

Mi.To Real Estate Fund

WHO WE ARE

Green Arrow Capital is Italy's leading independent asset management company focused on alternative investments. With over €8 bn in asset under management, more than 150 investors have invested in the Group's funds to date, 85% of whom are institutional and pension funds investors.

The Group operates in seven different strategies – Private Equity, Energy & Digital Infrastructure, Private Credit, NPL, Opportunity Capital, Client Solutions and Real Estate – aimed at capital preservation and the generation of long-term returns, while integrating rigorous ESG objectives into the active management of each investment.

+€8.0 Bn
ASSETS UNDER MGMT



INVESTMENT STRATEGY

>€70 Mln
COMMITMENT

8
COMPLETED INVESTMENTS

Art. 8
SFDR CLASSIFICATION

TARGET NET IRR
12%

The Mi.To Fund, in partnership with Crea.Re Advisory, aims to become the leading real estate fund specializing in residential development in the Milan-Turin region. It is the first real estate fund to feature digital process management powered by TECMA, thanks to a technological solution that is unique in the financial sector.

INNOVATION Advanced technology applied to the entire process of identifying, managing, and exiting real estate transactions. A platform providing real-time access to investors.	COMPLEMENTARY SKILLS A well-established real estate network for identifying investment opportunities, combined with strong financial expertise for implementation and management.	GEOGRAPHICAL FOCUS Identification of a market gap in the mid-size residential real estate sector along the Milan-Turin corridor, primarily due to the absence of Italian institutional investors. The Milan-Turin corridor is becoming increasingly connected.
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DIFFERENTIATING FACTORS

Primo RE Investment Fund Technology-Focused

High level of technological sophistication: digitalization to support the origination, management, and exit of transactions.

Environmental Sustainability

Investments in urban renewal projects to reduce environmental impact.

Access to Investment

Real-time access to information via a dedicated digital platform, with the option to invest directly on preferential terms.

Responsible Governance

Regulatory transparency, supplier management based on ESG criteria, and clear performance reporting — Fund classified under Article 8 of the SFDR¹.

GREEN ARROW TEAM



Eugenio De Blasio
FOUNDER AND EXECUTIVE CHAIRMAN
Over 25 years of experience in alternative investments and the financial advisory sector. He has served as CEO of two publicly traded companies and has extensive experience in M&A and private equity transactions.



Daniele Camponeschi
FOUNDER AND CIO
Over 20 years of experience in M&A and structured finance in the private equity and alternative investments sectors. He served as CIO of Greentech Energy Systems and as CEO of GWM Renewable Energy Spain and Mediterranean Development. He has held key positions at the Intesa Group and MPS.



Alessandro Di Michele
GROUP GENERAL MANAGER & CEO GAC AF SGR
Over 20 years of experience in M&A, strategic and financial planning in complex and large-scale corporate environments. He served as CFO and Chairman of the London Stock Exchange Group and Borsa Italiana, Chairman of Globe Settle (Luxembourg), and Director and Deputy CFO of H3G Italia.



Nunzio Luciano
CHAIRMAN
Over 20 years of experience in the pension fund and asset management sectors. He served as Chairman of Cassa Forense for 7 years and has been Chairman of the Board of Directors of EMAP since 2021. He currently serves as Chairman of the Steering Committee for the COIMA ESG City Impact Fund.

CREA.RE ADVISORY TEAM



Andrea Tessitore
CO-FOUNDER AND CHAIRMAN
In 2006, he co-founded Italia Independent, a fashion and lifestyle company that was listed on the AIM market of Borsa Italiana in 2013. He is a member of the board of directors of AT&Partners, Superbiotical, Crea.Re Building, Plan Gorret, Crea.Re Logo, VivoQui, Crea.Re Due, Inv Milano, and Crea.Re Vittoria. He is a senior advisor to Elite (Borsa Italiana).



Pierpaolo Fraudatario
CEO
Extensive expertise in the financial and real estate sectors. Over 14 years of proven experience at Rothschild & Co, with a focus on M&A and wealth management. He has led numerous transactions in the banking and insurance sectors.



Antonio Massimino
CO-FOUNDER E CEO, STABILE HOLDING
In recent years, he has raised over €3.5 million for real estate development projects, successfully completing five residential projects totaling approximately 20,000 square meters. He has gained experience in real estate project financing and is a co-founder of GCDS and a co-founder and CEO of the Sofia Italian Food Group in Shanghai.



