



DEA CAPITAL

The One Alternative

Le eccellenze italiane del Made in Italy

Rome, 30 September 2022



Overview of the Platform

DEA CAPITAL AT A GLANCE



We are a Private Assets Investment Manager – Real Estate, Credit, Equity – providing capital solutions on behalf of our institutional client base



We have a medium / long term approach and a strong commitment to deliver attractive performances



We are a trusted partner to our clients and this trust is based on more than 10 years of results supported by:

- **Talented people**
- **Robust set of values**
- **State-of-the-art ESG, compliance, risk management and technological infrastructure**
- **Reputable majority shareholder with a long term / industrial view**



CORE COMPETENCIES

€12.9bn



REAL ESTATE

€3.1bn



CREDIT

€2.5bn



PRIVATE EQUITY

€8.2bn



MULTI-ASSET /
MULTI-MANAGER
SOLUTIONS

DEA CAPITAL



€26.7bn
AUM



70+ Funds



700+
Assets



50+
Investee
companies



15,000+
Operators



€4+bn
Aggregate
turnover

Data as of June 30, 2022



PANEUROPEAN FOOTPRINT



Milan
Headquarter



7
Offices covering main
European countries



300+
Employees



The background features a repeating pattern of light gray geometric shapes, including circles, triangles, and rectangles, some of which are further divided into smaller shapes. A solid blue circle is positioned on the left side of the slide, partially overlapping the text.

Investment Strategies



REAL ESTATE

Trophy assets in prime european locations

100+ institutional investors, including Italian and foreign social security funds, pension funds, private companies, banks, insurance companies and sovereign wealth funds

MAIN LOCATIONS



- La Rinascente
- Palazzo Broggi



- Irrigo-Bobigny
- Ordener



- HQ Eni
- Piazzale Kennedy



- Francisca Delgado
- Gran Via

KEY DATA



€12.9bn
AUM



€41.8m
AM Revenues



56
Funds



700+
Assets

Data as of June 30, 2022 – Data as of December 31, 2021 for revenues



CREDIT

Supporting the real economy through the acquisition and enhancement of non-performing loans

Partner of the main Italian banking institutions for the recovery and restructuring of NPE

Products focused on both “corporate” single name and “massive” non-performing loans

MAIN INVESTMENTS



KEY DATA



€3.1bn
AUM



€16.7m
AM Revenues



4
Funds



33
Companies

Data as of June 30, 2022 – Data as of December 31, 2021 for revenues



PRIVATE EQUITY

Over ten years of experience in direct investing and funds of funds

Focus on Italian sectors of excellence

A local partner with exposure to the best global managers

MAIN INVESTMENTS



KEY DATA



€2.5bn
AUM



€16.0m
AM Revenues



13
Funds



100+
T-P Funds

Data as of June 30, 2022 – Data as of December 31, 2021 for revenues



MULTI-ASSET / MULTI-MANAGER SOLUTIONS

Investment solutions tailored to clients, based on specific risk / return targets through management mandates (so-called pools)

