeo Sciarra to connect his properties on Via Minghetti and Piazza dell'Oratorio, the gallery successfully combines elements of the Italian architectural tradition with the most advanced construction technologies of its time. Galleria Sciarra is widely regarded as one of the most refined expressions of Roman urban architecture from the final quarter of the nineteenth century. Conceived as both a functional thoroughfare and a symbolic civic space, it was designed to harmonise public space, decorative art and a progressive social vision. Beyond its urban significance, what makes the gallery truly unique within Rome's architectural heritage is its extraordinary decorative programme.

COIMA has launched a comprehensive programme of restoration and conservation works at Galleria Sciarra, scheduled for completion by the end of 2026. Following the approval granted by the Special Superintendence for Archaeology, Fine Arts and Landscape (ABAP) in November 2025, the project focuses on the restoration of the frescoed façades and the glazed skylight roof. The restoration works are expected to last **approximately 10 months, with a total investment of around €1 million.**

COIMA

COIMA is a specialist in the investment, development and management of Italian real estate assets, focused on delivering an ESG impact. COIMA Holding controls a range of operating companies including COIMA SGR, an investment & asset management firm which manages over 40 real estate investment funds with more than €13 billion in investments; COIMA REM, a development and property management company which has dedicated 50 years developing and managing properties which now spans a total of over 5 million square metres; and COIMA HT which aims to enable the digitalization of physical spaces.

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