PRESS RELEASE

DeA Capital Real Estate: new €280 million financing agreement for the fund with Fort Partners which will bring Four Seasons Hotel to Rome

Crédit Agricole CIB sole underwriter and bookrunner of this green loan

Rome, Milan, 20 July 2026

DeA Capital Real Estate announces the completion of the refinancing transaction for **Millennium Luxury Fund**, the real estate Alternative Investment Fund subscribed by **Fort Partners** which is its main investor.

The new green financing agreement which has a five-year term, extendable by two years, with a total amount of **€280 million**, will support the redevelopment project for the building located in Piazza San Silvestro in Rome, as well as the renovation of the square facing the building.

This financing transaction, among the most significant carried out in the Italian real estate sector in 2026, was made possible thanks to Crédit Agricole CIB, acting inter alia as green coordinator, sole underwriter and bookrunner, which structured the deal together with the dedicated teams of DeA Capital Real Estate, DLA Piper and Dentons.

Crédit Agricole CIB is the corporate investment bank division of the Crédit Agricole Group. Crédit Agricole CIB offers its large corporate and institutional clients a range of products and services in capital markets, investment banking, structured finance, commercial banking and international trade. The Bank is a pioneer in sustainable finance and is currently a market leader in this segment with a comprehensive offering for all its clients.

Millennium Luxury Fund is a value-added fund dedicated to the value enhancement project of Palazzo Marini which will host the new **"Four Seasons Hotel Rome"**, which is set to become a major destination for international tourists visiting Italy .

The Four Seasons Hotel Rome is one of the most important real estate redevelopment projects that will involve the Capital in the coming years. The project involves transforming Palazzo Marini, which overlooks Piazza San Silvestro, into a luxury hotel with 127 rooms. Key priority of the project is to preserve the clean lines of the façade designed by architect Busiri Vici and the building's historic character, while safeguarding all elements of architectural value.
The arrival of Four Seasons in the heart of Rome's historic centre represents a major development for the city's entire economy, as well as for the wider productive landscape of Roma Capitale.
DeA Capital Real Estate and Rome's municipal administration are also working closely together to redevelop the areas surrounding the building, with particular focus on the functional and structural redevelopment of Piazza San Silvestro, which will undergo an important value enhancement project.
During this same period, the general contractor **Carron Cav. Angelo S.p.A.** was also awarded an additional contract for the second phase of the architectural, construction and plant engineering work

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on Palazzo Marini. Carron Group is one of Italy's leading companies in the real estate redevelopment and renovation sector, capable of managing even highly complex and large-scale projects.

Fort Partners is a privately owned, fully integrated real estate and hospitality development company led by entrepreneur Nadim Ashi. The company is distinguished by its commitment to excellence at every stage of project development and execution, with a particular focus on architecture, design, and the preservation of historic heritage, collaborating with world-renowned talents across various disciplines. Its flagship property, The Surf Club in Surfside, which includes the Four Seasons Hotel and Residences at The Surf Club, is a prime example of this approach. Fort Partners continues to expand globally, with several Four Seasons projects currently underway in Italy, Greece, and Spain, as well as the introduction of The Surf Club brand at select historic properties in Italy. Additionally, Nadim Ashi is the founder and co-owner of Four Seasons Yachts, whose first vessel was launched in the Mediterranean in the spring of 2026.

Giancarlo Scotti, Chairman of DeA Capital Real Estate stated:

"*The closing of this refinancing operation which contributes to the arrival of the Four Seasons Hotel in Rome is a success not only because of the significance of the green loan that Crédit Agricole chose to make available to the fund, but above all, it represents an economic development of great importance for Rome. The city where thanks to a reliable investor of great international prestige such as Fort Partners, one of the world's leading hotel brands will be established, capable of creating new jobs and stimulating the revitalization of a historic square in the capital, Piazza San Silvestro".*

Jamie Mabilat, Senior Country Officer of Crédit Agricole CIB Italy, stated:

"We are very proud to have supported this landmark transaction as sole underwriter, bookrunner and green coordinator, and to have timely delivered it as a project of this ambition deserves. Accompanying our clients through complex, high-impact transactions is at the heart of what we do. As a pioneer in the green bond market since 2012 and co-author of the Green Bond Principles, structuring a green loan potentially aligned with the EU Taxonomy for one of Rome's most iconic redevelopment projects is a strong demonstration that decarbonisation and value creation truly go hand in hand."

DeA Capital Real Estate SGR S.p.A. is an asset management company specialising in alternative real estate investment funds (AIFs). It manages €11.6 billion in assets across 51 real estate funds (one of which is listed on the MIV segment of Borsa Italiana and one SICAF). DeA Capital Real Estate SGR is a leader in the Italian property market, with assets comprising around 700 properties, over 60% of which are located between Rome and Milan, and a significant portfolio of partners, consisting of around 100 Italian and international institutional investors. DeA Capital Real Estate SGR has always upheld and promoted the principles of ethics, legality and respect for human rights, as well as compliance with applicable regulations, placing them at the heart of its strategy. The Asset Manager recognises that managing the risks and opportunities associated with Environmental, Social and Governance (ESG) issues and integrating these factors into the investment process supports value creation and growth in the medium to long term.
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