

PRESS RELEASE

**NEXTALIA COMPLETES FOUR REAL ESTATE DISPOSALS  
FOR A TOTAL VALUE OF EUR100 MILLION**

Milan, April 15, 2026 – **Nextalia Investment Management** (“Nextalia” or the “Company”), the leading independent platform in the Italian private markets, announces, on behalf of the Nextalia Credit Opportunities fund (the “Fund”), the completion of four disposal transactions relating to real estate assets, for a total value of approximately €100 million, in line with its value creation strategy and progressively monetizing investments.

In particular, Nextalia has finalized the exit from its investment in “*Palazzo Scanderbeg*”, a trophy asset located in the historic center of Rome. The mortgage-backed credit was acquired in the context of the transaction involving Gruppo Toti, and the exit represents the outcome of a value enhancement process driven by a strategic and proactive asset management approach, consistent with the Fund’s strategy.

Nextalia has also completed the disposal of the office building “*Teatro delle Arti*”, located at Via Sicilia 57 in Rome, underlying the Fund’s investment in the notes of the securitization vehicle Kronos SPV, to a leading institutional investor.

The third transaction relates to the sale of a logistics asset located near Florence, part of the real estate portfolio securing the credits acquired in 2025 from Gruppo Basso. This transaction follows the disposal, completed a few months earlier, of another core asset included in the same portfolio, a retail park located in Ravenna characterized by the presence of primary tenants with recently renewed lease agreements.

These transactions are part of the strategy of the Real Assets division of the Nextalia Credit Opportunities fund, focused on value creation through active management of the underlying real estate assets and the subsequent monetization of investments through their repositioning in the respective reference markets.

**Leonardo Adessi, Chief Investment Officer Credit at Nextalia**, commented: “*The performance of the Nextalia Credit Opportunities fund confirms the effectiveness of the adopted strategy, focused on a particularly complex market segment, where a highly specialized approach enables effective intervention and value extraction for investors. In this context, the real estate component is playing an increasingly significant role within the portfolio, also supported by the progressive strengthening of the Fund’s Real Assets division’s distinctive capabilities.*”

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**Nextalia** is the investment platform promoted by Francesco Canzonieri together with leading Italian institutional investors (Intesa Sanpaolo, Unipol Assicurazioni, Aurelia, Finprog Italia, Fondazione ENPAM, H14, Istituto Atesino di Sviluppo, Massimo Moratti S.a.p.a., Confcommercio, Confindustria, Bonifiche Ferraresi and Micheli Associati).

With the aim of investing in Italian excellence to accelerate sustainable growth, Nextalia positions itself as the leading platform in Italy for private market investments. The Company manages over two billion euros of assets across its three core investment verticals: the Equity Division, comprising the "Nextalia Private Equity I", "Nextalia Flexible Capital" and "Nextalia Capitale Rilancio" funds, the Credit Division, comprising the "Nextalia Credit Opportunities", "Nextalia Credit Solutions" and "Fondo Leonardo" funds, the Venture Division, comprising the "Nextalia Ventures" fund. In addition, Nextalia has recently launched the fundraising phase for "Nextalia Private Equity II" fund.

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