

# MILANOSESTO

## **THE REQUEST FOR TENDERS FOR THE NEW SESTO SAN GIOVANNI RAILWAY STATION DESIGNED BY RENZO PIANO BUILDING WORKSHOP WITH OTTAVIO DI BLASI & PARTNERS GETS UNDERWAY**

**The important infrastructure is part of the MilanoSesto urban regeneration project for the former Falck areas, the largest real estate development program in Italy and one of the most ambitious in Europe**

Milan, July 22, 2020 – Work is beginning on the largest urban redevelopment project in Italy, and one of the most ambitious in Europe, at the former Falck complex in Sesto San Giovanni, after the publication a few days ago by the Milanosesto S.p.A. company of a restricted call for tenders for the construction of the new railway station and adjacent square in the north of the city.

Expressions of interest in the contract, worth an overall amount of approximately 15 million euro, are to be received by August 3, 2020, after which the contract will be awarded and signed by the end of April 2021.

The new rail station, from a project by the Renzo Piano Building Workshop with Ottavio Di Blasi & Partners, will consist of a large overhead walkway measuring 89x18 meters above the existing platforms to link two areas of the city that have always been separated by the railway. The modern iron and glass structure, with a photovoltaic roof to meet the station's power needs in full, will house services and commercial operations and provide a panoramic view over the entire MilanoSesto project, a real estate development covering more than 1.45 million square meters that will become a new urban destination based on advanced social inclusion models and compliant with the most stringent international sustainability and energy efficiency standards, thanks to cutting-edge technology.

The project takes an urbanistic approach based on the concept of a dynamic space equipped to bring together the two parts of the city – the central nucleus of Sesto San Giovanni and the former Falck areas – traditionally divided by the station. The bridge will be a busy walkway offering service and refreshment functions, and also acting as an interchange between the subway line, the above-ground railway lines and bus services.

The historic idea of large railway stations developed in iron and glass was one of the key inspirations in the project concept for the new station: an approach that harmoniously integrates the site's vocation for industrial architecture with the urban landscape.

The objective of the construction project, which is scheduled to begin in May 2021, is that the rail network service will continue to be available for passengers for the entire duration of the work, since route safety will be ensured to guarantee continuity for the significant pedestrian and cyclist traffic flows through the area.

The important new infrastructure should be completed within two years of signature of the contract. It will serve the entire MilanoSesto area, *in primis* the Health & Research District, which from 2024 will house the new sites of the National Tumor Institute and the Besta Institute, and the Unione 0 lot,

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the first area of the MilanoSesto project to be constructed in 2021: more than 155,000 square meters including offices, hospitality and retail spaces, innovative housing for students, professionals, young families and senior citizens, as well as the initial section of a park ultimately covering a total surface of 45 hectares.

In addition to the MilanoSesto S.p.A. company, which owns the properties and is led by CEO Giuseppe Bonomi, the players involved in the urban redevelopment are Hines, as strategic advisor for the whole project and development manager, and the Prelios Group, which is handling project management.

## **MilanoSesto**

MilanoSesto, the largest urban regeneration project in Italy and one of the most ambitious in Europe, will transform an area of more than 1.45 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 to be built by June 2023, 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.

MilanoSesto offers the opportunity for a new ethical development model that takes people and their needs as its starting point to create an open, inclusive community and a constantly evolving portion of the city meeting the interests of future generations. At the same time, the project will recover the important industrial archeology of the former Falck steelworks, which will be converted into new social and well-being spaces as an integral part of the area restored to the community.

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

Visit [www.milanosesto.it](http://www.milanosesto.it) for more information.

## **Hines**

Hines is a privately owned global real estate investment firm founded in 1957 with a presence in 205 cities in 24 countries. Hines has approximately \$133.3 billion of assets under management, including \$71 billion for which Hines serves as an investment manager, including non-real estate assets, and \$62.3 billion for which Hines provides third-party property-level services. The firm has 165 developments currently underway around the world. Historically, Hines has developed, redeveloped or acquired 1,393 properties, totalling 459 million square feet. The firm's current property and asset management portfolio includes 539 properties, representing over 232 million square feet. With extensive experience in investments across the risk spectrum and all property types, and a pioneering commitment to sustainability, Hines is one of the largest and most-respected real estate organizations in the world.

Since entering Europe in 1991, Hines has grown its European platform to include offices in 16 cities as well as a presence in 49 cities in 11 countries, with €20.9 billion of assets under management in Denmark, Finland, France, Germany, Greece, Ireland, Italy, Netherlands, Poland, Spain and the United Kingdom.

Visit [www.hines.com](http://www.hines.com) for more information.

## **Prelios**

The Prelios Group is the gateway to Italian real estate and the leading player in alternative asset management, distressed loan management and highly specialized property services.

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With more than 40 billion euro of assets under management and over 10 million square meters of managed property, the Prelios Group provides a complete range of services and skills to manage property portfolios and distressed loans, and is the only Italian player with the capabilities to act in every phase of the Italian real estate and economic cycle.

One of the main Italian non-performing loan servicers, Prelios is the first mover in bank unlikely-to-pay credits and the leader in NPL securitization with the GACS state guarantee. With BlinkS ([blinks.prelios.com](https://blinks.prelios.com)) it has established the first digital NPE marketplace in Italy and one of the first in Europe. The Prelios Group is also a leading player in the management of real estate investments, both directly through funds and SICAFs and indirectly through credit funds. Prelios SGR – the Group's asset management company – handles assets of 5.9 billion euro through investment strategies implemented strictly in compliance with the principles of environmental sustainability, good governance, ethical and social responsibility.

For more information, visit [prelios.com](https://prelios.com).