



Colliers

Global
Investors



Embracing **innovation**

Driving **change**

Achieving **growth**



Embracing
innovation

Embracing innovation /

Who we are

Colliers Global Investors Italy, formerly Antirion,
is an asset management company
(in Italian, Società di Gestione del Risparmio, or SGR)
dealing with the set-up, management and promotion
of reserved closed-end real estate funds.

We distinguish ourselves for our independence from banking, insurance and industrial groups. For our investors, this is a guarantee of our autonomy in management choices and no conflicts of interest. We are a young, dynamic and fast-growing market player and we can manage complex and challenging projects both in Italy and abroad.

Colliers Global Investors (CGI)

Colliers is one of the global leaders in real estate asset management, with \$40 billion in assets under management.

Antirion SGR joined an international network full of opportunities for investors and it has become one of the five pillars of Colliers Global Investors.

An **international** network

Colliers Global Investors CGI) is a leading investment management firm focused on institutional quality real assets across Europe. CGI invests on behalf of the world's most respected institutional investors.

Colliers Global Investors is located in:

- Great Britain
- France
- Belgium
- Italy

Colliers Global Investors Italy was born from the acquisition of Antirion SGR and represents a significant shift in the strategy of the Colliers Group in Europe.

The **Harrison Street** brand is also part of the group's investment companies and is focused exclusively on alternative real estate assets in the US and Europe.



Our values

Independence



No links with banking, insurance and industrial groups

Transparency



Integrated service of transparent cost management and investment policies

Focus



Identification of products providing an optimized maximum risk-return profile for our investors

Reliability



Proven track record in national and European real estate and finance

Team and governance

We rely on a staff of over thirty people in Milan and Rome, a team of professionals blending their complementary skills to best support our investors' interests.

For governance purposes, we're adopting a traditional administration and control system with three independent entities:

- ✓ Board of Directors
- ✓ Board of Statutory Auditors
- ✓ Internal committees



Driving
change

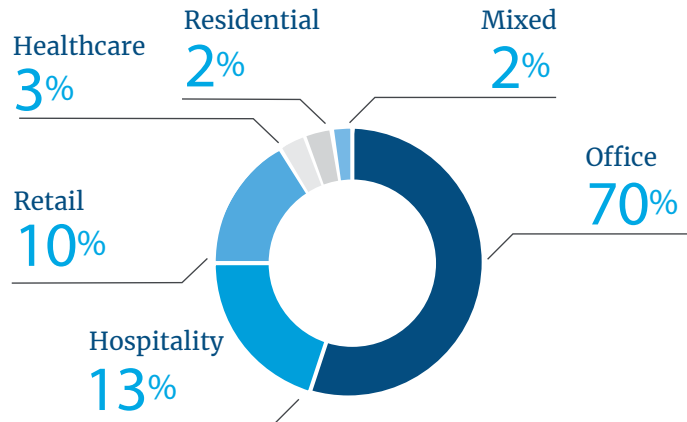
Driving change/

Our services

We offer Fund Management and Asset Management services integrated by a 360-degree strategic approach and supported by global real estate service platforms. We work in an agile and dynamic way to make sure we provide our investors with tailored offers.

Our goal is to identify the most interesting opportunities by maximizing the value and ROI of assets.

Asset class breakdown



Funds, Portfolio, Assets in numbers

Data as of 31.12.2021

€ 3,973 M

AUM

€1,319 of which are abroad

10

funds

one of which consists of two compartments

40

managed real estate assets

296,678 m²

green building certified surface



PRINCIPAL PLACE

MARKETING PAVILION
FIND OUT MORE AT OUR MARKETING PAVILION +44 020 3883 3333

London, Principal Place



Achieving
growth



Milan, Montegrappa Building

‘Our business aims at always leaving a positive footprint by paying special attention to both the surrounding environment and the people who are part of its ecosystem.’

Ofer Arbib, CEO Colliers Global Investors Italy

Achieving growth/

Our strategy

We develop and refurbish properties with a strong identity

and architectures that enhance their context by strongly characterizing it and generating satellite activities for the surrounding areas.

We are innovative and agile in seizing market opportunities

that satisfy Italian institutional investors but also foreign operators with special needs.

Our portfolios include all asset classes

favouring long-term investments and properties suitable for attracting high standing tenants, with a preference for long-term leases.

We adopt international sustainability certifications

aimed at harmonizing a building with the ecosystem of places, people and activities in which it is located.

Achieving growth/

Our portfolio

Here are some of our properties:

Milan

Via Monte Grappa 3-5
Via Meravigli 12-14
Edifici Garibaldi Executive ED.G.E., viale Sturzo 45
Tocq Hotel

Amazon
EY

Tocq Hotel

Rome

Palazzo Italia, piazza Marconi 25
Via Lombardia 31
Piazzale dell'Agricoltura 24
Palazzo BNL, via Vittorio Veneto 119
Villa Pamphili

HDI
EY
Engineering

Villasimius

Tanka Village

VOIhotels

La Thuile

Hotel Planibel

TH resorts

London

Principal Place 1
Britton Street 24-25
Wells Street 55

Amazon
Kurt Geiger

Stuttgart

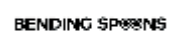
Thalesplatz 1, Ditzingen
Königsbau Passagen, Königstraße 26

Thales Group
Saturn





A selection of our tenants in Italy and abroad:





Global
Investors

Colliers Global Investors Italy

Via Giuseppe Mazzini 9, 20123 Milano
Tel +39 02 87 24 61 83
info.italy@colliersglobalinvestors.com

www.colliersglobalinvestors.com