



# CROMWELL EUROPEAN REIT

Acquisition of  
Via Paracelso 22-24-26, Agrate, Italy

29 November 2019



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EUROPEAN REIT

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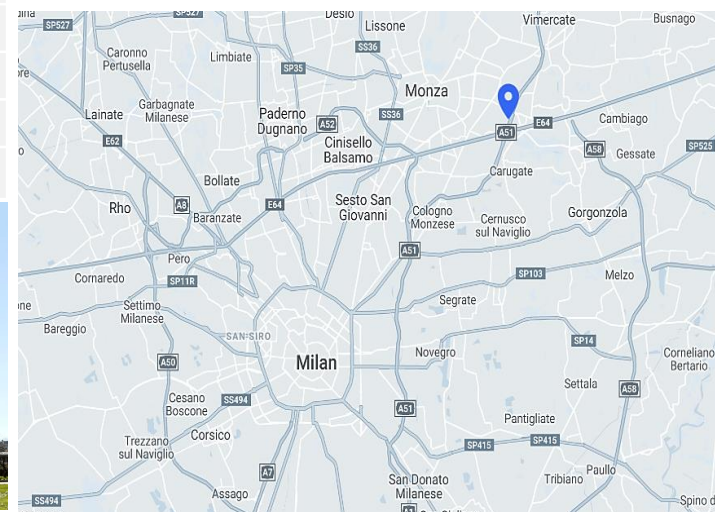
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# Completed Acquisition of Office Property in Agrate, Italy

## VIA PARACELSO 22-24-26, AGRATE, ITALY

- Increases CEREIF's exposure to thriving office market in Greater Milan Metropolitan Area
- The asset is high-yielding with high occupancy and relatively long WALE, leased to a diversified and quality tenant base
- Transaction completed on 28 November 2019

Property Type	Office
Purchase Price	€17.70 million
Land Lease Tenure	Freehold
Leasable Area	12,218 sqm (including car parks)
Purchase Price per sqm	€1,449
Occupancy (as at 28 November 2019)	94%
WALE/WALB (as at 28 November 2019)	4.9 years / 4.8 years
No. of Tenants (Key Tenants)	21 (Duff&Phelps/Regus/FD Services)
Gross Passing Rent p.a.	€ 1.425 million
Net Operating Income Yield (NOI/Purchase Price)	7.31%



# Market Information on Greater Milan area

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- Milan is the capital city of the Lombardy region and Italy's economic powerhouse with a GDP per capita about 35% higher than the European average and a low unemployment rate of 6% (Source – OECD)
- The Greater Milan area hosts many leading global companies in finance, design and fashion
- The office sector is the main driver of Milan's real estate investment volumes, reaching nearly €1.4 billion in 1H 2019 with prime yields as low as 3.40% (Source – City News 1H 2019 – Milan, BNP Paribas)
- The city of Milan is gradually running out of accessible space and tenants are increasingly taking up space offered in the Greater Milan area. 70% of take-up volume in 1H 2019 was in the peripheral city zones (Source – Colliers 2Q 2019 Research Report)
- The property is part of the 120,000 sqm Colleoni business park, located at the crossing of the three main northern airports (Malpensa, Linate and Orio al Serio). Monza Brianza, the region in which the asset is located, is one of Italy's wealthiest and is also a key production and transport hub.



# THANK YOU

If you have any queries, kindly contact:  
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