

PRESS RELEASE

New Sesto San Giovanni railway station: foundation stone laid today in the presence of the authorities

For the next stage of the MilanoSesto project, work will begin on the first private lot, Unione 0, in early 2022

Milan, 11 October 2021 – The foundation stone of Sesto San Giovanni's future railway station, on the site of the former Falck area, was officially laid this morning. The ceremony was organised by Milanosesto and Cimolai, in cooperation with the Sesto San Giovanni town council, Hines (strategic advisor, project development manager and investor in the first private development lot, Unione 0), the Prelios Group (responsible for management of the project) and Rete Ferroviaria Italiana (Italian State Railways Group).

The event was an important milestone marking the official commencement of work on the MilanoSesto project, the largest urban redevelopment program in Italy and one of the largest in Europe, with an investment of 3.5 billion euro. It was attended by the senior management of the companies involved, the **Chair of the Lombardy Regional Authority, Attilio Fontana**, and the **Mayor of Sesto San Giovanni, Roberto Di Stefano**.

The construction of the new station, which began in July this year, will take two years and will be handled by Cimolai S.p.A., which was awarded the contract in the spring after a public call for tenders. Designed by Renzo Piano Building Workshop with Ottavio Di Blasi & Partners, the station will feature an 89-metre-long 18-metre wide overhead walkway above the existing line, connecting two areas of Sesto San Giovanni that have always been separated by the railway tracks: Piazza 1° Maggio and the former Falck complex. The station will also offer a range of services and shops and provide a panoramic observation point over the whole MilanoSesto project, which will transform an area of 1.5 million square metres by reconfiguring the urban layout of the entire town of Sesto San Giovanni, helping to re-draw the boundaries of the Metropolitan City of Milan.

Under the MilanoSesto project timeline, operations will begin in early 2022 at the Unione 0 worksite, the first private lot, funded by Hines with a 500 million euro investment. The development of this first lot, with a gross surface area above and below ground of approximately 250,000 sq.m, will involve the construction of offices, hospitality and local retail areas, innovative housing to be offered at affordable rents, ancillary personal services and an intergenerational program of student housing and multifamily accommodation for professionals and young families, as well as an initial section (13 hectares) of a park ultimately covering 45 hectares. A cutting-edge Health & Research District to house the new sites of the National Tumour Institute and the Carlo Besta Institute will be built next to the Unione 0 lot.

Sesto San Giovanni Mayor **Roberto Di Stefano** commented: "The laying of the foundation stone for the new bridge station is a symbolic event that opens a period of important change as work gets underway on the redevelopment of the former Falck area, the largest urban regeneration project in Europe. At last, thanks to this modern infrastructure, which will also serve the Health & Research District, there will be a link between the two areas of the town that had always been divided by the railway. Sesto San Giovanni is ready to move into an international future dimension, acting as a driver to enable the entire Metropolitan City to keep pace with Europe's largest metropolitan areas. The bridge station is just the first vital step in an unprecedented redevelopment in which the town council will play a key role today and in the immediate future."

"Today we are beginning to see the first tangible signs of a project that began more than two years ago with our partners Hines and Prelios, assisted by the fundamental support of Intesa Sanpaolo and the productive collaboration of the Sesto San Giovanni town council," said Milanosesto S.p.A. CEO **Giuseppe Bonomi**. "Around this important hub in the Milan metropolitan area's transport network, the next few months will see the construction of the Health & Research District, a project keenly supported by the Lombardy Regional Authority, and the first portion of what will be a new town, thanks to Hines' private investment in the Unione 0 lot. All in all, this is an exciting challenge not only for Sesto San Giovanni, but for the Milan metropolitan area too, extending outside the boundaries of the Municipality of Milan. It is also a very real contribution to the post-Covid recovery with the construction of a piece of the collective future of this community and the country," Bonomi added.

"We are proud to take a leading role in the largest urban redevelopment project in Italy, which will create the new Sesto San Giovanni railway station, an ambitious undertaking in terms of complexity, size and construction schedule," commented **Cimolai S.p.A. Chair Luigi Cimolai**. "In more than 70 years of history, our company has established an international leadership position by working in urban environments around the world, most recently in New York and London, in collaboration with the top names in architecture, starting with Renzo Piano. Our futuristic projects, which have great iconic significance, are always designed to have a positive social impact in terms of the sustainability and residential appeal of the areas concerned. Our thanks must go to Milanosesto, to our partners and to all the institutions that have taken part in today's highly symbolic ceremony," Mr Cimolai added.

MILANOSESTO

MilanoSesto, the largest urban regeneration project in Italy and one of the most ambitious in Europe, will transform an area of more than 1.5 million square meters, where the Falck Steelworks of Sesto San Giovanni once stood, into an efficient, sustainable and inclusive urban center. The masterplan designed by international architecture studio Foster + Partners foresees progressive development over the next few years with landscaping, residential areas, new squares, retail and office spaces and, above all, places designed to connect people. Located in a strategic position north-east of Milan, the area is well connected to the surrounding communities thanks to the new Sesto San Giovanni railway station (which work started in July 2021 and will take two years to complete), the subway station and the major trunk roads providing rapid access to the city center, the tollways and the rest of Lombardy.

The development project comprises a unique mix of functions, including innovative housing based on accessibility criteria, special services for the individual and an intergenerational scheme of student housing, multifamily residences for professionals and young families, and senior housing. The area will also include a 45 hectare park, an extensive green "lung" for the entire Milanese metropolitan area, integrated with the historic industrial buildings.

As a result, MilanoSesto will be a new urban center able to accommodate more than 50,000 residents, city users and visitors on a daily basis. It will also be the site of the Health & Research District, a major public complex of clinical and scientific excellence comprising the new sites of the Besta neurological institute and the National Tumor Institute, as well as the new university campus and hospital under the name Università Vita - Salute San Raffaele.

Milanosesto S.p.A., the owner of the areas, and the implementing body and the contract awardee, works in partnership with Hines and Prelios, two leading real estate players recognized for their experience, reliability and transparency in relations with all stakeholders.

Hines is the strategic advisor and development manager for the whole project, as well as the investor for the development of the first private lot Union 0. Prelios Group is handling project management of MilanoSesto, as well as is acting as asset manager for Union 0.

Visit www.milanosesto.it for more information.

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CIMOLAI S.p.A.

Cimolai S.p.A., a Friuli-based company owned by Luigi Cimolai, has been a leading player in the design and construction of complex steel structures for over 70 years. The company currently has a turnover of around 500 million Euros and employs over 3000 workers, 1500 of whom are directly employed and work on iconic projects all over the world (Europe, USA, Canada, Latin America, Middle East). These include the largest telescope on the planet, the ELT (Extremely Large Telescope), with a primary mirror 39 metres in diameter, which will be based in the Atacama Desert in Chile. Other internationally renowned Cimolai projects include the United Arab Emirates pavilion at EXPO 2021 in Dubai, the Al Bayt stadium in Qatar for the next World Cup, the floodgates for the new Panama Canal, Calatrava's "Oculus" underground station at Ground Zero in New York, Vessel, a complex honeycomb structure, and The Shed cultural centre, both in Manhattan. In Italy, among other works, Cimolai has built the new Fiumicino Airport Terminal in Rome and the AV railway station in Reggio Emilia. In addition, the company has established a strong position in the shipbuilding market, constructing several hulls for cruise ships (such as Seabourn Odyssey, Sojourn and Quest, already completed, and Seabourn Venture soon to be built), ferries and barges.

MilanoSesto

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