



PRESS RELEASE

" Héra Partecipazioni One completes acquisition of two NPL exposures from Banca Sparkasse"

Milan, January 10, 2025 – Héra Partecipazioni One—a company specializing in the value enhancement of real estate assets securing non-performing mortgage loans (UtP/NPL)—has completed the acquisition of two NPL exposures from Banca Sparkasse (Cassa di Risparmio di Bolzano).

The exposures are classified as "single-name" and are backed by dual mortgage guarantees. The first guarantee consists of a photovoltaic plant located in Porto Marghera (Mestre), while the second relates to the "Palazzo Lenner" trophy asset, a historic stand-alone building in the municipality of Rovereto. The acquisition was executed by establishing a new compartment within an existing securitization vehicle, through which Héra had previously carried out acquisitions.

The creation of this new compartment will enable Héra to undertake further acquisitions in 2025, in line with its development plan.

Gianni & Origoni acted as legal advisor for the transaction, handling aspects related to the purchase and subsequent securitization of the loans; Edrasis Group served as Arranger; and 130 Servicing acted as the securitization's Master Servicer.

Maria Cristina Aromatario, Head of the Legal Department, and Frederik Mistretta, Head of Origination & Business Development, contributed to the successful completion of the transaction for Héra Partecipazioni One.

"We are thrilled to announce the acquisition of these two significant NPL portfolios from Banca Sparkasse, marking another step forward in our growth and consolidation strategy within the non-performing exposures market," commented Paolo Zago, General Manager of Héra Partecipazioni One. "This transaction demonstrates our ability to identify and unlock value in complex assets with high recovery potential. Establishing a new compartment within the securitization vehicle will enable us to proceed with further strategic acquisitions planned for 2025. Our commitment to the distressed debt sector is further strengthened, reaffirming our long-term vision and determination to generate value for all our stakeholders through an approach focused on sustainability and local revitalization," Zago added.

Héra Partecipazioni One is a group specializing in the value enhancement of real estate assets underlying non-performing exposures (UtP/NPL) and distressed corporate loans. It operates as both a direct investor and a strategic advisor, focusing on maximizing value recovery. Its growth strategy is driven by targeted acquisitions within the medium-to-large NPE market. The group covers the entire credit lifecycle using a tailored approach, offering comprehensive, integrated services to banks and investors; in doing so, it creates local value and contributes to banking sector de-risking, all while maintaining a commitment to sustainability (ESG).

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