Simone Pansa
CO-FOUNDER E CEO
More than 15 years of experience in the real estate sector. He has managed numerous transactions with private and institutional investors. Member of the Board of Directors of Fortitudo, Crea.Re Building, Crea.Re Due, Plan Gorret, Via dei Mille, Fert, and Crea.Re Vittoria.

KEY FEATURES OF THE FUND

€150 m

SIZE TARGET (HARD CAP)

7 years

DURATION (+2 GRACE PERIOD)

4 years

INVESTMENT PERIOD

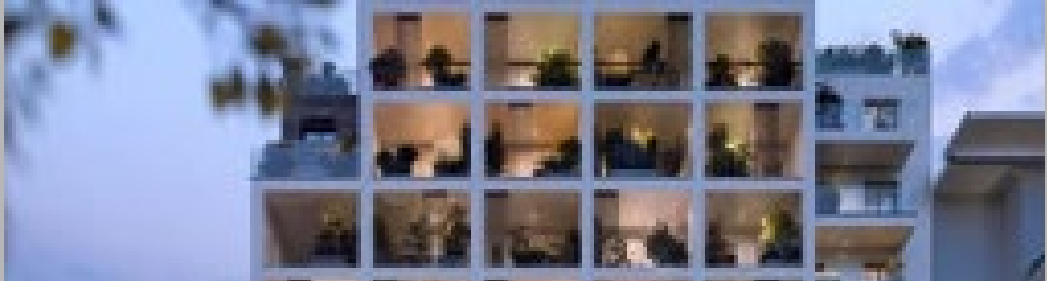
Ca. 10/15

N° DEAL (OPERAZIONI)

Ca. €3–30M

DEAL SIZE

CURRENT PORTFOLIO



Via Gluck 46, MI

Area5.000 sq m

Equity ticket€9M

Total Revenue€33M

IRR (expected)~18%

Duration30 mesi

IN PORTFOLIO



Corso Vercelli 22, MI

Area5.000 sq m

Equity ticket€3M – up to €8M

Total Revenue€66M

IRR (expected)~17%

Duration24 mesi

IN PORTFOLIO



Via Bazzini 4, MI

Area4.490 sq m

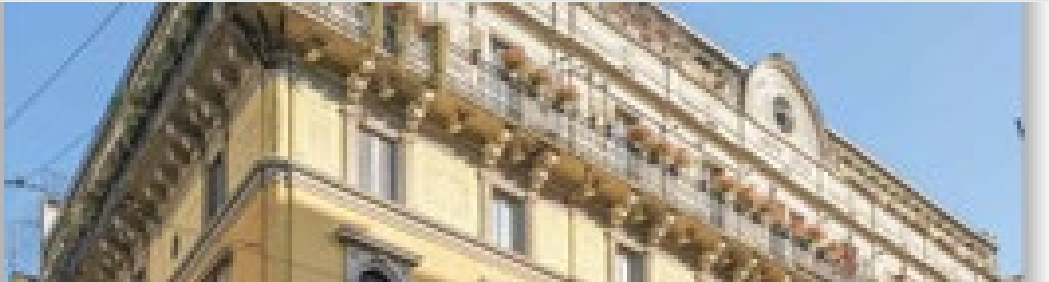
Equity ticket€3,85M

Total Revenue€29M

IRR (expected)~19%

Duration36 months

IN PORTFOLIO



Via Vivaio 24, MI

Area3.640 sq m

Equity ticket€8.5M

Total Revenue€48M

IRR (expected)~20%

Duration30 months

IN PORTFOLIO



Via Paracelso 6, MI

Area2.545 sq m

Equity ticket€1,9M

Total Revenue€16M

IRR (expected)~20%

Duration30 months

IN PORTFOLIO



Portafoglio Fimpa — Via Foppa 4, MI

Area3.000 sq m

Equity ticket€8M

Total Revenue€26M

IRR (expected)>20%

Duration24 months

IN PORTFOLIO



Via della Consolata 1, TO

Area1.500 sq m

Equity ticket€3,5M

Total Revenue€5M

IRR (expected)>50%

Duration14 months

IN PORTFOLIO



Via Carlo Torre 35, MI

Area1.500 sq m

Equity ticket€3M

Total Revenue€10M

IRR (expected)>50%

Duration12 months

EXIT COMPLETED