Liquid / Illiquid product integration

Full look-through visibility

MAN.CO. SERVICES STRENGTHS



Single NAV



Look-through
& data quality



Hedging / Risk
overlay



Integrated
administrative
activity

KEY DATA



€8.2bn
AUM



€31.9m
AM Revenues



53
Internal & T-P Pool



80
Clients

Data as of June 30, 2022 – Data as of December 31, 2021 for revenues





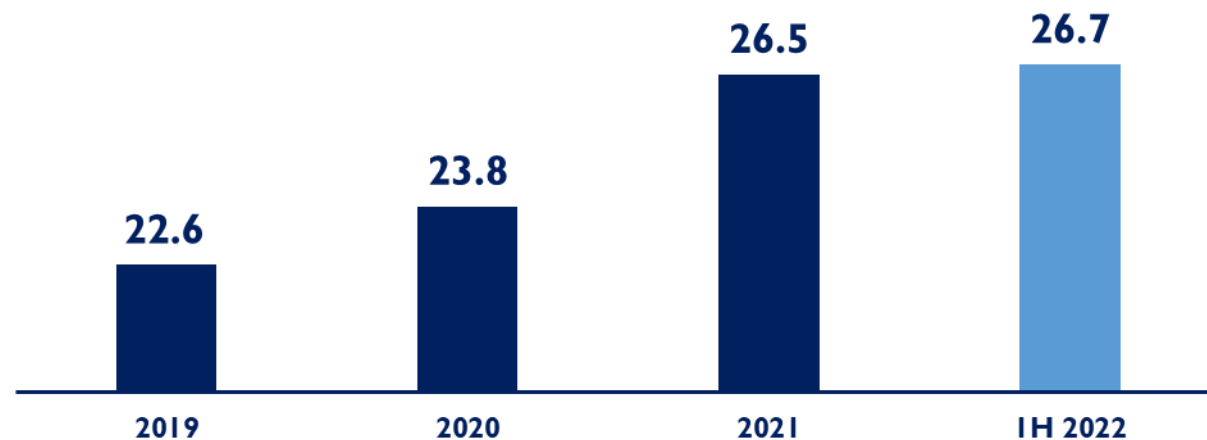
Key Financials



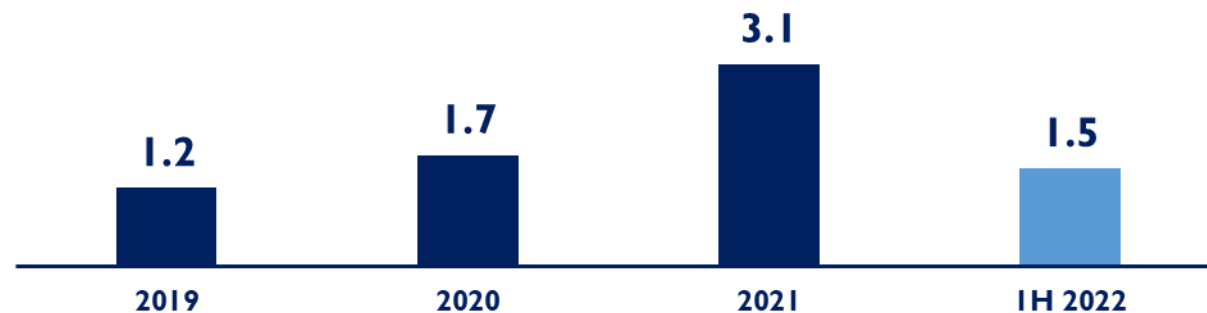
KEY FINANCIALS (1/2)



