



PRESS RELEASE

Héra Partecipazioni One finalizes the full early redemption of a 20-million bond

Total yield of 11% and new transactions in an advanced stage of development

Milan, 25-09-2025 - Héra Partecipazioni One has completed the early and full repayment of the €20 million bond issued in September 2022 and originally due in December 2025, and is preparing to launch a new €300 million bond issue to invest in new projects. The redemption, completed at the end of July—approximately six months ahead of the original maturity date—was made possible by the strategic divestiture of part of the real estate portfolio located in Rome.

The bond, listed on the Vienna MTF of the Vienna Stock Exchange and managed through Monte Titoli, had been issued with the aim of financing the acquisition and development of Non-Performing Exposures (NPEs) backed by real estate, primarily residential and, to a lesser extent, commercial.

Thanks to the bullet repayment structure with interest capitalized via PIK (Payment-in-Kind), investors achieved a total return of 11%, confirming the soundness of the Group's financial strategy and its execution capabilities.

“The early redemption of the bond demonstrates Héra Partecipazioni One's ability to originate, manage, and enhance the value of complex assets, combining financial returns with operational rigor, and to generate sustainable value for stakeholders,” said Oscar Pittini, president of Héra Partecipazioni One. “We are now looking at a pipeline of high-potential initiatives, with a focus on sustainable growth and regional development,” added Pittini. First and foremost is a new offering currently being structured: “Investors have already expressed strong interest in subscribing to the new offering. Investors may participate in the offering in increments of 10 million, and once the first tranche of 50 million is reached, we will begin investing.”

Through these transactions, Héra Partecipazioni One strengthens its position as a specialist in the recovery and revitalization of distressed real estate assets, distinguishing itself through an innovative, sustainable approach focused on creating long-term value.