



PRESS RELEASE

HP1 Acquires Three Single-Name Positions for 43.2 Million Euros in Palermo, Lodi, and Cosenza

The transaction, conducted with Bayview acting as special servicer, strengthens HP1's position in the NPE market

Milan, 22-09-2026 - Héra Partecipazioni One (HP1)—a company specializing in the valuation of real estate assets securing non-performing mortgage loans (UtP/NPL)—has completed the acquisition, as part of a securitization transaction, of three “single-name” loan positions classified as non-performing and backed by real estate properties located in Palermo, Lodi, and Cosenza. The positions were held by two securitization vehicles managed by Bayview in its capacity as special servicer. The investment was made through a securitization vehicle in which HP1 is an investor. The scope of the transaction includes €18.9 million in mortgage loans and €24.3 million in unsecured loans, for a total GBV (Gross Book Value) of €43.2 million.

The three positions were selected for their full alignment with HP1's investment target: “single-name” loans to which specialized expertise in credit management and the enhancement of the underlying real estate can be applied. The transaction is part of a selective investment strategy based on the analysis of the characteristics of each exposure and the opportunities for value recovery.

As part of the HP1 transaction, it was advised by the law firm Gianni & Origoni, with a team consisting of Domenico Gentile, partner, and Giacomo Tassini, senior associate, from the Banking & Finance department.

"We are very pleased to have completed this first transaction with Bayview, with whom we have evaluated several investment opportunities in recent years. The size of the investment and the transaction's time horizon are fully aligned with our objectives, and the investment profile is particularly attractive. This result further strengthens our position as a specialized player in the real estate-backed NPE market—a point of reference for those managing single-name positions and a reliable partner for transactions of this nature," commented Paolo Zago, General Manager of Héra Partecipazioni One.

Palermo: The Revitalization of a Residential Complex in the Heart of the City

The asset is linked to a real estate complex in Palermo consisting of four buildings totaling 1,600 square meters, which is undergoing a revitalization plan following the financial crisis of the original developer. The property originally comprised a total of 94 residential units, a commercial component, and parking spaces for cars and motorcycles, all situated within a predominantly residential area. HP1 will step in to continue and implement the plan, ensuring the full revitalization of the real estate project.

Lodi: The Redevelopment of a Brownfield Site

The underlying asset consists of a plot of land in Lodi measuring approximately 9,000 square meters, which is the subject of a commercial development project involving the construction of commercial facilities to serve a major residential neighborhood. The acquisition of this credit position offers HP1 the opportunity to participate in the revitalization of an area that has long awaited development. Through credit management, HP1 will contribute to the area's revitalization, providing the local community with a redeveloped space featuring new services designed to meet residents' daily needs.

Cosenza: The Revitalization of a Hotel

The asset is associated with a mid-range hotel with 57 rooms, which is currently not in operation. The property spans seven floors and has a total area of 5,400 square meters; it features a restaurant, a sun deck, a swimming pool, outdoor parking, and a fitness area.