**Combined
AUM**
€ bn



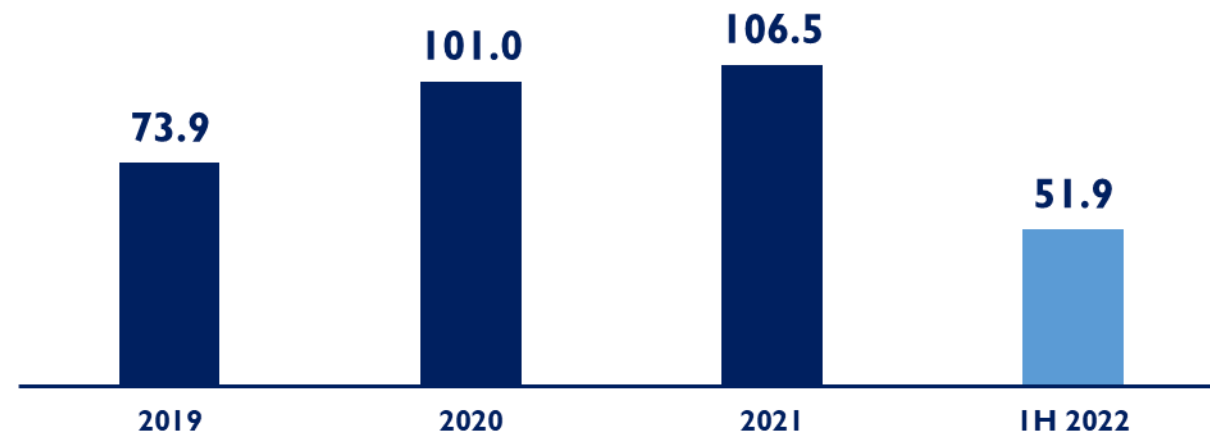
**New
Money**
€ bn



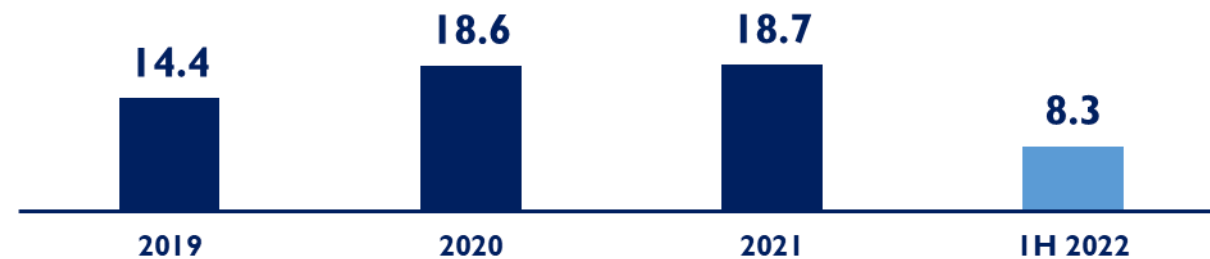
KEY FINANCIALS (2/2)



**Combined
Revenues**
€ mln



**Net
Operating
Result**
€ mln



2022 MAIN PROJECTS



REAL ESTATE - PANEUROPEAN FUND

- Closed-end
- Discretionary Capital
- Paneuropean target (Italy, France, Iberia, DACH)
- Build-to-Core strategy investing in potential Core buildings to be repositioned / renovated
- Emphasis on ESG themes

€500m



CREDIT - FLEXIBLE CAPITAL

- Closed-end
- Discretionary Capital
- Dedicated fund for Italian single name UTP
- Investment flexibility within capital structure
- Targeting companies with robust economic fundamentals

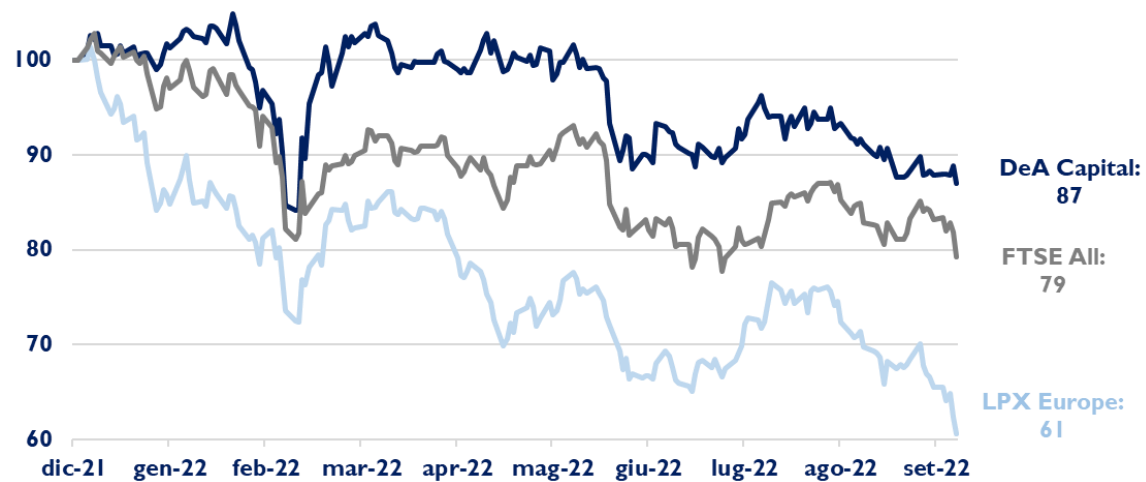
€300m



TOTAL SHAREHOLDER RETURN

- Simple shareholder structure
- Management Team fully aligned to the Platform
- High single digit returns marked by low volatility

2022 YTD Stock Performance



Bloomberg data as of September 23, 2022

Total Shareholder Return





DEA CAPITAL


DEA CAPITAL
REAL ESTATE FRANCE


DEA CAPITAL
ALTERNATIVE FUNDS SGR


DEA CAPITAL
REAL ESTATE GERMANY


DEA CAPITAL
REAL ESTATE SGR


DEACAPITAL
REAL ESTATE IBERIA

 **QUAESTIO**
CAPITAL MANAGEMENT


DEA CAPITAL
REAL ESTATE POLAND

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